

**LEASE AGREEMENT  
BETWEEN  
THE CITY OF SANTA FE AND VERIZON WIRELESS (VAW) LLC**

This LEASE AGREEMENT (Lease Agreement) is entered into this 30<sup>TH</sup> day of JULY, 2018, by and between the CITY OF SANTA FE, NEW MEXICO, a municipal corporation and a political subdivision of the State of New Mexico (Lessor) and VERIZON WIRELESS (VAW) LLC d/b/a VERIZON WIRELESS, a Delaware limited liability company, (Lessee) (collectively, the Parties and each individually a Party).

**WITNESSETH:**

In consideration of the Lessee's promises herein, Lessor hereby gives the Lessee a Lease Agreement to enter on and make use of the property of the Lessor as follows:

**1. PREMISES**

A. Lessor leases to Lessee and Lessee leases from Lessor a certain one hundred forty-three (143) square-foot parcel of land, ten (10) vertical feet of air space above the existing surface of the parcel of land, and designated space on an adjacent monopole-style tower (the City Tower) (collectively, the Premises), as shown on Exhibit A attached hereto and incorporated herein. The Premises is located within a certain Lessor-owned parcel of land known as 801 W. San Mateo Road located within the municipal boundaries of the City of Santa Fe, in the County of Santa Fe, State of New Mexico (the Property), whereon Lessor owns and maintains the City Tower for municipal telecommunications purposes (the Primary Use).

B. Lessee acknowledges that the City Tower is necessary to serve the Primary Use and, that to the extent the City Tower or any portion thereof is used by Lessee, such use is on a secondary basis only. Notwithstanding any other provision of this Lease Agreement, the operation of Lessee's Communications Facilities shall not disturb or interfere in any material respect with the Lessor's Primary Use of the Property.

In the event that Lessor requires the City Tower for its own use, Lessor may require Lessee to relocate all or a part of its Communication Facilities to a mutually acceptable location on the Property. In such event Lessor shall notify Lessee in writing at least one hundred eighty (180) days prior to the date that Lessor requires use of the City Tower and Lessee shall complete the relocation of its Communication Facilities within this period (the Relocation Period). If the Parties are unable to agree on a mutually acceptable relocation site during the first sixty (60) days of the Relocation Period, then either Party may terminate this Lease Agreement in accordance with Section 16.D of this Lease Agreement.

**2. EFFECTIVE DATE**

This Lease Agreement shall become effective August 1, 2018 (the Effective Date).

**3. PERMITTED USE**

A. Permitted Use. At Lessee's sole cost and expense, Lessee may use the Premises for the placement of equipment related to the transmission and reception of wireless communications and uses appurtenant thereto (the Permitted Use). In furtherance of the Permitted Use, Lessee may construct, install, maintain, repair, and operate telecommunications equipment, cabinets, wireless communications antennas, cables, and accessories (each, a Communication Facility; collectively, Communications Facilities) on the Premises as shown on Exhibit A, and perform such other acts as are reasonably necessary to carry out the Permitted Use. The Permitted Use shall also include the right to make any like-for-like replacements and

repairs to the Communications Facilities without Lessor's consent but subject to advanced written notice to Lessor. However, in event of emergency, Lessee may proceed with such like-for-like replacements and repairs after making reasonable efforts to notify Lessor.

Any modifications to the Communications Facilities, other than like-for-like replacements and repairs, shall require the Lessor's prior written consent. For any such modifications, if Lessor fails to provide written notice of either consent or denial of consent within thirty (30) days' of Lessor's receipt of such written request, the request for the modifications shall be deemed granted but shall still require prior written notice to Lessor.

B. Construction and Installation of Communications Facilities. Lessee shall notify Lessor at least twenty (20) days prior to Lessee's intended commencement of the initial installation and construction of Lessee's Communications Facilities. Following Lessor's receipt of such notification, the Parties shall schedule and conduct a meeting in person (the Pre-Construction Meeting) to coordinate any and all site access, utilities, construction, or other issues related to the installation and construction of Lessee's Communications Facilities, including Lessee's proposed procedures to minimize disturbance to, and maximize protection of, Lessor's telecommunication equipment on the City Tower. The Pre-Construction Meeting shall be conducted at Lessor's offices at 810 W. San Mateo Road no less than ten (10) days prior to the commencement of installation and construction. Lessee shall require that its contractor(s) attend the Pre-Construction Meeting. In no case shall initial installation and construction of Lessee's Communications Facilities commence until all installation and construction issues have been addressed to Lessor's satisfaction, including Lessor's approval of Lessee's installation and construction schedule.

#### 4. ACCESS AND UTILITIES TO THE PREMISES

A. Access. Lessor grants to Lessee nonexclusive vehicular and pedestrian access for ingress and egress over Lessor's land, including, without limitation, the Property, to the Premises from San Mateo Lane (the Access Route), as more particularly described and shown on Exhibit A. Lessor, at no expense to Lessee, may from time to time change the location of the Access Route upon ninety (90) days prior written notice to Lessee; provided, such relocation shall not interfere with Lessee's ability to access the Communications Facility with motor vehicles, including trucks.

B. Utilities. Lessor grants Lessee the right to install utilities to serve the Premises on and under the Property (the Utility Route), as more particularly described and shown on Exhibit A. Lessor may reasonably change the location of the Utility Route upon six (6) months prior written notice to Lessee of such new Utility Route and the costs of relocating Lessee's utility shall be borne by Lessee.

#### 5. TERM

The initial term of this Lease Agreement is five (5) years from the Effective Date (the Initial Term). Thereafter, this Lease Agreement shall automatically renew for up to three (3) additional five (5) year renewal terms (each, a Renewal Term), unless Lessee pursuant to Section 21 below delivers to Lessor written notice of Lessee's intent not to automatically renew at least ninety (90) days before the end of the then current term. The Initial Term and any Renewal Terms are hereinafter referred to collectively as, the "Term".

#### 6. RENT

A. Rent. Lessee shall pay Lessor a monthly rental fee of Two Thousand Eight Hundred Dollars (\$2,800) on or before the first day of each month (Rent). Rent shall commence on the Effective Date and shall be paid into Lessor's bank account via electronic funds transfer as

directed by Lessor from time to time, provided that the Parties acknowledge and agree that the initial Rent payment may not be sent until sixty (60) days after the Effective Date.

B. Late Payment. The Parties agree that should Lessee fail to pay Rent on its due date or within three (3) days thereafter Lessor will suffer damages that are difficult to calculate. Therefore, the Parties agree that if Lessee fails to timely pay Rent as described herein, Lessee shall also pay Lessor in addition to the Rent due, liquidated damages equal to fifteen percent (15%) of the Rent due for the then current rental period. All payments received shall apply first to any interest owed and then to any principal amount owed.

C. Rent Escalation. Upon each anniversary of the Effective Date, the Rent or Holdover Rent (as defined in Section 9 below, if applicable) shall automatically increase by two and one-half percent (2.5%) over the Rent or Holdover Rent in effect during the prior twelve-month period.

D. Lease Initiation Fee. Lessee shall pay Lessor a separate one-time fee of Five Thousand Dollars (\$5,000) as additional compensation for Lessor's assent to enter into this Lease Agreement (the Lease Initiation Fee). The Lease Initiation Fee is not Rent, nor any offset to Rent or any other monies that may be owed by Lessor to Lessee, and shall be fully earned by Lessor on the Effective Date. The Lease Initiation Fee is non-refundable in whole or in part and shall be tendered to Lessor within sixty (60) days of the Effective Date.

## **7. MAINTENANCE**

A. Lessee shall maintain its Communication Facilities so that their external appearance conforms to that which is shown in **Exhibit A**, subject to normal wear and tear and damage from the elements, and subject to Lessee's rights to repair and replace the Communications Facilities pursuant to Section 3.A above.

B. Lessee shall at all times keep and maintain the Premises in good condition, subject to normal wear and tear and damage from the elements.

C. Lessee shall, at its sole cost and expense, promptly repair all damage to the Premises, the Property, the Access Route and the Utility Route, to the extent caused by Lessee's: (i) construction, operation, maintenance, or other use of the Lessee's Communication Facilities; or (ii) negligence or willful misconduct. Lessor shall endeavor to promptly notify Lessee of any such damage after it becomes aware of the same.

D. Whenever Lessee has a duty hereunder to repair, Lessee shall restore the Premises, the Property, the Access Route and the Utility Route, to at least substantially the same condition as existed before such damage occurred, excepting normal wear and tear, or casualty not caused by or attributable to Lessee or its agents, contractors and subcontractors, and other losses beyond Lessee's reasonable control.

E. Lessee shall bear all costs and expenses associated with repairs required herein to be performed or caused to be performed by Lessee.

F. Lessor covenants that it will keep the City Tower in good repair as necessary to support Lessee's Communications Facilities and as required by all federal, state and local laws. Lessor shall also comply with all rules and regulations enforced by the Federal Communications Commission with regard to the lighting, marking and painting of towers.

## **8. UTILITIES**

Lessee shall bear sole and full responsibility for all utilities related to its use of the Premises. Lessee, at its sole cost and expense, shall secure, install and maintain separately metered utilities from any public utility company for its uses at the Premises. Lessor grants

Lessee's public utility companies the right to install below-ground utility lines along the Utility Route as shown on **Exhibit A**. Lessee shall exercise its rights hereunder so as not to disturb or disrupt any utilities installed to serve any other third party authorized by the City, whether by Lease Agreement or license or otherwise, rightfully on the Property as of the Effective Date of this Lease Agreement.

#### **9. HOLDOVER & HOLDOVER RENT**

A. Subject to Section 10.B, Lessee's right to possess the Premises, and to use the Access Route and the Utility Route, shall immediately terminate at the end of the final Renewal Term as described in Section 5 or upon termination of this Lease Agreement, unless the Parties are then currently negotiating in good faith to enter into a new Lease Agreement for the Premises.

B. If Lessee fails to remove its Communications Facilities and restore the Property and Premises to Lessor in accordance with Section 10.B, then this Lease Agreement shall continue in full force and effect (the Holdover Period) except that: (i) the Term shall then be month-to-month; and (ii) the Rent shall be automatically increased to one hundred fifty percent (150%) of the Rent due for the month immediately preceding such expiration or earlier termination (the Holdover Rent).

#### **10. REMOVAL AND RESTORATION**

A. All portions of the Lessee's Communication Facilities brought onto the Premises and the Property by Lessee constitute Lessee's personal property and Lessee may, in Lessee's sole discretion, remove any part of its Communications Facilities at any time during the Term or the removal period set forth herein in any way that does not damage the Premises, the Property, the Access Route or the Utility Route.

B. Notwithstanding anything in this Lease Agreement to the contrary, within ninety (90) days of the expiration or earlier termination of this Lease Agreement, Lessee shall remove all of its above-ground improvements and will, to the reasonable satisfaction of Lessor, restore the Premises to its condition as of the Effective Date of this Lease Agreement, excepting normal wear and tear or casualty damage not caused by or attributable to Lessee, its predecessors, or their agents, contractors or subcontractors. Lessee's restoration shall include the removal of all footings, foundations and concrete installed at the Premises to a depth of two (2) feet below grade.

C. All costs and expenses for the removal and restoration to be performed by Lessee under this Section shall be borne by Lessee, and Lessee shall hold Lessor harmless from any portion thereof. Should Lessee fail to complete the removal and restoration within the required time period, Lessor may complete such work and charge Lessee the reasonable cost thereof.

D. Notwithstanding the expiration or earlier termination of this Lease Agreement, Lessee shall continue to timely pay the then-current Rent or Holdover Rent (as applicable) until Lessee has completed all requirements of this Section 10 to the reasonable satisfaction of the Lessor.

#### **11. INTERFERENCE**

A. Lessee shall not cause harmful material interference with Lessor's equipment at the Property or with any of Lessor's radio communications where such communications are operated within their respective frequencies, in accordance with all applicable laws and regulations. Further, Lessee shall not cause harmful interference with other lessee's radio communications that existing as of the date of Lessee's installation of its equipment where such lessee communications are operated within their respective frequencies, in accordance with all applicable laws and regulations. In the event that any of Lessee's equipment causes such

interference in violation of this Section 11.A, 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 Lease Agreement during the period that Lessee is making a continuing good faith effort to remedy the interference. If Lessee, after having taken all commercially reasonable steps necessary to correct and eliminate the interference, is unable to permanently correct and eliminate the interference to the Lessor's reasonable satisfaction within ten (10) days after Lessee's receipt of written notice of such interference, Lessor may in its sole discretion terminate this Lease Agreement by delivering written notice of termination to Lessee.

B. Lessor will not use, nor will Lessor permit its employees, other lessees or licensees at the Property, or others under Lessor's control, to use any portion of the Property in a manner that causes harmful material interference to the Lessee's Communication Facilities, or which materially interferes with the rights of Lessee under this Lease Agreement. Lessor will use its reasonable efforts to cause such interference to cease within twenty-four (24) hours after receipt of written notice of such interference from Lessee. If Lessor is unable to eliminate such interference then Lessee may terminate this Lease Agreement or exercise its rights in Section 11.C below.

C. The Parties acknowledge that there is no adequate remedy at law for noncompliance with the provisions of this Section 11 and therefore, either Party shall have the right, in addition to any other rights that it may have under the law or this Lease Agreement, to equitable remedies, including but not limited to injunctive relief and specific performance, in enforcing their rights under this Section 11.

## **12. INSURANCE**

A. Lessee shall, and shall require each of Lessee's contractors and subcontractors who physically enter the Property to obtain and maintain substantially the same coverage as required of Lessee, at their sole cost and expense, procure and continue to maintain in force during the Term of this Lease Agreement and any Holdover Period with limits of coverage in the amount in which the City could be held liable under the New Mexico Tort Claims Act for each person injured and for each accident resulting in damage to property:

- (i) Workers' Compensation Insurance (at statutory limits); and
- (ii) Employer's Liability Insurance with minimum limits of One Million Dollars and No Cents (\$1,000,000.00) each accident/disease/policy limit; and
- (iii) Commercial General Liability Insurance (including completed operations and contractual liability) on an occurrence basis in an amount of Two Million Dollars and No Cents (\$2,000,000.00) per occurrence for bodily injury and property damage; and
- (iv) "All-risk" property insurance insuring the Premises and its appurtenant personal property for full replacement costs.

B. All policies shall be written by an insurer with an A. M. Best rating of not less than A- (Excellent), Financial Size Category VII, and must be authorized to do business within the State of New Mexico. The general liability insurance coverage shall include the Lessor, Lessor's employees, volunteers, officers, and elected and appointed officials (collectively the Lessor's Releasees) as additional insureds as their interest may appear under this Agreement. Lessee shall provide a certificate of insurance as written documentation of all required insurance coverages upon the Effective Date of this Lease Agreement and thereafter within fifteen (15) days of

Lessor's written request for such documentation. Upon receipt of notice from its insurer(s) Lessee will provide Lessor thirty (30) days prior written notice of any cancellation.

C. Waiver of Subrogation. Lessee hereby grants to Lessor a waiver of any right to subrogation which any insurer of Lessee may acquire against Lessor by virtue of the payment of any loss under such insurance except for any workers' compensation claims. Lessee agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether Lessor has received a waiver of subrogation endorsement from the insurer.

### **13. TAXES**

A. Lessee is solely responsible for and shall timely and fully pay any taxes, assessments, or charges that are assessed, levied, or otherwise imposed by law on the Lessee, on property owned by the Lessee, or on the Lessee's interest in the Premises, the Property, the Access Route or the Utility Route. If the Lessor is subject to state or local gross receipts tax on the Rent, then the Lessee shall be responsible for such tax if the Lessor promptly invoices the Lessee for reimbursing the amount of such tax actually payable by Lessor; provided, however, that the Lessor shall not invoice the Lessee for such tax if the Lessee has provided the Lessor with an exemption certificate or other evidence, reasonably acceptable to the Lessor, that the Rent is not subject to such tax.

B. Lessor hereby notifies Lessee that the interest created by this Lease Agreement may be subject to property taxation and Lessee may be subject to the payment of a property/possessory interest tax levied on such interest. Lessee shall be solely responsible for the timely payment of such taxes, if any, and shall defend, indemnify and hold Lessor harmless from and against any and all claims or actions for payment (or nonpayment) of such taxes.

C. Notwithstanding this section, Lessee shall not have the obligation to pay any tax, assessment, or charge that Lessee disputes in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed and provided that no lien shall attach to the Premises, the Property, the Access Route or the Utility Route.

D. Lessee shall have the right, at its sole option, cost and expense, to appeal, challenge or seek modification of any tax assessment or billing (Disputed Sums) for which Lessee is wholly or partly responsible for payment. Lessor, at Lessee's sole cost and expense, shall reasonably cooperate with Lessee in filing, prosecuting, and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal, or other similar document. In the event that an appeal or challenge by Lessee results in a reduction, credit or repayment received by the Lessor for any taxes previously paid by Lessee and Lessor receives such reduction, credit, or repayment, Lessor agrees to promptly reimburse to Lessee the amount of said reduction, credit or repayment as to Lessee's interest in the Premises, the Property, the Access Route or the Utility Route. In the event that Lessee does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, Lessor will pursue such dispute at Lessee's sole cost and expense upon written request of Lessee. If Lessee exercises its right to appeal, challenge, or seek modification of the Disputed Sums and a bond or deposit required to be tendered to prosecute the appeal, then Lessee shall also be solely responsible to providing such bond or deposit.

### **14. ASSIGNMENT & SUBLEASING**

A. Subleasing Prohibited. Lessee shall not sublet, license, or in any other way grant or continue to grant to any party any rights or permission to use any part of the Premises and/or Property or rights under this Lease Agreement.

B. Lessor's Permission Required to Assign. Lessee shall not assign or transfer to any party any rights to use any part of the Premises and/or Property or rights under this Lease Agreement, except as provided in Section 14.C below, with or without consideration, unless Lessee first obtains Lessor's prior written consent in each instance, which consent Lessor shall not unreasonably withhold.

C. Transactions not Deemed to be Assignments. Notwithstanding Section 14.B above, the Parties shall not deem any of the following to be an assignment pursuant to that section:

- (i) any change of stock ownership, partnership interest, or complete control of Lessee; or
- (ii) transfer upon partnership or corporate dissolution of Lessee; or
- (iii) Lessee's entering into a site management agreement with a third party.

D. Conditions under which Lease Agreement may be Sold, Assigned, or Transferred. Lessor acknowledges and agrees that this Lease Agreement may in whole be sold, assigned or transferred by Lessee without any approval or consent of Lessor to:

- (i) Lessee's principal or to any of the wholly-owned subsidiaries of its principal or any entity that controls, is controlled by, or is under common control with Lessee; or
- (ii) any entity which acquires fifty percent (50%) or more of Lessee's assets in the market defined by the Federal Communications Commission (FCC) in which the Premises is located by reason of a merger, acquisition or other business reorganization.

E. Inter-company Roaming Agreements. The Parties do not intend and shall not construe anything in this Section to prohibit or interfere with Lessee's use of the Premises under standard inter-company roaming agreements between Lessee and other third-party wireless service providers.

## **15. DEFAULT & RIGHT TO CURE**

A. The Parties deem the following as a default by Lessee and a breach of this Lease Agreement:

(i) Lessee's failure to deliver Rent or Holdover Rent if such Rent or Holdover Rent remains unpaid for fifteen (15) calendar days after Lessee receives written notice thereof from Lessor; or

(ii) Lessee's nonperformance of any other term under this Lease Agreement if performance remains due for thirty (30) days after Lessee receives written notice from Lessor of the nonperformance. No such default, however, will be deemed to exist when Lessee materially commences to cure such default within the time periods specified above and attempts to cure to completion with reasonable diligence. Lessor shall excuse reasonable delays in Lessee's efforts to cure when a force outside the reasonable and actual control of Lessee causes a delay. Lessee will use its best efforts to notify Lessor of such delays in writing within five (5) working days after first becoming aware of the delay, the nature of the delay, and an estimated cure resumption date. During this period, the Lessee is still required to perform the duties under this Lease Agreement which it is able to perform, and only those duties which cannot be performed as required herein shall be tolled.

B. If Lessee remains in default beyond any applicable notice and cure periods, Lessor will have the right to exercise any and all rights and remedies available to it under law and equity, including the right to seek injunctive relief, and including without limitation the right:

- (i) to cure Lessee's default and to charge the actual and reasonable costs of such cure

to the Lessee; or

(ii) to declare this Lease Agreement terminated.

C. The Parties deem Lessor's nonperformance of any term under this Lease Agreement, except any nonperformance that impairs Lessee's access to the Premises, as a default by Lessor and a breach of this Lease Agreement if performance remains due for thirty (30) days after Lessee notifies Lessor of the nonperformance. With respect to any nonperformance that impairs Lessee's access to the Premises, Lessor shall be in default of this Lease Agreement if the performance remains due for ten (10) days after Lessee notifies Lessor of the nonperformance. No such default, however, will be deemed to exist when Lessor materially commences to cure such default within the time periods specified above and prosecutes efforts to cure to completion with reasonable diligence. Lessee shall excuse reasonable delays in efforts to cure when a force outside the reasonable control of Lessor causes such delay. If Lessor remains in default beyond any applicable cure period, Lessee will have the right to exercise any and all rights and remedies available to it under law and equity, including without limitation the right to cure Lessor's default and to charge the reasonable costs of such cure to the Lessor, the right to seek injunctive relief, or to declare this Lease Agreement terminated.

## **16. TERMINATION**

A. Termination by Lessee. Lessee may terminate this Lease Agreement:

(i) upon thirty (30) days written notice to Lessor if, prior to Lessee's initial installation of the Communication Facilities, Lessee either: (a) obtains unacceptable results of any tests, or (b) determines that the Premises is inappropriate or unnecessary for Lessee's business; or

(ii) upon thirty (30) days written notice to Lessor if any government permit authority denies or revokes any government approvals or permit (including, without limitation, an FCC license) necessary for the installation and/or operation of the Communications Facilities or the operation of Lessee's business after Lessee has used its commercially reasonable efforts to obtain such approvals or permits; or

(iii) upon thirty (30) days written notice to Lessor if Lessor materially breaches any material term under the Lease Agreement beyond all applicable cure periods; or

(iv) for any or no reason upon one hundred eighty (180) days written notice to Lessor.

B. Early Termination Fee. Should Lessee terminate this Lease Agreement pursuant to Section 16.A(iv), then Lessee shall accompany its notice of termination with an "Early Termination Fee" equal to the unpaid remainder of Rent for the then current five-year Term. Such Early Termination Fee shall not be considered as Rent or any offset to Rent. No Early Termination Fee shall apply if this Lease Agreement is terminated during a Holdover Term or terminated for Lessor's uncured breach of this Lease Agreement beyond all cure periods.

C. Termination by Lessor. Lessor may terminate this Lease Agreement if:

(i) Lessee fails to cure any monetary breach of this Lease Agreement after applicable notice and cure periods as set forth herein; or

(ii) Lessee fails to remedy harmful interference with Lessor's equipment pursuant to Section 11.A of this Lease Agreement; or

(iii) Lessee materially breaches any material term under the Lease Agreement beyond all applicable notice and cure periods.

D. Termination by Either Party. Pursuant to Section 1.B of this Lease Agreement, if the



Parties are unable to agree on a mutually acceptable relocation site during the first sixty (60) days of the Relocation Period, then either Party may terminate this Lease Agreement by delivering written notice of such termination to the other Party and this Lease Agreement shall terminate thirty (30) days after receipt of such notice.

E. Upon termination of this Lease Agreement, Lessee shall comply with the removal and restoration provisions herein.

## **17. CONDEMNATION**

In the event Lessor receives notification of any condemnation proceedings affecting the Property, Lessor will promptly provide notice of the proceeding to Lessee. If a condemning authority takes all of the Premises, or a portion thereof, sufficient in Lessee's reasonable determination to render the Premises unsuitable for Lessee's Communication Facilities, Lessee may terminate this Lease Agreement by delivering written notice of such termination to Lessor, effective (at the latest) as of the date the title vests in the condemning authority. The Parties will each be entitled to make their own condemnation claims in connection with their interests in the Premises.

## **18. CASUALTY**

A. Notice of Material Casualty. Each Party hereto will endeavor to provide written notice to the other of any material casualty affecting the Premises, the Property, the Access Route or the Utility Route, within two (2) business days of the Party's awareness of the casualty.

B. Termination due to Casualty. If any part of the Communication Facilities or Premises is damaged by fire or other casualty not caused by or attributable to Lessee or its agents or contractors or subcontractors so as to render the entire Premises, or any substantial portion thereof, unsuitable for Lessee's use, in Lessee's reasonable determination, then Lessee may terminate this Lease Agreement by providing written notice to the Lessor. Such termination will be effective as of the date of such written notice. Notwithstanding such termination, Lessee shall continue to pay the appropriate Rent or Holdover Rent (if applicable) and any monies due to Lessor until all of the removal and restoration requirements herein are performed by Lessee.

## **19. WARRANTIES**

The Parties warrant as follows:

A. Compliance with Laws. Each Party's execution and performance of this Lease Agreement complies with all applicable federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Lease Agreement; and

B. Encumbrances. Lessee shall not permit the Premises or any portion thereof to be encumbered by liens, restrictions, mortgages, covenants, conditions, or easements. Lessee will not enter into any agreements of record or not of record that would adversely affect Lessor's ownership and use and enjoyment of the Premises, the Property, the Access Route or the Utility Route, except as specifically provided for pursuant to this Lease Agreement.

## **20. ENVIRONMENTAL**

A. Environmental and Industrial Hygiene Laws. Lessor and Lessee agree that each will be responsible for its own compliance with any and all environmental and industrial hygiene laws related to that Party's activity conducted in or on the Premises, the Property, the Access Route or the Utility Route. This includes 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 condition or other matters as may

now or at any time hereafter be in effect.

B. Lessor and Lessee agree to hold harmless and indemnify the other from, at the sole expense and responsibility of the indemnifying Party 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 to the extent the same arises out of:

(i) the indemnifying Party's failure to comply with any environmental or industrial hygiene law, as set forth above; or

(ii) any environmental or industrial hygiene conditions that arise out of or are in any way related to the condition of the Premises, the Property, the Access Route or the Utility Route, to the extent caused by the activities conducted by the indemnifying Party thereon, except to the extent the environmental conditions are caused by the other Party.

C. The indemnifications of this Section 20 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. Notwithstanding the foregoing or any other provision herein, (i) Lessee shall not be liable for or responsible for addressing environmental conditions arising out of petroleum or other hazardous substances that existed on the Premises, Property, Access Route, or Utility Route before the date of this Lease Agreement, or that otherwise do not result from the activities of Lessee; (ii) the provisions of this Section will also survive the expiration or termination of this Lease Agreement.

## **21. NOTICES**

All notices and demands in regards to this Lease Agreement must be given by first class certified or registered mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, courier fee prepaid. All such properly sent notices and demands shall be effective when received, rejected or refused by the recipient. Notices will be addressed to the Parties as follows:

### **To Lessor**

City of Santa Fe  
Attn: Director of Asset Development  
200 Lincoln Avenue,  
Santa Fe, New Mexico 87501

### **with a copy to Lessor's legal counsel:**

City of Santa Fe  
Attn: City Attorney's Office  
200 Lincoln Avenue  
Santa Fe, New Mexico 87501

### **To Lessee**

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

Either Party may change its notice addresses in this Section written notice to the other Party. Any copy of a notice or demand to a Party's legal counsel does not constitute legal notice to that Party.

## **22. WAIVER OF LIENS**

Lessor waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof.

## **23. BANKRUPTCY**

A. The Lessor and the Lessee hereby expressly agree and acknowledge that it is the intention of both Parties that in the event that during the term of this Lease Agreement if Lessee shall become a debtor in any voluntary or involuntary bankruptcy proceeding (a Proceeding) under the United States Bankruptcy Code, 11 U.S.C. §§ 101, *et seq.* (the Code), this Lease Agreement is and shall be treated for all purposes and considered for all intents as an “unexpired lease of nonresidential real property,” and the Rent is and shall be treated for all purposes and considered for all intents as “rent” under Section 365 of the Code, 11 U.S.C. § 365 (as may be amended), and, accordingly, shall be subject to the provisions of subsections (d)(3) and (d)(4) of said Section 365 (as may be amended).

B. Any person or entity, to which this Lease Agreement is assigned pursuant to the provisions of the Code, shall be deemed without further act to have assumed all of the obligations of Lessee arising under this Lease Agreement both before and after the date of such assignment. Any such assignee shall upon demand execute and deliver to Lessor an instrument confirming such assumption. Any monies or other considerations payable or otherwise to be delivered in connection with such assignment shall be paid to Lessor, shall be the exclusive property of Lessor, and shall not constitute property of the Lessee or of the estate of Lessee within the meaning of the Bankruptcy Code. Any monies or other considerations constituting Lessor’s property under the preceding sentence not paid or delivered to Lessor shall be held in trust for the benefit of Lessor and be promptly paid to Lessor.

## **24. TECHNICAL STANDARDS**

Lessee agrees that the physical installation and operation of its Communication Facilities shall comply with all applicable governmental laws and regulations, including without limitation all applicable FCC rules and regulations.

## **25. MEMORANDUM OF LEASE**

Lessee or Lessor may record a “Memorandum of Lease” in the Office of the Santa Fe County Clerk. If either Party records a Memorandum of Lease, Rent or Holdover Rent shall continue until Lessee at its sole cost and expense has properly recorded in the Office of the Santa Fe County Clerk a full and unconditional reconveyance of the Memorandum of Lease in favor of Lessor.

## **26. SUBMISSION OF AGREEMENT**

The submission of this Lease Agreement for examination does not constitute an offer to lease the Premises and this Lease Agreement becomes effective only upon the full execution by the Parties.

## **27. EXHIBITS**

All exhibits referenced in this Lease Agreement and attached hereto are made a part hereof and reincorporated herein by reference. In the event of a conflict between the terms and conditions of this Lease Agreement and those of any exhibits attached hereto, the words of this Lease Agreement shall prevail. All Lessor-approved exhibits attached hereto shall be initialed by an authorized person acting on behalf of the Lessor. No substitution of any subsequent exhibit to this Lease Agreement will be allowed unless any subsequent exhibit is first initialed by a Lessor-

authorized person.

**28. TIME OF ESSENCE**

Time is of the essence in regard to this Lease Agreement and all provisions herein.

**29. DISCLOSURE**

Lessee acknowledges that Lessor is a public entity under the laws of the State of New Mexico. Furthermore, the Parties acknowledge that this Lease Agreement constitutes a public record pursuant to the State of New Mexico Inspection of Public Records Act (NMSA 1978, Charter 14, Article 2 et seq.) (the Act), that no exemption to Section 14-2-1 exists that would bar disclosure of this public record, and that Lessor must publically disclose pursuant to the Act or pursuant to any other law, regulation, or court order that may require Lessor to disclose this Lease Agreement.

**30. LEASE GRANT A PROPRIETARY FUNCTION**

A. The Parties hereto agree that the Lessor's grant of this lease to Lessee is solely a proprietary function as the owner of the Premises, the Property, the Access Route and the Utility Route, and is not in Lessor's capacity to grant approval for any action as a government zoning authority.

B. Lessee is solely responsible for complying with the City of Santa Fe Municipal Code and for payment of all governmental fees.

C. Lessor disclaims any and all warranties, guarantees, and assurances, actual or implied that the Lessee will be granted any or all licenses, zoning authorizations, or permits necessary to construct, modify or operate the Communications Facilities at the Premises.

**31. INDEMNIFICATION AND HOLD HARMLESS**

A. Duty. Lessee shall indemnify, defend, and hold harmless Lessor, its elected officials, officers, agents, employees, consultants and volunteers against any claim of liability or loss from personal injury or property damage to the extent resulting from or arising out of the negligence or willful misconduct of Lessee, its directors, officers, employees, contractors or agents. To the fullest extent permitted by law, Lessee agrees to defend, pay on behalf of, indemnify, and hold harmless Lessor, its elected and appointed officials, employees, agents, volunteers and other person working on behalf of Lessor against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered including those for bodily injury, death, or property damage or loss of use of property, to the extent they arise out of Lessee's breach of this Lease Agreement. In no event shall such indemnification obligations under this Lease Agreement include any such claims or damages that are due to or caused by the negligence or willful misconduct of Lessor, or its elected and appointed officials, employees, agents, volunteers and other person working on behalf of Lessor.

Circumstances under which Lessor will not be held liable include, but are not limited to:

(i) any work or act done in, on or about the Premises, the Property, the Access Route or the Utility Route, or any part thereof at the direction of Lessee, its agents, contractors, subcontractors, servants, employees, licensees or invitees on behalf of Lessee, including but not limited to the installation, use, maintenance, repair or removal of the Communication Facilities, except to the extent such work or act is done or performed by Lessor or its agents or employees, contractors, volunteers, officers or officials; and

(ii) any negligence or other willful misconduct on the part of Lessee or any of its agents, contractors, subcontractors, servants, employees, sub-tenants, licensees or invitees; and

(iii) any accident, injury or damage caused by or attributable to Lessee or its agents, contractors, subcontractors, servants, employees, sub-tenants, licensees or invitees to any person or property occurring at the Property or any part thereof, except to the extent caused by the negligence or willful misconduct of Lessor, its employees, agents, volunteers, officers or officials; and

(iv) any failure on the part of Lessee to perform or comply with any of the covenants, agreements, terms, provisions, conditions or limitations contained in this Agreement on its part to be performed or complied with; and

(v) Any failure of Lessee to comply with applicable local, state or federal laws.

B. Assumption of Risk. Lessee undertakes and assumes all risk of all conditions for its directors, officers, employees, contractors, subcontractors, affiliates, and agents (collectively, "Lessee" for the purpose of this Section), if any, on or about the Premises. Lessee hereby agrees to defend, indemnify, and hold harmless Lessor from and against any claim asserted or liability imposed upon Lessor, its officers, agents, employees, and consultants for personal injury or property damage to any person to the extent arising out of Lessee's installation, operation, maintenance, or use of the Premises or Lessee's failure to comply with any federal, state, or local statute, ordinance, or regulation. In no event shall such indemnification obligation apply to the extent such injury or damage arises from the negligence or willful misconduct of Lessor, or its elected and appointed officials, employees, agents, volunteers and other person working on behalf of Lessor.

C. Defense of Lessor. In the event that any action or proceeding shall be brought against Lessor in connection with any matter for which Lessee indemnifies Lessor under this Lease Agreement, Lessee shall, upon notice from Lessor, at Lessee's sole cost and expense, resist and defend the same action or proceeding with legal counsel selected by Lessee.

D. Notice, Participation, and Expenses. Lessor shall promptly notify Lessee of any action or proceeding brought against Lessor in connection with any matter for which Lessee indemnifies Lessor under this Lease Agreement. Nothing in this Lease Agreement shall limit or prohibit Lessor or its own counsel from participating in the defense of any such action or proceeding if Lessee fails to respond in a timely manner or to indemnify Lessor in accordance with this Lease Agreement. In such event, Lessee shall pay all reasonable expenses incurred by Lessor to respond to such action or proceeding, which shall include all reasonable out-of-pocket expenses such as attorney's fees and the reasonable value of services rendered by the City of Santa Fe and its special counsel. Notwithstanding the foregoing, if Lessor's participation is required by Lessee to fulfill its indemnification obligation, Lessee shall pay all reasonable expenses incurred by Lessor's participation, including all reasonable out-of-pocket expenses for Lessor's employees, expert witnesses, disbursements and liabilities assumed by Lessor in connection with such actions or proceedings.

E. Limitation of Liability. Lessor shall not be liable to Lessee or any of its respective agents, representatives, or employees or any other person or entity under theory of contract, tort, negligence, strictly liability or any other theory for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, interruption or loss of use of service, or any other such potential liability even if advised of the possibility of such damages.

### **32. MISCELLANEOUS**

A. Brokers. Either Party hereto that is represented in this transaction by a broker, agent or commission salesperson (a Representative) shall be fully and exclusively responsible for the payment of any fee, commission or other compensation owing to such Representative. Lessee and Lessor shall indemnify and hold each other harmless from and against any claim to a fee, commission, or other compensation asserted by such Representative, including reasonable attorneys' fees and costs incurred in defending such claim.

B. Descriptive Headings Only. The bold section titles and subtitles are for convenience only and have no legal or contractual effect in this Lease Agreement.

C. Survival. Terms and conditions of this Lease Agreement which by their sense and context survive the termination, cancellation or expiration of this Lease Agreement will so survive, whether or not specifically required in any Section or provision of this Lease Agreement.

D. No Personal Liability. No employees, officers, elected or appointed officials, volunteers, and contractors of the Lessor or Lessee shall be personally liable for any default or liability under this Lease Agreement.

E. Nondiscrimination. Lessee shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals applicable to Lessee's performance of this Lease Agreement, including without limitation laws requiring licensing and non-discrimination in employment because of race, creed, color, sex, age, marital status, physical or mental disability, national origin or other prohibited bases.

F. Choice of Laws and Venue. This Lease Agreement shall be construed in accordance with the laws of the State of New Mexico without regard to conflicts of laws. Venue for any action or claim arising out of or connected with this Lease Agreement shall reside exclusively in the State of New Mexico First Judicial District Court (the Court). All Parties to this Lease Agreement agree to be subject to the jurisdiction of the Court, and waive all claims whatsoever that would defeat the jurisdiction of the Court to hear and adjudicate any claim arising out of or connected with this Lease Agreement.

G. Attorney's Fees. The prevailing Party in any final or non-appealed court decision on the merits of the case arising from litigation hereunder may be entitled to its reasonable attorneys' fees and costs, including reasonable witness and associated fees, if awarded in the sole discretion of the Court. With respect to any provision in this Lease Agreement providing for payment or indemnification of attorneys' fees, such fees shall be deemed to include reasonable fees incurred through any applicable appeal process and shall include but not be limited to fees attributable to legal services provided by any in-house counsel to the prevailing or indemnified Party. For all purposes hereof, the services of attorneys shall be valued at the average hourly rate for independent legal counsel prevailing in the City of Santa Fe, New Mexico at the time the Court elects to make such an award.

H. Modifications. This Lease Agreement cannot be amended, modified, or revised unless done so in writing and signed by authorized agents of the Parties.

I. No Waivers. No provision may be waived except in a writing signed by both Parties. The waiver by either Party hereto of any breach of any term or provision of this Lease Agreement shall not be construed as a waiver of any subsequent breach.

J. Integration. This Lease Agreement constitutes the entire agreement and understanding of the Parties and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. This Lease Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the Parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Lease Agreement.

K. Estoppel. Each Party agrees to furnish to the other such truthful estoppel information as the other may reasonably request within thirty (30) days of receipt of each such request.

L. Successors. This Lease Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

M. Payment of Sums during Breach. The receipt of any sum paid by Lessee to Lessor after a breach of this Lease Agreement shall not be deemed a waiver of such breach unless expressly set forth in writing by Lessor.

N. Interpretation. The Parties acknowledge and agree that each of the Parties has been represented by legal counsel or has had full opportunity to consult with legal counsel and that each of the Parties has participated in the negotiation and drafting of this Lease Agreement. Accordingly, except as provided herein, it is the intention and agreement of the Parties that the language, terms and conditions of this Lease Agreement are not to be construed in any way against or in favor of any Party hereto by reason of the roles and responsibilities of the Parties or their counsel in connection with the preparation of this Lease Agreement.

O. 47 U.S.C. § 1455(a) Inapplicable to this Lease Agreement. The Parties acknowledge and agree that Lessor grants this Lease Agreement in its proprietary capacity as land owner of the Premises, the Property, the Access Route and the Utility Route. The Parties further acknowledge and agree that the provisions of 47 U.S.C. § 1455(a) [Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. 112-96, H.R. 3630, 126 Stat. 156 (enacted Feb. 22, 2012)] are completely inapplicable to this Lease Agreement.

P. "As Is" Condition. Except as otherwise expressly stated herein, Lessee is leasing the Premises "AS IS" and Lessor does not represent that the Premises is suitable for Lessee's intended use or any particular use or purpose. Lessee is solely responsible to undertake or forego such due diligence necessary to determine the condition and suitability of the Premises and Property.

Q. No Partnership. This Lease Agreement shall not be construed to establish any form of partnership or joint venture between the parties.

[REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY.]

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

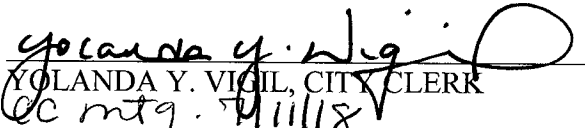
IN WITNESS WHEREOF, the Parties have caused this Lease Agreement to be effective as of the Effective Date specified herein.

**LESSOR:**

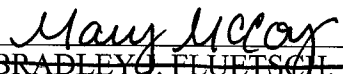
CITY OF SANTA FE

  
ALAN M. WEBBER, MAYOR

ATTEST:

  
YOLANDA Y. VIGIL, CITY CLERK  
cc mtg. 4/11/18  
APPROVED AS TO FORM:

 For  
GENO I. ZAMORA, INTERIM CITY ATTORNEY  
ERIN McSHERRY  
APPROVED:

  
BRADLEY O. FLUETSCH, INTERIM FINANCE DIRECTOR  
MARY MCCOY  
BUS.UNIT/LINE ITEM: 51300.460350

**LESSEE:**

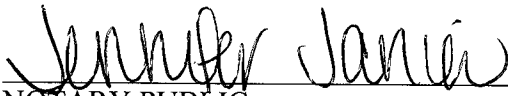
VERIZON WIRELESS (VAW) LLC  
d/b/a VERIZON WIRELESS

  
CLIF CASEY, EXECUTIVE DIRECTOR

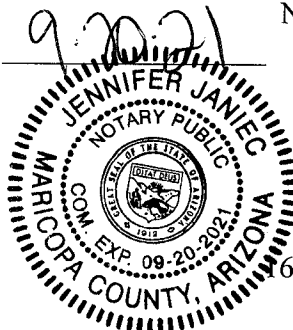
ACKNOWLEDGEMENT

STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July 2018, by Clif Casey, Executive Director, Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, a Delaware corporation.

  
NOTARY PUBLIC

My Commission Expires: 9-20-21  
(SEAL)





**EXHIBIT A**

[SEE ATTACHED SHEETS]



**NM4 SAN MATEO WAREHOUSE**  
**VZW PROJECT #: 20181738913**  
**ASSESSOR'S PARCEL NO. 993-08-608**  
**801 W SAN MATEO RD**  
**SANTA FE, NM 87505**  
**SANTA FE COUNTY**  
**EXISTING 67'-0" MONOPOLE**  
**OVERALL HEIGHT: 67'-0" A.G.L.**  
**NSB**

#### ENGINEERING

2012 INTERNATIONAL BUILDING CODE OR LATEST EDITION  
2012 NATIONAL ELECTRIFIC CODE  
1A-222-C OR LATEST EDITION

#### GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.  
A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE  
MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY  
SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH  
DISPOSAL IS REQUIRED AND NO COMMERCIAL STORAGE IS  
PROPOSED.

#### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF INSTALLATION AND OPERATION OF  
A TELECOMMUNICATIONS NETWORK. THE SCOPE WILL CONSIST OF THE  
FOLLOWING:

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

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

#### SITE INFORMATION

PROPERTY OWNER: CITY OF SANTA FE  
ADDRESS: PO BOX 900  
SANTA FE, NM 87504-0900

MONOPOLE OWNER: VERIZON WIRELESS

SITE CONTACT: JACKSON ANDERSON  
(505) 890-5873

LATITUDE (NAD 83): 35° 30' 42.8" N

LONGITUDE (NAD 83): 105° 57' 42.27" W

GROUND ELEVATION: 6,887' ASL

JURISDICTION: CITY OF SANTA FE

ZONING: I-1

PARCEL #: 993-08-608

COUNTY: SANTA FE

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: TYPE II-B

POWER COMPANY: PNM

TELEPHONE COMPANY: TBO

#### PROJECT TEAM

##### ENGINEER

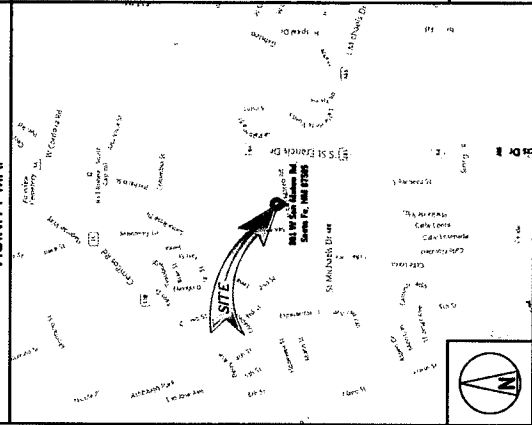
VERIZON WIRELESS  
BLACK & VEATCH CORPORATION  
6885 S. EASTERN AVE. SUITE 335  
ALBUQUERQUE, NM 87122  
CONTACT: VICTOR HANDELFORD  
PHONE: (505) 458-1029  
EMAIL: victor.handelford@blackandveatch.com

##### SITE ACQUISITION/ZONING

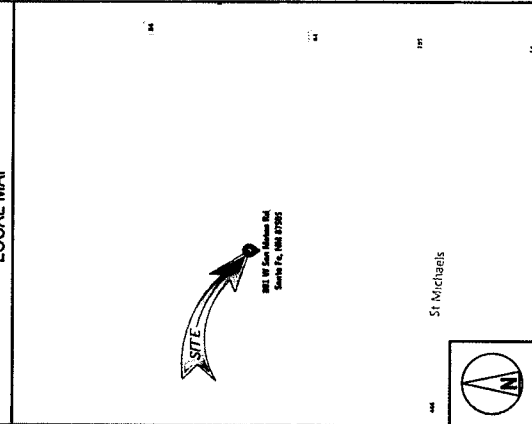
BLACK & VEATCH CORPORATION  
6885 S. EASTERN AVE. SUITE 335  
ALBUQUERQUE, NM 87122  
CONTACT: DON JYNS  
PHONE: (505) 458-1771  
EMAIL: don.jyns@blackandveatch.com

#### LOCATION MAPS

##### VICINITY MAP



##### LOCAL MAP



#### DRIVING DIRECTIONS

1) HEAD NORTH ON EUBANK BOULEVARD NORTHEAST, GO 0.2 M. 2) TURN LEFT ONTO SPAIN ROAD NORTHEAST, GO 1.0 M. 3) TURN RIGHT ONTO WYOMING BOULEVARD, GO 0.2 M. 4) TURN LEFT ONTO I-25 NORTH, GO 0.2 M. 5) TURN LEFT ONTO I-25 NORTH, GO 0.2 M. 6) TURN LEFT ONTO I-25 NORTH, GO 0.2 M. 7) TURN LEFT ONTO I-25 NORTH, GO 0.2 M. 8) TURN LEFT ONTO I-25 NORTH, GO 0.2 M. 9) TURN LEFT ONTO I-25 NORTH, GO 0.2 M. 10) CONTINUE ON I-25 NORTH/US-84 WEST, GO 1.6 M. 11) TURN LEFT ONTO WEST SAN MATEO ROAD, GO 0.3 M. 12) SITE WILL BE ON THE RIGHT.



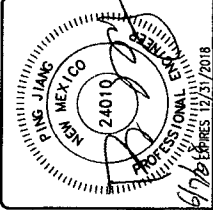
4521 EUBANK NE  
ALBUQUERQUE, NM 87111



**BLACK & VEATCH**  
BLACK & VEATCH CORPORATION  
8965 S. EASTERN AVENUE, SUITE 335,  
LAS VEGAS, NV 89123

PROJECT NO. 197854  
DRAWN BY: PBO  
CHECKED BY: TUD

REV	DATE	DESCRIPTION
0	10/07/13	ISSUE CO
1	10/07/13	CITY COMMENTS
2	10/07/13	MARKET COMMENTS
3	10/07/13	ISSUE CO



UNLESS YOU ARE A LICENSED PROFESSIONAL ENGINEER, YOU MAY NOT REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BLACK & VEATCH.

NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
INDEX SHEET

SHEET NUMBER  
T1

#### APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE ENGINEER TO PROCEED WITH THE PROJECT. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE FOLLOWING PARTIES.

VERIZON PM: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE ACO MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

#### DRAWING INDEX

SHEET NO.	SHEET TITLE	REV
T1	INDEX SHEET	0
SP1	LEGEND & ABBREVIATIONS	0
SP2	GENERAL CONSTRUCTION NOTES	0
SP3	GENERAL ELECTRICAL NOTES	0
C1	SITE PLAN	0
C2	ENLARGED SITE PLAN	0
C3	EQUIPMENT LAYOUT	0
C4	ELEVATIONS	0
C5	PROPOSED ANTENNA LAYOUT & SCHEDULE	0
C6	EQUIPMENT DETAILS	0
C7	EQUIPMENT DETAILS	0
C8	SITE DETAILS	0
C9	SITE DETAILS	0
E1	ELECTRICAL PLAN & ELECTRICAL EQUIPMENT LAYOUT	0
E2	ELECTRICAL AS ONE-LINE & SCHEDULE	0
E3	ELECTRICAL AS ONE-LINE & SCHEDULE	0
E4	GROUNDING ONE-LINE & NOTES	0
E5	GROUNDING DETAILS	0

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERGROUND  
SERVICE ALERT  
UTILITIES PROTECTION CENTER, INC.  
811

48 HOURS BEFORE YOU DIG

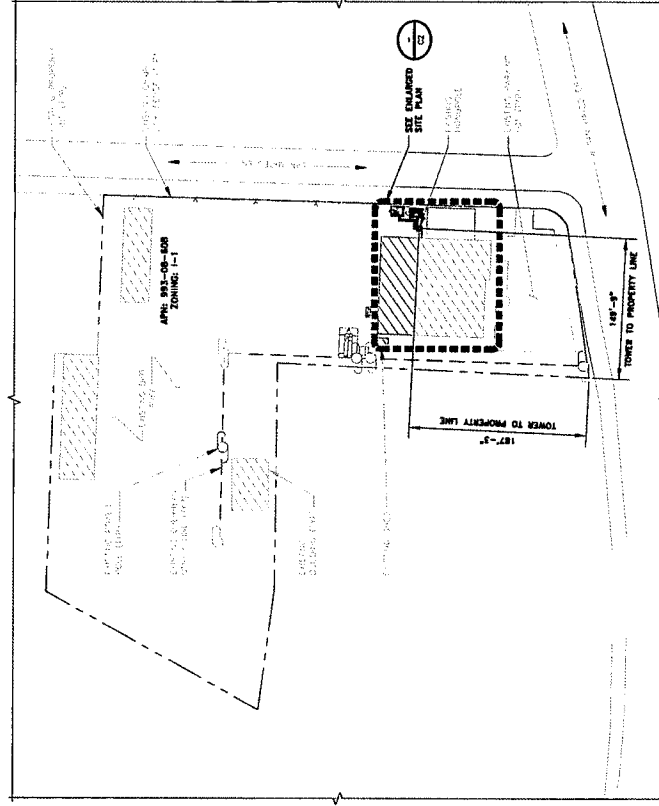






# NOTES

1. THIS IS NOT A SURVEY. SITE PLAN BASED ON INFORMATION FROM EXISTING DRAWINGS AND SITE VISITS.
2. PROPERTY LINES ARE APPROXIMATIONS ONLY.



**verizon**

4801 EUBANK, NE  
ALBUQUERQUE, NM 87111

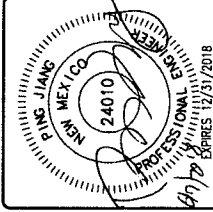


**BLACK & VEATCH**

BLACK & VEATCH CORPORATION  
8985 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO: 197256  
DRAWN BY: PRO  
CHECKED BY: TMD

REV	DATE	DESCRIPTION
0	04/07/18	ISSUE CO
1	04/07/18	ISSUE CO
2	04/07/18	ISSUE CO
3	04/07/18	ISSUE CO
4	04/07/18	ISSUE CO
5	04/07/18	ISSUE CO
6	04/07/18	ISSUE CO
7	04/07/18	ISSUE CO
8	04/07/18	ISSUE CO
9	04/07/18	ISSUE CO
10	04/07/18	ISSUE CO
11	04/07/18	ISSUE CO
12	04/07/18	ISSUE CO
13	04/07/18	ISSUE CO
14	04/07/18	ISSUE CO
15	04/07/18	ISSUE CO
16	04/07/18	ISSUE CO
17	04/07/18	ISSUE CO
18	04/07/18	ISSUE CO
19	04/07/18	ISSUE CO
20	04/07/18	ISSUE CO
21	04/07/18	ISSUE CO
22	04/07/18	ISSUE CO
23	04/07/18	ISSUE CO
24	04/07/18	ISSUE CO
25	04/07/18	ISSUE CO
26	04/07/18	ISSUE CO
27	04/07/18	ISSUE CO
28	04/07/18	ISSUE CO
29	04/07/18	ISSUE CO
30	04/07/18	ISSUE CO
31	04/07/18	ISSUE CO
32	04/07/18	ISSUE CO
33	04/07/18	ISSUE CO
34	04/07/18	ISSUE CO
35	04/07/18	ISSUE CO
36	04/07/18	ISSUE CO
37	04/07/18	ISSUE CO
38	04/07/18	ISSUE CO
39	04/07/18	ISSUE CO
40	04/07/18	ISSUE CO
41	04/07/18	ISSUE CO
42	04/07/18	ISSUE CO
43	04/07/18	ISSUE CO
44	04/07/18	ISSUE CO
45	04/07/18	ISSUE CO
46	04/07/18	ISSUE CO
47	04/07/18	ISSUE CO
48	04/07/18	ISSUE CO
49	04/07/18	ISSUE CO
50	04/07/18	ISSUE CO
51	04/07/18	ISSUE CO
52	04/07/18	ISSUE CO
53	04/07/18	ISSUE CO
54	04/07/18	ISSUE CO
55	04/07/18	ISSUE CO
56	04/07/18	ISSUE CO
57	04/07/18	ISSUE CO
58	04/07/18	ISSUE CO
59	04/07/18	ISSUE CO
60	04/07/18	ISSUE CO
61	04/07/18	ISSUE CO
62	04/07/18	ISSUE CO
63	04/07/18	ISSUE CO
64	04/07/18	ISSUE CO
65	04/07/18	ISSUE CO
66	04/07/18	ISSUE CO
67	04/07/18	ISSUE CO
68	04/07/18	ISSUE CO
69	04/07/18	ISSUE CO
70	04/07/18	ISSUE CO
71	04/07/18	ISSUE CO
72	04/07/18	ISSUE CO
73	04/07/18	ISSUE CO
74	04/07/18	ISSUE CO
75	04/07/18	ISSUE CO
76	04/07/18	ISSUE CO
77	04/07/18	ISSUE CO
78	04/07/18	ISSUE CO
79	04/07/18	ISSUE CO
80	04/07/18	ISSUE CO
81	04/07/18	ISSUE CO
82	04/07/18	ISSUE CO
83	04/07/18	ISSUE CO
84	04/07/18	ISSUE CO
85	04/07/18	ISSUE CO
86	04/07/18	ISSUE CO
87	04/07/18	ISSUE CO
88	04/07/18	ISSUE CO
89	04/07/18	ISSUE CO
90	04/07/18	ISSUE CO
91	04/07/18	ISSUE CO
92	04/07/18	ISSUE CO
93	04/07/18	ISSUE CO
94	04/07/18	ISSUE CO
95	04/07/18	ISSUE CO
96	04/07/18	ISSUE CO
97	04/07/18	ISSUE CO
98	04/07/18	ISSUE CO
99	04/07/18	ISSUE CO
100	04/07/18	ISSUE CO



THIS IS A PROFESSIONAL SEAL FOR THE STATE OF NEW MEXICO. IT IS VALID FOR THE TERM OF ONE YEAR FROM THE DATE OF ISSUANCE. IF A LICENSEE DOES NOT COMPLETE THE REQUIRED CREDITS, THE SEAL WILL BE REVOKED. IF A LICENSEE DOES NOT COMPLETE THE REQUIRED CREDITS, THE SEAL WILL BE REVOKED.

NM4 SAN MATEO WAREHOUSE  
VZW #: 2018738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C1**



SITE PLAN

64 32 0 64 128  
1/8"=1'-0"

# NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS NOT SHOWN FOR CLARITY.

**verizon**

4851 EUBANK, SE  
ALBUQUERQUE, NM 87111



**BLACK & VEATCH**

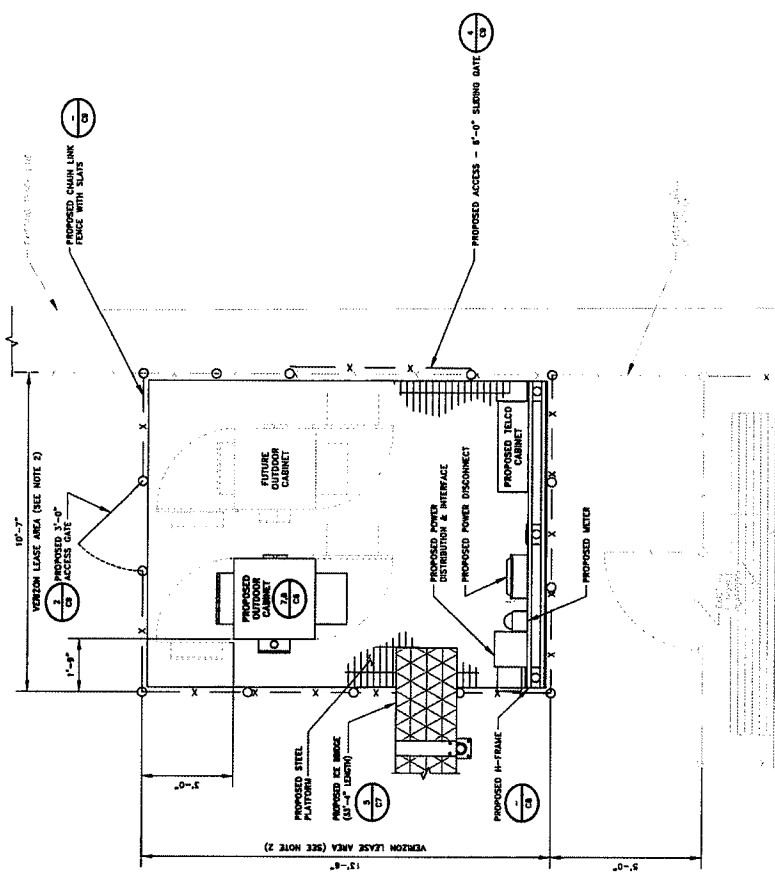
BLACK & VEATCH CORPORATION  
8985 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO: 197858  
DRAWN BY: PBD  
CHECKED BY: TMD

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

# NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. VERIZON LEASE AREA: 142.9 SQ. FT.



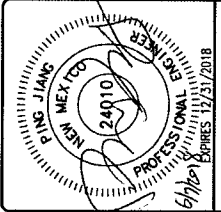
4821 EUBANK NE  
ALBUQUERQUE, NM 87111



**BLACK & VEATCH**  
BLACK & VEATCH CORPORATION  
8965 S EASTERN AVENUE, SUITE 325  
LAS VEGAS, NV 89123

PROJECT NO: 197858  
DRAWN BY: PRO  
CHECKED BY: TND

REV	DATE	DESCRIPTION
0	10/27/18	ISSUE CO
1	10/27/18	CITY COMMENTS
2	10/27/18	MARKET COMMENTS
3	10/27/18	ISSUE CO



IF A SEAL OR SIGNATURE IS REQUIRED FOR THIS DOCUMENT, IT MUST BE PROVIDED BY THE DESIGNER TO THE CLIENT.

NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
EQUIPMENT LAYOUT

SHEET NUMBER  
C3



EQUIPMENT LAYOUT





**verizon**

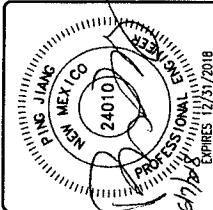
JOE DUKAK, PE  
ALBUQUERQUE, NM 87111



**BLACK & VEATCH**  
BLACK & VEATCH CORPORATION  
8885 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO: 197856  
DRAWN BY: PRO  
CHECKED BY: TMD

REV	DATE	DESCRIPTION
0	06/27/18	ISSUE CD
1	06/27/18	CD COMMENTS
2	06/27/18	CD COMMENTS
3	06/27/18	CD COMMENTS
4	06/27/18	CD COMMENTS
5	06/27/18	CD COMMENTS
6	06/27/18	CD COMMENTS
7	06/27/18	CD COMMENTS
8	06/27/18	CD COMMENTS
9	06/27/18	CD COMMENTS
10	06/27/18	CD COMMENTS
11	06/27/18	CD COMMENTS
12	06/27/18	CD COMMENTS
13	06/27/18	CD COMMENTS
14	06/27/18	CD COMMENTS
15	06/27/18	CD COMMENTS
16	06/27/18	CD COMMENTS
17	06/27/18	CD COMMENTS
18	06/27/18	CD COMMENTS
19	06/27/18	CD COMMENTS
20	06/27/18	CD COMMENTS
21	06/27/18	CD COMMENTS
22	06/27/18	CD COMMENTS
23	06/27/18	CD COMMENTS
24	06/27/18	CD COMMENTS
25	06/27/18	CD COMMENTS
26	06/27/18	CD COMMENTS
27	06/27/18	CD COMMENTS
28	06/27/18	CD COMMENTS
29	06/27/18	CD COMMENTS
30	06/27/18	CD COMMENTS
31	06/27/18	CD COMMENTS
32	06/27/18	CD COMMENTS
33	06/27/18	CD COMMENTS
34	06/27/18	CD COMMENTS
35	06/27/18	CD COMMENTS
36	06/27/18	CD COMMENTS
37	06/27/18	CD COMMENTS
38	06/27/18	CD COMMENTS
39	06/27/18	CD COMMENTS
40	06/27/18	CD COMMENTS
41	06/27/18	CD COMMENTS
42	06/27/18	CD COMMENTS
43	06/27/18	CD COMMENTS
44	06/27/18	CD COMMENTS
45	06/27/18	CD COMMENTS
46	06/27/18	CD COMMENTS
47	06/27/18	CD COMMENTS
48	06/27/18	CD COMMENTS
49	06/27/18	CD COMMENTS
50	06/27/18	CD COMMENTS
51	06/27/18	CD COMMENTS
52	06/27/18	CD COMMENTS
53	06/27/18	CD COMMENTS
54	06/27/18	CD COMMENTS
55	06/27/18	CD COMMENTS
56	06/27/18	CD COMMENTS
57	06/27/18	CD COMMENTS
58	06/27/18	CD COMMENTS
59	06/27/18	CD COMMENTS
60	06/27/18	CD COMMENTS
61	06/27/18	CD COMMENTS
62	06/27/18	CD COMMENTS
63	06/27/18	CD COMMENTS
64	06/27/18	CD COMMENTS
65	06/27/18	CD COMMENTS
66	06/27/18	CD COMMENTS
67	06/27/18	CD COMMENTS
68	06/27/18	CD COMMENTS
69	06/27/18	CD COMMENTS
70	06/27/18	CD COMMENTS
71	06/27/18	CD COMMENTS
72	06/27/18	CD COMMENTS
73	06/27/18	CD COMMENTS
74	06/27/18	CD COMMENTS
75	06/27/18	CD COMMENTS
76	06/27/18	CD COMMENTS
77	06/27/18	CD COMMENTS
78	06/27/18	CD COMMENTS
79	06/27/18	CD COMMENTS
80	06/27/18	CD COMMENTS
81	06/27/18	CD COMMENTS
82	06/27/18	CD COMMENTS
83	06/27/18	CD COMMENTS
84	06/27/18	CD COMMENTS
85	06/27/18	CD COMMENTS
86	06/27/18	CD COMMENTS
87	06/27/18	CD COMMENTS
88	06/27/18	CD COMMENTS
89	06/27/18	CD COMMENTS
90	06/27/18	CD COMMENTS
91	06/27/18	CD COMMENTS
92	06/27/18	CD COMMENTS
93	06/27/18	CD COMMENTS
94	06/27/18	CD COMMENTS
95	06/27/18	CD COMMENTS
96	06/27/18	CD COMMENTS
97	06/27/18	CD COMMENTS
98	06/27/18	CD COMMENTS
99	06/27/18	CD COMMENTS
100	06/27/18	CD COMMENTS



I, RONG JIANG, A PROFESSIONAL ENGINEER, CERTIFICATE NO. 24010, STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE PROJECT, AND I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF BLACK & VEATCH.

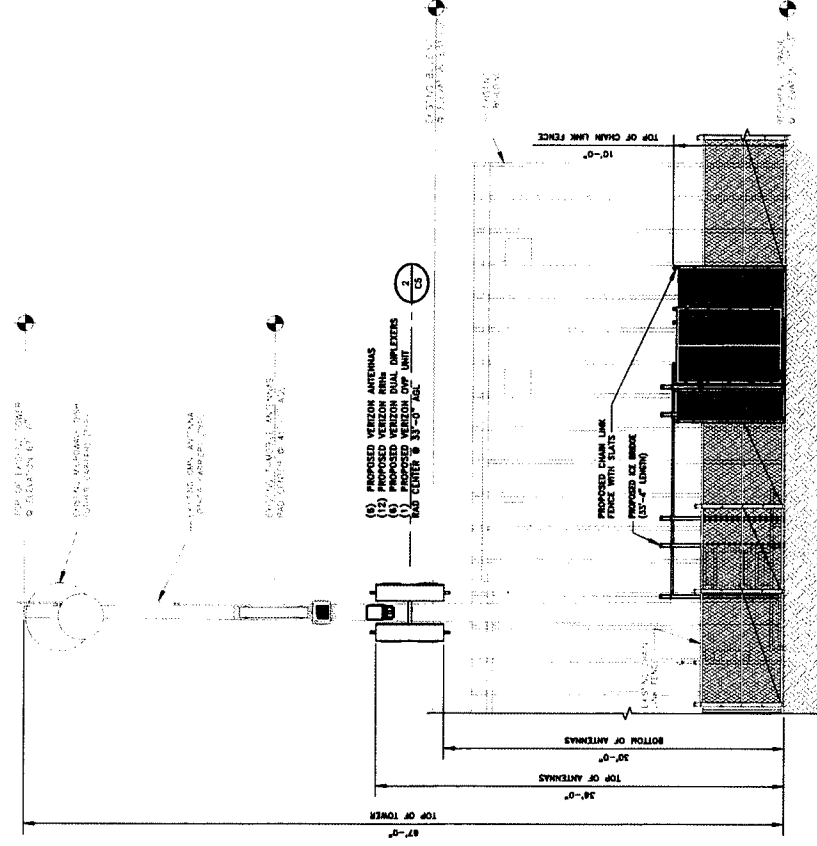
NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
**ELEVATIONS**

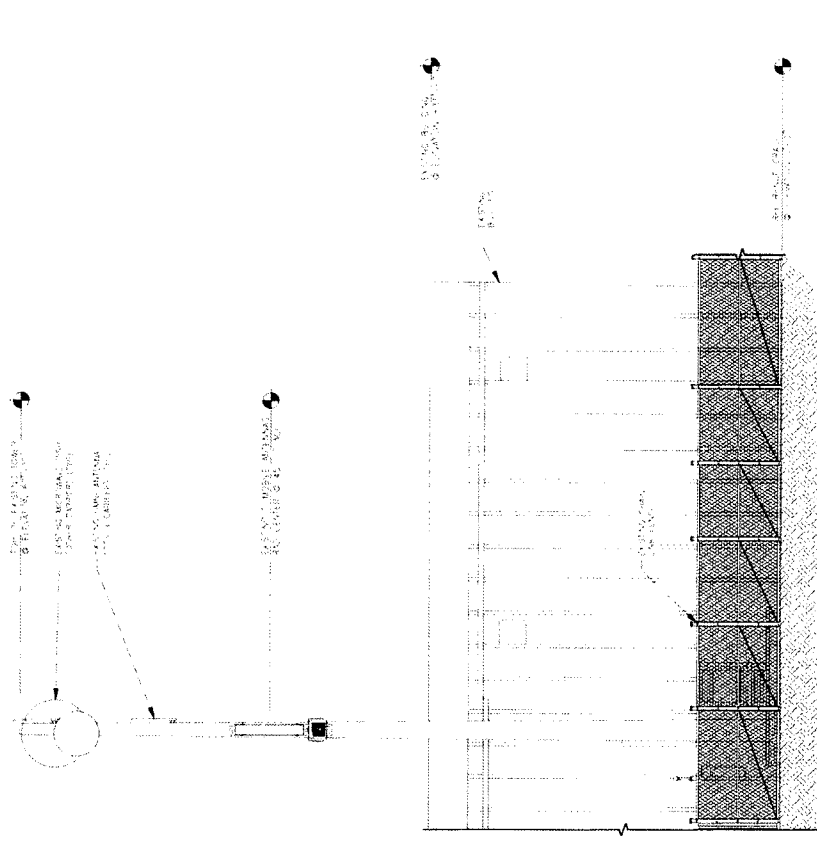
SHEET NUMBER  
**C4**

**NOTES**

1. THE EXISTING TOWER IS CURRENTLY BEING ANALYZED BY AN ENGINEER TO DETERMINE ITS STRUCTURAL CAPACITY TO SUPPORT THE PROPOSED ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE EXISTING TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE PROPOSED ANTENNAS WILL BE AT THE DISCRETION OF THE CLIENT. AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OF VERIZON WIRELESS, AND WILL BE PROVIDED TO THE CLIENT AND VERIZON.
2. ALL PROPOSED EQUIPMENT TO BE INSTALLED TO MATCH EXISTING TOWER AND ANTENNAS.



PROPOSED SITE ELEVATION (LOOKING WEST) 2



EXISTING SITE ELEVATION (LOOKING WEST) 1

# NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT SMP PRIOR TO CONSTRUCTION.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).



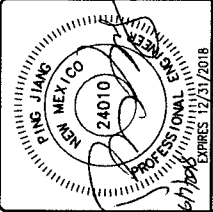
4851 DURANK, NE  
ALBUQUERQUE, NM 87111



**BLACK & VEATCH**  
BLACK & VEATCH CORPORATION  
8985 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO: 197856  
DRAWN BY: PBD  
CHECKED BY: TMD

REV	DATE	DESCRIPTION
0	04/02/18	ISSUE CD
1	04/04/18	CDT COMMENTS
2	05/16/18	MARKET COMMENTS
3	06/27/18	ISSUE CD



IT IS A VIOLATION OF LAW FOR ANY PERSON  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER, TO  
ALTER THIS DOCUMENT.

NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
PROPOSED ANTENNA  
LAYOUT & SCHEDULE

SHEET NUMBER  
**C5**

## PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT SMP)

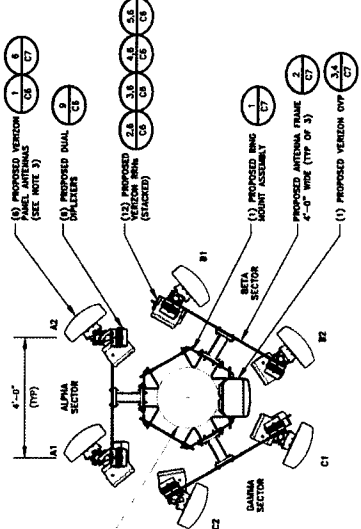
SECTOR	BAND CLASS	ANTENNA MODEL	AZIMUTH	RAD CENTER	OVP	COAX TYPE (HYBRID FLEX-AWS)	TMA/DIPLEXER	RRH MODEL
A1	LTE	COMSCOWE NMH-428-428	50°	33'-0"			(1) RFS FJMS02004-S DUAL DIPLEXER	(1) XU BRN4100-411 (1) MOLA CTR 85 80N
A2	LTE	COMSCOWE NMH-428-428	50°	33'-0"			(1) RFS FJMS02004-S DUAL DIPLEXER	(1) XU BRN4100-411 (1) MOLA CTR 85 80N
B1	LTE	COMSCOWE NMH-428-428	140°	33'-0"			(1) RFS FJMS02004-S DUAL DIPLEXER	(1) XU BRN4100-411 (1) MOLA CTR 85 80N
B2	LTE	COMSCOWE NMH-428-428	140°	33'-0"			(1) RFS FJMS02004-S DUAL DIPLEXER	(1) XU BRN4100-411 (1) MOLA CTR 85 80N
C1	LTE	COMSCOWE NMH-428-428	200°	33'-0"			(1) RFS FJMS02004-S DUAL DIPLEXER	(1) XU BRN4100-411 (1) MOLA CTR 85 80N
C2	LTE	COMSCOWE NMH-428-428	200°	33'-0"			(1) RFS FJMS02004-S DUAL DIPLEXER	(1) XU BRN4100-411 (1) MOLA CTR 85 80N

## PROPOSED ANTENNA AND TRANSMISSION CABLE SCHEDULE

NO SCALE

### NOTES

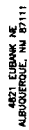
- INSTALLATION OF THE PROPOSED EQUIPMENT ON THE PROPOSED MOUNT SHALL BE IN ACCORDANCE WITH THE VERIZON ANTENNA MOUNTING AND WIND-LOADING GUIDE, WHICH IS AVAILABLE AT [www.verizon.com/verizonwireless](http://www.verizon.com/verizonwireless). ALL EQUIPMENT SHALL BE RECEIVED BY THE OWNER OR VERIZON WIRELESS, AND HAS BEEN REVIEWED BY BLACK & VEATCH.
- PROPOSED EQUIPMENT SHALL BE MOUNTED TO EXISTING TOWER AND ANTENNAS AS NEEDED.
- CONTRACTOR TO UTILIZE PIPE TO PIPE MOUNT AS NEEDED.



## PROPOSED ANTENNA LAYOUT

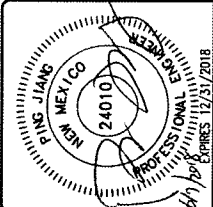
NO SCALE





**BLACK & VEATCH**  
BLACK & VEATCH CORPORATION  
8965 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO:	197856
DRAWN BY:	P80
CHECKED BY:	TMD

[illegible]

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

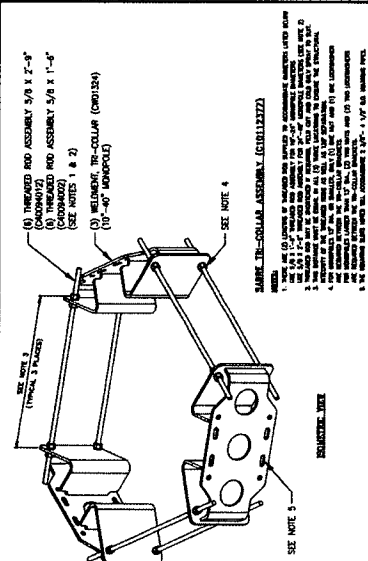
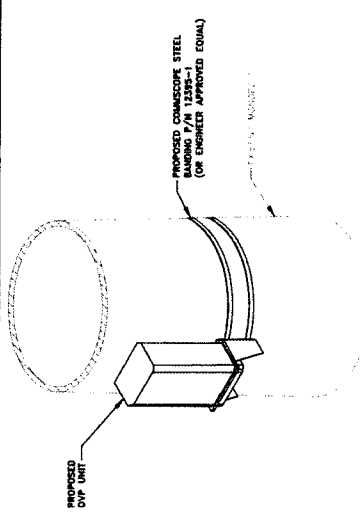
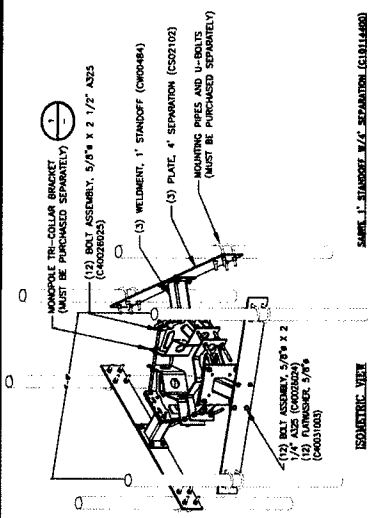
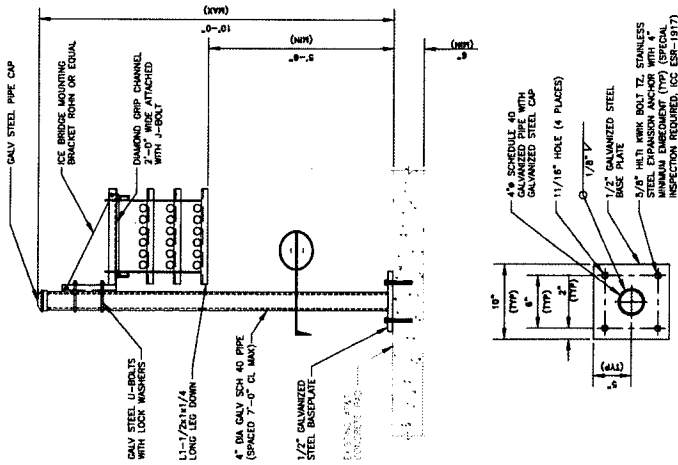
NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

**SHEET TITLE**  
**EQUIPMENT DETAILS**

**ET NUMBER**  
**C7**

**NOTE**

1. ALL MOUNTING HARDWARE SHALL BE GALVANIZED STEEL. UNLESS OTHERWISE NOTED



**RAYCAP RVZDC-6627-PF-48**

**DIMENSIONS, INCH:**

18.5"x12.5"x28.5" (420x318x74mm)

**WEIGHT:**

32 lbs (15kg)

**NOMINAL OPERATING VOLTAGE:**

48 VDC

**NOMINAL DISCHARGE CURRENT:**

20MA 8/20ms

**MAX SURGE CURRENT:**

60 MA 8/20ms

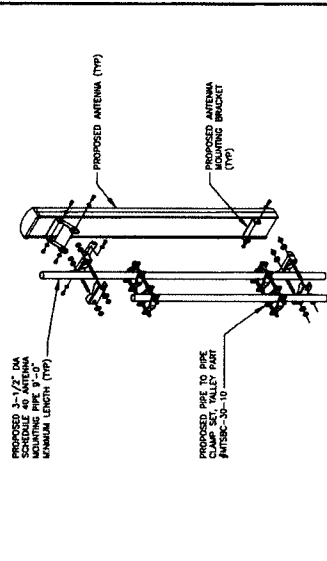
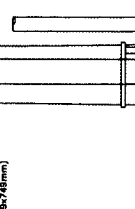
**NOM. CONT. OPERATING VOLTAGE:**


75 VDC

**VOLTAGE PROTECTION RATING:**

150 MPH SUSTAINED (185 LBS)

**ARMED LOADING:**



MAIN OVP BOX CONNECTION DETAIL	NO SCALE	3	OVP UNIT MOUNTING DETAIL	NO SCALE	4	ICE BRIDGE ELEVATION	NO SCALE	5
 <p>PROPOSED 3-1/2" DIA CLAMP SEC. W/ 1/2" DIA MOUNTING PIPE 8'-0" MAXIMUM LENGTH (TYP)</p> <p>PROPOSED ANTENNA (TYP)</p> <p>PROPOSED PIPE TO PIPE CLAMP SEC. W/ 1/2" DIA MOUNTING BRACKET (TYP)</p> <p>PROPOSED ANTENNA MOUNTING BRACKET (TYP)</p>	NO SCALE	6	NOT USED	NO SCALE	7	NOT USED	NO SCALE	8

**verizon**

405 EUBANK, W  
ALBUQUERQUE, NM 87111

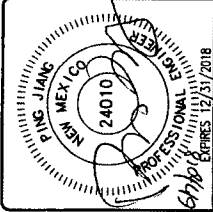


**BLACK & VEATCH**

BLACK & VEATCH CORPORATION  
8965 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO: 197858  
DRAWN BY: PBO  
CHECKED BY: TMD

REV	DATE	DESCRIPTION
0	06/07/18	ISSUE CD
1	06/07/18	REVISED
2	06/07/18	CITY COMMENTS
3	06/07/18	STATE COMMENTS
4	06/07/18	ISSUE CD
5	06/07/18	ISSUE CD
6	06/07/18	ISSUE CD
7	06/07/18	ISSUE CD
8	06/07/18	ISSUE CD
9	06/07/18	ISSUE CD
10	06/07/18	ISSUE CD



IT IS A VIOLATION OF THE ENGINEERING ACT AND THE PROFESSIONAL ENGINEERING ACT TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION FOR CONSTRUCTION UNLESS THEY ARE ACTUALLY MADE BY THE ENGINEER OR BY A LICENSED PROFESSIONAL ENGINEER UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TO ALTER THIS DOCUMENT.

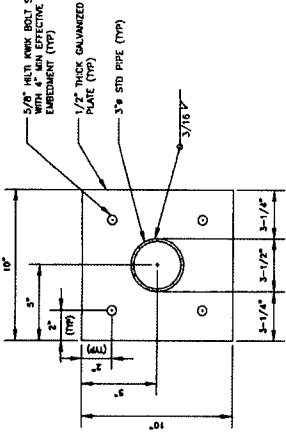
NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
SITE DETAILS

SHEET NUMBER  
C8

**NOTE**

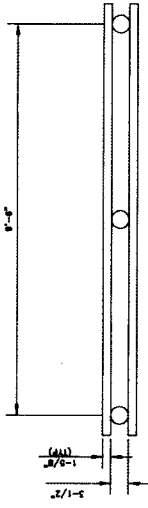
1. CONTRACTOR TO REFER TO AERIS MOST RECENT SPECIFICATION FOR THE MOST RECENT PLUMBING DIAGRAM PRIOR TO CONSTRUCTION.



H-FRAME BASE PLATE DETAIL

2

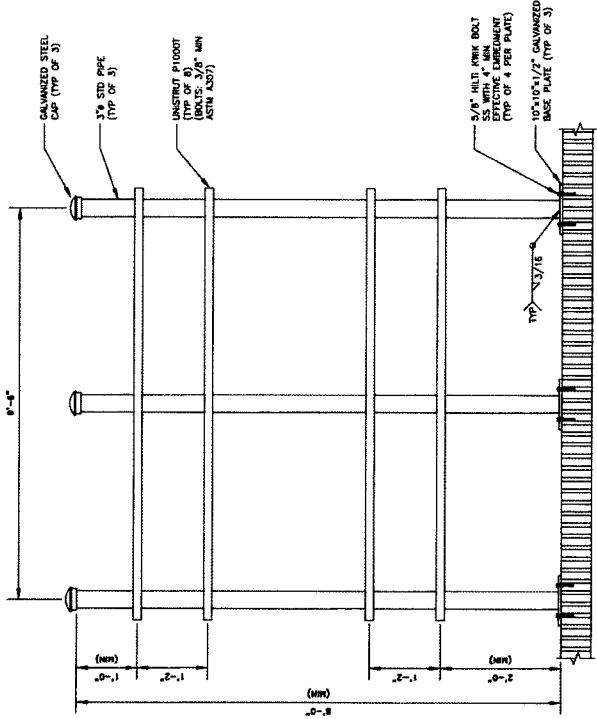
NO SCALE



H-FRAME PLAN DETAIL

1

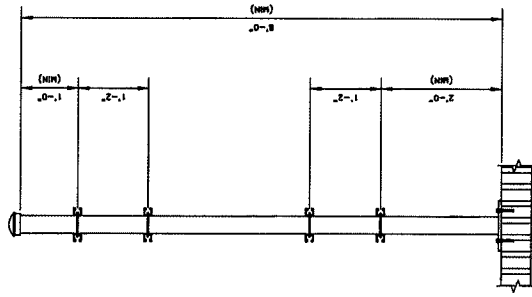
NO SCALE



H-FRAME ELEVATION DETAIL

3

NO SCALE



H-FRAME SIDE ELEVATION DETAIL

4

NO SCALE

verizon

407 J. BURKE, JR.  
ALBUQUERQUE, NM 87111

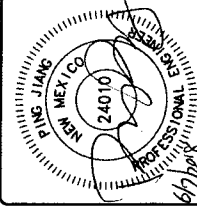


BLACK & VEATCH

BLACK & VEATCH CORPORATION  
8963 S. EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO: 197854  
DRAWN BY: PPD  
CHECKED BY: TMD

REV	DATE	DESCRIPTION
0	06/27/18	ISSUE 00
1	06/27/18	CITY COMMENTS
2	06/27/18	REVISED
3	06/27/18	REVISED
4	06/27/18	REVISED
5	06/27/18	REVISED
6	06/27/18	REVISED
7	06/27/18	REVISED
8	06/27/18	REVISED
9	06/27/18	REVISED
10	06/27/18	REVISED
11	06/27/18	REVISED
12	06/27/18	REVISED
13	06/27/18	REVISED
14	06/27/18	REVISED
15	06/27/18	REVISED
16	06/27/18	REVISED
17	06/27/18	REVISED
18	06/27/18	REVISED
19	06/27/18	REVISED
20	06/27/18	REVISED
21	06/27/18	REVISED
22	06/27/18	REVISED
23	06/27/18	REVISED
24	06/27/18	REVISED
25	06/27/18	REVISED
26	06/27/18	REVISED
27	06/27/18	REVISED
28	06/27/18	REVISED
29	06/27/18	REVISED
30	06/27/18	REVISED
31	06/27/18	REVISED
32	06/27/18	REVISED
33	06/27/18	REVISED
34	06/27/18	REVISED
35	06/27/18	REVISED
36	06/27/18	REVISED
37	06/27/18	REVISED
38	06/27/18	REVISED
39	06/27/18	REVISED
40	06/27/18	REVISED
41	06/27/18	REVISED
42	06/27/18	REVISED
43	06/27/18	REVISED
44	06/27/18	REVISED
45	06/27/18	REVISED
46	06/27/18	REVISED
47	06/27/18	REVISED
48	06/27/18	REVISED
49	06/27/18	REVISED
50	06/27/18	REVISED
51	06/27/18	REVISED
52	06/27/18	REVISED
53	06/27/18	REVISED
54	06/27/18	REVISED
55	06/27/18	REVISED
56	06/27/18	REVISED
57	06/27/18	REVISED
58	06/27/18	REVISED
59	06/27/18	REVISED
60	06/27/18	REVISED
61	06/27/18	REVISED
62	06/27/18	REVISED
63	06/27/18	REVISED
64	06/27/18	REVISED
65	06/27/18	REVISED
66	06/27/18	REVISED
67	06/27/18	REVISED
68	06/27/18	REVISED
69	06/27/18	REVISED
70	06/27/18	REVISED
71	06/27/18	REVISED
72	06/27/18	REVISED
73	06/27/18	REVISED
74	06/27/18	REVISED
75	06/27/18	REVISED
76	06/27/18	REVISED
77	06/27/18	REVISED
78	06/27/18	REVISED
79	06/27/18	REVISED
80	06/27/18	REVISED
81	06/27/18	REVISED
82	06/27/18	REVISED
83	06/27/18	REVISED
84	06/27/18	REVISED
85	06/27/18	REVISED
86	06/27/18	REVISED
87	06/27/18	REVISED
88	06/27/18	REVISED
89	06/27/18	REVISED
90	06/27/18	REVISED
91	06/27/18	REVISED
92	06/27/18	REVISED
93	06/27/18	REVISED
94	06/27/18	REVISED
95	06/27/18	REVISED
96	06/27/18	REVISED
97	06/27/18	REVISED
98	06/27/18	REVISED
99	06/27/18	REVISED
100	06/27/18	REVISED



6/17/2018  
PROFESSOR ONAL ENGR  
EXPIRES 12/31/2018

6/17/2018  
PROFESSOR ONAL ENGR  
EXPIRES 12/31/2018

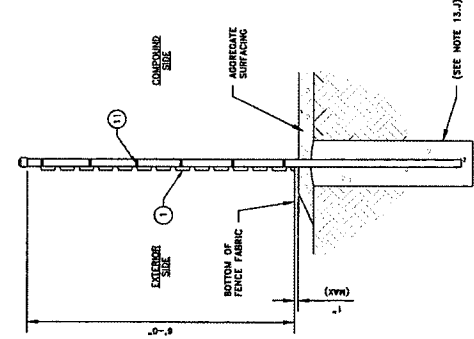
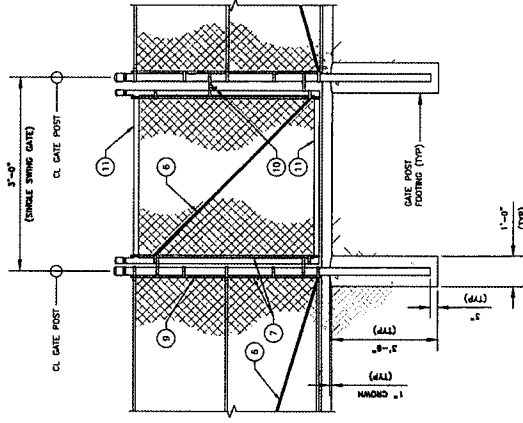
6/17/2018  
PROFESSOR ONAL ENGR  
EXPIRES 12/31/2018

6/17/2018  
PROFESSOR ONAL ENGR  
EXPIRES 12/31/2018

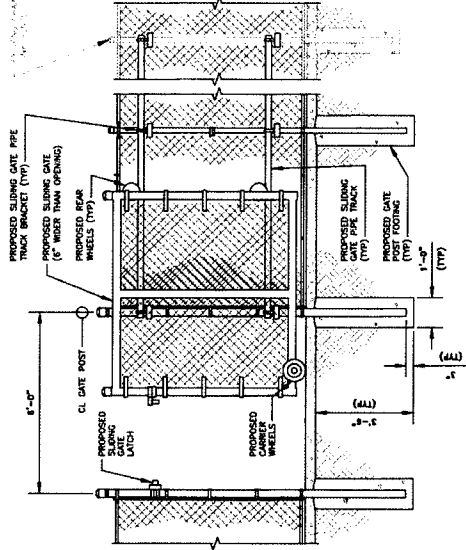
6/17/2018  
PROFESSOR ONAL ENGR  
EXPIRES 12/31/2018

6/17/2018  
PROFESSOR ONAL ENGR  
EXPIRES 12/31/2018

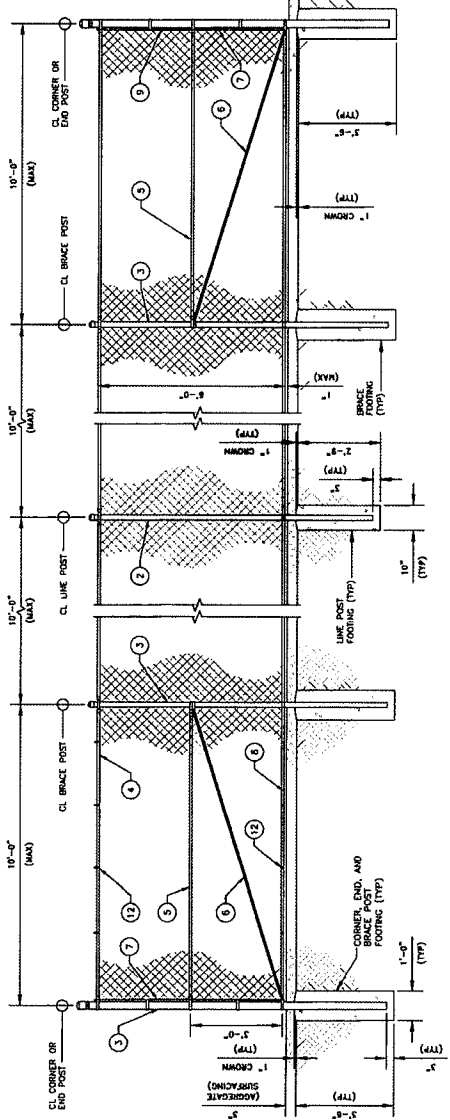
1. CHAIN LINK RESIDENTIAL FENCE: 1-1/2" GAUGE, 2-1/4" MESH, GALVANIZED ASTM-A392, CLASS 2; TRUSTED SLEEVE ON TOP, ANKLED ON BOTTOM.
2. LINE POSTS: 2-1/2" OD PIPE, 16 GAUGE (GALVANIZED) PER ASTM-F1003.
3. CORNER, END AND BRACE POSTS: 2-7/8" OD PIPE, SCHEDULE 40 (GALVANIZED).
4. TOP RAIL: 1-5/8" OD 17 GAUGE PIPE (GALVANIZED) PER ASTM-F1003.
5. BRACE RAIL: 1-5/8" OD 17 GAUGE PIPE (GALVANIZED) PER ASTM-F1003.
6. DIAGONAL TRUSS ROD: 3/8" GALVANIZED ROD WITH TURNBUCKLE.
7. TENSION BAR: 3/16" X 3/4" GALVANIZED FLAT BAR.
8. BOTTOM TENSION WIRE: GALVANIZED OR ALUMINUM COATED COIL SPRING WIRE, 7 GAUGE.
9. GATE POSTS: 2-7/8" OD SCHEDULE 40 PIPE (GALVANIZED).
10. COMBINATION PADLOCK ACCORDING TO ATRF REQUIREMENTS.
11. GATE FRAMES: 1-7/8" OD SCHEDULE 40 PIPE (GALVANIZED).
12. FABRIC TIES: ALUMINUM BANDS OR WIRES. FABRIC SHALL BE ATTACHED TO THE TOP RAIL AND TENSION BAR AT 15" CENTERS AND TO THE POSTS AT 15" CENTERS, ALL ON THE COMPOUND SIDE OF THE FENCE.
13. MISCELLANEOUS:
- A. RAIL COUPLERS: SLEEVE TYPE, 8" LONG EXPANSION SPRING EVERY FIFTH COUPLING.
- B. POST TOPS: PRESSED STEEL WALLABLE BORN WITH PRESSED STEEL, EXTENSION RAIL OR ONE-PIECE ALUMINUM CASTING, WITH HOLE FOR TOP, ALL DESIGNED TO FIT OVER THE OUTSIDE OF THE POSTS AND TO PREVENT ENTRY OF MOISTURE INTO TUBULAR POSTS.
- C. LATCHES SHALL BE FORGED TYPE AND SHALL BE ARRANGED FOR PADLOCKING WITH THE PADLOCK ACCESSIBLE FROM BOTH SIDES OF THE GATE.
- D. KEEPERS SHALL CONSIST OF MECHANICAL DEVICES FOR SECURING AND SUPPORTING THE FREE ENDS OF THE FABRIC TIES. KEEPERS SHALL BE DESIGNED TO FIT OVER THE TOP OF THE 2-7/8" OD PIPE POSTS FILLED WITH CONCRETE AND SET IN CONCRETE FOUNDATIONS.
- E. INSTALL FENCING PER ASTM-F957.
- F. INSTALL SWING GATES PER ASTM-F900.
- G. USE GALVANIZED MC-RING WIRE TO MOUNT ALL SIGNS.
- H. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE.
- I. ALL POSTS SHALL HAVE "MUSHROOM" SLEEVE EMBEDDED IN CONCRETE.
- J. CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.



MATERIAL DESCRIPTION



CHAIN LINK SINGLE SWING GATE ELEVATION



CHAIN LINK FENCE SECTION

TYPICAL CHAIN LINK FENCE ELEVATION

CHAIN LINK SLIDING GATE ELEVATION

NO SCALE

NO SCALE

NO SCALE

NO SCALE

C9

verizon

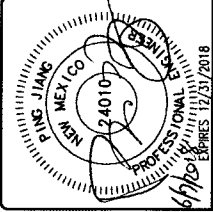
4001 E. UNIVERSITY AVENUE  
ALBUQUERQUE, NM 87111



**BLACK & VEATCH**  
BLACK & VEATCH CORPORATION  
8985 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO. 197856  
DRAWN BY: PBD  
CHECKED BY: TMD

REV	DATE	DESCRIPTION
0	06/27/18	ISSUE 0
1	06/27/18	ISSUE 1
2	06/27/18	ISSUE 2
3	06/27/18	ISSUE 3
4	06/27/18	ISSUE 4
5	06/27/18	ISSUE 5
6	06/27/18	ISSUE 6
7	06/27/18	ISSUE 7
8	06/27/18	ISSUE 8
9	06/27/18	ISSUE 9
10	06/27/18	ISSUE 10
11	06/27/18	ISSUE 11
12	06/27/18	ISSUE 12
13	06/27/18	ISSUE 13
14	06/27/18	ISSUE 14
15	06/27/18	ISSUE 15
16	06/27/18	ISSUE 16
17	06/27/18	ISSUE 17
18	06/27/18	ISSUE 18
19	06/27/18	ISSUE 19
20	06/27/18	ISSUE 20
21	06/27/18	ISSUE 21
22	06/27/18	ISSUE 22
23	06/27/18	ISSUE 23
24	06/27/18	ISSUE 24
25	06/27/18	ISSUE 25
26	06/27/18	ISSUE 26
27	06/27/18	ISSUE 27
28	06/27/18	ISSUE 28
29	06/27/18	ISSUE 29
30	06/27/18	ISSUE 30
31	06/27/18	ISSUE 31
32	06/27/18	ISSUE 32
33	06/27/18	ISSUE 33
34	06/27/18	ISSUE 34
35	06/27/18	ISSUE 35
36	06/27/18	ISSUE 36
37	06/27/18	ISSUE 37
38	06/27/18	ISSUE 38
39	06/27/18	ISSUE 39
40	06/27/18	ISSUE 40
41	06/27/18	ISSUE 41
42	06/27/18	ISSUE 42
43	06/27/18	ISSUE 43
44	06/27/18	ISSUE 44
45	06/27/18	ISSUE 45
46	06/27/18	ISSUE 46
47	06/27/18	ISSUE 47
48	06/27/18	ISSUE 48
49	06/27/18	ISSUE 49
50	06/27/18	ISSUE 50
51	06/27/18	ISSUE 51
52	06/27/18	ISSUE 52
53	06/27/18	ISSUE 53
54	06/27/18	ISSUE 54
55	06/27/18	ISSUE 55
56	06/27/18	ISSUE 56
57	06/27/18	ISSUE 57
58	06/27/18	ISSUE 58
59	06/27/18	ISSUE 59
60	06/27/18	ISSUE 60
61	06/27/18	ISSUE 61
62	06/27/18	ISSUE 62
63	06/27/18	ISSUE 63
64	06/27/18	ISSUE 64
65	06/27/18	ISSUE 65
66	06/27/18	ISSUE 66
67	06/27/18	ISSUE 67
68	06/27/18	ISSUE 68
69	06/27/18	ISSUE 69
70	06/27/18	ISSUE 70
71	06/27/18	ISSUE 71
72	06/27/18	ISSUE 72
73	06/27/18	ISSUE 73
74	06/27/18	ISSUE 74
75	06/27/18	ISSUE 75
76	06/27/18	ISSUE 76
77	06/27/18	ISSUE 77
78	06/27/18	ISSUE 78
79	06/27/18	ISSUE 79
80	06/27/18	ISSUE 80
81	06/27/18	ISSUE 81
82	06/27/18	ISSUE 82
83	06/27/18	ISSUE 83
84	06/27/18	ISSUE 84
85	06/27/18	ISSUE 85
86	06/27/18	ISSUE 86
87	06/27/18	ISSUE 87
88	06/27/18	ISSUE 88
89	06/27/18	ISSUE 89
90	06/27/18	ISSUE 90
91	06/27/18	ISSUE 91
92	06/27/18	ISSUE 92
93	06/27/18	ISSUE 93
94	06/27/18	ISSUE 94
95	06/27/18	ISSUE 95
96	06/27/18	ISSUE 96
97	06/27/18	ISSUE 97
98	06/27/18	ISSUE 98
99	06/27/18	ISSUE 99
100	06/27/18	ISSUE 100

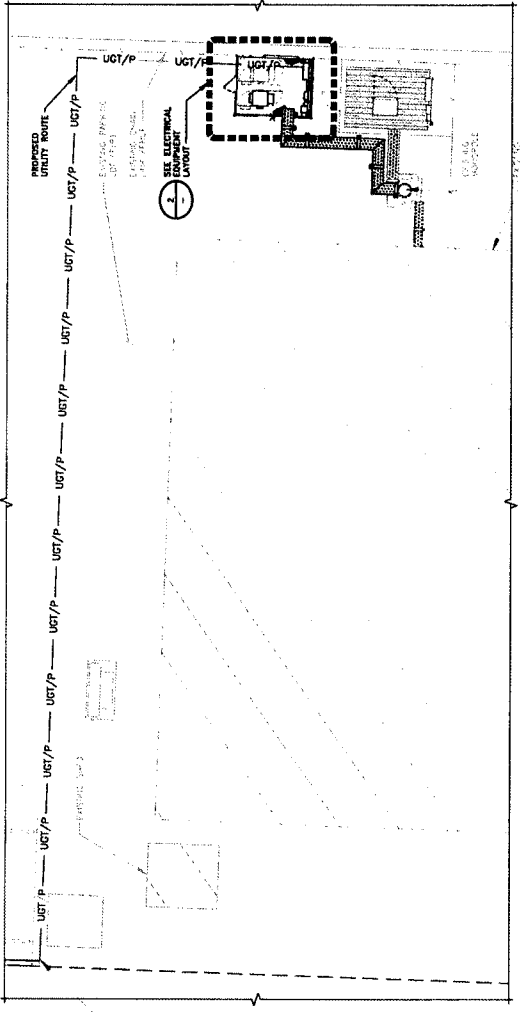


IT IS A VIOLATION OF LAW FOR ANY PERSON  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER, TO  
ALTER THIS DOCUMENT.

NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

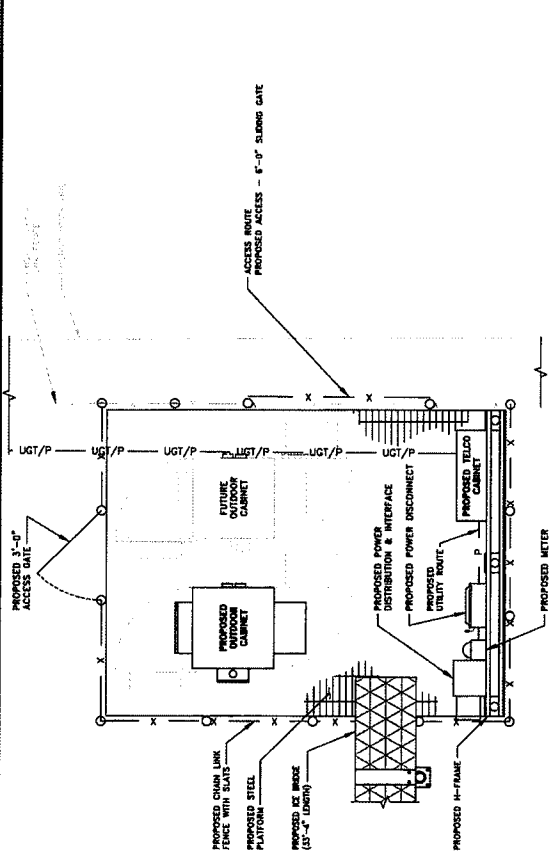
SHEET TITLE  
ELECTRICAL PLAN &  
ELECTRICAL EQUIPMENT PLAN

SHEET NUMBER  
E1



ELECTRICAL PLAN

12' 8' 4' 0' 20'  
3/32\"/>



ELECTRICAL EQUIPMENT LAYOUT

12' 8' 4' 0' 20'  
1/2\"/>

verizon

4851 GURLEY, NE  
ALBUQUERQUE, NM 87111

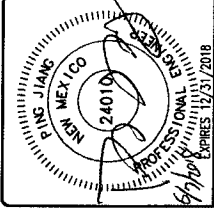


BLACK & VEATCH

BLACK & VEATCH CORPORATION  
8865 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89133

PROJECT NO: 1978515  
DRAWN BY: PRO  
CHECKED BY: TUD

REV	DATE	DESCRIPTION
0	06/07/18	ISSUE 01
1	06/07/18	ISSUE 02
2	06/07/18	ISSUE 03
3	06/07/18	ISSUE 04
4	06/07/18	ISSUE 05
5	06/07/18	ISSUE 06
6	06/07/18	ISSUE 07
7	06/07/18	ISSUE 08
8	06/07/18	ISSUE 09
9	06/07/18	ISSUE 10
10	06/07/18	ISSUE 11
11	06/07/18	ISSUE 12
12	06/07/18	ISSUE 13
13	06/07/18	ISSUE 14
14	06/07/18	ISSUE 15
15	06/07/18	ISSUE 16
16	06/07/18	ISSUE 17
17	06/07/18	ISSUE 18
18	06/07/18	ISSUE 19
19	06/07/18	ISSUE 20
20	06/07/18	ISSUE 21
21	06/07/18	ISSUE 22
22	06/07/18	ISSUE 23
23	06/07/18	ISSUE 24
24	06/07/18	ISSUE 25
25	06/07/18	ISSUE 26
26	06/07/18	ISSUE 27
27	06/07/18	ISSUE 28
28	06/07/18	ISSUE 29
29	06/07/18	ISSUE 30
30	06/07/18	ISSUE 31
31	06/07/18	ISSUE 32
32	06/07/18	ISSUE 33
33	06/07/18	ISSUE 34
34	06/07/18	ISSUE 35
35	06/07/18	ISSUE 36
36	06/07/18	ISSUE 37
37	06/07/18	ISSUE 38
38	06/07/18	ISSUE 39
39	06/07/18	ISSUE 40
40	06/07/18	ISSUE 41
41	06/07/18	ISSUE 42
42	06/07/18	ISSUE 43
43	06/07/18	ISSUE 44
44	06/07/18	ISSUE 45
45	06/07/18	ISSUE 46
46	06/07/18	ISSUE 47
47	06/07/18	ISSUE 48
48	06/07/18	ISSUE 49
49	06/07/18	ISSUE 50
50	06/07/18	ISSUE 51
51	06/07/18	ISSUE 52
52	06/07/18	ISSUE 53
53	06/07/18	ISSUE 54
54	06/07/18	ISSUE 55
55	06/07/18	ISSUE 56
56	06/07/18	ISSUE 57
57	06/07/18	ISSUE 58
58	06/07/18	ISSUE 59
59	06/07/18	ISSUE 60
60	06/07/18	ISSUE 61
61	06/07/18	ISSUE 62
62	06/07/18	ISSUE 63
63	06/07/18	ISSUE 64
64	06/07/18	ISSUE 65
65	06/07/18	ISSUE 66
66	06/07/18	ISSUE 67
67	06/07/18	ISSUE 68
68	06/07/18	ISSUE 69
69	06/07/18	ISSUE 70
70	06/07/18	ISSUE 71
71	06/07/18	ISSUE 72
72	06/07/18	ISSUE 73
73	06/07/18	ISSUE 74
74	06/07/18	ISSUE 75
75	06/07/18	ISSUE 76
76	06/07/18	ISSUE 77
77	06/07/18	ISSUE 78
78	06/07/18	ISSUE 79
79	06/07/18	ISSUE 80
80	06/07/18	ISSUE 81
81	06/07/18	ISSUE 82
82	06/07/18	ISSUE 83
83	06/07/18	ISSUE 84
84	06/07/18	ISSUE 85
85	06/07/18	ISSUE 86
86	06/07/18	ISSUE 87
87	06/07/18	ISSUE 88
88	06/07/18	ISSUE 89
89	06/07/18	ISSUE 90
90	06/07/18	ISSUE 91
91	06/07/18	ISSUE 92
92	06/07/18	ISSUE 93
93	06/07/18	ISSUE 94
94	06/07/18	ISSUE 95
95	06/07/18	ISSUE 96
96	06/07/18	ISSUE 97
97	06/07/18	ISSUE 98
98	06/07/18	ISSUE 99
99	06/07/18	ISSUE 100



IT IS A VIOLATION OF LAW FOR ANY PERSON  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER, TO  
ALTER THIS DOCUMENT.

NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
ELECTRICAL AC ONE-LINE  
& SCHEDULE

SHEET NUMBER  
E2

1. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARD TO THE EXISTING CONDITIONS SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION. THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION. THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
3. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
4. CONDUIT ROUTING SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL BREAKERS, CIRCUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
6. CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
7. CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES.
8. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
9. ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED IDENTIFICATION NAMEPLATES INDICATING EQUIPMENT IDENTIFICATION, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
10. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABLES.
11. ALL NEW MATERIAL SHALL HAVE A UL LABEL.
12. PANEL SCHEDULE LOADS AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.

AC CIRCUIT SCHEDULE		
NO.	FROM	TO
1	DISCONNECT	BY UTILITY
2	METER	DISCONNECT
3	DISCONNECT	DISCONNECT
4	DISCONNECT	DISCONNECT
5	DISCONNECT	DISCONNECT
6	DISCONNECT	DISCONNECT
7	DISCONNECT	DISCONNECT

AC CIRCUIT SCHEDULE		
NO.	FROM	TO
1	DISCONNECT	BY UTILITY
2	METER	DISCONNECT
3	DISCONNECT	DISCONNECT
4	DISCONNECT	DISCONNECT
5	DISCONNECT	DISCONNECT
6	DISCONNECT	DISCONNECT
7	DISCONNECT	DISCONNECT

CIRCUIT SCHEDULE

CIRCUIT SCHEDULE

CIRCUIT SCHEDULE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

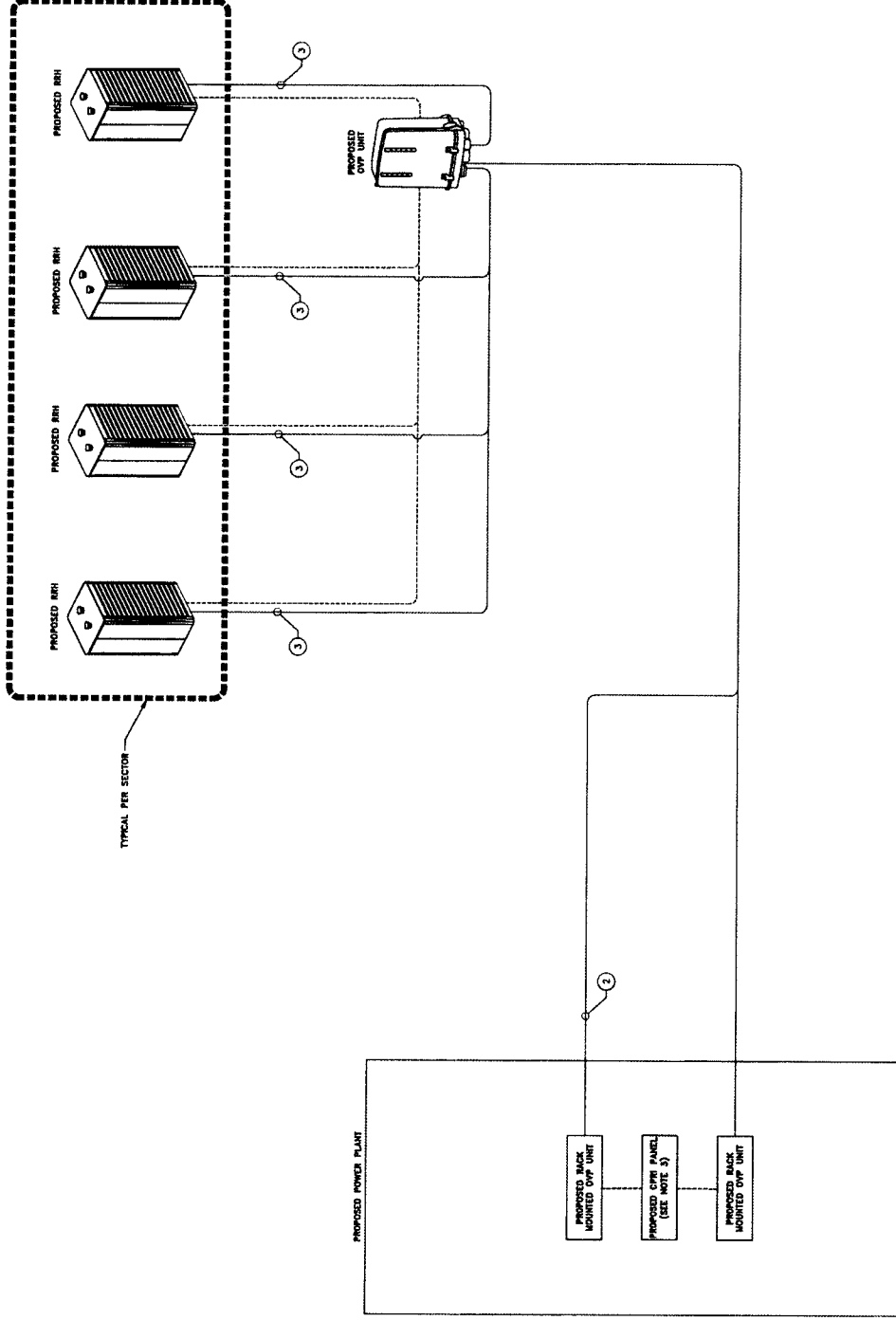
NO SCALE



DC CIRCUIT SCHEDULE			
NO.	FROM	TO	CONFIGURATION
1	PROPOSED -48VDC DISTRIBUTION PANEL	PROPOSED BACK MOUNTED OVP UNIT	(2A) 1-#10 TELECOMPLEX II DC CABLE
2	PROPOSED BACK MOUNTED OVP UNIT	PROPOSED OVP UNIT	(2) FIBER FLEX CABLES
3	PROPOSED OVP UNIT	PROPOSED RPH	(1) 2-#12 (UNARMED) THHN/THW 600V 1-#12 (UNARMED) DC CABLE

# NOTES

- DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.
- NON-LITE DC POWER WIRING SIZE 14 AWG TO 10 AWG SHALL BE TELECOMPLEX II. DC POWER WIRING 8 AWG AND LARGER SHALL BE TELECOMPLEX II.
- PROPOSED FIBER CABLES TO BE ROUTED THROUGH CPRI PANEL FROM RPH.



**verizon**

487 EUBANK ME  
ALBUQUERQUE, NM 87111

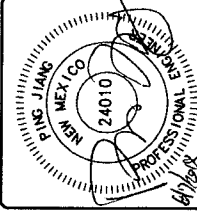


**BLACK & VEATCH**

BLACK & VEATCH CORPORATION  
8985 S EASTERN AVENUE, SUITE 325  
LAS VEGAS, NV 89123

PROJECT NO: 197858  
DRAWN BY: PBO  
CHECKED BY: TWO

REV	DATE	DESCRIPTION
1	06/27/16	ISSUE 1.0
2	06/27/16	ISSUE 2.0
3	06/27/16	ISSUE 3.0
4	06/27/16	ISSUE 4.0
5	06/27/16	ISSUE 5.0
6	06/27/16	ISSUE 6.0
7	06/27/16	ISSUE 7.0
8	06/27/16	ISSUE 8.0
9	06/27/16	ISSUE 9.0
10	06/27/16	ISSUE 10.0



I, BING JIANG, A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS PROJECT, AND I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME.

NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
**ELECTRICAL DC ONE-LINE  
& SCHEDULE**

SHEET NUMBER  
**E3**

NO SCALE

ELECTRICAL DC ONE-LINE DIAGRAM

**verizon**

401 RUBEN VZ  
ALBUQUERQUE, NM 87111

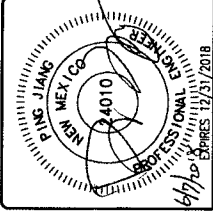


**BLACK & VEATCH**

BLACK & VEATCH CORPORATION  
8985 S EASTERN AVENUE, SUITE 325,  
LAS VEGAS, NV 89123

PROJECT NO: 197855  
DRAWN BY: PPD  
CHECKED BY: TMD

REV	DATE	DESCRIPTION
0	06/07/18	ISSUE CD
1	06/07/18	CD CHANGES
2	06/07/18	CD CHANGES
3	06/07/18	MARKET COMMENTS
4	06/07/18	MARKET COMMENTS
5	06/07/18	MARKET COMMENTS



IT IS A VIOLATION OF LAW FOR ANY PERSON  
UNLESS THEY ARE ACTIVE UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER, TO  
ALTER THIS DOCUMENT.

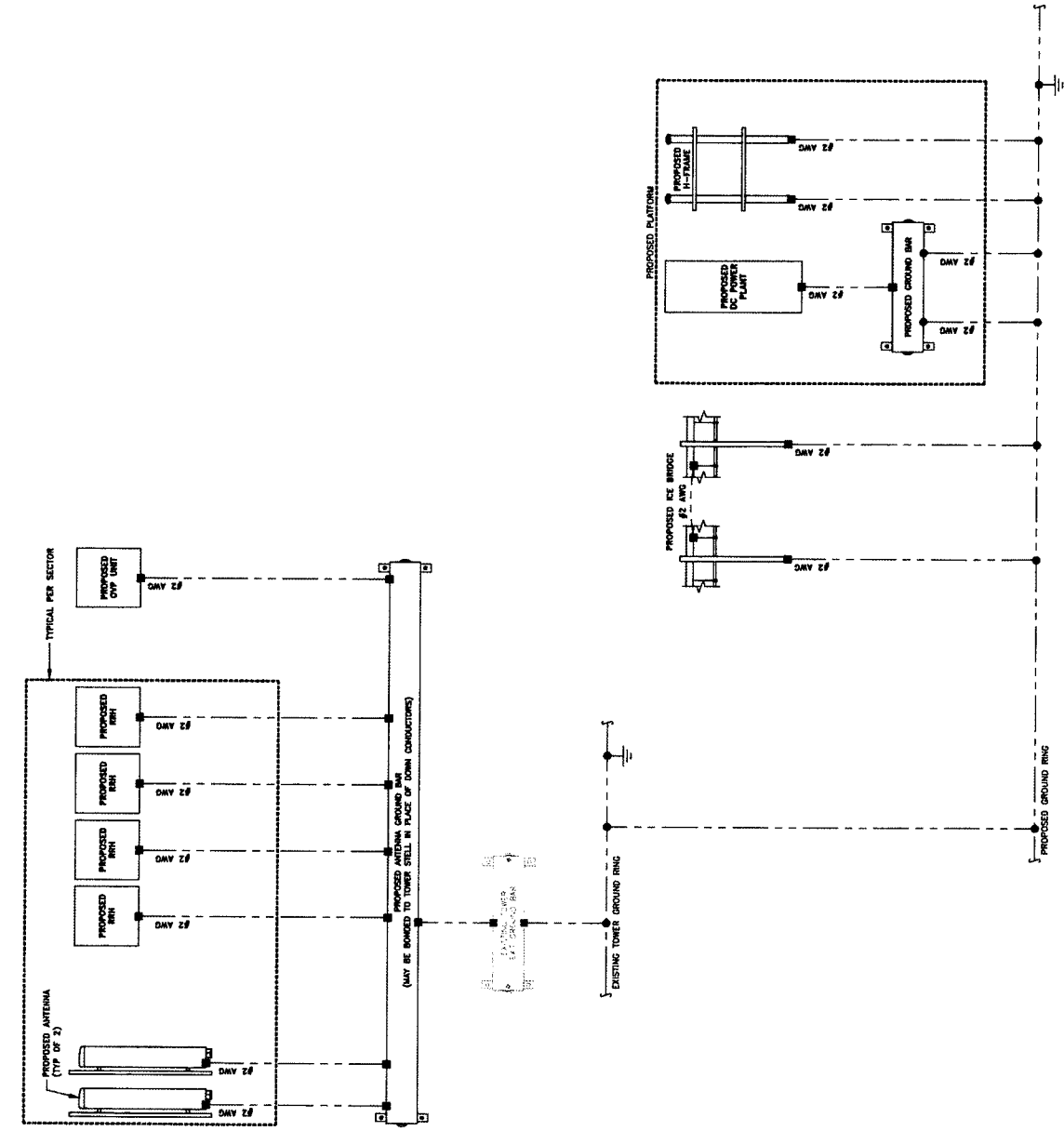
NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
**GROUNDING ONE-LINE  
& NOTES**

SHEET NUMBER  
**E4**

● EXTERIOR CONNECTION  
■ MECHANICAL CONNECTION

**LEGEND**



TOWER ANTENNA EQUIPMENT GROUNDING ONE-LINE

NO SCALE

verizon

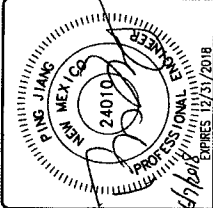
101 E. BURNHAM, WY  
ALBUQUERQUE, NM 87111



**BLACK & VEATCH**  
BLACK & VEATCH CORPORATION  
8965 S EASTERN AVENUE, SUITE 323,  
LAS VEGAS, NV 89123

PROJECT NO: 197852  
DRAWN BY: PBO  
CHECKED BY: TUD

NO	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	12/13/2018	
2	ISSUED FOR CONSTRUCTION	12/13/2018	
3	ISSUED FOR CONSTRUCTION	12/13/2018	
4	ISSUED FOR CONSTRUCTION	12/13/2018	
5	ISSUED FOR CONSTRUCTION	12/13/2018	
6	ISSUED FOR CONSTRUCTION	12/13/2018	
7	ISSUED FOR CONSTRUCTION	12/13/2018	
8	ISSUED FOR CONSTRUCTION	12/13/2018	
9	ISSUED FOR CONSTRUCTION	12/13/2018	
10	ISSUED FOR CONSTRUCTION	12/13/2018	

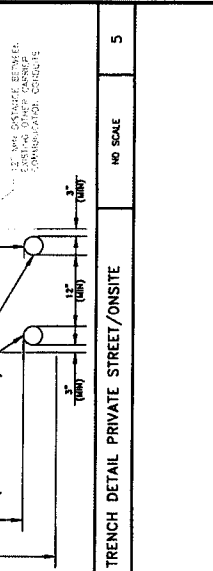
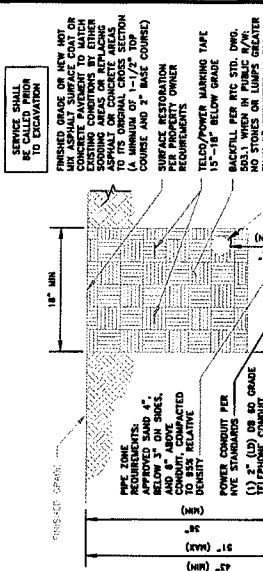
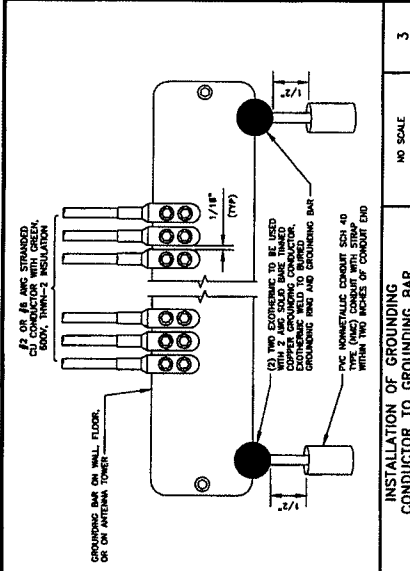


IT IS A VIOLATION OF THE NEW MEXICO  
UNLESS THEY ARE ACTIVE UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER TO  
REPRODUCE THIS DOCUMENT.

NM4 SAN MATEO WAREHOUSE  
VZW #: 20181738913  
801 W SAN MATEO RD  
SANTA FE, NM 87505  
NSB

SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER  
E5



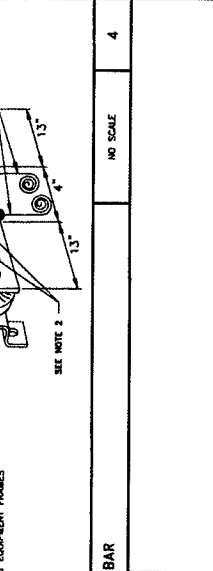
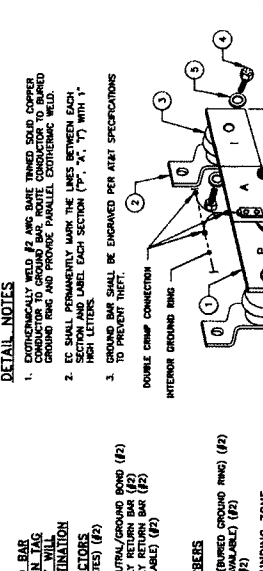
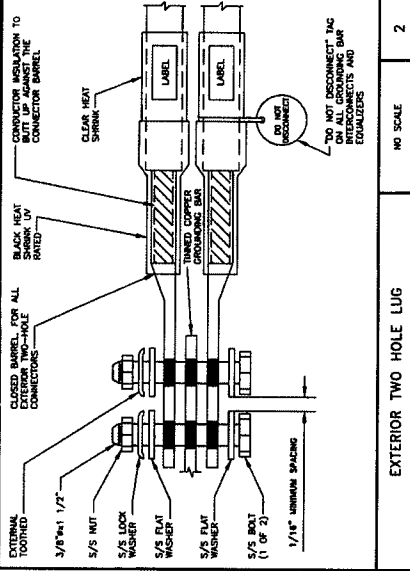
NO SCALE

TRENCH DETAIL PRIVATE STREET/ONSITE

NO SCALE

NOT USED

8



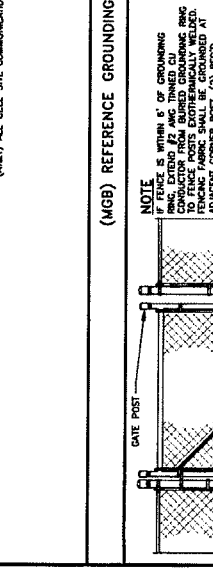
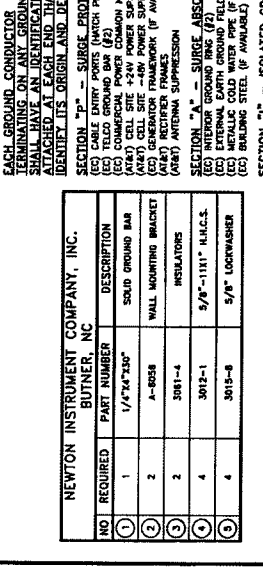
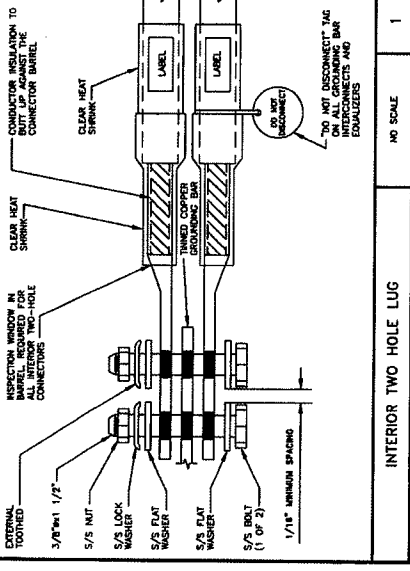
NO SCALE

DETAIL NOTES

NO SCALE

NOT USED

7



NO SCALE

INTERIOR TWO HOLE LUG

NO SCALE

NOT USED

6



NO SCALE

INTERIOR TWO HOLE LUG

NO SCALE

NOT USED

6