

LEASE

by and between

**PEBBLE BEACH COMPANY,
a California general partnership,**

as Landlord

and

**COUNTY OF MONTEREY,
a political subdivision of the State of California,**

as Tenant

**Dated
March 1, 2016**

(For Reference Purposes Only)

**PBC Corporate Yard Communications Site
Pebble Beach, California**

LEASE

This Lease ("**Lease**") is dated, for reference purposes only, as of March 1, 2016, and is entered into by and between **PEBBLE BEACH COMPANY**, a California general partnership ("**Landlord**"), and the **COUNTY OF MONTEREY**, a political subdivision of the State of California with an address at 168 W. Alisal St. Salinas, CA 93901, ("**Tenant**"). The "**Effective Date**" of this Lease shall be the latest date set forth beneath the signatures of the parties on the signature page of this Lease.

RECITALS

WHEREAS, Tenant desires to lease certain property and install a Next Generation Enterprise Network Public Safety Radio System (NGEN) at PBC's communication facility located on Sunridge Road in Pebble Beach CA, within the County of Monterey, California. The Transmission Site ("**Transmission Site**") will consist of (i) three (3) antenna ("**Antenna**") situated on a pre-existing cell site tower ("**Antenna Support**"); (ii) a communications equipment area ("**Transmission Devices Area**"); and a permanent generator site. The exact locations and configurations of the Antennas and Device Areas/Sites are more specifically described in **Exhibit A** attached to this Lease.

WHEREAS, Landlord agrees to lease a portion of the real property located within the Transmission Site consisting of a location on the an existing tower for the Antenna, a ground space for the generator, and allow Tenant to sublease via a separate agreement certain space within the Transmission Devices Area which is currently leased to New Cingular Wireless PCS, LLC d/b/a AT&T ("**AT&T Equipment Facility**") (collectively, the "**Premises**"). The exact Premises location and Transmission Site are designated on **Exhibit B** attached to this Lease.

WHEREAS, Tenant desires to use the Premises for the purpose of installing, operating, repairing, replacing, removing and maintaining Tenant's NGEN radio communications equipment, together with all communications conduits, devices, electrical and other related connections ("**Equipment List**"), as set forth on the construction drawings and specifications attached as **Exhibit C** to this Lease.

WHEREAS, Tenant represents and warrants to Landlord that Tenant is duly licensed and authorized governmental agency to provide the Services from the Premises, and shall continue to remain duly licensed for the term of this Lease.

NOW THEREFORE, the Landlord and Tenant (individually, a "**Party**" and collectively, the "**Parties**") agree as follows:

AGREEMENT

1. LEASE OF PREMISES

1.1 General. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises, subject to all of the covenants, conditions, terms and provisions in this Lease.

1.2 Condition of the Premises. As of the date of this Lease, Tenant has conducted, or has had the opportunity to conduct a comprehensive investigation of the intended locations of the Transmission Site, Antenna Support, Landlord's maps, plans, specifications and other documentation relating to the intended construction thereof, and all other matters which in Tenant's judgment may affect the suitability of the Transmission Site, Antenna Support, Transmission Device Areas and Premises for Tenant's intended use. Except as specifically set forth in this Lease, Tenant is leasing the Premises "as-is," with all faults, in its present state and condition based not on any representations by Landlord or any of Landlord's representatives, but solely based on Tenant's own inspection and investigation. Landlord makes no warranty that the Transmission Site, Antenna Support, Transmission Device Areas or Premises are suitable for Tenant's intended purpose or for any other purpose. Except as specifically set forth in this Lease, Landlord shall not be obligated to provide or pay for any improvement work or services related to the improvement of the Premises.

1.3 Access. Landlord hereby grants to Tenant, for the duration of this Lease, or any extensions hereof, a non-exclusive license to use the existing roadways and unpaved paths to the Transmission Site to provide physical access to the Premises by Tenant's personnel and equipment. Tenant shall have a non-exclusive right to pedestrian and vehicular access to the Premises at all times during the term of this Lease. Landlord reserves the right in its sole discretion to change the route of access provided that access to the Premises will continue to be available and that any change in access will not materially disrupt the use or access of the Premises by Tenant. Except in the case of an emergency, Tenant's access shall be limited to the hours of 8:00 a.m. to 5:00 p.m. (California time) Monday through Friday. Notwithstanding the above, Tenant acknowledges and agrees access to the AT&T Equipment Facility area subleased from New Cingular Wireless PCS, LLC ("AT&T Wireless") additionally will be governed by the terms and conditions of a separate Access Agreement entered into between Tenant and New Cingular Wireless PCS, LLC d/b/a AT&T.

2. USE OF THE PREMISES

2.1 Use. Tenant shall use the Premises solely to install, operate, repair, replace, upgrade, remove and maintain the Telecommunication Devices for the term of this Lease as one or more of Tenant's communications transmitting and receiving facilities for facilitating public safety communications among emergency services providers to the benefit of the public. Tenant shall make no other use of the Premises or the Telecommunication Devices without first obtaining the written consent of Landlord, which consent may be withheld in Landlord's sole and absolute discretion. Tenant will not store any materials in the Transmission Devices Area and will use the Transmission Devices Area solely for the Telecommunication Devices and not for any other purpose. Landlord and its agents may enter and inspect the Transmission Devices

Area at any time, provided that such entry or inspection shall not include entry to Tenant's equipment cabinets, nor interfere in any material way with Tenant's communications operations or result in any damage to Tenant's Telecommunications Devices therein.

2.2 Compliance with Laws. Tenant shall not use or occupy, and shall not permit or suffer the Premises or the Telecommunication Devices to be used or occupied in any manner which would violate any license, permit, or other governmental authorization that is required for Tenant's lawful use or occupancy of the Premises or the Telecommunication Devices ("**Operating Permits**"). If any Operating Permits are required for the lawful use or occupancy of the Premises or the Telecommunication Devices, Tenant shall procure and maintain such Operating Permits at Tenant's sole cost and expense and without burden or detriment to Landlord throughout the term of this Lease. Tenant covenants, warrants and agrees that all use and occupancy of the Premises and the Telecommunication Devices shall at all times be in accordance with all applicable laws, rules, ordinances, orders, decrees, regulations and requirements now or hereafter enacted, issued or promulgated by federal, state, county, municipal or other governmental agencies, bodies or courts having or claiming jurisdiction and all their respective departments, bureaus and officials ("**Laws**").

2.3 Non-Exclusive Use. The rights granted in this Lease are not exclusive. Landlord shall have the right to use the Transmission Sites, or any portion thereof other than the Premises, during the term of this Lease, conditioned upon such other uses not interfering with the reasonable quiet enjoyment and use of the facility by Tenant in accordance with the terms of this Lease.

2.4 Compatibility with Operations of Others. This Lease, Tenant's rights to use the Premises as provided herein, and the installation of Telecommunication Devices by Tenant shall be conditioned upon Tenant not interfering in any material way with the present communications operations of Landlord or Landlord's other tenants who are not licensed wireless communications carriers, or with the pre-existing communications operations licensed wireless communications carriers. Tenant shall operate its Telecommunications Devices solely pursuant to the specifications attached in Exhibit C and in accordance with FCC Rules and Regulations. Tenant shall take all commercially reasonable steps to (i) avoid measurable radio frequency interference with the communications operations of Landlord or other tenants of Landlord who are not licensed wireless communications carriers, or with the pre-existing or future communications operations of any other tenants of Landlord who are licensed wireless communications carriers and (ii) in the event of interference with Tenant's operations from the Premises, cooperate with other licensed wireless communications carriers to eliminate the interference. If Tenant's Telecommunication Devices interfere with future, potential tenants of the Antenna Tower, Tenant agrees to use best efforts to work with Landlord and any future tenants to alleviate such interference.

3. TERM

3.1 Initial Term. The initial term of this Lease ("**Initial Term**") is ten (10) years commencing upon the date that a valid building permit to Tenant is issued by the County of Monterey ("**Commencement Date**"). The Parties shall execute and deliver a memorandum confirming the Commencement Date as soon as it has been determined. Notwithstanding the

above, Tenant acknowledges and agrees that access to the AT&T Equipment Facility portion of the premises will be governed by a separate access agreement and Tenant's rights to access of the AT&T Equipment Facility may terminate prior to the termination of the Initial Term for one of the following: (i) pursuant to the terms and conditions of the access agreement; (2) early termination of AT&T's current lease with Landlord which expires on September 30, 2019, or (3) failure to extend by AT&T of its current lease upon expiration on September 30, 2019. In the event that Tenant's access to the AT&T Equipment Facility is terminated by one of the above, Tenant agrees to construct, at its own cost and expense, its own equipment shelter to hold the Transmission Devices, in accordance with mutually agreed upon specifications, at a mutually agreed upon location, within the Premises. Tenant shall receive written notification no less than One Hundred Twenty (120) days' notice of intent of termination by AT&T Wireless.

3.2 Extension of Initial Term. Subject to all the provisions of this Lease, Tenant shall have one (1) option to extend the term of this Lease beyond the Initial Term for an additional period of five (5) years duration individually as to each Transmission Site (the "**Option Period**"). With regard to the Option Period, all references in this Lease to the term of this Lease shall be considered to mean the term as extended, and all references to termination or to the end of the term shall be considered to mean the termination or end of the term as extended. Tenant's right to exercise the option and the effectiveness of any notice of exercise of the option is, in each instance, subject to the following conditions precedent:

A. The Lease shall be in full force and effect at the time notice of exercise of the option is given.

B. The Lease shall be in full force and effect on the last day of the term during which notice of exercise of the option is given.

C. Landlord shall not have given to Tenant two (2) or more notices of an Event of Default (as defined in Section 11.1 of this Lease) during the immediately preceding 5-year period.

D. Tenant shall have no right to exercise the option during the period commencing on the day Landlord gives to Tenant a notice of default and continuing until the default alleged in said notice of default is cured to meet the current contractual language of the lease; or during the period commencing on the day after any unpaid Rent is due from Tenant, without any necessity for notice thereof to Tenant, and continuing until the Rent is paid in full. The period of time within which the option may be exercised shall not be extended or enlarged by reason of Tenant's inability to exercise the option during any of the periods defined in this subparagraph.

3.3 Manner of Exercise. This option will automatically exercise upon expiration of the initial term. Notwithstanding anything to the contrary set forth herein, the Option Period shall commence unless either Parties provide notice of termination.

3.4 Rental Caveat. If, during the initial term of the Lease the Landlord is unable to lease part of the site to other communications operations licensed wireless communications

carriers solely because of radio interference caused by Tenant then Landlord reserves the right to withdraw this extension option.

3.5 Surrender of Premises. At the expiration of the term or earlier termination of this Lease, Tenant shall remove all of its Telecommunication Devices, restore the Premises to the same condition which existed prior to the installation of the Tenant's Telecommunication Devices at the Premises by or on behalf of Tenant, normal wear and tear and damages to the Premises not caused by Tenant or Tenant's agents or contractors excepted, and surrender to Landlord the possession of the Premises and convey all of its right, title and interest therein to Landlord. Notwithstanding the above, Landlord may require Tenant to leave the Antenna Support Devices. Tenant shall leave the surrendered Premises in good and clean condition. Any Telecommunication Devices, trade fixtures and personal property that remain on the Premises at the expiration of the term or sooner termination of this Lease shall be deemed abandoned and may be retained or disposed of by Landlord in any manner and at Landlord's sole discretion. If Tenant fails to surrender the Premises at the expiration of the term or sooner termination of this Lease, and in the manner required under this Lease, Tenant shall defend and indemnify Landlord from all liability and expense resulting from the delay or failure to surrender, including, without limitation, claims made by any succeeding tenant founded on or resulting from Tenant's failure to surrender.

3.6 Holding Over. This Lease shall terminate without further notice at expiration of the term. Any holding over by Tenant after expiration shall not constitute a renewal or extension or give Tenant any rights in or to the Premises or Telecommunication Devices.

4. RENT

4.1 Monthly Rent. Tenant shall pay Landlord in advance on the first (1st) day of each calendar month during the term of this Lease, without abatement, deduction, diminution, offset or reduction (except as provided in Section 9.2 in the case of damage or destruction of a Premises or in Section 10.2 in the case of a governmental taking of a Premises, rent in the amount of One Thousand Five Hundred Dollars (\$1,500) per month, plus any applicable rental adjustments due pursuant to Section 4.2 below, (collectively the "**Monthly Rent**"). Monthly Rent for any partial month shall be prorated at the rate of one-thirtieth (1/30) of the Monthly Rent per day. Monthly Rent for the first full calendar month of the term, and any partial calendar month prior to the first full month, shall be paid on the Commencement Date.

4.2 Rental Adjustment. The Monthly Rent provided above shall not be increased periodically during the term of this Lease.

4.3 Utility Charge. Subject to any particular design constraints at a Transmission Site that would make such a request impracticable, Tenant may request that Pacific Gas and Electric Company ("PG&E") install, at Tenant's sole cost, separate utility meters at the Transmission Sites serving Tenant exclusively. If PG&E is unwilling or unable to install separate utility meters at a Transmission Site, Landlord, or Landlord's tenant, AT&T Wireless, may install utility sub-meters at a Transmission Site for the purpose of allocating utility charges among the tenants at the site. If any utility meters at any Transmission Site serve more than one tenant, the utility charge, and associated utility taxes, will be paid by Landlord, or Landlord's

tenant, AT&T Wireless, and prorated among the tenants whose premises are served by the meter on a fair and equitable basis as reasonably determined by Landlord. The common utility costs for HVAC, sump pumps, common lighting, emergency power, and any other common utilities for a Transmission Site will likely be provided through a common utility meter and, as such, will be paid by Landlord, or Landlord's tenant, AT&T Wireless, and charged back to Tenant for reimbursement based on the Tenant's pro-rata share of the use of such utility.

5. LATE CHARGES AND INTEREST

5.1 Late Charge. Tenant acknowledges that late payment by Tenant to Landlord of Monthly Rent will cause Landlord to incur costs which are not contemplated by this Lease, the exact amount of which are extremely difficult and impracticable to fix. Such costs include, without limitation, processing and accounting charges, late charges which may be imposed on Landlord by the terms of any encumbrance and note secured by any encumbrance covering the Premises and additional property management fees. Therefore, if any payment of Monthly Rent due from Tenant is not received by Landlord when due, Tenant shall pay to Landlord as a late charge an additional sum of ten percent (10%) of the Monthly Rent which is due but unpaid. The Parties agree that this late charge represents a fair and reasonable estimate of the costs that Landlord will incur by reason of late payment by Tenant. Acceptance of any late charge shall not constitute a waiver of Tenant's default with respect to the overdue amount, or prevent Landlord from exercising any of the other rights and remedies available to Landlord.

5.2 Interest on Delayed Payments. If Tenant shall fail to pay, when the same is due, any Monthly Rent, such unpaid amount shall bear interest from the due date to the date of payment at the maximum rate allowed by applicable usury law, or if there be no such rate at ten percent (10%) per annum.

6. CONSTRUCTION AND MAINTENANCE

6.1 Installation of the Telecommunications Devices. Promptly following the Commencement Date, Tenant shall install the Telecommunication Devices strictly in accordance with the construction drawings and specifications attached as **Exhibit B** to this Lease ("**Construction Drawings**"). Tenant may not install all or any portion of the Telecommunication Devices prior to the Commencement Date. Any changes or modifications to the construction drawings must be approved by Landlord, which approval may be given, conditioned or withheld in Landlord's sole and absolute discretion. Tenant shall obtain all necessary Operating Permits prior to commencing installation of the Telecommunication Devices, and shall provide Landlord with fifteen (15) days' notice prior to the starting installation to permit Landlord to post notices of non-responsibility. All Tenant contractors and subcontractors shall be duly licensed in the State of California and shall be contractually bound by Tenant to be in full compliance of OSHA and all other applicable state and federal regulations. All costs associated with the installation of the Telecommunication Devices shall be the responsibility of Tenant. Within ten (10) days after the notice from Landlord that the Premises is Commencement Date, Tenant shall deliver to Landlord, for Landlord's approval and use, an installation schedule specifying the time frames and logistics of Tenant's installation of the Telecommunication Devices, which installation schedule shall be in such detail, and contain such supporting information, as Landlord may reasonably request. Landlord reserves the right to require Tenant to modify, at Tenant's sole

cost and expense, the installation schedule and any detail of Tenant's installation of the Telecommunication Devices so as to ensure that Tenant's installation does not have any adverse effect whatsoever upon Landlord's operation of the resorts, Del Monte, golf courses, or any other business of Landlord conducted in, on or about the Premises. Tenant shall comply with all installation procedures, rules and limitations so reasonably imposed by Landlord. Tenant shall hold Landlord harmless from and indemnify, protect and defend Landlord against any loss or damage to the Transmission Site and against injury to any persons caused by Tenant's actions pursuant to this Section 6.2 during such installation, including, without limitation, any damage to the panels on the Antenna Supports that Tenant must remove and replace to access Tenant's location on the Antenna Supports.

6.2 Duty to Maintain. Throughout the term, Tenant shall, at Tenant's sole cost and expense, maintain the Telecommunication Devices in first class condition and repair and in accordance with all Permits, Laws, rules, orders, regulations or requirements now or hereafter enacted, issued or promulgated by the insurance underwriting board or insurance inspection bureau having or claiming jurisdiction and all commercially reasonable requirements of the Tenant's insurance companies insuring the Premises or the Telecommunication Devices (the "**Insurance Requirements**"). As used in this paragraph, "first class condition and repair" shall mean a top-quality, clean and finished appearance with all surface finishes unmarred and in good condition and repair. Tenant shall promptly and diligently repair, restore, alter, add to, remove, maintain and replace, as required, the Telecommunication Devices in order at all times to comply with all Permits, Laws and Insurance Requirements. No limitation of use resulting from any event or work contemplated by this paragraph shall entitle Tenant to any abatement, deduction, diminution, offset or reduction in Rent, nor to any termination or extension of the term.

6.3 Tenant's Maintenance Activities or Alterations. Except as provided in Section 6.4, Landlord's approval is not required for (i) ordinary, routine maintenance of existing Telecommunication Devices ("**Maintenance**") or (ii) alteration, upgrade, addition to, or removal of, any Telecommunication Devices, ("**Alteration**"); provided that, in all events, such Maintenance and Alteration shall be in accordance with all applicable governmental requirements. Tenant shall notify Landlord of Tenant's intention to commence any regular Maintenance or Alteration (i) at least twenty-four (24) hours before commencing any such work within the Transmission Devices Area and (ii) at least seven (7) days before commencing any such work within the Antenna Support. Before commencing any work within the Antenna Support, Tenant shall provide to Landlord a work schedule specifying the time frames and logistics of Tenant's Maintenance or Alteration, which installation schedule shall be in such detail, and contain such supporting information, as Landlord may reasonably request. Landlord reserves the right to regulate any detail of Tenant's Maintenance or Alteration so as to ensure that Tenant's work does not have any reasonably adverse effect upon all or any portion of the Transmission Site, the use or occupancy of the Transmission Site by others, or Landlord's operation of the Pebble Beach resorts, golf courses, hotels, or any other business of Landlord conducted in, on or about the Del Monte Forest.

6.4 Landlord Approval Required. Before any Alteration is commenced on the Premises which Alteration will, or reasonably should be expected to, (i) alter Tenant's electrical needs, or (ii) alter the heat generation of the Telecommunication Devices ("**Material**

Alteration”), Tenant shall, in addition to the requirements of Section 6.3, comply with all the following conditions:

A. Tenant shall deliver to Landlord, for Landlord’s approval, two (2) sets of preliminary construction drawings and specifications about the nature of the Material Alteration and about any effect on the Transmission Site. Tenant shall obtain the prior approval and consent of Landlord with regard to the preliminary construction drawings and specifications for a Material Alteration, which approval shall not be unreasonably withheld by Landlord. Approval or disapproval shall be communicated in the manner provided for notices, and disapproval shall be accompanied by specification of the grounds for disapproval; provided that Landlord’s failure to disapprove the preliminary equipment construction drawings and specifications within thirty (30) days after receipt thereof by Landlord shall be conclusively considered to be approval by Landlord.

B. Tenant shall notify Landlord of Tenant’s intention to commence any Material Alteration at least fifteen (15) days before commencement of any such work. The notice shall specify the location and nature of the intended work. Landlord shall have the right to post and maintain on the Premises any notices of non-responsibility provided for under applicable law, and to inspect the Premises and Telecommunication Devices in relation to such work at all reasonable times.

7. OWNERSHIP OF IMPROVEMENTS

7.1 Ownership of Improvements During Lease Term. The Premises does not include any improvements currently located on the Transmission Sites or as may hereafter be constructed on the Transmission Sites (other than the Telecommunication Devices to be installed thereon by Tenant), irrespective of whether or not such improvements may be construed as affixed to or as constituting a part of the Premises. Nothing contained in this Lease shall be construed as granting to Tenant any property or ownership rights in the Transmission Sites or to create a partnership or joint venture between Landlord and Tenant. Any improvements, additions to or alterations of the Transmission Sites (other than the Telecommunication Devices to be installed thereon by Tenant) shall remain the property of and belong to Landlord.

8. ASSIGNMENT, SUBLETTING AND SUCCESSORS

8.1 Assignment and Subletting.

A. Tenant may assign this Agreement, without written consent by Landlord, to Tenant's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or part of Tenant's assets in the market defined by the FCC in which the Premises are located by reason of a merger, acquisition, or other business reorganization including formation of a Joint Powers Authority. Notwithstanding anything to the contrary contained in this Agreement, Tenant may assign, mortgage, pledge, hypothecate or otherwise transfer with the written consent of Landlord its interest in this Agreement to any financing entity, or agent on behalf of any financing entity, to whom Tenant (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof. It is understood and agreed that the written consent of the Landlord shall not be granted until Landlord receives satisfactory documentation evidencing Tenant's Assignee's assumption of the terms and conditions of this Agreement. Tenant shall not encumber the Premises in any manner whatsoever.

B. Should Tenant (including any subsequent assignee or subtenant) request Landlord's consent to an assignment of this Lease, or the subleasing of all or any portion of the Premises, Tenant shall submit in writing to Landlord:

(1) The name and address of the proposed assignee or sublessee and its relationship, if any, with Tenant;

(2) The terms and conditions of the proposed assignment or sublease (including, a copy of any written agreement);

(3) The nature and character of the business of the proposed assignee or sublessee;

(4) Banking, financial and other credit information relating to the proposed assignee or sublessee reasonably sufficient to enable Landlord to determine the proposed assignee's or sublessee's financial responsibility; and

(5) The sum of One Thousand Five Hundred Dollars (\$1,500.00) as a transfer fee to reimburse Landlord for its expenses in reviewing Tenant's request.

C. No consent by Landlord shall constitute a further waiver of the provisions of this Section 8.1.

D. Tenant agrees to pay to Landlord as additional rent any sum received by Tenant on account of assignment or subleasing of the Premises which exceeds the amount of rent and other charges otherwise due to Landlord hereunder. Such additional rent shall be due and payable to Landlord as and when the same is received by Tenant.

E. Should this Lease be assigned, Landlord may collect Rent from the assignee, sublessee or occupant and apply the net amount collected to the Rent herein reserved, but no such assignment shall be deemed a waiver of any term of this Lease.

F. Any assignment, sublease or other unauthorized use of the Premises without Landlord's consent shall be voidable and, at the election of Landlord, shall constitute a default under the terms of this Lease.

G. Notwithstanding anything to the contrary contained in this Lease, Tenant may assign, mortgage, pledge, hypothecate or otherwise transfer without consent (but with written notice to Landlord) its interest in this Lease to (i) to any entity that controls, is controlled by or is under common control with Tenant, (ii) any successor to all or substantially all of Tenant's assets by merger, consolidation, or liquidation, or the sale, conveyance, or other transfer of a controlling interest in Tenant.

8.2 Subordination. Tenant agrees upon request of Landlord to subordinate this Lease and Tenant's rights hereunder to the lien of any mortgage, deed of trust or other encumbrance, together with any conditions, renewals, extensions, or replacement thereof, now or hereafter placed, charged or enforced against any interest of Landlord in this Lease, in the leasehold estate thereby created or in the Premises, and deliver, at Landlord's cost, at any time or from time to time within ten (10) days of written demand by Landlord, such documents as Landlord may reasonably request to effectuate such subordination.

8.3 Transfers by Landlord. In the event of any transfer of interest hereunder by Landlord, whether by sale, foreclosure, exercise of a power of sale under a deed of trust or otherwise, Tenant shall attorn to such transferee of Landlord and recognize such transferee as Landlord under this Lease. In the event of such a transfer of Landlord's interest hereunder, then from and after the effective date of such transfer, Landlord shall be released and discharged from any and all obligations under this Lease except those already accrued.

8.4 **Successors.** All of the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrator, successors and assigns of the Parties, provided that nothing in this Section 8.4 shall be deemed to permit any assignment, subletting, occupancy or use contrary to the provisions of this Article 8.

9. **INSURANCE, DESTRUCTION & INDEMNITY**

9.1 **All-Risk Coverage.** Throughout the term of the Lease, Tenant, at Tenant's sole cost and expense, shall provide and maintain adequate insurance with respect to the Premises and the Telecommunication Devices. Tenant, at Tenant's own expense throughout the Term of this Agreement, as extended, shall comply with the insurance requirements attached hereto as Exhibit D and incorporated by reference herein. In the event that Tenant is self-insured in any or all of the aforementioned insurance areas, a letter certifying that Tenant is lawfully self-insured shall be furnished upon request of the Landlord prior to execution of this Agreement, or during the term of the Agreement. The procuring of the policy or policies of insurance or certifications of self-insurance as required by Exhibit D shall be construed to fulfill the indemnification provisions of this Agreement

9.2 **Damage or Destruction.** If the Premises shall be damaged by fire or other casualty, Landlord shall promptly and diligently, subject to reasonable delays for insurance

adjustment or other matters beyond Landlord's reasonable control, and subject to all other terms of this Section 9.2, restore the Premises. Such restoration shall be to substantially the same condition of the Premises prior to the casualty, except for modifications required by zoning and building codes and other laws or any other modifications to the Premises deemed desirable by Landlord, provided that access to the Premises and Tenant's ability to use and occupy the Premises following restoration shall not be materially impaired. Promptly following Substantial Completion by Landlord of the restoration, Tenant shall, at its sole cost and expense, repair any injury or damage to the Telecommunication Devices installed on the Premises and shall return such Telecommunication Devices to their original condition. Prior to the Tenant's restoration of the Telecommunication Devices, Tenant shall submit to Landlord, for Landlord's review and approval, all plans, equipment specifications and drawings relating thereto. Landlord shall not be liable for any inconvenience or annoyance to Tenant, or injury to Tenant's business, resulting in any way from damage to the Premises or the repair thereof, provided however, that if such fire or other casualty shall have damaged a portion of the Premises necessary to Tenant's occupancy, Landlord shall allow Tenant a proportionate abatement of Rent during the time and to the extent the Premises is unfit for occupancy for the purposes permitted under this Lease, and not occupied by Tenant as a result thereof, provided, further, however, that if the damage or destruction is due to the negligence or willful misconduct of Tenant or any of its agents, employees, contractors, invitees or guests, there shall be no abatement of Rent. Tenant's right to rent abatement pursuant to the preceding sentence shall terminate as of the date which is reasonably determined by Landlord to be the date Tenant should have completed restoration of the Telecommunication Devices assuming Tenant used reasonable due diligence in connection therewith.

9.3 Waiver of Statutory Provisions. The provisions of this Lease constitute an express agreement between Landlord and Tenant with respect to any and all damage to, or destruction of, all or any part of the Premises, or the Telecommunication Devices, and any statute or regulation of the State of California, including, without limitation, Sections 1932(2) and 1933(4) of the California Civil Code, with respect to any rights or obligations concerning damage or destruction in the absence of an express agreement between the parties, and any other statute or regulation, now or hereafter in effect, shall have no application to this Lease or any damage or destruction to all or any part of the Premises, the Premises, or the Telecommunication Devices.

9.4 Workers' Compensation. Throughout the term of this Lease, at Tenant's sole cost and expense, Tenant shall keep and maintain workers' compensation insurance covering all persons employed by Tenant in, on or about the Premises or Telecommunication Devices or employed with respect to the installation, maintenance or use of the Telecommunication Devices in the form and coverage required by applicable law.

9.5 Other Insurance. If Tenant commits, permits, or causes the conduct of any activity or the bringing or operation of any equipment on or about the Premises or Telecommunication Devices creating unusual hazards, Tenant shall promptly procure and maintain in force, during such activity or operation, insurance sufficient to cover the risks represented thereby and Landlord's reasonable demand for unusual hazard insurance shall not constitute a waiver of Landlord's right to demand the removal, cessation, or abatement of such activity or operation.

9.6 Indemnification by Tenant. Landlord shall not be liable, and Tenant shall defend and indemnify Landlord against and hold Landlord harmless from, all claims, demands, actions, liability and expense in any way arising from, or in connection with the occupancy or use of the Premises by Tenant from any cause whatsoever occurring at any time during the term of this Lease, excluding Landlord's negligence and Landlord's willful misconduct. Tenant waives all claims against Landlord for damage or injury to person or property arising, or asserted to have arisen, from any cause whatsoever, excluding those arising from Landlord's negligence or Landlord's willful misconduct. Without limiting the generality of the foregoing, Landlord shall not be liable, and Tenant shall defend and indemnify Landlord against and hold Landlord harmless from all liability and claims of liability resulting from the generation, storage or disposal of hazardous substances on the Premises, or the transportation of hazardous substances to or over the Premises by Tenant or its agents, occurring on or after the Effective Date, including all attorneys' fees and costs incurred as a result thereof. For the purposes of this paragraph, "hazardous substances" shall include, but shall not be limited to, substances defined as "hazardous substances," "hazardous materials," "toxic substances," "hazardous waste," "extremely hazardous waste," or "restricted hazardous waste," or stated to be known to cause cancer or reproductive toxicity, under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. section 9601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. section 1801 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. section 6901 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. section 1317 et seq.; the Toxic Substances Control Act, 15 U.S.C. section 2601 et seq.; any environmental statute of the State of California setting forth any such definition; or any of the regulations adopted and publications promulgated pursuant to said laws as they may be amended from time to time.

9.7 Indemnification by Landlord. Tenant shall not be liable, and Landlord shall defend and indemnify Tenant against and hold Tenant harmless from all liability and claims of liability, for damage, loss, expenses, or liability resulting from the generation, storage or disposal of hazardous substances on or about the Premises, or the transportation of hazardous substances to or over the Premises, by or on behalf of the Landlord occurring prior to, on or after the Commencement Date, including all attorneys' fees and costs incurred as a result thereof. For the purposes of this paragraph, "hazardous substances" shall have the meaning set forth in Section 9.6 of this Lease. To Landlord's current, actual knowledge, without independent investigation, the Premises has not previously been used for the generation, storage or disposal of hazardous substances.

10. CONDEMNATION

10.1 Taking. If the whole or any part of a Premises shall be taken by power of eminent domain or condemned by any competent authority for any public or quasi-public use or purpose, or if Landlord shall grant a deed or other instrument in lieu of such taking by eminent domain or condemnation, either Party shall have the option to terminate this Lease as to that Transmission Site effective as of the date possession is required to be surrendered to the authority. If any part of a Transmission Site is taken or condemned for a public or quasi-public use, and there is such a change in the character of the Transmission Site as to prevent Tenant from using the Premises in substantially the same manner as theretofore used, or if access to the

Premises is substantially impaired, in each case for a period in excess of one hundred eighty (180) days, Tenant shall have the option to terminate this Lease as to that Transmission Site effective sixty (60) days from notice of termination delivered to Landlord. If any part of a Transmission Site is taken or condemned for a public or quasi-public use, and either party does not elect to or have the power to terminate this Lease as set forth above in this Section, then this Lease shall continue in full force and effect in accordance with all of its terms, including, Rent.

10.2 Temporary Taking. In the event of a temporary taking of all or any portion of a Transmission Site for a period of one hundred and eighty (180) days or less, then this Lease shall not terminate as to that Transmission Site but, if there is such a change in the character of the Transmission Site as to prevent Tenant from using the Premises in substantially the same manner as theretofore used, or if access to the Premises is substantially impaired, in each case for the period of the temporary taking, the Monthly Rent shall be equitably abated based on the extent to which the temporary taking interferes with Tenant's use and occupancy of the Premises.

11. DEFAULT

11.1 Event of Default. The occurrence of any of the following events shall be a default by Tenant ("**Event of Default**") and a material breach of this Lease.

- A. Abandonment or surrender of the Premises or of the leasehold estate.
- B. Tenant's failure to pay any Rent due hereunder when due if such failure shall continue for ten (10) days after written notice thereof from Landlord to Tenant.
- C. Tenant's failure to procure and continuously maintain throughout the term of this Lease any and all Operating Permits required for the lawful use or occupancy of the Premises or the Telecommunication Devices.
- D. Tenant's failure to perform any of its other promises, covenants or agreements contained in this Lease if default shall continue for thirty (30) days after written notice thereof from Landlord to Tenant or, if such default cannot be cured within such thirty (30) day period, Tenant shall not be in default if it commences to cure the default within the thirty (30) day period and proceeds diligently and in good faith to complete the cure as promptly as possible thereafter.
- E. The subjection of any right or interest of Tenant in, to or under this Lease to attachment, execution, or other levy, or to seizure under legal process, if not released within ninety (90) days.
- F. If not released within ninety (90) days, the appointment of a receiver to take possession of the Premises or the Telecommunication Devices or of Tenant's interest in, to and under this Lease, the leasehold estate or of Tenant's operations on the Premises for any reason, including, without limitation, or voluntary or involuntary bankruptcy proceedings.
- G. An assignment by Tenant for the benefit of creditors; or the voluntary filing by Tenant or the involuntary filing against Tenant of a petition, other court action or suit

under any law for the purpose of adjudicating Tenant as bankrupt, extending time for payment, satisfying Tenant's liabilities, or arranging reorganization, dissolution, or arrangement on account of, or to prevent, bankruptcy or insolvency; provided, however, that in the case of an involuntary proceeding, if all consequent orders, adjudications, custodies, and supervisions are dismissed, vacated, or otherwise permanently stayed or terminated within ninety (90) days after the filing or other initial event, then Tenant shall not be in default under this subparagraph.

All time periods for notice set forth in this Section 11.1 are in lieu of (and not in addition to) any time period for notice set forth in any statute including, without limitation, the unlawful detainer statutes of the State of California.

11.2 Landlord's Right to Cure. After expiration of the applicable time for Tenant to cure a particular default, or before the expiration of that time in the event of emergency or other condition which if not remedied by the curing of such default could materially and adversely affect Landlord's rights or security under this Lease, Landlord may, but is not obligated to, make any payment required of Tenant under this Lease, or perform or comply with any covenant imposed on Tenant under this Lease, and the amount so paid plus the reasonable cost of any such performance or compliance, including, without limitation, attorneys' fees and disbursements, plus interest on such sum from the date of payment, performance, or compliance (an "Act"), shall be deemed to be an additional rent payable by Tenant with the next succeeding installment of Monthly Rent provided that Landlord has, at least ten (10) days before such installment of Monthly Rent is due, given Tenant written notice of the Act, of the basis therefore, and of the costs incurred. No such Act shall constitute a waiver of default or of any remedy for default or render Landlord liable for any loss or damage resulting from the Act.

11.3 Remedies. If any Event of Default shall continue uncured (following the giving of notice if provided under this Lease and the lapse of time required under the applicable provision of this Lease), Landlord shall have the following remedies, in addition to all other rights and remedies provided by law or equity, to which Landlord may resort cumulatively or in the alternative:

A. Landlord can continue this Lease in full force and effect. In such case, the Lease will continue in effect so long as Landlord does not terminate Tenant's right to possession, and Landlord shall have the right to collect all Rent when due. No act by Landlord allowed by this subparagraph shall terminate this Lease unless Landlord notifies Tenant that Landlord elects to terminate this Lease.

B. Landlord can terminate Tenant's right to possession of the Premises and/or the Transmission Sites at any time. No act by Landlord other than giving notice to Tenant shall terminate this Lease. Acts of maintenance, efforts to relet the Premises or the appointment of a receiver on Landlord's initiative to protect Landlord's interest under this Lease shall not constitute a termination of Tenant's right to possession. On termination, Landlord has the right to recover from Tenant:

(1) The worth, at the time of the award, of the unpaid Rent that had been earned at the time of termination of this Lease;

(2) The worth, at the time of the award, of the amount by which the unpaid Rent that would have been earned after the date of termination of this Lease until the time of the award exceeds the amount of the loss of Rent that Tenant proves could have been reasonably avoided;

(3) The worth, at the time of the award, of the amount by which the unpaid Rent for the balance of the term after the time of the award exceeds the amount of the loss of Rent that Tenant proves could have been reasonably avoided;

(4) Any other amount, and court costs, necessary to compensate Landlord for all detriment proximately caused by Tenant's default. "The worth, at the time of the award" as used in subdivisions (1) and (2) of this subparagraph is to be computed by allowing interest at the maximum rate allowed by applicable usury law at that time, or if there is no such maximum, at ten percent (10%) per annum. "The worth, at the time of the award," as referred to in subdivision (3) of this subparagraph is to be computed by discounting the amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus one percent (1%).

C. In the event of Tenant's default and Landlord's re-entering of the Premises, Tenant agrees to pay to Landlord, as an additional item of damages, the cost of repairs, alterations, lease commissions and Landlord's other expenses incurred in reletting the Premises to a new tenant.

D. The election of one remedy for any one item shall not foreclose an election of any other remedy for another item or for the same item at a later time.

11.4 Landlord's Default. Landlord shall not be considered to be in default under this Lease unless (a) Tenant has given notice specifying the default, and (b) Landlord shall have failed to promptly and diligently cure the default within thirty (30) days after the notice is given, plus any additional period that is reasonably required for the curing of the default if such default is not reasonably susceptible to being cured during such period, so long as Landlord continuously and diligently proceeds to cure such default.

11.5 Unavoidable Delay. Any prevention, delay, nonperformance, or stoppage due to strikes, lockouts, labor disputes, riots, insurrection, war and other causes beyond the reasonable control of either party shall excuse nonperformance for a period of time equal to the period any such preventions, delay, nonperformance, or stoppage.

11.6 Waiver. No waiver of any default shall constitute a waiver of any other breach of default, whether of the same or any other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by either party shall give the other any contractual right by custom, estoppel, or otherwise. The subsequent acceptance of the payment of any Rent pursuant to this Lease shall not constitute a waiver of any preceding default by Tenant other than default in the payment of the particular Rent so accepted, regardless of Landlord's knowledge of the preceding breach at the time of accepting the payment, nor shall acceptance of any payment after termination constitute a reinstatement, extension, or renewal of the Lease or revocation of any notice or other act by Landlord.

12. MISCELLANEOUS

12.1 Notices. All notices must be in writing. Notice is considered given either (a) when delivered in person to the person intended named below, or (b) deposited in the United States mail in a sealed envelope or container, either registered or certified mail, return receipt requested, postage and postal charges prepaid, addressed by name and address to the party or person intended as follows:

Tenant: County of Monterey
Attn: Contract/Purchasing Officer
168 W. Alisal
Salinas, CA 93901

With a copy to: William Harry
County of Monterey
Director of Emergency Communications
1322 Natividad Road
Salinas, CA 93906

Landlord: Pebble Beach Company
P.O. Box 1767
Pebble Beach, CA 93953
Attn: David Heuck

With a copy to: General Counsel
Pebble Beach Company
4005 Sunridge Road
Pebble Beach, CA 93953

Either party may, by notice given at any time or from time to time, require subsequent notices to be given to another party or an officer or representative, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

12.2 Attorneys' Fees. In the event of any action at law or in equity (including but not limited to specific performance) between Landlord and Tenant arising out of this Lease or to

enforce any of the provisions or rights hereunder, the unsuccessful party to such litigation covenants and agrees to pay to the successful party all costs, including investigation costs and similar expenses and including reasonable attorneys' fees incurred therein by such successful party, and if such successful party shall recover judgment in any such action or proceeding, such costs, expenses and attorneys' fees shall be included in and as part of such judgment. If either party to this Lease becomes a party to any litigation concerning this Lease, the Premises, or the Telecommunication Devices, by reason of any act or omission of the other party or its authorized representatives, and not by any act or omission of the party that becomes a party to that litigation or any act or omission of its authorized representatives, the party that causes the other party to become involved in the litigation shall be liable to that party for reasonable attorneys' fees and court costs incurred by it in the litigation.

12.3 Nonrecourse. No recourse shall be had against any partner of Landlord or any partner or subpartner of a partner of Landlord, or any legal representative, heir, successor or assign of any thereof, on account of any obligation or for any claim arising out of or in respect to this Lease. Recourse for any such obligation or claim shall be limited solely to Landlord and the assets of Landlord (a deficit capital account of any partner of Landlord shall not be deemed an asset or property of Landlord) and no judgment, order or execution entered in any suit, action or proceeding, whether legal or equitable, on any such obligation or claim, shall be sought, obtained or enforced against any partner or subpartner of a partner of Landlord, their legal representative, heir, successor or assign, or against their respective individual assets.

12.4 Recording of Lease. Neither this Lease nor any memorandum thereof shall be recorded. Similarly, no memorandum concerning the exercise of any option provided under this Lease shall be recorded.

12.5 Gender. The neuter gender includes the feminine and masculine, the masculine includes the feminine and neuter, and the feminine includes the masculine and neuter, and each includes corporation, partnership, or other legal entity when the context so requires.

12.6 Plural. The singular number includes the plural and vice versa whenever the context so requires.

12.7 Exhibits. All exhibits to which reference is made in this Lease are incorporated in the Lease by the respective references to them, whether or not they are actually attached. Reference to "this Lease" includes matters incorporated by reference.

12.8 Entire Agreement. This Lease contains the entire agreement between the Parties and supersedes all prior or contemporaneous agreement, whether oral or written. No promise, representation, warranty or covenant not included or referred to in this Lease has been or is relied on by either party. Each party has relied on his own examination of this Lease, the counsel of his own advisors, and the warranties, representations, and covenants in this Lease and those referred to in this Lease. The language in all parts of this Lease shall be in all cases construed simply, according to its fair meaning and not for or against Landlord or Tenant, regardless of which party drafted the particular language which is being construed.

12.9 Invalidity. The invalidity or illegality of any provision shall not affect the remainder of this Lease.

12.10 Binding on Heirs. Subject to the provisions of this Lease on assignment and subletting, each and all of the terms, covenants and conditions of this Lease shall be binding on and shall inure to the benefit of the heirs, successors, executors, administrators, assigns, and personal representatives of the respective Parties.

12.11 Counterparts. This Lease may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. The signature pages of each counterpart may be detached and attached to a single copy of this Assignment which shall for all purposes be treated as a single, original document.

12.12 Captions. The captions of the various articles and paragraphs of this Lease are for the convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Lease or of any part of parts of this Lease.

12.13 Time of Essence. Time is of the essence of this Lease.

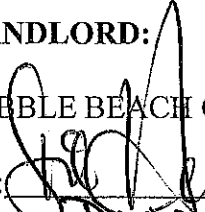
12.14 Further Assurances. In addition to the actions specifically mentioned in this Lease, the Parties shall each do whatever may be reasonably necessary to accomplish the transactions contemplated by this Agreement.


12.14 Landlord's Tradenames. Landlord is the owner of trade names, trademarks, trade dress, service marks, logo designs, and identifying photographs, including, without limitation, PEBBLE BEACH, SPANISH BAY, SPYGLASS HILL, 17-MILE DRIVE, THE LONE CYPRESS TREE, and the PEBBLE BEACH RESORTS (collectively the "**Marks**"). Any proposed use by Tenant of any of the Marks in any advertising or promotional materials or in any other way requires the prior written permission of Landlord. Landlord's consent may be granted or withheld at its sole discretion.

IN WITNESS WHEREOF, the Parties have executed this Lease as of the dates set forth beneath their signatures below, the latest of which shall be the Effective Date of this Lease.

LANDLORD:

PEBBLE BEACH COMPANY

By: 
Name: David Heuck
Its: CFO
Date: March 1, 2016

By: 
Name: David L. Stivers
Its: CAO
Date: March 1, 2016

TENANT:

COUNTY OF MONTEREY

By: _____
Name: _____
Its: _____
Date: _____, 2016

By: _____
Name: _____
Its: _____
Date: _____, 2016

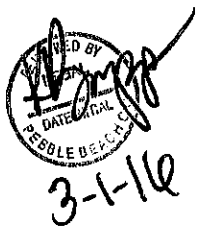

3-1-16

EXHIBIT A

DESCRIPTION OF TRANSMISSION SITES

The following is a description of the Transmission Site subject to this Lease. The Transmission Sites are further defined and described in the plans attached as **Exhibit B** to this Lease.

EXHIBIT B

DESCRIPTION OF THE PREMISES

The Premises are shown on the construction drawings attached to this **Exhibit B**.

NGEN - PEBBLE BEACH CORPORATE YARD SITE

MONTEREY COUNTY RADIO NETWORK

LOCATION:
4005 SUNRIDGE ROAD, PEBBLE BEACH, CA 93953

SITE INFORMATION

PROPERTY OWNER: PEBBLE BEACH COMPANY
 ADDRESS: P.O. BOX 3727
 PEBBLE BEACH, CA 93953
 OWNER: N/A
 SITE NAME: PEBBLE BEACH CORPORATE YARD SITE
 SITE NUMBER: P-4-1068163
 SITE CONTACT: JESUS GARCIA, SALES MANAGER
 (831) 446-5255, MOBILE (831) 206-4138
 SITE ADDRESS: 4005 SUNRIDGE ROAD
 PEBBLE BEACH, CA 93953
 COUNTY: MONTEREY COUNTY, CA
 SECTION, TIER: 74, PREPAREDLY LANDGRANT
 SECTION, TIER: 35, 34, 57, 67, 23, N
 LATITUDE (NAD 83): 36.828208'
 LONGITUDE (NAD 83): 121.927171'
 ASLS: 857'
 ZONING JURISDICTION: PEBBLE BEACH, CA
 ZONING DISTRICT: ---
 TELCO PROVIDER: AT&T
 POWER PROVIDER: PACIFIC GAS & ELECTRIC
 TAX ACCOUNT & SIZE: ---
 MAP TOLL: 008-041-008-0
 SITE ACQUISITION CONTACT: GUYANA MORGAN / DELIVER
 (818) 271-9200
 CONSTRUCTION MANAGER: JUAN GONZALEZ
 NUMBER: 500-810-0880

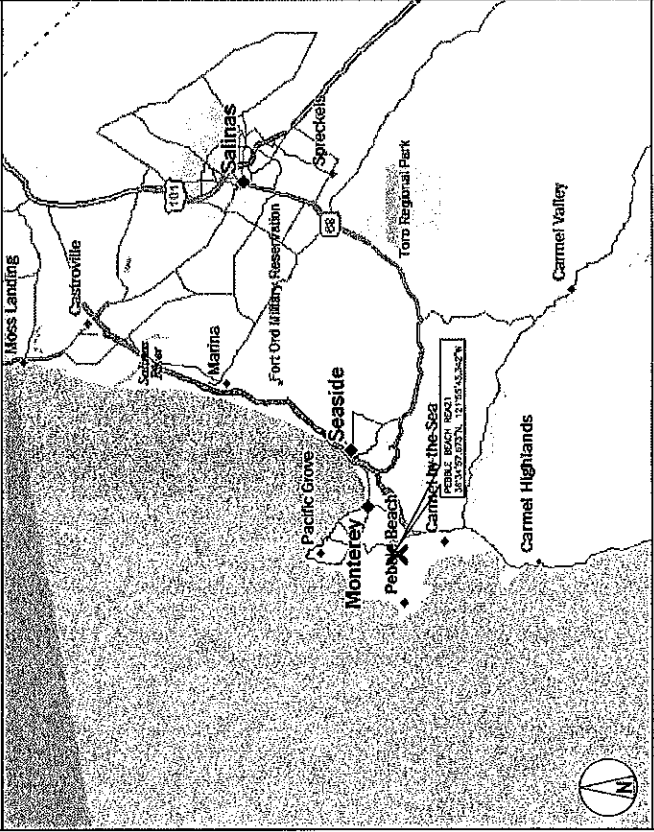
PROJECT DESCRIPTION

MONTEREY COUNTY RADIO NETWORK PROPOSED TO LOCATE IN AN EXISTING
 5000 SQUARE FOOT BUILDING AT THE CORP. YARD. THE COUNTY PROPOSES
 COMMUNICATING SERVICES TO THE RADIO EQUIPMENT. THE COUNTY PROPOSES
 PEACE AFTER LOCATING AT THE PEBBLE BEACH CORPORATE YARD.

CONTACT INFORMATION

ENGINEERS: BLACK & VEATCH CORPORATION
 5000 MEADOWS ROAD, SUITE 700
 OAKLAND, CA 94618
 CONTACT: BRIAN WELZ, PE
 PHONE: (510) 443-4480 OFFICE

LOCATION MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST INTERSTATE: FROM MONTEREY, CALIFORNIA PROCEED SOUTH ON SOUTH CA-1, EXIT 389A CA-68 W. PACIFIC GROVE/PEBBLE BEACH AND CONTINUE STRAIGHT, TURN RIGHT 0.7 MILES OFF, NOTE THE TOLL BOOTH FOR THE MONTEREY COUNTY CORPORATE YARD. TURN LEFT ON SUNRIDGE ROAD, TURN RIGHT ON SUNRIDGE ROAD, TURN LEFT ON SUNRIDGE ROAD, TURN RIGHT ON SUNRIDGE ROAD, TURN LEFT ON SUNRIDGE ROAD TO LATE LOCAL SITE. AFTER 300 FEET TURN RIGHT ONTO ROAD 28A (MARKED BY RED AND WHITE POST) SECURED BY A CABLE GATE (CODE TO GATE IS LOCK LABELED "NGEN" IS 2000). CONTINUE 1200 FEET TILL GRAVEL ROAD DEAD ENDS AND TURN RIGHT AND CONTINUE FOR 500 FEET TO THE NEXT CELL SITE. TURN LEFT ONTO CORP. YARD. AFTER 0.1 MILES TURN RIGHT ONTO ROMA ROAD, AFTER 0.5 MILES TURN RIGHT ONTO SUNRIDGE ROAD, AFTER 0.3 MILES TURN RIGHT ONTO HAUL ROAD, AFTER 0.2 MILES TURN RIGHT INTO CORPORATE YARD DRIVEWAY (4005 SUNRIDGE ROAD), WHICH IS THE FIRST DRIVEWAY. STAY LEFT OF BUILDING AND THEN THROUGH THE GATE. THE ELECTRICAL SERVICES AND PANELS AT THE FAR END OF THE SHED ON THE LEFT SIDE.

CONSTRUCTION DRAWING APPROVALS

SITE ACQUISITION	DATE
ZONING	DATE
RF EXCHANGER	DATE
P.A.C.G. REVIEW	DATE
CONSTRUCTION MGR.	DATE
OWNER SPECIAL ENGINEER	DATE

DESIGN CRITERIA

- ANSI/EIA/TIA-222-A
- CALIFORNIA ELECTRIC CODE 2013.
- CALIFORNIA ELECTRIC CODE 2014.
- NATIONAL ELECTRIC CODE 2011.

DRAWING INDEX

SHEET NO.	TITLE
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	TOWER SITE PLAN
C-3	GENERATOR SITE PLAN
C-4	EQUIPMENT SCHEDULE PLAN
C-5	SITE ELEVATION
C-6	FOUNDATION DETAILS
S-1	PIPE DETAILS
S-2	SITE DETAILS
RF-1	RF INFORMATION & ORIENTATION
RF-2	RF INFORMATION
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL ONE-LINE DIAGRAM
E-3	ELECTRICAL DETAILS
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING CONDITIONS & ENGINEER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UNDERGROUND SERVICE ALERT
 1-800-274-6800 / 811
 CALL 48 HOURS BEFORE YOU DIG

HARRIS
 RF COMMUNICATIONS DIVISION
 1330 OVERLAND PARK, SUITE 2292
 SAN JOSE, CA 95128
 (408) 386-2277

BLACK & VEATCH
 6810 W 110TH ST, SUITE 2292
 OVERLAND PARK, KS 66211
 (913) 458-2000

PROJECT NO:	173983
DRAWN BY:	WKE
CHECKED BY:	WMS

REV.	DATE	DESCRIPTION
0	02/28/16	ISSUE FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PEBBLE BEACH CORPORATE YARD SITE
 MONTEREY COUNTY
 4005 SUNRIDGE ROAD
 PEBBLE BEACH, CA 93953

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

HARRIS

RF COMMUNICATIONS DIVISION
221 JEFFERSON RIDGE PARKWAY
LYNDHURST, VA 24501-4952
(804) 388-3277



BLACK & VEATCH

6800 W. 111TH ST. SUITE 2252
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO: 173583
DRAWN BY: VK
CHECKED BY: MGC

REV	DATE	DESCRIPTION
5	02/27/14	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLESS HE OR SHE IS AN ENGINEER
REGISTERED IN THE STATE OF MISSOURI
TO SEAL THIS DOCUMENT.

PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93953

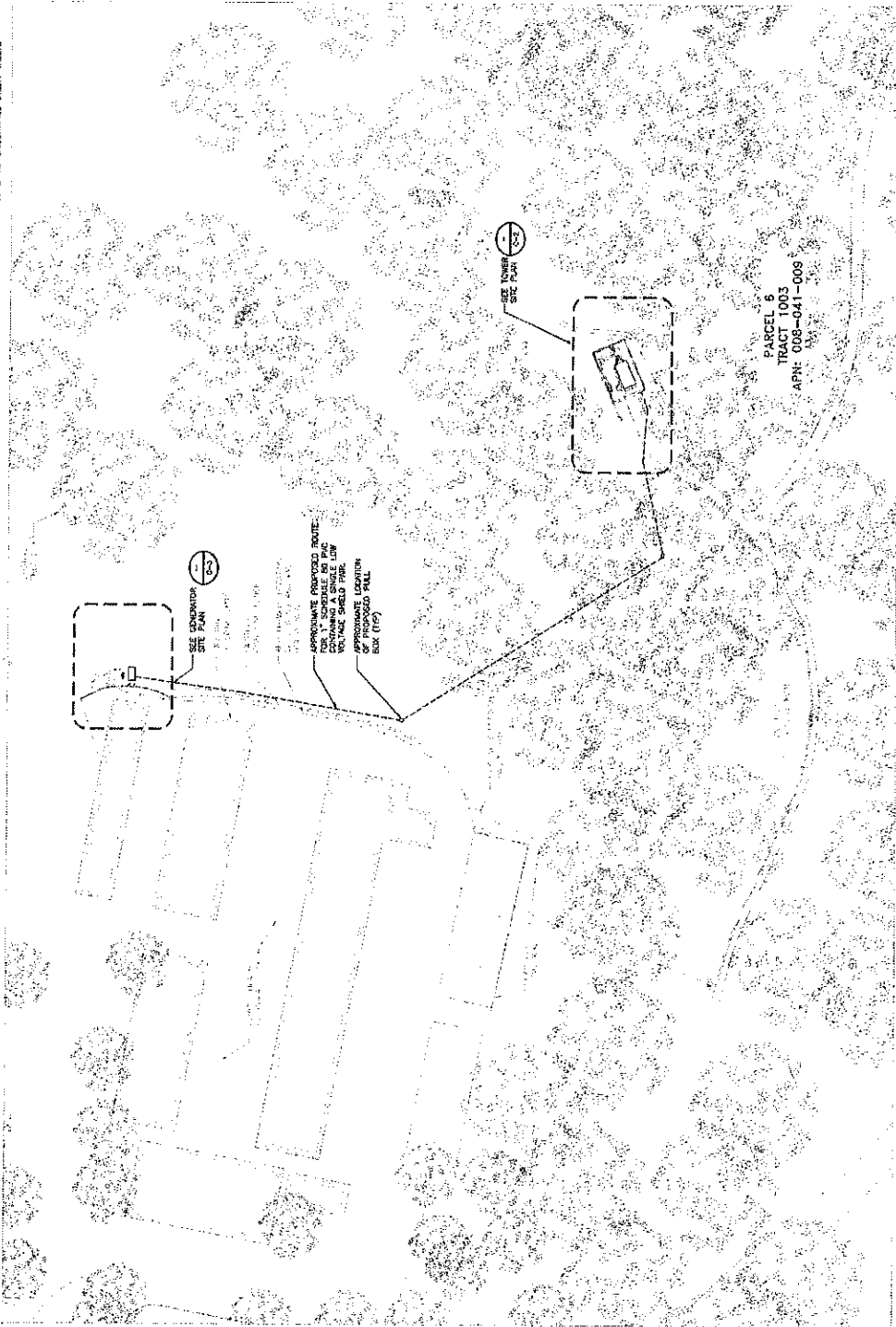
SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

C-1

- NOTES**
1. SCENARIOS P, AND S ON SHEET S-1 FOR RESIGNATOR PAD AND AUTHORIZED DETAILS.
 2. NO SANITARY SEWER OR WATER IMPROVEMENTS ARE PROPOSED FOR THIS PROJECT.
 3. PROJECT AREA DOES NOT INCLUDE ANY SLOPES OVER 2%.
 4. ALL TREES TO REMAIN IN PLACE.
 5. THIS IS NOT A SURVEY. PROPERTY LINES AND UTILITIES TO BE LOCATED BY THE CLIENT AND CONTRACTOR. ALL UTILITIES SHOWN TO BE LOCATED BY THE CLIENT AND CONTRACTOR.
 6. "X" AS UNDESCRIPTED UTILITY VALVES.



1"=40'-0" A
1"=60'-0" B
20/34 SCALE: 1" = 40'-0"

OVERALL SITE PLAN

HARRIS

RF COMMUNICATIONS DIVISION
221 JEFFERSON, SUITE 200
LYNDHURST, MISSOURI 64119
(816) 338-3277



BLACK & VEATCH

800 W 115TH ST, SUITE 2202
OVERLAND PARK, KS 66211
(913) 488-3900

PROJECT NO: 174883
DRAWN BY: VAK
CHECKED BY: HED

REV	DATE	DESCRIPTION



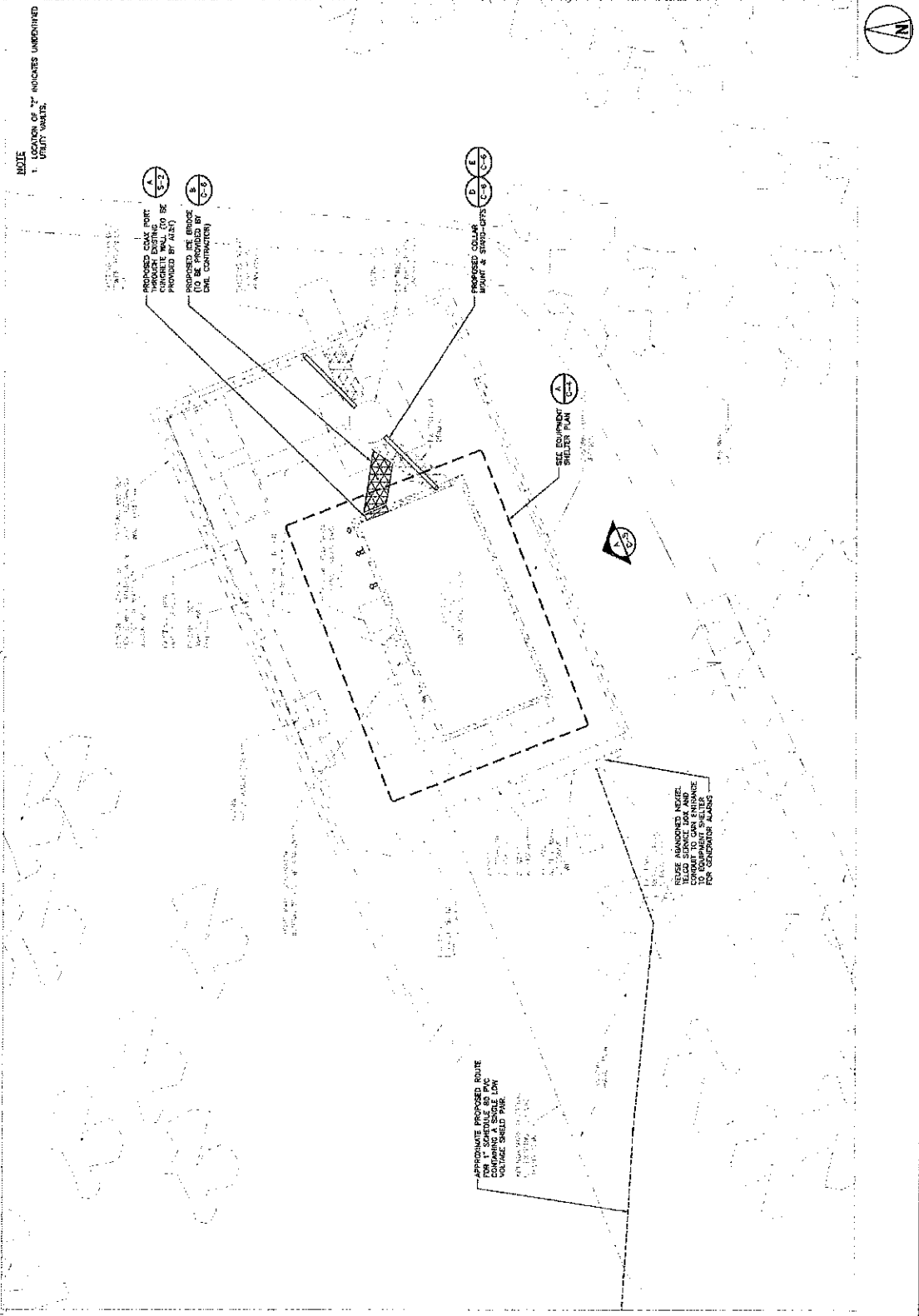
IT IS A VIOLATION OF LAW FOR ANY PERSON
TO SIGN ANY DRAWING OR SPECIFICATION
WHICH IS NOT HIS OWN WORK, OR TO SIGN
TO ALLOW HIS SIGNATURE.

PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93953

SHEET TITLE
TOWER SITE PLAN

SHEET NUMBER
C-2

NOTE
1. LOCATION OF "X" MARKS UNDIMENSIONED
UTILITY MARKS.



REMOVE ABANDONED MOUNTAIN
WALL SERVICE BOX AND
ELECTRICAL WIRING AND
EQUIPMENT SHELTER
FOR GROUNDWORK

APPROXIMATE PROPOSED ROUTE
FOR 6" SERVICE TO P&G
FROM EXISTING LOW
VOLTAGE SERVICE TIE
TO TOWER

11x17 SCALE: 1" = 20'
22x34 SCALE: 1/4" = 1'-0"

TOWER SITE PLAN

A

HARRIS

RF COMMUNICATIONS DIVISION
1000 UNIVERSITY AVENUE
LYNCHBURG, VA 24501-6922
(800) 388-3277



BLACK & VEATCH

6600 W 118TH ST, SUITE 2292
OVERLAND PARK, KS 66211
(913) 459-3888

PROJECT NO: 173683
DRAWN BY: VPK
CHECKED BY: HRS

REV	DATE	DESCRIPTION
0	10/26/16	ISSUED FOR CONSTRUCTION



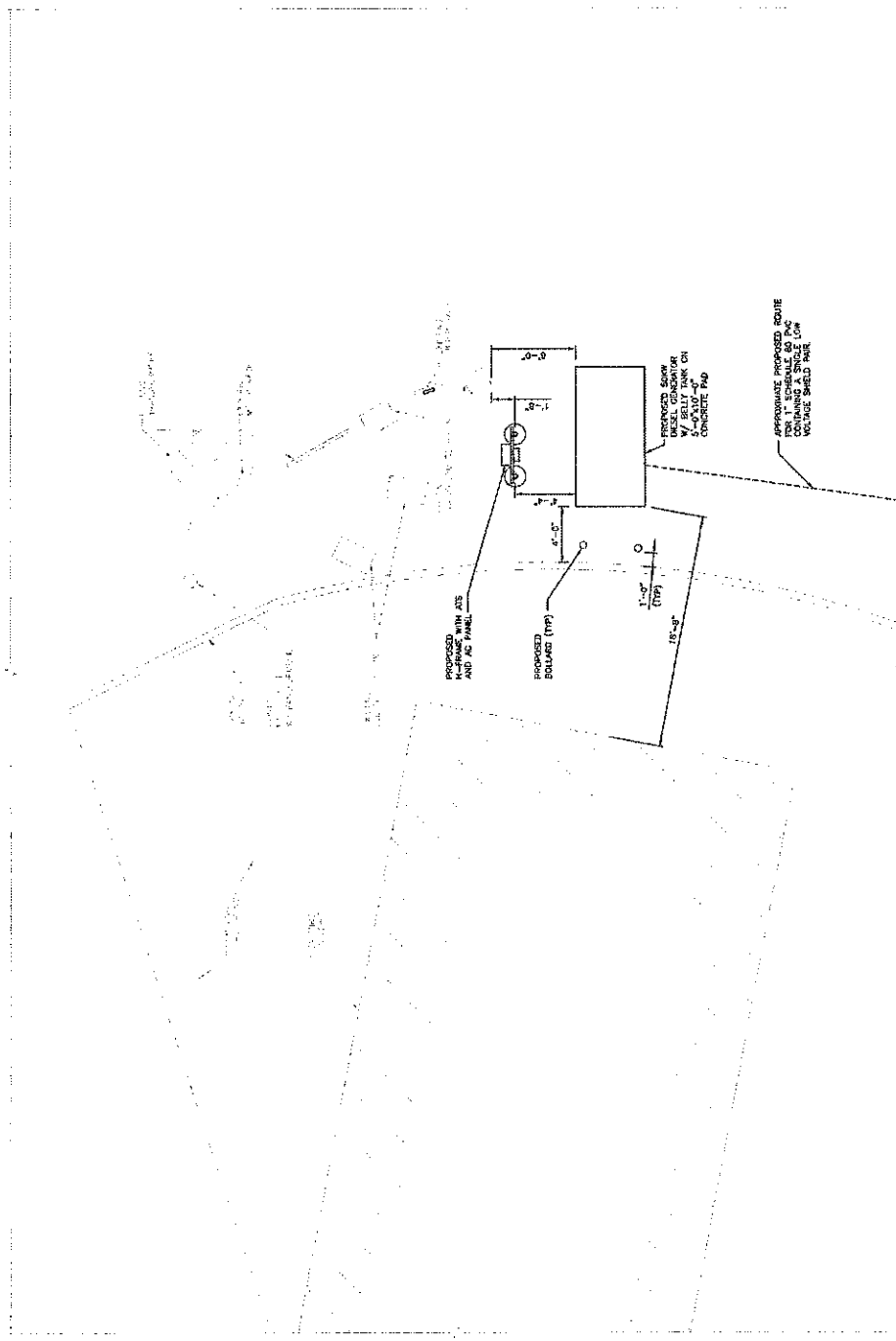
IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER
TO SEAL THIS DOCUMENT.

PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93953

SHEET TITLE
GENERATOR
SITE PLAN

SHEET NUMBER
C-3

- NOTES**
1. SEE DETAILS D AND E ON SHEET S-1 FOR GENERATOR PAD AND ANCHORAGE DETAILS.
 2. NO SANITARY SEWER OR WATER IMPROVEMENTS ARE PROPOSED FOR THIS PROJECT.
 3. PROJECT AREA DOES NOT INCLUDE ANY SLOPES OVER 25%.



1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" SCALE: 1/4" = 1'-0" A

GENERATOR SITE PLAN



RF COMMUNICATIONS DIVISION
 11000 S. RAYBURN AVENUE
 LINDSEY, WA 98542-9896
 (800) 268-3277



BLACK & VEATCH

8800 N. 115TH ST, SUITE 2292
 OVERLAND PARK, KS 66211
 (913) 438-2000

PROJECT NO: 173583
 DRAWN BY: YRK
 CHECKED BY: MBS

REV	DATE	DESCRIPTION
0	02/24/14	ISSUED FOR CONSTRUCTION



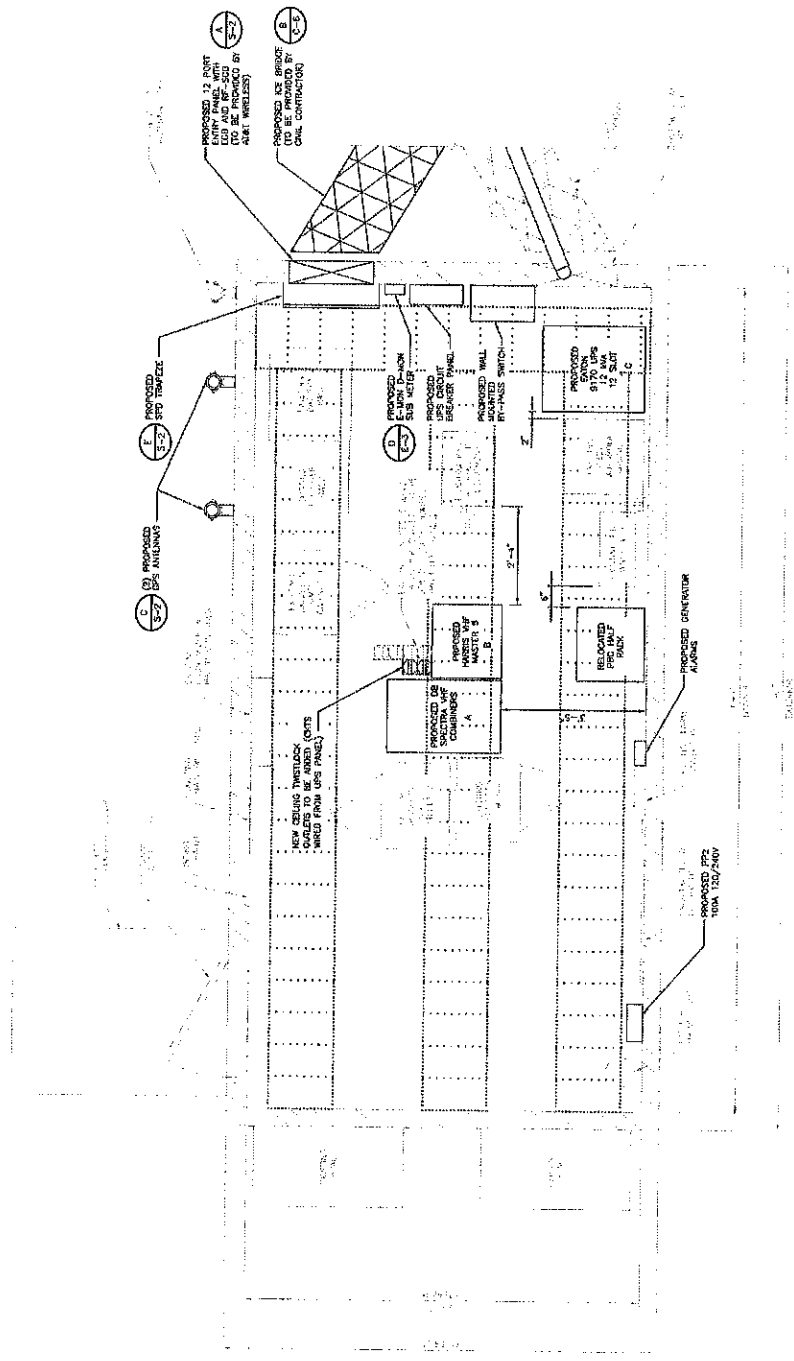
ALL IS A LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA, LICENSE NO. 50517
 ALL RIGHTS RESERVED

PEBBLE BEACH CORPORATE YARD SITE
 MONTEREY COUNTY
 4005 SUNRIDGE ROAD
 PEBBLE BEACH, CA 93953

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
C-4

NOTE
 1. FASTEN EQUIPMENT CABINETS TO SHELTER FLOOR (ASSUMED TO BE CONCRETE)
 W/ 3/8" X 48" RING BOLT @ 3, 1/4" MIN. CLEAR



11x17 SCALE: 3/8" = 1'-0" 22x34 SCALE: 3/4" = 1'-0" A

EQUIPMENT LAYOUT



RF COMMUNICATIONS DIVISION
 12500 RIVERWOOD DRIVE
 LYNDENBURG, VA 22607-4892
 (800) 348-3277



BLACK & VEATCH
 8000 W 115TH ST, SUITE 2032
 OVERLAND PARK, KS 66211
 (913) 466-2000

PROJECT NO: 173882
 DRAWN BY: VK
 CHECKED BY: MRC

REV	DATE	DESCRIPTION



THIS IS A BOARD OF PROFESSIONAL ENGINEERS
 SEAL FOR THE STATE OF CALIFORNIA
 NO. 173882-001
 EXP. DATE 12/31/2024

PEBBLE BEACH CORPORATE YARD SITE
 MONTEREY COUNTY
 4005 SUNRISE ROAD
 PEBBLE BEACH, CA 93955

SHEET TITLE
 SITE ELEVATION

SHEET NUMBER
 C-5

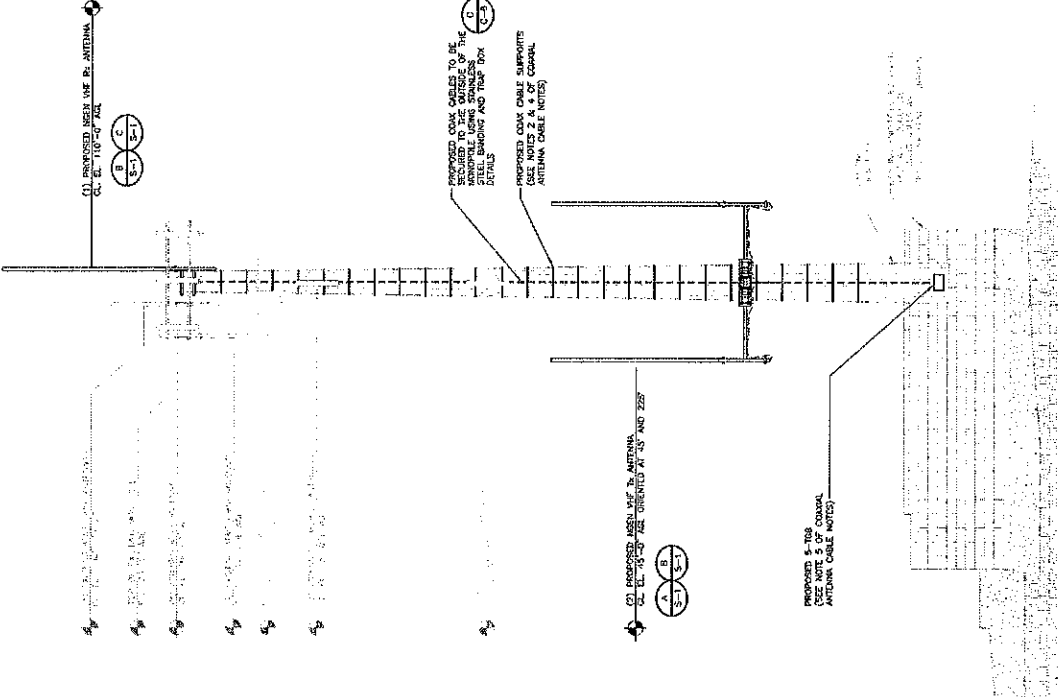
- NOTES**
1. ALL INFORMATION TO BE VERIFIED BY RF ENGINEER PRIOR TO CONSTRUCTION.
 2. MEASUREMENTS AND COORDINATES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SURVEYING MANUAL, 1985, PUBLISHED BY THE SURVEYING SOCIETY OF AMERICA.

COAXIAL ANTENNA CABLE NOTES

1. THE ANTENNA CABLE SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS. THE ANTENNA CABLE SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS. THE ANTENNA CABLE SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.
2. THE ANTENNA CABLE SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS. THE ANTENNA CABLE SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.
3. UPON COMPLETION PROVIDE A HEIGHT RECORD OF THE ANTENNA AND SUPPORTS. THE ANTENNA AND SUPPORTS SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.
4. CONDUCTOR SHALL BE GALVANIZED IN ACCORDANCE WITH THE ANTENNA AND SUPPORTS. THE ANTENNA AND SUPPORTS SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.
5. CONDUCTOR SHALL BE GALVANIZED IN ACCORDANCE WITH THE ANTENNA AND SUPPORTS. THE ANTENNA AND SUPPORTS SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.

ANTENNA MOUNTING NOTES

1. ALL ANTENNA MOUNTING SHALL BE GALVANIZED IN ACCORDANCE WITH THE ANTENNA AND SUPPORTS. THE ANTENNA AND SUPPORTS SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.
2. ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED IN ACCORDANCE WITH THE ANTENNA AND SUPPORTS. THE ANTENNA AND SUPPORTS SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.
3. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY ZINC GALVANIZING IN ACCORDANCE WITH THE ANTENNA AND SUPPORTS. THE ANTENNA AND SUPPORTS SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.
4. ALL ANTENNA MOUNTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ANTENNA AND SUPPORTS. THE ANTENNA AND SUPPORTS SHALL BE RECOMMENDED FOR THE ANTENNA AND SUPPORTS.



EXISTING EAST ELEVATION
 PROPOSED EAST ELEVATION
 1:117 SCALE: NTS
 2:20:4 SCALE: NTS
 A



HARRIS COMMUNICATIONS DIVISION
 21000 RAYBURN DRIVE
 CHANDLER, AZ 85225-6862
 (602) 358-3277



BLACK & VEATCH
 6000 W 119TH ST, SUITE 2292
 OVERLAND PARK, KS 66211
 (913) 498-2000

PROJECT NO: 175883
 DRAWN BY: MK
 CHECKED BY: MBS

REV	DATE	DESCRIPTION

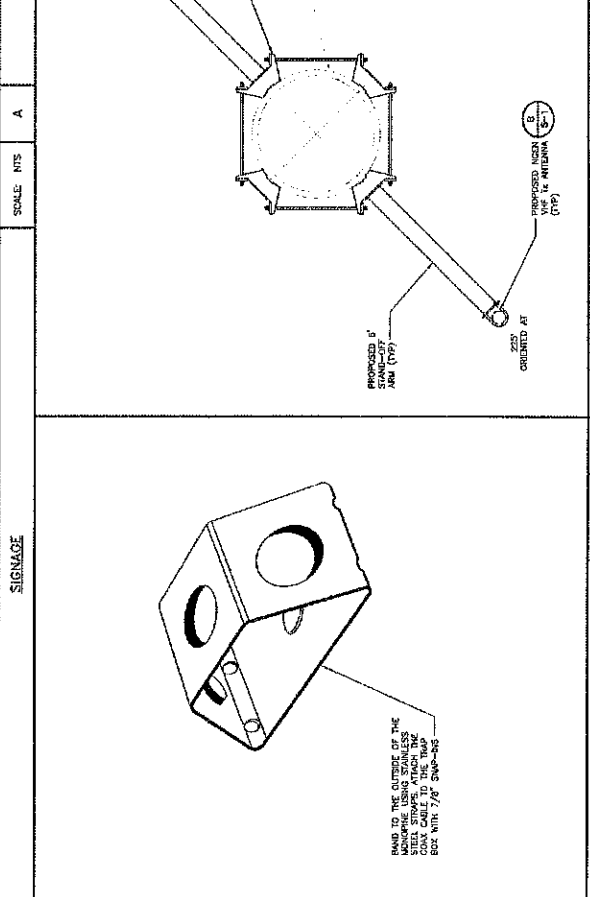
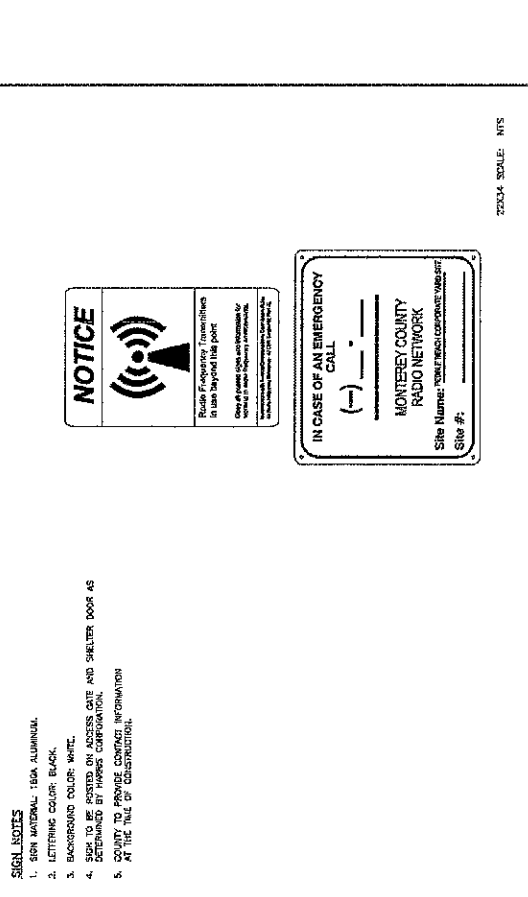
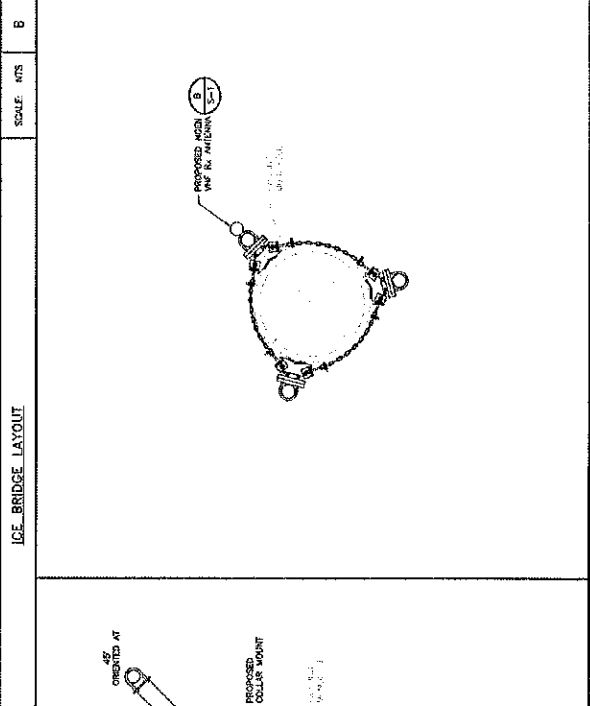
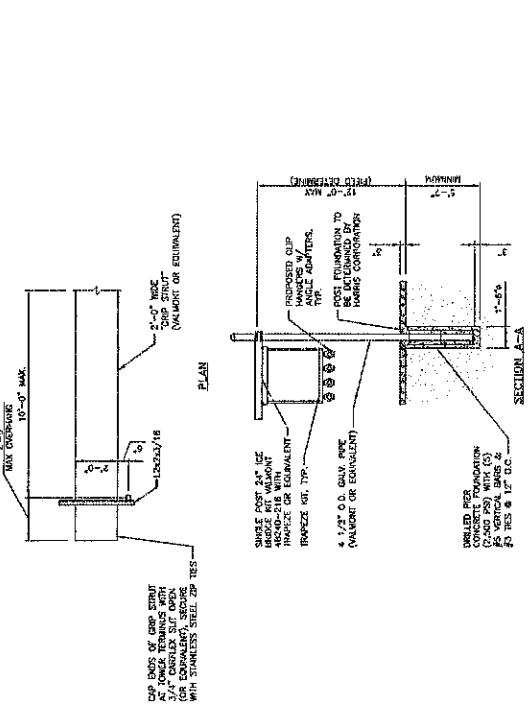


IT IS A VIOLATION OF LAW FOR ANY PERSON
 OTHER THAN A LICENSED PROFESSIONAL ENGINEER
 TO SIGN THIS DOCUMENT.

PEBBLE BEACH CORPORATE YARD SITE
 MONTEREY COUNTY
 4005 SUNBRIDGE ROAD
 PEBBLE BEACH, CA 93953

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
C-6



- SIGN NOTES**
1. SIGN MATERIAL: 16GA ALUMINUM
 2. LETTERING COLOR: BLACK
 3. BACKGROUND COLOR: WHITE
 4. SIGN TO BE POSTED ON ACCESS GATE AND SHELTER DOOR AS DETERMINED BY HARRIS CORPORATION
 5. COUNTY TO PROVIDE CONTACT INFORMATION AT THE TIME OF CONSTRUCTION



HARRIS COMMUNICATIONS DIVISION
 14000 W. 11TH ST., SUITE 2202
 OVERLAND PARK, KS 66211
 (800) 368-3277



BLACK & VEATCH
 6900 W. 11TH ST., SUITE 2202
 OVERLAND PARK, KS 66211
 (913) 408-2600

PROJECT NO: 179983
 DRAWN BY: VRC
 CHECKED BY: JMS

REV	DATE	DESCRIPTION
1	02/22/14	ISSUE FOR CONSTRUCTION



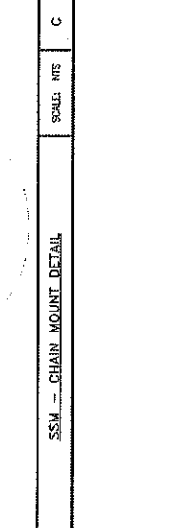
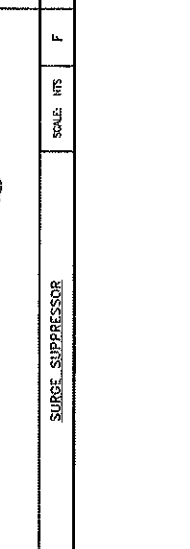
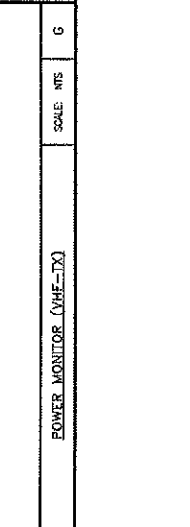
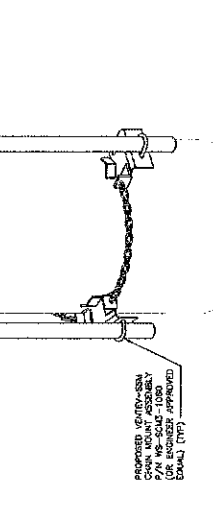
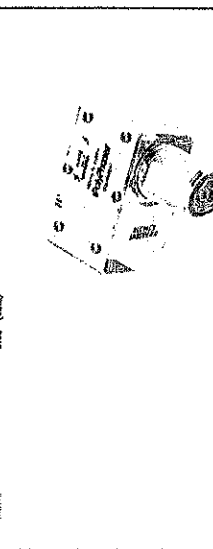
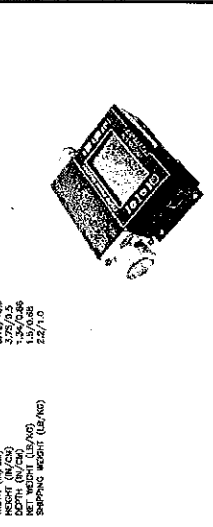
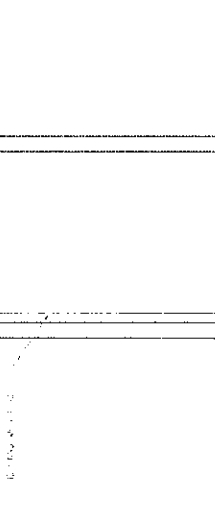
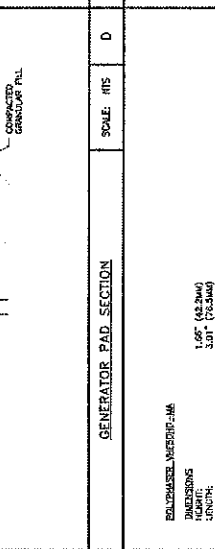
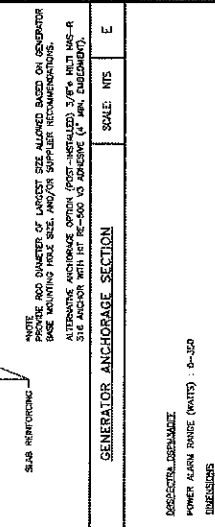
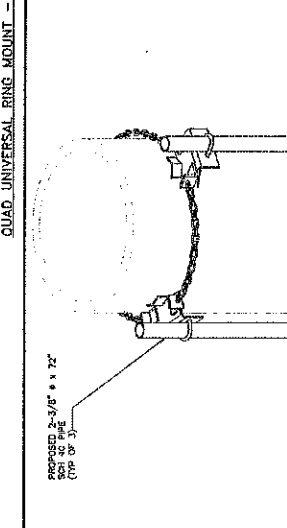
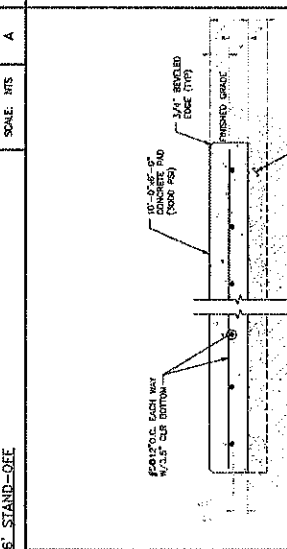
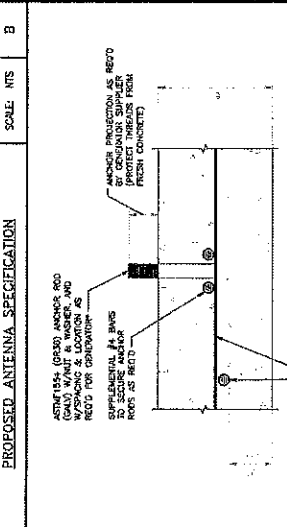
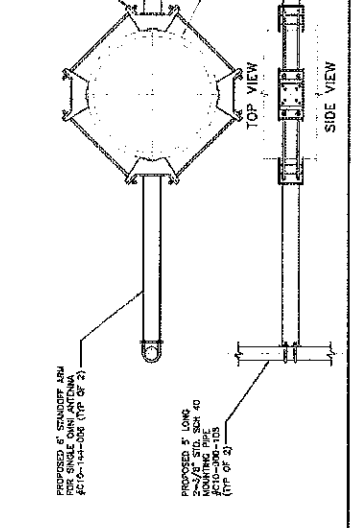
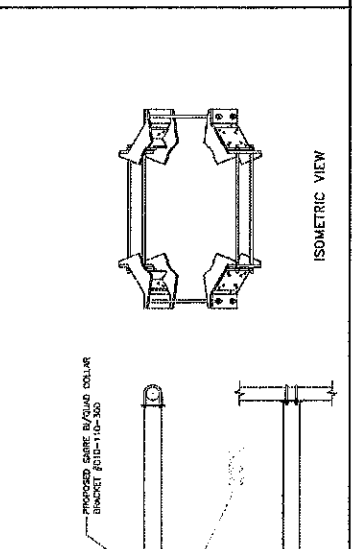
NOT A MEMBER OF THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF KANSAS
 LICENSE NO. 00017 EXPIRES 08/17

PEBBLE BEACH CORPORATE YARD SITE
 MOORE COUNTY
 4005 SUNBRIDGE ROAD
 PEBBLE BEACH, CA 93953

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
 S-1

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



SECTION	SCALE	UNIT
SSM - CHAIN MOUNT DETAIL	SCALE: NTS	C
SURGE SUPPRESSOR	SCALE: NTS	F
POWER MONITOR (VHF-DX)	SCALE: NTS	G

HARRIS

RF COMMUNICATIONS DIVISION
22500 CANTON ROAD, SUITE 100
LIVERMORE, CA 94550-4924
(925) 386-3277



BLACK & VEATCH

6000 W 110TH ST, SUITE 2292
OVERLAND PARK, KS 66211
(913) 486-2000

PROJECT NO: 1719643
DRAWN BY: VIK
CHECKED BY: MRS

REV	DATE	BY	DESCRIPTION

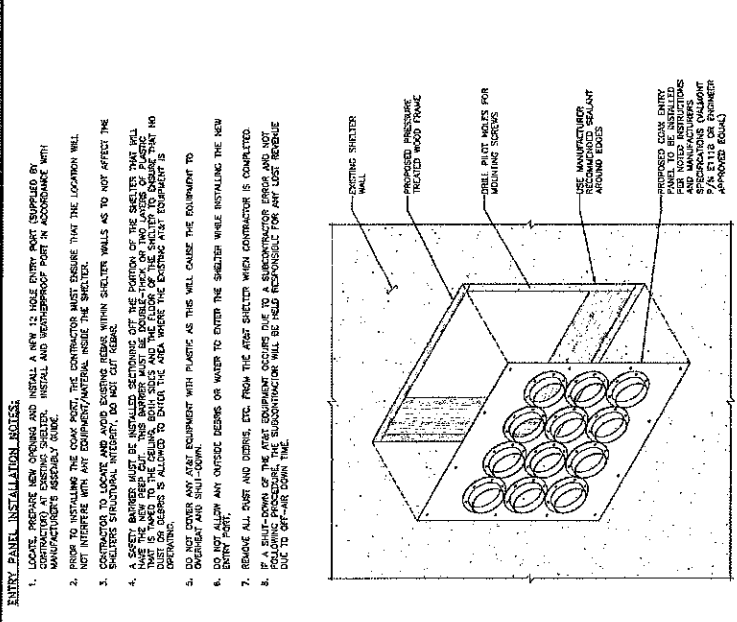
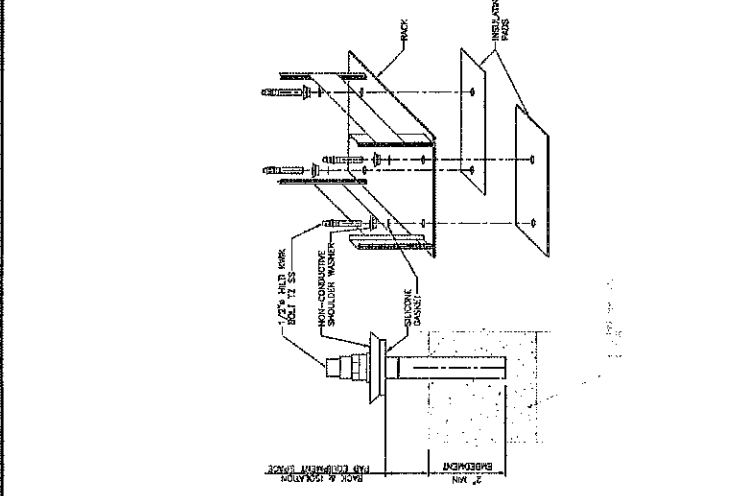
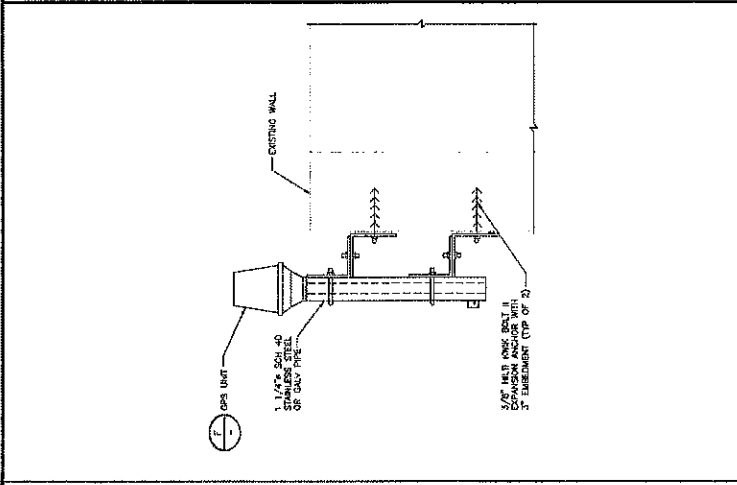


PE JEFFREY A. ...
STATE OF CALIFORNIA
NO. 10176 (C) ...
EXPIRES ...

PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93855

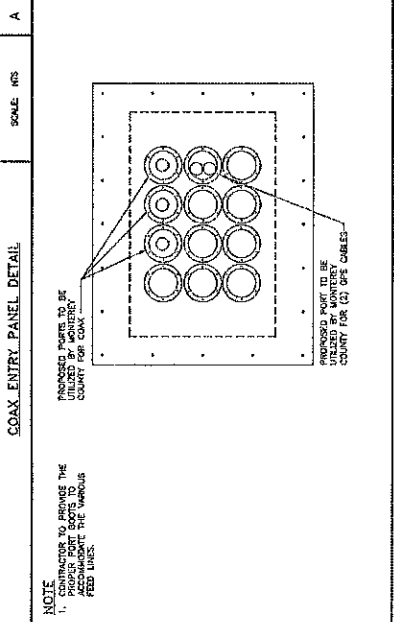
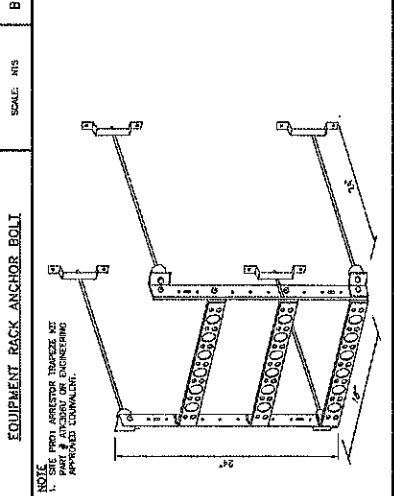
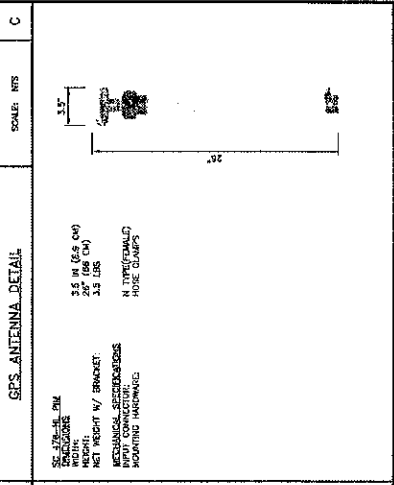
SHEET TITLE
SITE DETAILS

SHEET NUMBER
S-2



ENTRYPANEL INSTALLATION NOTES:

1. LOCATE, PREPARE NEW OPENING AND INSTALL A NEW 12 HOLE ENTRY POINT (SUPPLIED BY CONTRACTOR) AT EXISTING SHELTER. INSTALL AND WEATHERPROOF PORT IN ACCORDANCE WITH MANUFACTURER'S ASSEMBLY GUIDE.
2. PRIOR TO INSTALLING THE COAX PORT, THE CONTRACTOR MUST ENSURE THAT THE LOCATION WILL NOT INTERFERE WITH ANY EQUIPMENT/ANTENNA INSIDE THE SHELTER.
3. SHELTERS STRUCTURAL INTEGRITY SHOULD NOT BE AFFECTED.
4. A SURETY BARRED MUST BE INSTALLED, SECURING THE PORTION OF THE SHELTER THAT WILL HAVE THE NEW PORT EXPOSED. THIS BARRED MUST BE DOUBLE-TYPED ON TWO LAYERS OF PLASTIC. THE BARRED MUST BE ATTACHED TO THE EXISTING ALUMINUM EQUIPMENT RACK AND MUST BE WELDED TO EACH END OF THE BARRED TO ENSURE THE EXISTING ALUMINUM EQUIPMENT RACK DOES NOT MOVE UPON THE PORT.
5. DO NOT COVER ANY EXISTING EQUIPMENT WITH PLASTIC AS THIS WILL CAUSE THE EQUIPMENT TO OVERHEAT AND SHUT-DOWN.
6. DO NOT ALLOW ANY OUTSIDE DEBRIS OR WATER TO ENTER THE SHELTER WHILE INSTALLING THE NEW PORT.
7. REMOVE ALL DIRT AND DEBRIS, ETC FROM THE AREA SHELTER WHEN CONTRACTOR IS COMPLETED.
8. FOR ALL PORTS, THE PORT EQUIPMENT SHOULD BE TO A SUBCONTRACTOR DESIGN AND NOT BE A CONTRACTOR DESIGN. THE PORT EQUIPMENT SHOULD BE THE RESPONSIBILITY FOR ANY USER. REMOVE DUE TO OFF-SITE DOWN TIME.



NOTE:

1. CONTRACTOR TO REMOVE THE PORT FROM THE SHELTER AND WEATHERPROOF THE PORT IN ACCORDANCE WITH THE MANUFACTURER'S ASSEMBLY GUIDE.

SECTION	SCALE	UNIT
A	SCALE NTS	D
B	SCALE NTS	E
C	SCALE NTS	F

HARRIS

RF COMMUNICATIONS DIVISION
350 UNIVERSITY AVENUE
SAN FRANCISCO, CA 94102
(415) 774-2277



BLACK & VEATCH

8600 W 115TH ST, SUITE 2302
CLEVELAND PARK, MS 38211
(601) 450-2000

PROJECT NO: 173822
DRAWN BY: MK
CHECKED BY: MBS

REV	DATE	DESCRIPTION
0	04/25/04	ISSUED FOR CONSTRUCTION



I AM A LICENSED PROFESSIONAL ENGINEER
UNDER THE BOARD OF PROFESSIONAL ENGINEERS
OF THE STATE OF CALIFORNIA
NO. 52687

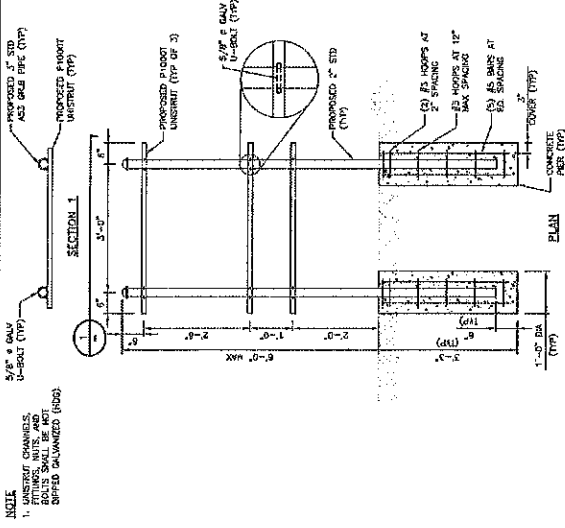
PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93953

SHEET TITLE

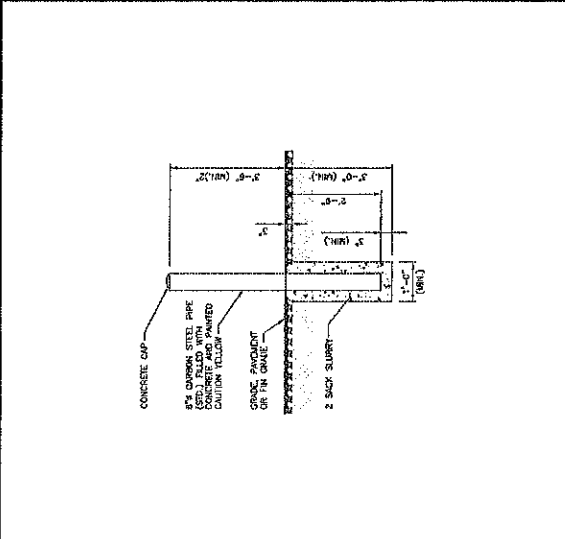
SITE DETAILS

SHEET NUMBER

S-3



H-FRAME DETAIL
SCALE: NTS
DETAIL NOT USED



BOLLARD DETAIL
SCALE: NTS
DETAIL NOT USED



DETAIL NOT USED
SCALE: NTS
DETAIL NOT USED

SCALE: NTS	SCALE: NTS	SCALE: NTS	SCALE: NTS
DETAIL NOT USED	DETAIL NOT USED	DETAIL NOT USED	DETAIL NOT USED

HARRIS

RF CONSULTATIONS, DESIGN
221 JEFFERSON ROAD PARKWAY
LYNCHBURG, VA 24501-6852
(800) 388-3277



BLACK & VEATCH
6802 W 118TH ST, SUITE 2202
OVERLAND PARK, KS 66211
(913) 658-0200

PROJECT NO: 17388D
DRAWN BY: VK
CHECKED BY: MRB

REV	DATE	DESCRIPTION
0	10/29/14	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS AUTHORIZED BY PROFESSIONAL ENGINEERING ACTS TO SIGN THIS DOCUMENT.

PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93953

SHEET TITLE
RF INFORMATION
RF INFORMATION

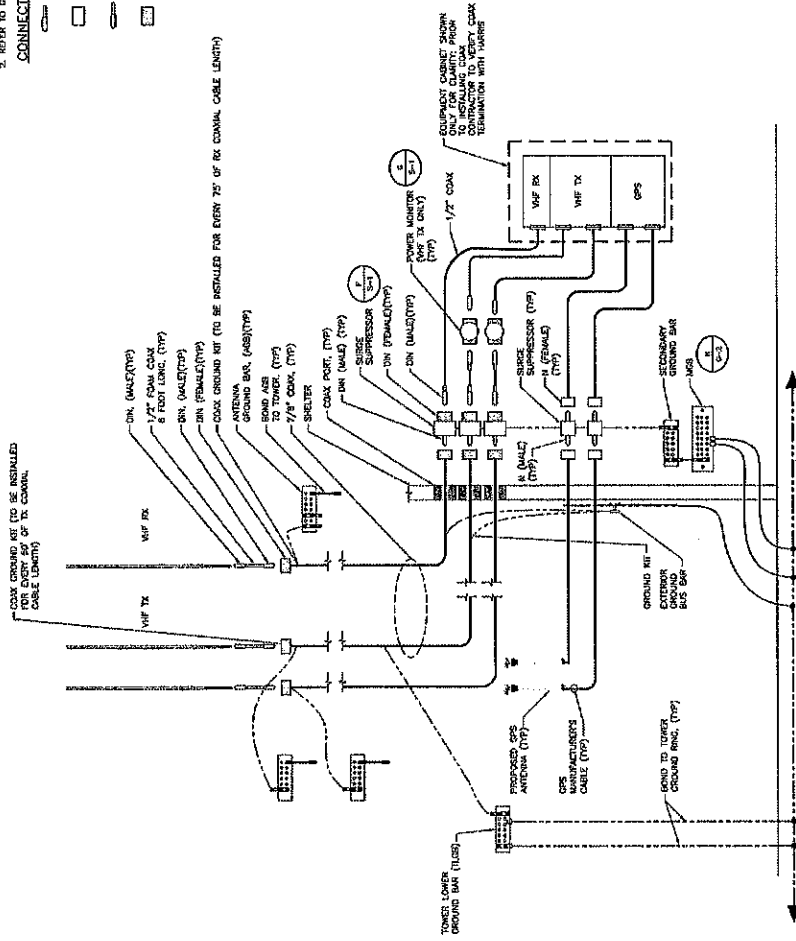
SHEET NUMBER

RF-1

NOTE
1. REFER TO SHEETS C-3, M-3, S-3, E-3 FOR ANTENNA LOCATIONS.
2. REFER TO DRAWING SHEETS FOR ALL GROUNDING.

CONNECTION LEGEND:

- N(MALE)
- M(FEMALE)
- DN(MALE)
- DN(FEMALE)



RE INFORMATION & ORIENTATION

11x17 SCALE: NTS
22x34 SCALE: NTS

A

HARRIS

RF COMMUNICATIONS DIVISION
221 LITTLETON ROAD PARKWAY
LYNDHURST, VA 24501-8852
(800) 389-3877



BLACK & VEATCH

6855 W. 115TH ST. SUITE 2722
OVERLAND PARK, KS 66211
(913) 486-2000

PROJECT NO:	172865
DRAWN BY:	VRE
CHECKED BY:	JRS

REV	DATE	DESCRIPTION
0	02/24/14	ISSUED FOR CONSTRUCTION

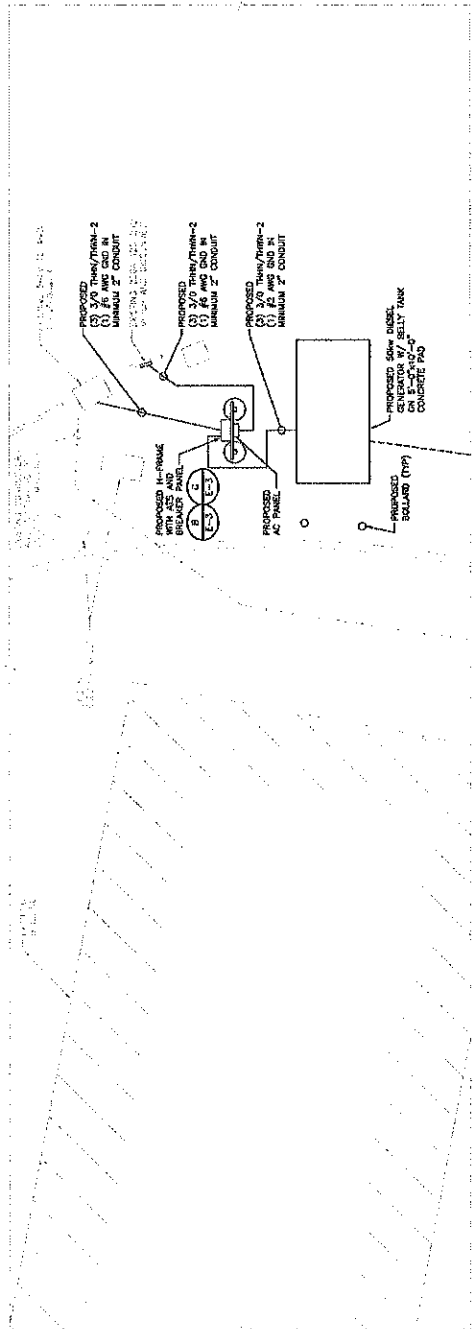


THIS IS A PRELIMINARY DRAWING FOR THE PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE CONSULTANT.

PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93955

SHEET TITLE
ELECTRICAL PLAN

SHEET NUMBER
E-1



UTILITY SERVICE PLAN

- NOTES**
- CONTRACTOR TO VERIFY DEMARC LOCATIONS WITH LOCAL UTILITIES.
 - INSTALLATION SHALL CONFORM TO CALIFORNIA ELECTRICAL CODE, NATIONAL ELECTRICAL CODE AND ANY APPLICABLE LOCAL CODES AND ORDINANCES. SEE LOCAL AUTHORITIES FOR ANY REQUIREMENTS BEYOND THOSE LISTED.
 - POWER ROUTE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL POWER ROUTE TO BE VERIFIED IN THE FIELD BY CONTRACTOR.
 - CONTRACTOR TO ROUTE EXISTING AND PROPOSED THUNDER FEEDBACKS AND PROPOSED UPS PANEL. CONDUCTOR SIZE TO MATCH ACCEPTABLE RATING.

ACP : ABOVE GROUND POWER

EQUIPMENT SHELTER PLAN

11x17 SCALE: 1/2" = 1'-0" 2x3x3 SCALE: 1/4" = 1'-0"

11x17 SCALE: 1/2" = 1'-0" 2x3x3 SCALE: 1/4" = 1'-0"





RF COMMUNICATIONS DIVISION
221 LEFFERTSON ROAD PARKWAY
LYNCHBURG, VA 24001-8822
(800) 388-5877



BLACK & VEATCH
6800 W. 119TH ST. SUITE 2302
DENVER, CO 80233
(313) 488-2000

PROJECT NO: 171683
DRAWN BY: VME
CHECKED BY: JRG

REV	DATE	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE THIS DOCUMENT.

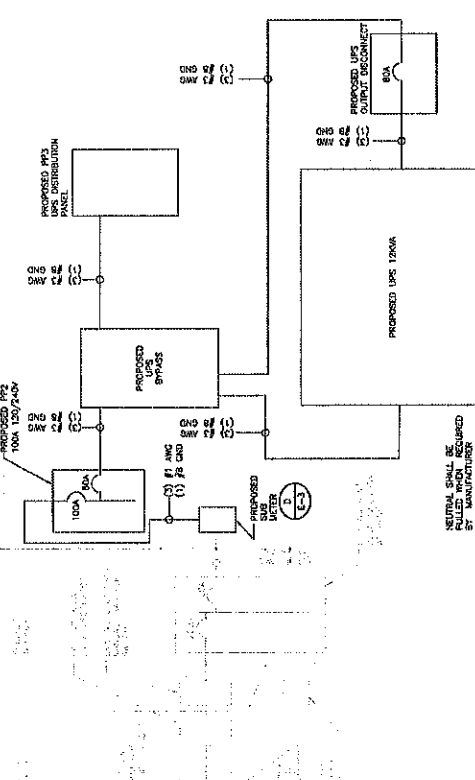
PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRISE ROAD
PEBBLE BEACH, CA 93953

SHEET TITLE
ELECTRICAL
ONE-LINE DIAGRAM

SHEET NUMBER
E-2

PROPOSED ELECTRICAL
PROVIDE THESE AND OTHER NECESSARY DATA

1. APPLY CORROSION PREVENTATIVE TO ALL MECHANICAL CONDUCTOR CONNECTIONS.
2. PHASING TO BE CONSISTENT AND MARKED THROUGHOUT AS A, B, C, 1, 2 FROM TOP TO BOTTOM AND LEFT TO RIGHT. DIFFERENT VOLTAGE SYSTEMS SHALL BE MARKED ACCORDINGLY.
3. ALL CONDUCTOR INSULATION SHALL BE THIRY/THIRY RATED 79 C. ALL CONDUCTORS ARE COPPER UNLESS OTHERWISE NOTED.
4. CONDUCTORS SHALL BE MARKED BY A MANUFACTURER'S IDENTIFICATION NUMBER AND SHALL BE MARKED BY A MANUFACTURER'S IDENTIFICATION NUMBER. DO NOT SWITCH NEUTRAL CONDUCTORS WITHIN EXTERNAL BYPASS SWITCH OR GENERATOR SET.
5. ELECTRICAL LABEL OR PERMIT MUST BE DISPLAYED ON METER BASE.



NEUTRAL SHALL BE PROVIDED BY MANUFACTURER

PEBBLE BEACH CORPORATE YARD

NO.	DESCRIPTION	PHASE	AMPS	VOLTS	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR
1	UNBALANCED	3	80	480	115200	115200	0	0	0	0	0	0	0	0	0	0	0	0	0
2	BALANCED	3	80	480	115200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL					230400	115200	0	0	0	0	0	0	0	0	0	0	0	0	0

PEBBLE BEACH CORPORATE YARD

NO.	DESCRIPTION	PHASE	AMPS	VOLTS	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR
1	UNBALANCED	3	80	480	115200	115200	0	0	0	0	0	0	0	0	0	0	0	0	0
2	BALANCED	3	80	480	115200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL					230400	115200	0	0	0	0	0	0	0	0	0	0	0	0	0

PEBBLE BEACH CORPORATE YARD

NO.	DESCRIPTION	PHASE	AMPS	VOLTS	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR
1	UNBALANCED	3	80	480	115200	115200	0	0	0	0	0	0	0	0	0	0	0	0	0
2	BALANCED	3	80	480	115200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL					230400	115200	0	0	0	0	0	0	0	0	0	0	0	0	0

PEBBLE BEACH CORPORATE YARD

NO.	DESCRIPTION	PHASE	AMPS	VOLTS	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR	VA	W	VAR
1	UNBALANCED	3	80	480	115200	115200	0	0	0	0	0	0	0	0	0	0	0	0	0
2	BALANCED	3	80	480	115200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL					230400	115200	0	0	0	0	0	0	0	0	0	0	0	0	0

ELECTRICAL ONE-LINE DIAGRAM

11/17 SCALE: NTS

22/24 SCALE: NTS

DATE: 11/17/11

SCALE: 1/8" = 1'-0"

DATE: 11/17/11

SCALE: 1/8" = 1'-0"

DATE: 11/17/11

SCALE: 1/8" = 1'-0"

DATE: 11/17/11

SCALE: 1/8" = 1'-0"

DATE: 11/17/11

SCALE: 1/8" = 1'-0"

HARRIS

RF CONSULTATIONS DIVISION
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501-6852
(800) 386-3277



BLACK & VEATCH

6800 N. 17TH ST., SUITE 2202
OVERLAND PARK, KS 66211
(816) 458-3200

PROJECT NO: 171483
DRAWN BY: VJK
CHECKED BY: MBS

REV	DATE	DESCRIPTION

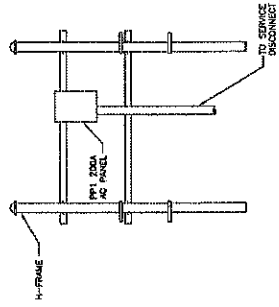


IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF HARRIS CONSULTATIONS DIVISION.

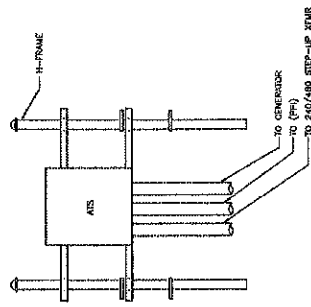
PEBBLE BEACH CORPORATE YARD SITE
MONTEREY COUNTY
4005 SUNRIDGE ROAD
PEBBLE BEACH, CA 93953

SHEET TITLE
ELECTRICAL DETAILS

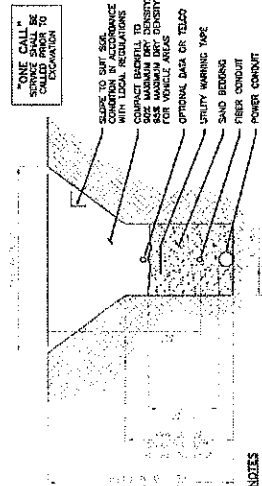
SHEET NUMBER
E-3



H-FRAME BREAKER PANEL SIDE SCALE: NTS C



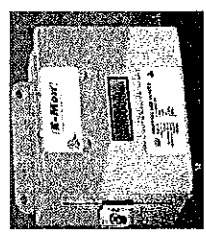
H-FRAME ATS SIDE SCALE: NTS B



NOTES

1. DETAIL SHOWN IS FOR ONE CONDUIT. MULTIPLE CONDUITS CAN BE PLACED IN THE SAME TRENCH AS LONG AS A MINIMUM SEPARATION PER THE LOCAL UTILITY COMPANY'S SPECIFICATIONS AND CODES IS MAINTAINED.
2. CONTRACTOR SHALL REINFORCE THE TRENCH TO THE ORIGINAL REQUIREMENTS BY EITHER SEEING OR SANDING GRAVEL AREAS OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
3. CONTRACTOR TO SHOW VERTICAL DIMENSIONS AND TIE CONDITIONS WARRANT TO PROTECT PERSONNEL AND MATERIALS.
4. CONDUIT TO MEET AEST AND POSE STANDARDS.

TYPICAL UTILITY TRENCH DETAIL SCALE: NTS A



E-MON D-MON DETAIL SCALE: NTS D

DETAIL NOT USED SCALE: NTS E

DETAIL NOT USED SCALE: NTS F



HARRIS
 401 COMMERCIAL DRIVE
 221 JEFFERSON HIGHWAY
 LYNCHBURG, VA 24501-6922
 (800) 360-3277



BLACK & VEATCH
 6805 W. 145TH ST., SUITE 2302
 OVERLAND PARK, KS 66204
 (913) 482-2300

PROJECT NO:	17383D
DRAWN BY:	VJK
CHECKED BY:	JBG



IF A MODIFICATION IS MADE FOR ANY REASON, THE ORIGINAL DRAWING SHALL BE USED TO VERIFY THE DESIGN.

PEBBLE BEACH CORPORATE TOWER SITE
 MONTEREY COUNTY
 4005 SUNNIDGE ROAD
 PEBBLE BEACH, CA 93953

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER
G-1

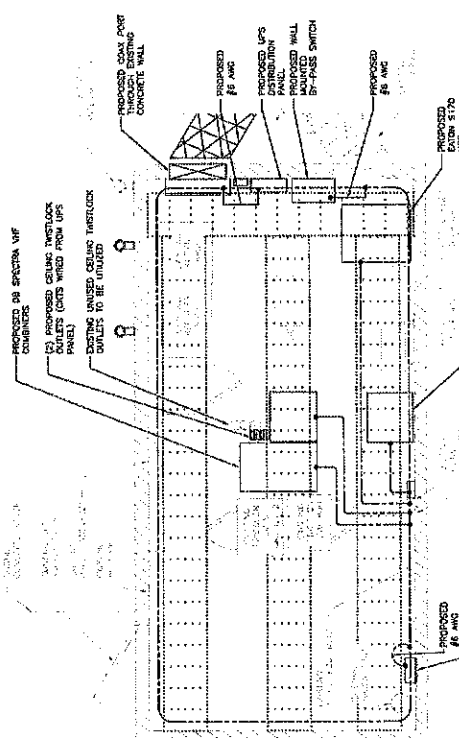
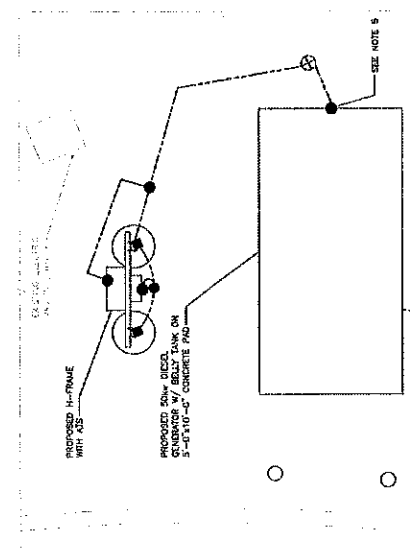
GROUNDING NOTES

1. ALL INSTALLATION ARE TO BE FIELD VERIFIED.
2. GROUND CONDUCTORS ARE TO BE BURIED AT A MINIMUM 30" BELOW GRADE.
3. NO CONDUCTORS SHALL HAVE A BEND IN RADIUS OF LESS THAN 12" AND SHALL NOT EXCEED 90 DEGREES.
4. ALL BONDS ARE TO BE MADE WITH ANTI-OXIDATION COMPOUND.
5. SEE CONTRACTOR MANUFACTURER FOR BONDING LOCATION ON GENERATOR CHASSIS.
6. DESIGN DOES NOT INCORPORATE GROUNDING CALCULATIONS.
7. CONTRACTOR SHALL COMPLETE THE FOLLOWING GROUNDING UPDATES:
 RE1.1. EXPOSE THE TOWER'S GROUND RING AND BOND THIS GROUND RING TO THE TOWER USING FOUR (#4) REBAR SPACING 24" TYPICAL. REMOVE ALL CONDUIT AND AS NECESSARY. THESE CONDUCTORS SHOULD BE INSTALLED IN NON-METALLIC FLEXIBLE CONDUIT FOR PROTECTION. SECURE SEAL BENT ENDS UPON COMPLETION.
8. BOND THE EXISTING TOWER SUPPORTING THE AIRSET SHIELDER ON THE TOWER TO THE TOWER'S GROUNDING SYSTEM. THE CONDUCTORS TO THE MONOPOL SHOULD BE BENT THE SIDE THE CONDUCTOR SHOULD BE AS SHORT AS POSSIBLE.
9. INSTALL A 3" ID X 3/4" TH. FLAT-TOE COPPER GROUND BAR AS AN ANCHOR FOR THE GROUNDING SYSTEM. THE TOWER'S GROUND RING USING #2 TYPICAL COPPER CONDUCTOR AND EXISTING WELD. THIS CONDUCTOR MUST BE AS STRAIGHT AS POSSIBLE AND NEWLY INSTALLED GROUND BAR TO THE MONOPOL USING #2 TYPICAL COPPER CONDUCTOR AND EXISTING WELD. ENDS MUST BE ENDED WITH AN ANTI-OXIDATION COMPOUND. BOND EACH GROUNDING ROD TO THE NEWLY INSTALLED GROUND BAR USING 4" DIAMETER REBAR. THESE GROUNDING RODS MUST BE STRAIGHT AND SWEEP TOWARDS THE GROUND BAR.
10. REPLACE THE MECHANICAL LUG WITH AN EXOTHERMIC WELD FOR THE EXISTING 4/0 GROUNDING SYSTEM.
11. BOND THE CABLE ENTRANCE POINT TO THE USE USING #2 TYPICAL COPPER CONDUCTOR AND EXISTING WELD. THE CONDUCTOR MUST BE BENT TO CLEAR THE MONOPOL AND MUST BE INSTALLED USING ANTI-OXIDATION COMPOUND. THE NEWLY INSTALLED POINT SHOULD HAVE A GROUNDING MET INSTALLED AND BONDED TO THE MONOPOL USING #4 TYPICAL COPPER CONDUCTOR AND EXISTING WELD. ALL GROUNDING AND SPREADS SHALL BE FIELD VERIFIED.
12. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
13. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
14. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
15. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
16. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
17. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
18. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
19. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
20. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
21. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
22. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
23. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
24. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
25. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
26. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
27. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
28. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
29. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
30. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
31. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
32. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
33. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
34. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
35. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
36. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
37. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
38. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
39. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.
40. REMOVE ALL EXISTING GROUNDING SYSTEMS AND SUPPORT FROM EXISTING WELDING BETWEEN THE USE-BRIDGE AND THE SUPPORT FROM USING EXOTHERMIC WELDING AND TYPICAL FOR COMPRESSION USE.

LEGEND

	EXOTHERMIC WELD
	MECHANICAL CONNECTION
	5/8" x 19' COPPER CLAD GROUND ELECTRODE
	EXOTHERMIC WELD/INSPECTION AND TEST WELL
	#2 AWG COPPER CONDUCTOR

UNLATERATED RESISTANCE MEASUREMENTS AS TAKEN BASED ON SOIL RESISTIVITY TEST TAKEN WITHIN SITE COMPASSION BY OTHERS. DISCLAIMER: THE PROPOSED ONLY VALUE OF THIS PROPOSED GROUNDING SYSTEM. THIS DRAWING IS NOT BE USED AS A BASIS FOR DESIGN OR CONSTRUCTION. BLACK & VEATCH CORP. OR ITS ENGINEERS AND ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE ASSUMPTIONS SHOWN ON THIS DRAWING. THE ASSUMPTIONS SHOWN ON THIS DRAWING ARE TO BE FIELD VERIFIED AS PER MANUFACTURER'S INSTRUCTIONS.



GROUNDING PLAN

11x17 SCALE: 1/4" = 1'-0", 20x34 SCALE: 1/2" = 1'-0"

HARRIS

RF CONSULTING DIVISION
 2100 CALIFORNIA AVENUE
 LYNCHBURG, VA 24504-6592
 (800) 386-2277



BLACK & VEATCH

6802 W 115TH ST, SUITE 2202
 OVERLAND PARK, KS 66211
 (913) 458-2800

PROJECT NO. 173683
 DRAWN BY: VIK
 CHECKED BY: ASD

REV	DATE	DESCRIPTION
0	02/20/15	ISSUED FOR CONSTRUCTION

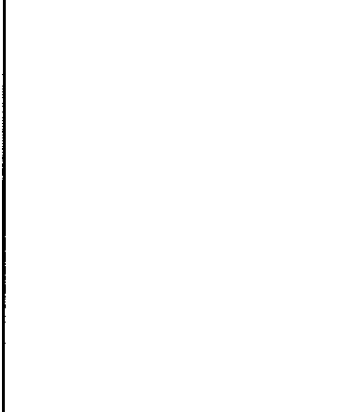


IT IS A VIOLATION OF LAW FOR ANY PERSON
 UNLESS AUTHORIZED BY PROFESSIONAL BOARD
 TO SIGN THIS DOCUMENT.

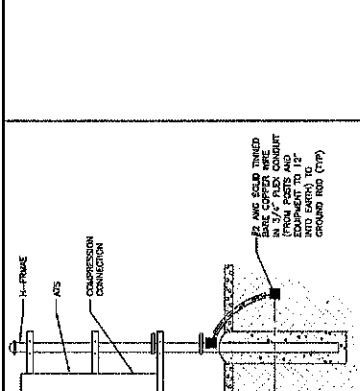
PEBBLE BEACH CORPORATE YARD SITE
 MONTEREY COUNTY
 4095 SUNRIDGE ROAD
 PEBBLE BEACH, CA 93953

GROUNDING DETAILS

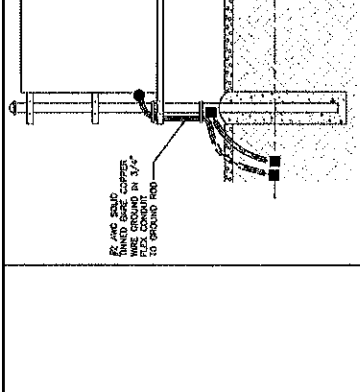
SHEET TITLE
 G-2



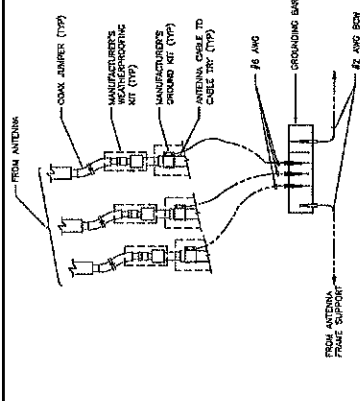
SCALE: NTS A
 ANTENNA GROUNDING



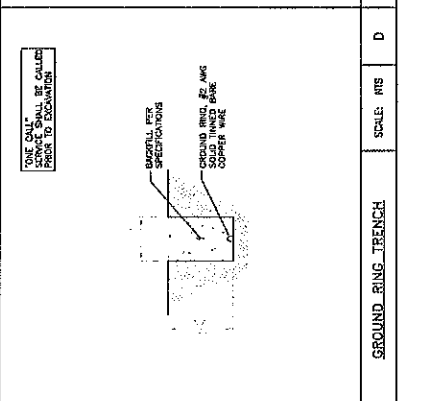
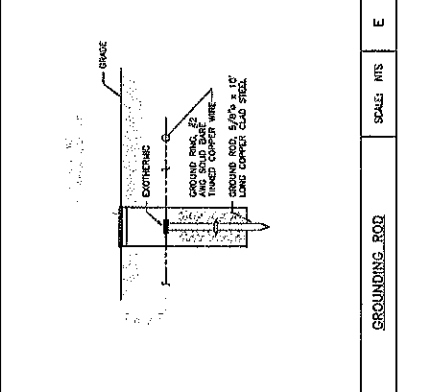
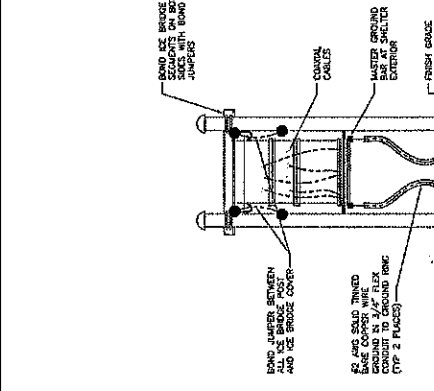
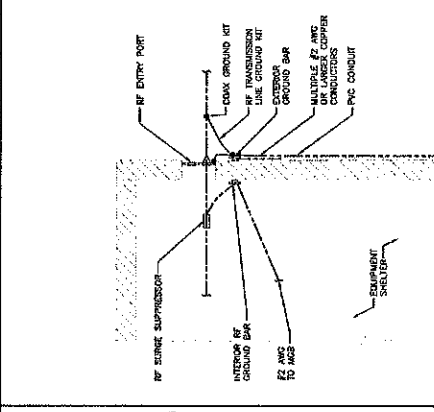
SCALE: NTS B
 H-FRAME WITH ATS GROUNDING DETAIL



SCALE: NTS C
 ICE BRIDGE GROUNDING



SCALE: NTS D
 GROUNDING ROD



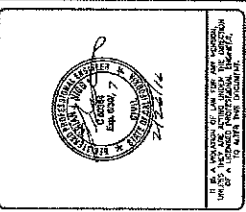
SCALE: NTS H
 ENTRY PORT GROUNDING DETAIL

GROUND RING TRENCH	SCALE: NTS D	GROUNDING ROD	SCALE: NTS E	ICE BRIDGE GROUNDING	SCALE: NTS G	ENTRY PORT GROUNDING DETAIL	SCALE: NTS H
TYPICAL CONNECTIONS							
WELDED CONNECTIONS OR APPROVED EQUIV. 1. PARALLEL HORIZONTAL CABLES THROUGH CONNECTION OF HORIZONTAL CABLES TYPE 1F 2. HORIZONTAL STEEL SURFACE TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE 1S 3. VERTICAL STEEL SURFACE CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE 1V 4. THROUGH CABLE TO GROUND ROD THROUGH TOP OF GROUND ROD TYPE 1T				BURIED CONNECTIONS OR APPROVED EQUIV. 5. BOND JUMPER FIELD FABRICATED ON STEEL INSULATED TYPE 2-1/2-2 6. COPPER LUGS TWO HOLE - LONG BARREL LENGTH TYPE 2-1/2-2			

HARRIS
 27 COMMUNICATIONS DIVISION
 271 WESTERLY RIDGE PARKWAY
 LINDSEY PARK, AS 95271
 (913) 388-3277

BLACK & VEATCH
 6800 W. 137th ST. SUITE 2787
 OVERLAND PARK, KS 66211
 (913) 488-2000

PROJECT NO:	173883
SHEET NO:	1100
CHECKED BY:	
DATE:	
REV:	
DATE:	
DESCRIPTION:	



PEBBLE BEACH CORPORATE YARD SITE
 MONTEREY COUNTY
 4005 SUNBRIDGE ROAD
 PEBBLE BEACH, CA 93955

FOUNDATION, EXCAVATION AND BACKFILL: (CONTINUED)
 20. FOUNDATION SHALL BE CONSTRUCTED TO BE PROTECTED FROM DAMAGE BY OVERHEAD POWER LINES AND CABLES. ALL FOUNDATION SHALL BE PROTECTED BY A MINIMUM OF 10 FEET FROM OVERHEAD POWER LINES AND CABLES. FOUNDATION SHALL BE PROTECTED BY A MINIMUM OF 10 FEET FROM OVERHEAD POWER LINES AND CABLES. FOUNDATION SHALL BE PROTECTED BY A MINIMUM OF 10 FEET FROM OVERHEAD POWER LINES AND CABLES.

NATIONAL CODES & SPECIFICATIONS:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

ANTENNA/COAXIAL CABLE GENERAL NOTES
 (CONTINUED)
 4. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 5. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 6. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

FOUNDATION, EXCAVATION AND BACKFILL
 1. ALL FOUNDATION SHALL BE CONSTRUCTED TO BE PROTECTED FROM DAMAGE BY OVERHEAD POWER LINES AND CABLES. ALL FOUNDATION SHALL BE PROTECTED BY A MINIMUM OF 10 FEET FROM OVERHEAD POWER LINES AND CABLES. FOUNDATION SHALL BE PROTECTED BY A MINIMUM OF 10 FEET FROM OVERHEAD POWER LINES AND CABLES.

ELECTRICAL: (CONTINUED)
 36. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 37. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 38. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

UTILITIES:
 1. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.

GROUNDINGS:
 1. ALL GROUNDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL GROUNDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL GROUNDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

ANTENNA/COAXIAL CABLE GENERAL NOTES
 1. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

ELECTRICAL:
 1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

ELECTRICAL:
 1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

UTILITIES:
 1. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.

GROUNDINGS:
 1. ALL GROUNDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL GROUNDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL GROUNDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

ANTENNA/COAXIAL CABLE GENERAL NOTES
 1. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL ANTENNA/COAXIAL CABLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

ELECTRICAL:
 1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED:

EXHIBIT C

EQUIPMENT LIST

The Equipment List is shown as attached to this Exhibit C.

Exhibit C: Equipment List

<u>Qty</u>	<u>Description</u>
1	Industrial Spark-Ignited Portable Generator with power ratings of: 50KW Associated wiring for Generator
1	Power board with concrete footings
1	Floor standing UPS
1	Equipment Rack containing: Fiber interconnect equipment
1	Equipment rack containing: Network sentry Frequency standard VHF multicoupler Ethernet switch Ethernet router MASTR V base stations Associated power supplies Associated cables
1	Equipment rack containing: VHF combining equipment
1	VHF receive antenna Associated mounting hardware Associated transmission lines
2	VHF transmit antennas Associated mounting hardware Associated transmission lines
2	Simulcast GPS antennas – mounted on shelter

EXHIBIT D

INSURANCE

INSURANCE REQUIREMENTS

Tenant shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages which arise from, or are connected with connection with, the installation or operation of the Equipment on the Premises.

A. Minimum Scope of Insurance

Landlord shall maintain, at a minimum, the following types and limits of coverage. Such coverage may be proved on a self-insured basis by Tenant.

- | | | |
|----|---|---|
| 1. | Commercial General Liability | \$5 Million per occurrence
\$10 Million in the aggregate |
| 2. | Workers Compensation | As required by law |
| 3. | Employers Liability | \$2 Million per occurrence |
| 3. | Automobile Liability | \$1 Million |
| 4. | Property insurance against all risks of loss to the Transmission Facilities | |

B. Insurance Provisions

The General and Automobile Liability policies shall be endorsed to contain, or the Tenant shall agree to provide comparable coverage under its self-insurance programs, the following provisions:

1. Commercial General Liability and Automobile Liability Coverage(s)
 - a. The Landlord, is to be covered as additional insured as respects liability arising out the Lease, installation, operation, or maintenance of the Equipment on the Premises.
 - b. Tenant's insurance coverage shall be primary insurance as respects Landlord, its officers, employees, agents and contractors. Any insurance or self-insurance maintained by Landlord, its officers, employees, agents or contractors shall be in excess of Tenant's insurance and shall not contribute with it.
 - c. Any failure to comply with reporting provisions of the policies by Tenant shall not affect coverage provided Landlord, its officers, employees, agents, or contractors.

d. Coverage shall state that Tenant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability;

e. Tenant shall be responsible for the full amount of any deductibles or self-insured retentions, and Landlord shall not be called upon to satisfy such amounts in order to receive the benefits of the protection.

2. All Coverage(s)

Each insurance policy required by this Agreement, or the Landlord shall similarly agree to communicate under its self-insurance program, shall be endorsed to state that coverage shall not be suspended, voided, canceled, or reduced in limits except after thirty (30) days' prior written notice has been given to Landlord.

C. Verification of Coverage

Tenant shall furnish Landlord with certificates of insurance and with endorsements and Certificates of Insurance affecting coverage required by this Agreement upon Landlord's request.

Requests for verifications of insurance shall be mailed to the following address or any subsequent address as may be directed in writing by the Landlord's Risk Manager:

County of Monterey
c/o Risk Manager,
168 W. Alisal, Third Floor
Salinas, CA 93901

EXHIBIT E

GENERATOR EXERCISE AND MAINTENANCE PLAN

EXHIBIT E

GENERATOR EXERCISE AND MAINTENANCE PLAN

A Generac Industrial diesel engine-driven generator set (50 kW rated) with GTS Series Automatic Transfer Switch will be installed at the Pebble Beach Corporation Yard's NGEN radio location, along with a diesel fuel system.

The generator will be located on a pad, according to approved plans

The generator will be supported by Monterey County Facilities and maintained in accordance with approved county rules and regulations, in addition to specific manufacturer guidelines.

Inspection and Preventative Maintenance will be performed according to the following schedule:

- Fuel Level: Monthly
- Battery: Monthly
- Cooling System: Monthly
- Generator Run-test: Monthly @ 20 minutes per test
- Load-bank testing: Annually @ 4 hours per test

Additionally, during each inspection a "County of Monterey, Resource Management Agency, Facilities Division of Public Works, Inspection/Preventative Maintenance Checklist" (attached below) will be completed and signed by an employee of the Monterey County Public Works Department. This checklist will be on file and available for review.

COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY
FACILITIES DIVISION OF PUBLIC WORKS
INSPECTION/PREVENTIVE
MAINTENANCE CHECK LIST
(TO BE PERFORMED BY PUBLIC WORKS EMPLOYEES ONLY)

On _____ an inspection was performed by _____
Date print name

On the stationary generator located at: _____
MODEL# _____ SERIAL# _____

1. Was the water level checked? Yes No
 - a. Was the water level ok? Yes No
2. Was the condition of the batteries ok? Yes No
3. Was the condition of the fuel tank ok? Yes No
4. Was the fuel level ok? Yes No
5. Was the crankcase heater ok? Yes No
6. Was an exercise test run performed? Yes No
7. Were there any fuel leaks? Yes No
8. Were there any oil leaks detected? Yes No
9. Were there any coolant leaks detected? Yes No
10. Were all fan belts in good condition? Yes No
11. Was the generator and the area clean? Yes No
12. Was paint condition ok? Yes No
 - a. Was unit rust free? Yes No
 - b. Performed painting? Yes No

IF A GENERATOR FAILS TO PASS THIS INSPECTION YOU ARE REQUIRED TO PERFORM THE FOLLOWING STEPS:

- 1) Make notes on the back of this form as to what the problems are with the generator system.
- 2) Notify facilities of any issues or repairs that are required..
- 3) Have the repairs made as soon as possible by an approved County of Monterey vendor.

Signature of employee performing inspection _____