

Location of Leased Premise CALANDRA LOOKOUT MONTEREY COUNTY
Agency Department of Forestry & Fire Protection
Real Property #429

COMMUNICATIONS VAULT LEASE

Lease No. L-0058

Lessee County of Monterey

AMENDMENT NO. One

This Amendment No. One to Lease L-0058 (the "Amendment"), dated for reference purposes only, January 21, 2016, is by and between the State of California, acting by and through its Director of General Services (DGS), with the consent of the Department of Forestry and Fire Protection (CAL FIRE), hereinafter collectively referred to as STATE, and County of Monterey, hereinafter referred to as LESSEE.

RECITALS

WHEREAS, the STATE and LESSEE entered into that certain Communications Vault Lease, L-0058, dated June 16, 2014 (the "Lease"), whereby LESSEE leases from the STATE certain premises located at Calandra Lookout, hereinafter referred to as "Calandra-LO", in the County of Monterey; and

WHEREAS, LESSEE currently occupies 4 and one-half (4½) communications vault rack spaces together with six (6) antenna positions; and

WHEREAS, the parties hereto desire to amend said Lease for LESSEE's request for modifications to its telecommunications equipment as described in that certain Radio Vault Space Application (TD-312) to switch out two (2) WHIP antennas and to ADD two (2) new WHIP antennas.

NOW, THEREFORE, it is mutually agreed between the parties hereto, that effective March 1, 2016 the Lease shall be amended as follows:

- 1. PARAGRAPH 2 (a), "USE" OF THE LEASE**, shall be deleted in its entirety and replaced with the following:

(a) The Premises shall be used during the term hereof solely and only for the purpose of installing, operating and maintaining telecommunications equipment as described in LESSEE's "Radio Vault Space Application" (State Form TD-312) dated September 11, 2015 and approved by the California Office of Emergency Services (CAL OES), Public Safety Communications Office (PSCO), effective October 26, 2015. Said "Radio Vault Space Application" complete with attachments and approval documentation by CAL OES-PSCO are made a part hereof, marked Exhibit "B-1," consisting of thirty-four (34) pages and attached as a part of this Lease. LESSEE shall occupy 4 ½ vault spaces (#'s 11, 12, 13, ½ of 14 and 21) along with 8 antenna positions (#'s 8, 12, 13, 14, 41, 42 43 and 44).



IN WITNESS WHEREOF, this Amendment has been executed by the parties on the date written below.

STATE OF CALIFORNIA

DIRECTOR OF DEPARTMENT OF
GENERAL SERVICES

By: 
TONY PSIHOPAIDAS, Assistant Chief
State Owned Leasing & Development
3/22/16
Date Executed

Consent of

DEPARTMENT OF FORESTRY
AND FIRE PROTECTION

By: 
MARC VAN ZUUK, PLS
Real Property Manager – Chief of Surveys
Technical Services
17 Mar-16
Date Signed

Recommended for Approval
DEPARTMENT OF GENERAL SERVICES

By: 
DEBORAH MAC MILLAN
Senior Real Estate Officer
3/22/16
Date Signed

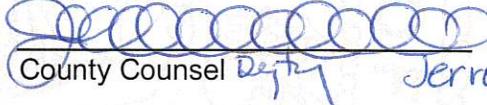
LESSEE

COUNTY OF MONTEREY

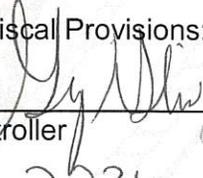
By: 
Contracts/Purchasing Officer
3-9-16 MIKE DERR
Date Signed

By: 
Department Head
3/9/2016 William E Harny
Date Signed

Approved as to Form:

By: 
County Counsel Deputy Jerrold Markin
022216
Date Signed

Approved as to Fiscal Provisions:

By: 
Auditor/Controller Gary Giboney
2-23-16
Date Signed

Approved as to Liability Provisions

By: JEE BOARD CHIEF
Risk Management
DATED 3/9/16
Date Signed



EXHIBIT B-1

AMENDMENT TO LEASE EXHIBIT B - LESSEE'S RADIO VAULT SPACE APPLICATION





M E M O R A N D U M

Date: October 26, 2015

To: Lorina Pisi, Real Property Analyst A-45
Technical Services, Lands Unit
Department of Forestry and Fire Protection
1300 U Street
Sacramento, CA 95814

From: Cheryl D. Soto, Telecommunications Systems Manager I (Supervisor) 8
Public Safety Communications

Subject: CDF Radio Vault Space Application (TD-312) Modification
County of Monterey - L-0058
Calandra Lookout, Monterey County
CDF-VLT LCDF001154

A technical analysis of the attached TD-312, California Department of Forestry and Fire Protection (CDF) Radio Vault Space Application for the County of Monterey has been completed. The County of Monterey is requesting to replace and consolidate VHF equipment in racks 11 and 12 with 700 MHz and 800 MHz, add a UHF link, VHF channel and a UPS at the Calandra Lookout.

The County of Monterey will operate on the following frequencies:

<u>Transmit Frequency</u>	<u>Receive Frequency</u>
770.11875 MHz (new)	800.11875 MHz (new)
771.13125 MHz (new)	801.13125 MHz (new)
771.83125 MHz (new)	801.83125 MHz (new)
773.68125 MHz (new)	803.68125 MHz (new)
859.9625 MHz (new)	814.9625 MHz (new)
857.5125 MHz (new)	812.5125 MHz (new)
155.0400 MHz (new)	156.1050 MHz (new)
453.100 MHz (new)	458.100 MHz (new)
154.025 MHz (existing)	159.090 MHz (existing)
155.625 MHz (existing)	158.850 MHz (existing)
152.240 MHz (existing)	N/A
150.995 MHz (existing)	155.295 MHz (existing)
463.100 MHz (existing)	468.100 MHz (existing)
166.075 MHz (existing)	171.025 MHz (existing)
6625 MHz (existing)	6725 MHz (existing)

Application Sheets are used to gather the appropriate administrative information to process the TD-312. These sheets must be completed, signed and accompanied with the Technical Data Sheets.

Applicant: County of Monterey
(organization name)
1322 Natividad Road
(address)
Salinas, CA., 93906
(city, state, zip)
(831) 769-8880
(telephone number)
HarryW1@co.monterey.ca.us
(email address)

In accordance with the attached Technical Data Sheet(s), application is hereby made to:

- Establish New Lease
- Modify/Amend Lease (describe specific changes):
(attach additional sheet if more space is required)

Replace/consolidate VHF Multicast equipment in Rack 11 and 12 with 700 Mhz Multicast (to occupy only Rack 12). Backfill Rack 11 with new County MST 800Mhz. Install UPS near existing State battery bank. Add UHF link and single VHF analog channel.

- Renew lease with modification as stated:
(attach additional sheet if more space is required)

- Renew lease (no changes, technical sheets must be completed)
- Lease _____ square feet

For vault space and related antenna space at Calandra Lookout Monterey County
(site name)

Power requirements for operations of communications equipment are:

- Commercial and emergency power
- Commercial power only
- No power required.

NOTE: Some radio vault facilities provide commercial and emergency power to each rack space without exception, and the tenant will be charged accordingly.

TECHNICAL DATA SHEETS

Data submitted on the Technical Data Sheets is used by the PSCO engineers to perform a study to determine the impact of the application on the existing users at the site. Please complete these sheets in its entirety and provide required information. Existing tenants must reflect the tenants installed equipment and equipment changes (new installations, removals, etc.).

Site Name: Calandra Lookout
County: Monterey

Date: September 11, 2015

The following technical data is submitted in conjunction with a request for vault space.

If this is a land lease application for Cellular, applicant must provide plot plans, construction drawings and a written description of proposed land use.

Person responsible for technical operation of this station (person who can provide technical details):

Steven Paxton, Radio Communications Manager (ITD)
(name)
855 E. Laurel Drive Building D
(address)
Salinas, CA., 93905
(city, state, zip)
(831) 796-1463
(telephone number)

Date equipment desired to be in operation: 12/28/2015
(It should be noted that, due to engineering priorities, this application may require up to one (1) full year to process.)

Equipment is to operate in the Part 90 Radio Service.
FCC callsign of this installation: WPLX890 (800MHz), TBD in APCO (700MHz), TBD (Single VHF Analog Fire Channel), WQTS557 (UHF Link). (Include a copy of the FCC license)

Type of operation: Base Station Mobile Relay Microwave Station
 Other

Amount of rack space required to house equipment (in inches):

Existing Monterey County
Racks #11,12,13,14 (half rack 25
RUs),21, and NEW UPS
(50"Hx24"Wx28.4"D) near
existing State battery bank

(NOTE: Unless otherwise authorized, all electronic equipment is to be mounted in 7'6" aluminum open-frame relay racks and fastened to the site's earthquake bracing and cable ladder system. One rack occupies 2' by 2' of floor space.)

Additional space desired to mount cavities, duplexers, batteries, etc.:166.

Wall Space Floor Space (HxWxD, inches)
 Rack Space Additional space not required

Space for battery facilities required, if any, including charger:

Wall Space Floor Space 50"Hx24"Wx28.4"D for UPS (HxWxD, inches)
 Radio Rack Not required

Maximum power consumption: TRANSMIT: 3,013 (proposed equipment) Watts RECEIVE: _____
Watts at

Voltage: 110 Volts AC 12 volts DC 48 volts DC

EQUIPMENT DATA

New Tenant: Provide data for each piece of equipment to be installed in each vault space and identify as New (N).

Existing Tenant: Provide data for each piece of equipment currently installed and identify as Existing (E). If adding or removing equipment; identify the appropriate action New (N), Removing (R).

FREQUENCY INFORMATION: CELLULAR APPLICANTS MUST PROVIDE SPECIFIC CHANNELS TO BE USED (NOT THE BAND). IF SPECIFIC FREQUENCIES HAVE NOT BEEN PROVIDED THE APPLICATION WILL BE RETURNED.

Be sure to include a system block diagram on the page furnished for that purpose. Duplicate this page as required to show all equipment desired to be installed:

TRANSMITTER #1 Power output 500 W

Frequency(s) 770.11875		Existing (E) Removing (R) New (N)
Make and Model: 700 MHz)	Harris Master V Chan 1 700MHz system (MODIFIED FROM VHF TO	(N)

RECEIVER #1

Frequency(s) 800.11875		Existing (E) Removing (R) New (N)
Make and Model: 700 MHz)	Harris Master V Chan 1 700MHz system (MODIFIED FROM VHF TO	(N)

TRANSMITTER #2 Power output 500 W

Frequency(s) 771.13125		Existing (E) Removing (R) New (N)
Make and Model: 700 MHz)	Harris Master V Chan 2 700MHz system (MODIFIED FROM VHF TO	(N)

RECEIVER #2

Frequency(s) 801.13125		Existing (E) Removing (R) New (N)
Make and Model: 700 MHz)	Harris Master V Chan 2 700MHz system (MODIFIED FROM VHF TO	(N)

TRANSMITTER #3 Power output 500 W

Frequency(s) 771.83125		Existing (E) Removing (R) New (N)
Make and Model: 700 MHz)	Harris Master V Chan 3 700MHz system (MODIFIED FROM VHF TO	(N)

RECEIVER #3

Frequency(s) 801.83125		Existing (E) Removing (R) New (N)
Make and Model: 700 MHz)	Harris Master V Chan 3 700MHz system (MODIFIED FROM VHF TO	(N)

TRANSMITTER #4 Power output 500 W

Frequency(s) 773.68125		Existing (E) Removing (R) New (N)
Make and Model: 700 MHz)	Harris Master V Chan 4 700MHz system (MODIFIED FROM VHF TO	(N)

RECEIVER #9

Frequency(s) 159.090	Existing (E) Removing (R) New (N)
Make and Model: Harris Master III Analog Law Overlay	(E)

TRANSMITTER #10

Power output 100 W

Frequency(s) 155.625	Existing (E) Removing (R) New (N)
Make and Model: Harris Master III Analog Fire Overlay	(E)

RECEIVER #10

Frequency(s) 158.850	Existing (E) Removing (R) New (N)
Make and Model: Harris Master III Analog Fire Overlay	(E)

TRANSMITTER #11

Power output 100 W

Frequency(s) 152.240 (Transmit Only)	Existing (E) Removing (R) New (N)
Make and Model: Harris Master III Analog Fire Paging Overlay	(E)

RECEIVER #11

Frequency(s) N/A	Existing (E) Removing (R) New (N)
Make and Model: Harris Master III Analog Fire Paging Overlay	(E)

TRANSMITTER #12

Power output 100 W

Frequency(s) 150.995	Existing (E) Removing (R) New (N)
Make and Model: Motorola Quantar Public Works	(E)

RECEIVER #12

Frequency(s) 155.295	Existing (E) Removing (R) New (N)
Make and Model: Motorola Quantar Public Works	(E)

TRANSMITTER #13

Power output 100 W

Frequency(s) 463.100	Existing (E) Removing (R) New (N)
Make and Model: Motorola Quantar Med-5 Channel	(E)

RECEIVER #13

Frequency(s) 468.100	Existing (E) Removing (R) New (N)
Make and Model: Motorola Quantar Med-5 Channel	(E)

ANTENNA DATA

New Tenant: Provide data for each antenna to be installed at this vault facility and identify as **New (N)**.

Existing Tenant: Provide data for each antenna currently installed and identify as **Existing (E)**. If adding or removing an antenna; identify the appropriate action **New (N)**, **Removing (R)**.

Antenna number	Make and Model	Length or M/W dish size	Gain (dBd) (dBi for M/W)	Azimuth (relative to true north)	*Height desired (feet)	Existing (E) Removing (R) New (N)
42	Andrew UHP6-69WB (Position 65-1)	6'	39.3dBd	339.163	65.0'	(E)
41	Andrew PAR6-65B (Position 30-1)	6'	38.8dBd	339.163	30.0'	(E)
43	Sinclair SD235-HF2PALDF (DO2) (Position 40-3.5)	17'	5.5dBd	360	40.0'	(E)
10	Celwave AP881208 (Position 100-1)	24"	7.5dBd	330	100.0'	(R)
12	Celwave AP881208 (Position 100-2)	24"	7.5dBd	330	100.0'	(R)
13	Celwave AP881208 (Position 100-3)	24"	7.5dBd	330	100.0'	(R)
14	Sinclair SRL310C8 (Position 100-4)	10'	11dBd	330	100.0'	(E)
16	DBSpectra DS1F08F36U-D (Position 80-4)	22'	6dBd	360	80'	(R)
44	DBSpectra DS1F06F36U-D (Position 40-4)	22'	6dBd	360	40'	(R)
16	DBSpectra DS7E12F36U-D (Position 80-4)	24'	12dBd	360	80'	(N)
44	Andrew DB810E-PS (Replaces Antenna #44 at different mount height) (Position 18-4)	14.7'	12dBd	360	18'	(N)
13	Telewave ANT850F6 (Replaces Antenna #12 at same height) (Position 100-3)	4.7'	6dBd	360	100'	(N)
4512	Telewave ANT850F6 (Position 20-3)	4.7"	6dBd	360	20'	(N)

* For VHF antennas, show desired height to base of antenna support. For microwave dishes, show desired height to center of radiating element.

SYSTEM BLOCK DIAGRAM:

Please provide a block diagram of the proposed installation at this radio vault facility. Be sure to include all elements of the system, including transmitters, receivers, power sources, antennas, protective devices, telephone lines, multiplex circuits, etc. Use additional sheets if necessary. Refer to the attached example if desired. Please be sure to label the operating frequency of each piece of equipment in the system, as appropriate.



INFORMATION TECHNOLOGY
COMMUNICATIONS CENTER
500 CALIFORNIA STREET
SAN JUAN, CA 95026
P: (831) 746-6600
F: (831) 746-6611

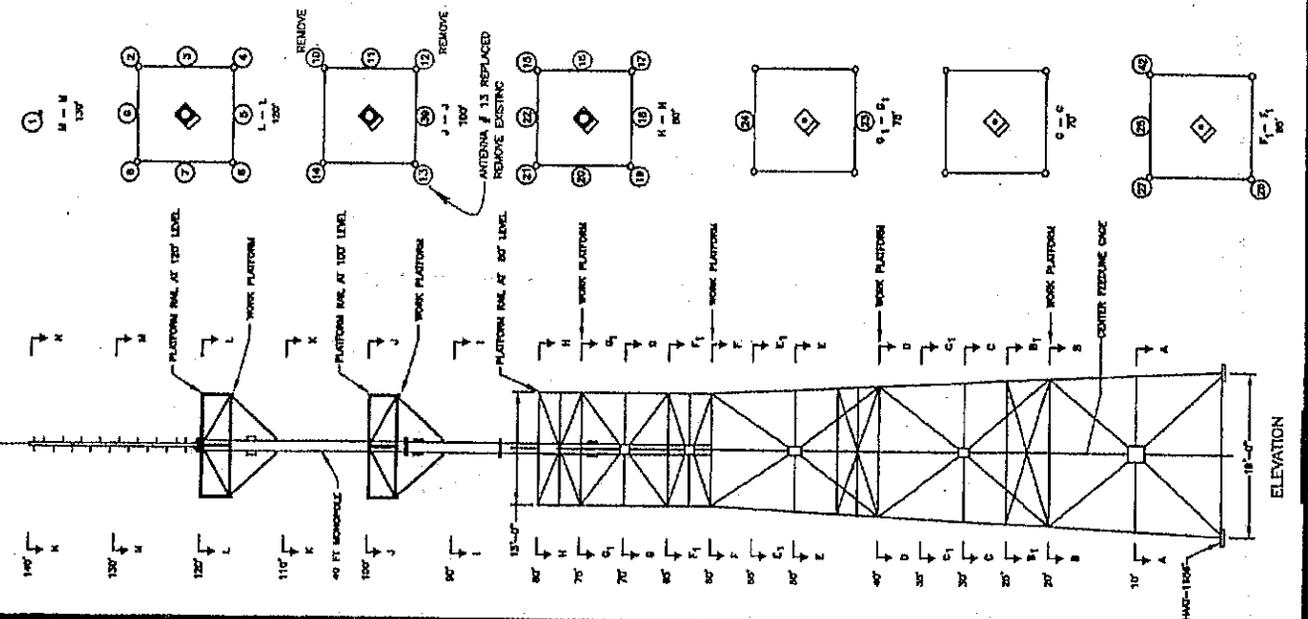
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PROJECT SITE	WILLIAMS HILL (CALANDRA) 20 MILE SOUTH-EAST OF KING CITY, CA MONTEREY COUNTY
SHEET TITLE	PROPOSED TOWER ELEVATIONS
SHEET NUMBER	T-6

FOR INTERNAL USE ONLY

PROJECT TITLE
PROJECT SITE
SHEET TITLE
SHEET NUMBER

WILLIAMS HILL (CALANDRA)
20 MILE SOUTH-EAST OF KING CITY, CA
MONTEREY COUNTY

Antenna #	Make and Model	Length of MW dish size	Gain (dBS) (dBi for MW)	Azimuth (relative to true north)	Height desired (feet)	Existing (E) Removing (R) New (N)	Description
42	Andrew UHF6-59WB (Position 65-1)	6'	39.3dBi	338.163	65.0'	(E)	MICROWAVE TO KC
41	Andrew PAR6-68B (Position 30-1)	6'	38.8dBi	338.163	30.0'	(E)	MICROWAVE TO KC
43	Sinclair SD235-HP2ALDF (DO2) (Position 40-3.5)	17'	5.8dBi	360	40.0'	(E)	OVERLAY TX
19	Calveva A98B1208 (Position 100-1)	24'	7.5dBi	330	100.0'	(R)	800MHz MST
12	Calveva A98B1208 (Position 100-2)	24'	7.5dBi	330	100.0'	(R)	800MHz MST
13	Calveva A98B1208 (Position 100-3)	24'	7.5dBi	330	100.0'	(R)	800MHz MST
14	Sinclair SRL3100B (Position 100-4)	10'	11dBi	330	100.0'	(E)	MED-CHNL
18	Andrew DB810E-PS (Position 80-4)	22'	6dBi	360	80'	(R)	VHF-AM/FM/SSB
44	DBSpectra DS1100FSBU-D (Position 18-4)	22'	6dBi	360	40'	(R)	VHF-AM/FM/SSB
16	DBSpectra DS1100FSBU-D (Position 80-4)	24'	12dBi	360	80'	(N)	PROPOSED RX 700MHz NGEN
44	Andrew DB810E-PS (Replaces Antenna #44 at different mount height) (Position 18-4)	14.7'	12dBi	360	18'	(N)	PROPOSED TX 700MHz NGEN
13	Telewave ANT800F6 (Replaces Antenna #13 at same height) (Position 100-3)	4.7'	6dBi	360	100'	(N)	PROPOSED RX 800MHz MST
45	Telewave ANT800F6 (Position 20-3)	4.7'	6dBi	360	20'	(N)	PROPOSED TX 800MHz MST





INFORMATION TECHNOLOGY
 COMMUNICATIONS DIVISION
 1500 HOFFETT STREET
 SALINAS, CA 93905
 TEL: (831) 335-2000
 FAX: (831) 335-2010

DWG NO: 24108-1/P-5
 DRAWN BY: T. MONTIYA
 CHECKED BY: S. ANDSON
 TYPE: 1018 0003
 SCALE: 1/4" = 1'-0" SCALE

REV	DATE	DESCRIPTION
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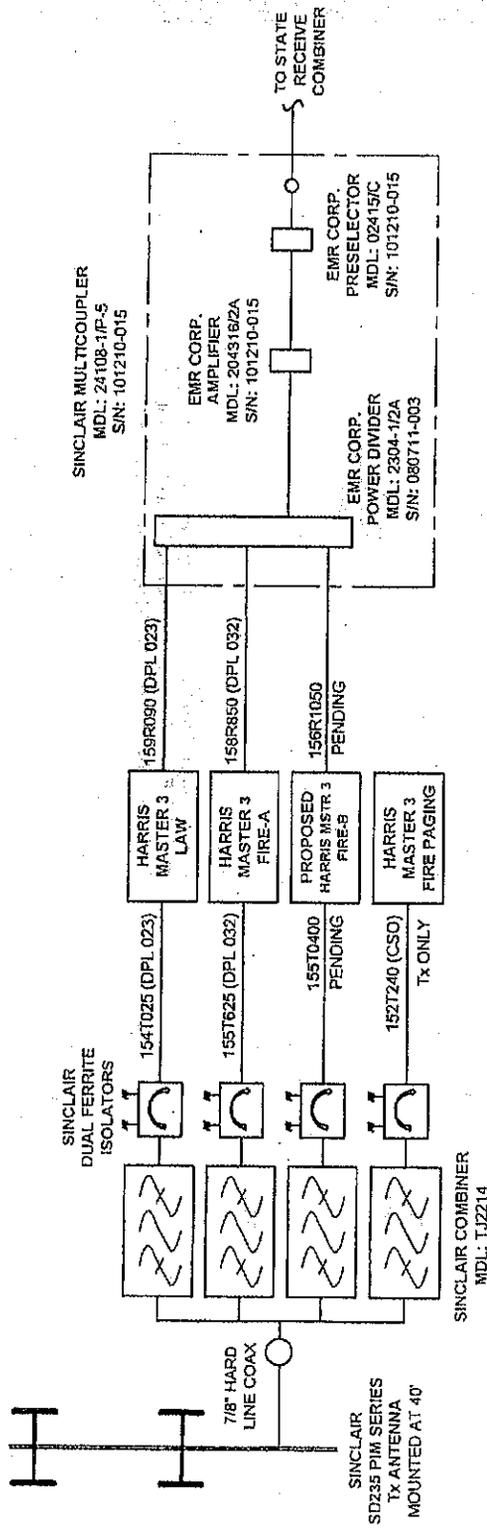
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 NGEN DIGITAL SYSTEM
 IMPLEMENTATION
 AT WILLIAMS HILL

PROJECT SITE
 WILLIAMS HILL
 [CALANDRA]
 20 MILE SOUTH-EAST
 OF KING CITY, CA
 MONTEREY COUNTY

SHEET TITLE
 ANALOG OVERLAY
 SYSTEM
 MODIFICATIONS

SHEET NUMBER
 T-8

FOR INTERNAL
 USE ONLY



ALL EQUIPMENT SHOWN
 HERE IN RACK #13

THIS DRAWING IS NOT FOR CONSTRUCTION. IT IS INTENDED FOR CONCEPTUAL SCHEMATIC DESIGN PURPOSES ONLY.



INFORMATION TECHNOLOGY
COMMUNICATIONS CENTER
1580 MOFFETT STREET
SALINAS, CA 93905
P. (831) 754-6400
F. (831) 754-6400

DWG No. 00000000-0000-0000
DRAWN BY: J. MONTANA
CHECKED BY: S. PAXTON
TYPE: TDS-100S
SCALE: R=1:1 NO SCALE

REV.	DATE	DESCRIPTION
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3	02/27/15	CHANGED MALLOC SYSTEM FROM VHF TO UHF/MULTICAST

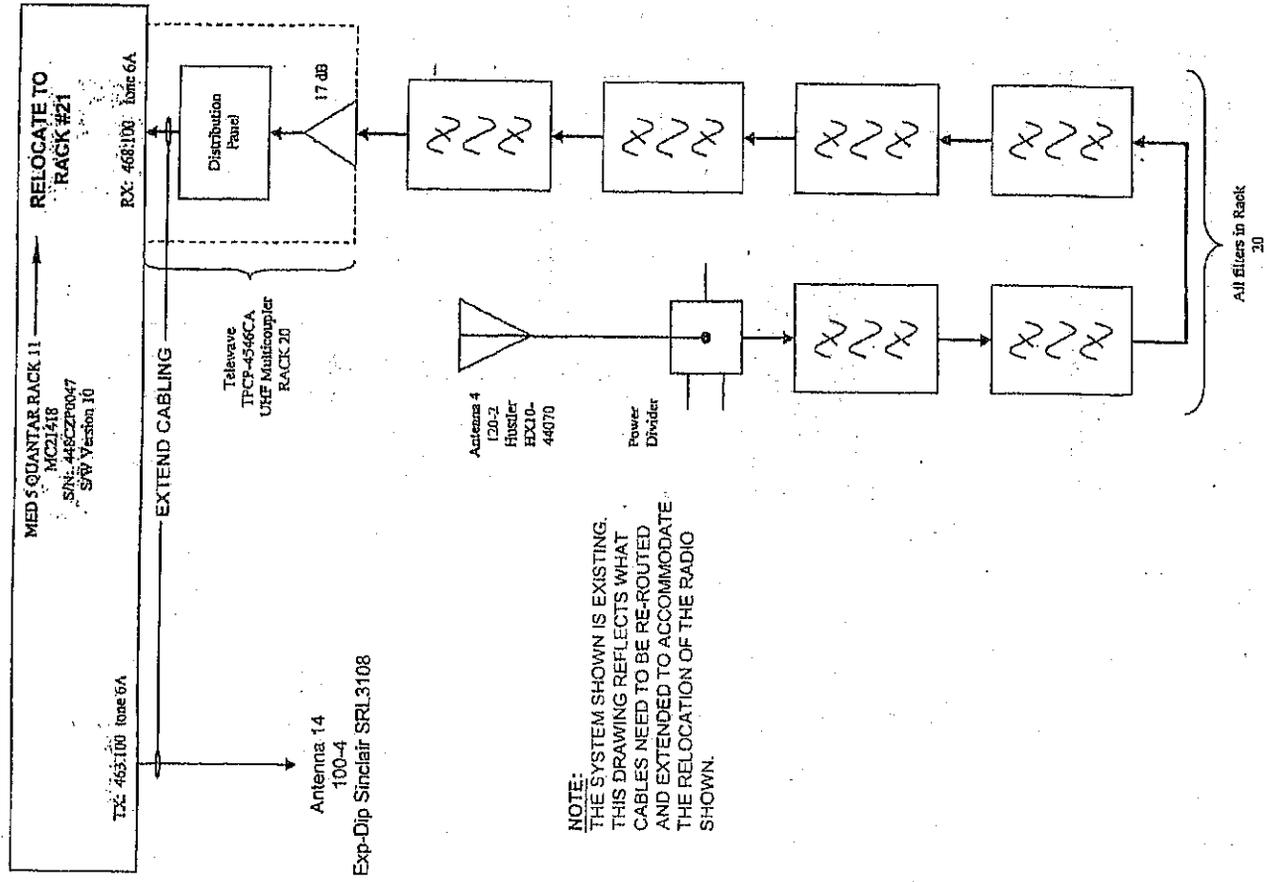
PROJECT TITLE
NIGEN DIGITAL SYSTEM
IMPLEMENTATION
AT WILLIAMS HILL

PROJECT SITE
WILLIAMS HILL
(CALANDRA)
20 MILE SOUTH-EAST
OF KING CITY, CA
MONTEREY COUNTY

SHEET TITLE
CABLING EXTENSION
EXISTING EQUIPMENT
MED-5

SHEET NUMBER
T-10

FOR INTERNAL
USE ONLY



NOTE:
THE SYSTEM SHOWN IS EXISTING.
THIS DRAWING REFLECTS WHAT
CABLES NEED TO BE RE-ROUTED
AND EXTENDED TO ACCOMMODATE
THE RELOCATION OF THE RADIO
SHOWN.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT IS INTENDED
FOR CONCEPTUAL SCHEMATIC DESIGN PURPOSES ONLY.

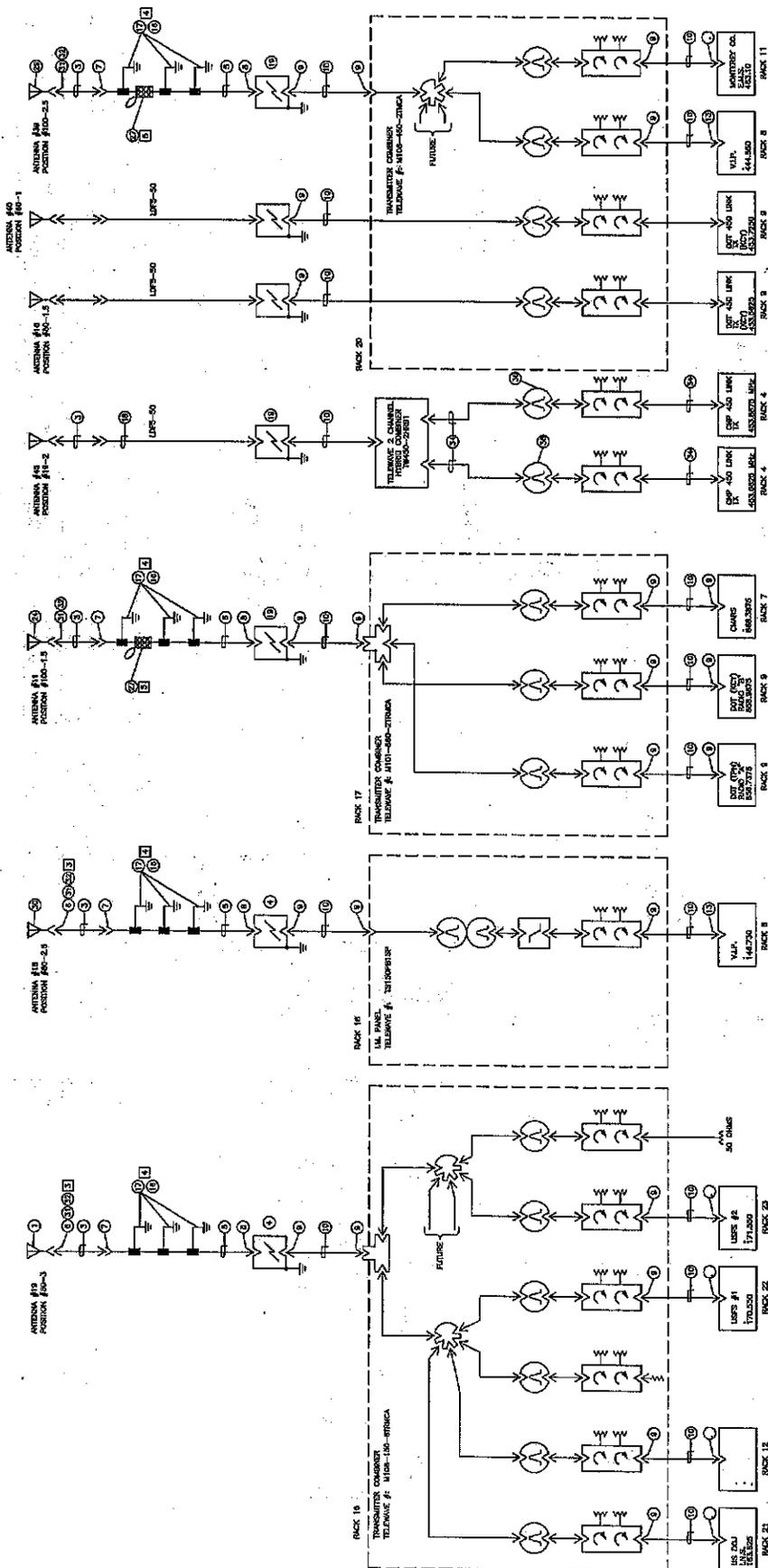


TABLE OF CHANGES

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5	2/15/51
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99	12/15/58
100	1/15/59

REVISIONS

REFER TO SHEET 1.

