

City Clerk
City of Redlands
PO Box 3005
Redlands, CA 92373-1505

FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103

Recorded in Official Records, County of San Bernardino



LARRY WALKER
Auditor/Controller - Recorder

R Regular Mail

Doc#: 2005-0250018



4/11/20
2:39 PM
SR

Titles:	1	Pages:
Fees		0.00
Taxes		0.00
Other		0.00
PAID		\$0.00

(The space above this line is for Recorder's use.)

MEMORANDUM OF WIRELESS SERVICE FACILITY LAND LEASE AGREEMENT

This Memorandum of Lease ("Memorandum") dated as of April 5, 2005 is between City of Redlands, a municipal corporation ("Landlord"), and Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless ("Tenant").

WITNESSETH:

That Landlord hereby leases to Tenant and Tenant hereby leases from Landlord a portion of that certain real property (the "Property") in the State of California, County of San Bernardino, City of Redlands, commonly known as Hillside Memorial Park, the "Leased Area" a legal description of which is described in Exhibit A, and depicted in Exhibit B attached hereto and incorporated herein by reference, under the terms and conditions of the unrecorded Wireless Service Facility Land Lease Agreement by and between Landlord and Tenant dated April 5, 2005 and incorporated herein by reference (the "Agreement") for an initial term of five (5) years, and three (3) subsequent optional extension terms of five (5) years each, pursuant to the terms of the Agreement. The Agreement provides for grant for rights of access to the Property and Site and to electrical and telephone facilities serving the Property and leased Site.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

Landlord:

CITY OF REDLANDS,
a municipal corporation

By: [Signature]
Title: Mayor Pro Tem
Date: April 5, 2005

Attest:

[Signature]
City Clerk

Tenant:

LOS ANGELES SMSA LIMITED PARTNERSHIP,
a California limited partnership, d/b/a Verizon Wireless

By: AirTouch Cellular
Its: general partner

By: [Signature]
Name: Robert F. Swaine
Title: West Area Vice President - Network
Date: 11-23-04

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS
CITY OF REDLANDS)

By the authority granted under Chapter 4, Article 3, Section 1181, of the California Civil Code, and Chapter 2, Division 3, Section 40814, of the California Government Code, on April 5, 2005, before me, Beatrice Sanchez, Deputy City Clerk, on behalf of Lorrie Poyzer, City Clerk of the City of Redlands, California, personally appeared Susan Pepler and Lorrie Poyzer { X } personally known to me - or - { } proved to me on the basis of satisfactory evidence to be the persons whose names) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.



WITNESS my hand and official seal.

LORRIE POYZER, CITY CLERK

By: Beatrice Sanchez
Beatrice Sanchez, Deputy City Clerk
(909)798-7531

CAPACITY CLAIMED BY SIGNER(S)

☐ Individual(s) signing for oneself/themselves

☐ Corporate Officer(s)

Title(s) _____

Company _____

☐ Partner(s)

Partnership _____

☐ Attorney-In-Fact

Principal(s) _____

☐ Trustee(s)

Trust _____

☒ Other

Title(s): Mayor and City Clerk

Entity Represented: City of Redlands, a municipal corporation

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document: Verizon Memorandum of wireless Service Facility Land Lease Agmt

Date of Document: April 5, 2005

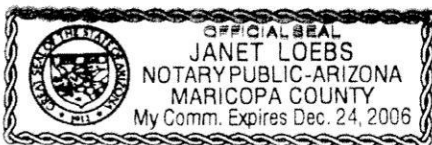
Signer(s) Other Than Named Above: Robert F. Swaine

CORPORATE ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

On this 23 day of November, 2004, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Robert F. Swaine to me known to be an authorized representative of Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Janet Loeb
Print or Type Name: JANET LOEBS
Notary Public in and for the State of AZ, residing at
MARICOPA COUNTY
My appointment expires: DEC. 24, 2006

EXHIBIT "A" (Page 1 of 2) to

MEMORANDUM OF WIRELESS SERVICE FACILITY LAND LEASE AGREEMENT

LESSOR'S LEGAL DESCRIPTION AND LEASE AREA LEGAL DESCRIPTION

LESSOR'S LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTHERLY LINE OF SAID QUARTER SECTION 647.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°20' EAST 242.5 FEET; THENCE SOUTH 14°50' WEST 215.5 FEET; THENCE SOUTH 30°43' EAST 205.3 FEET; THENCE SOUTH 20°33' EAST 225.25 FEET; THENCE SOUTH 89°18' EAST 226.2 FEET; THENCE NORTH 71°4' EAST 134.8 FEET; THENCE NORTH 4°22' EAST 347.3 FEET; THENCE NORTH 18°41' EAST 155.5 FEET; THENCE SOUTH 59°28' EAST 11.13 FEET; THENCE NORTH 28°18' EAST 132.12 FEET; THENCE SOUTH 80°12' EAST 42.32 FEET; MORE OR LESS, TO CENTER OF HIGHWAY; THENCE ALONG THE CENTER OF SAID HIGHWAY, NORTH 00° 22' EAST 75 FEET; THENCE NORTH 33° 5' EAST 148 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 751 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

LEASE AREA LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA: COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF SUNSET DRIVE AND ALESSANDRO ROAD SAID POINT BEING SOUTH 39 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 636.22 FEET FROM A FOUND TWO INCH IRON PIPE NORTHWESTERLY ALONG ALESSANDRO ROAD, THENCE SOUTH 48 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 43.44 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN A DEED TO THE CITY OF REDLANDS RECORDED NOVEMBER 6, 1918 IN BOOK 638, PAGE 302 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA; THENCE SOUTH 33 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 80 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.32 FEET; THENCE SOUTH 28 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.12 FEET; THENCE NORTH 59 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.13 FEET; THENCE SOUTH 44 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 106.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 07 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 82 DEGREES 34 MINUTES 48 SECONDS EAST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.



MEMORANDUM OF WIRELESS SERVICE FACILITY LAND LEASE AGREEMENT

INGRESS / EGRESS LICENSE AREA LEGAL DESCRIPTION
AND UTILITY LICENSE AREA LEGAL DESCRIPTION



INGRESS / EGRESS LICENSE AREA LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A 12.00 FEET WIDE INGRESS / EGRESS LICENSE AREA LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF SUNSET DRIVE AND ALESSANDRO ROAD SAID POINT BEING SOUTH 39 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 636.22 FEET FROM A FOUND TWO INCH IRON PIPE NORTHWESTERLY ALONG ALESSANDRO ROAD, THENCE SOUTH 48 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 43.44 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN A DEED TO THE CITY OF REDLANDS RECORDED NOVEMBER 6, 1918 IN BOOK 638, PAGE 302 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA; THENCE SOUTH 33 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 80 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.32 FEET; THENCE SOUTH 28 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.12 FEET; THENCE NORTH 59 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.13 FEET; THENCE SOUTH 44 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 106.84 THENCE NORTH 82 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 31.88 FEET; THENCE NORTH 61 DEGREES 39 MINUTES 05 SECONDS WEST, A DISTANCE OF 56.96 FEET; THENCE NORTH 22 DEGREES 35 MINUTES 51 SECONDS EAST, A DISTANCE OF 151.75 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 64.85 FEET; THENCE SOUTH 63 DEGREES 55 MINUTES 05 SECONDS EAST, A DISTANCE OF 43.5 FEET MORE OR LESS TO THE POINT OF TERMINUS ON THE WEST RIGHT OF WAY LINE OF SAID SUNSET DRIVE.

UTILITY LICENSE AREA LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A 10.00 FEET WIDE UTILITY LICENSE AREA LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF SUNSET DRIVE AND ALESSANDRO ROAD SAID POINT BEING SOUTH 39 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 636.22 FEET FROM A FOUND TWO INCH IRON PIPE NORTHWESTERLY ALONG ALESSANDRO ROAD, THENCE SOUTH 48 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 43.44 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN A DEED TO THE CITY OF REDLANDS RECORDED NOVEMBER 6, 1918 IN BOOK 638, PAGE 302 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA; THENCE SOUTH 33 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 80 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.32 FEET; THENCE SOUTH 28 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.12 FEET; THENCE NORTH 59 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.13 FEET; THENCE SOUTH 23 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 125.58 TO THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 29.31 FEET TO THE POINT OF TERMINUS.

EXHIBIT "B" to
MEMORANDUM OF WIRELESS SERVICE FACILITY LAND LEASE AGREEMENT

DESCRIPTION OF THE SITE

The Site consists of those specific areas described/shown below where Tenant's communications antennas, equipment, and cables occupy the Property. The Site and the associated utility connections and access, including license areas, ingress, egress, dimensions, and locations as described/shown below, are approximate only, and may be adjusted or changed by Tenant at the time of construction to reasonably accommodate sound engineering criteria and the physical features of the Property.

A parcel of land approximately seven hundred and twenty (720) square feet, and any required airspace, together with a non-exclusive Ingress/Egress License Area in and over the Property to provide physical access by personnel and equipment from the nearest public right-of-way, and a Utility License Area to obtain utilities from the nearest utility service providers, to or from the Site; and, a temporary construction easement, as reasonably necessary, to permit the construction and installation of Tenant's Facilities on the Site. Tenant agrees promptly to repair any areas disturbed within this temporary construction easement.

See two attachments as follows:

PLAT 1 OF 2: "SITE PLAN"

PLAT 2 OF 2: "ENLARGED SITE PLAN"

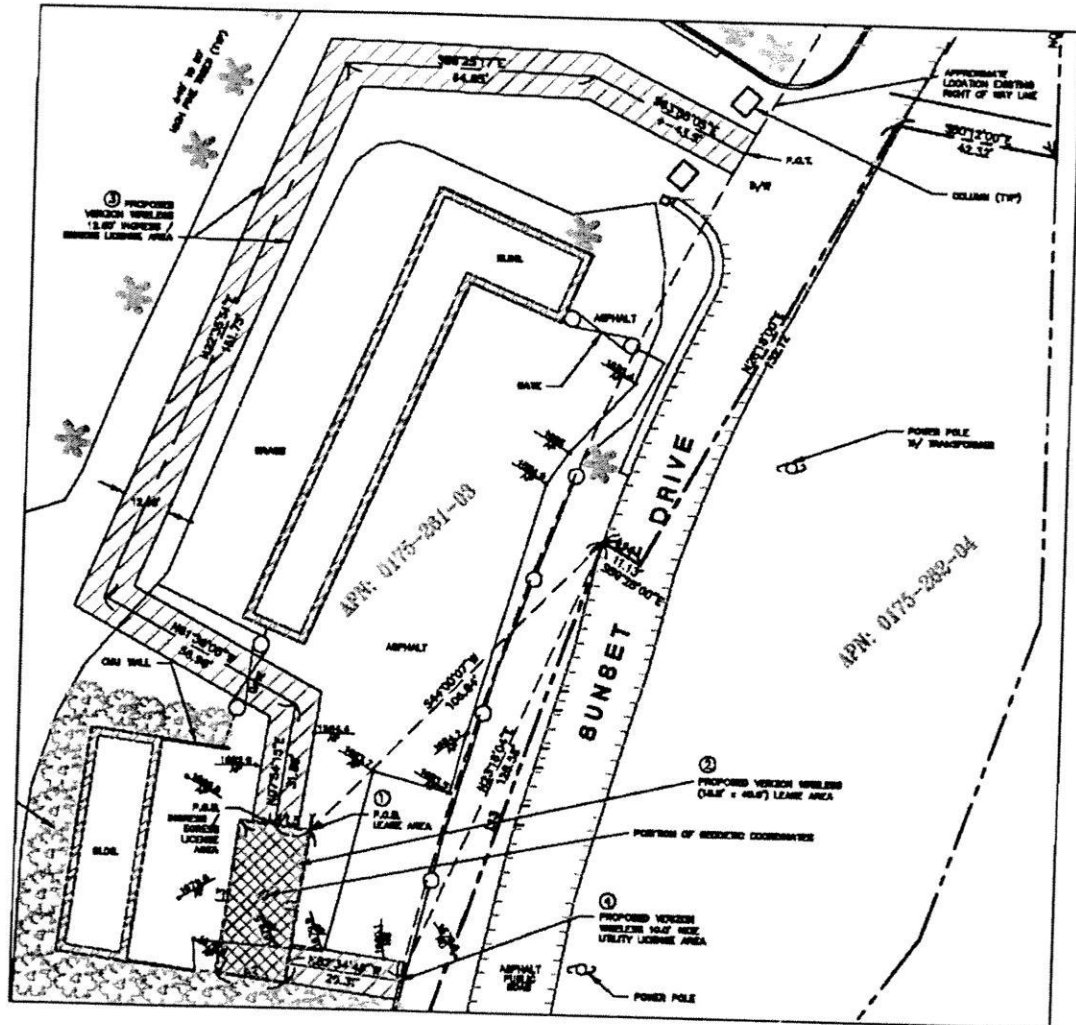
FLAT 1 OF 2: SITE PLAN



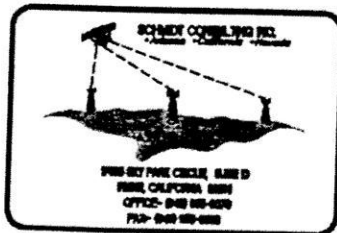
SCALE 1-500



EXHIBIT 'B'
PLAT 2 OF 2 ENLARGED SITE PLAN



LEASE AREA, NONSBS / SBSBS LICENSE
AREA, AND UTILITY LICENSE AREA
SCALE: 1"=400'



LINE	BEARING	LENGTH
1	N 89° 00' 00" E	10.00
2	N 89° 00' 00" E	10.00
3	N 89° 00' 00" E	10.00
4	N 89° 00' 00" E	10.00
5	N 89° 00' 00" E	10.00

