

**AMENDMENT NO. 3**  
**LEASE FOR ANTENNA COLLOCATION AND FACILITIES SITE**  
**Between**  
**INCORPORATED COUNTY OF LOS ALAMOS,**  
**An Incorporated County of the State of New Mexico,**  
**As Landlord**  
**And**  
**CELLCO PARTNERSHIP, D/B/A VERIZON WIRELESS,**  
**As Tenant**

This **AMENDMENT NO. 3** is entered into by and between the **Incorporated County of Los Alamos**, an incorporated county of the State of New Mexico ("County" or "Landlord"), and **Cellco Partnership, d/b/a Verizon Wireless** ("Tenant"), to be effective for all purposes April 1, 2024.

**WHEREAS**, the original solicitation for Wireless Communications Facilities Lease, Request for Proposals, No. 2002-1350 (the "RFP") was issued on November 13, 2001; and

**WHEREAS**, County and Tenant, or their predecessors-in-interest, entered into a Lease Agreement for Antenna Collocation and Facilities Site ("Lease Agreement") on July 21, 2005, with the Primary Term of sixty (60) months. The Lease Agreement gave Tenant the right to extend the lease term for five (5) periods of five (5) years each by giving written notice of renewal to County at least ninety (90) days prior to the expiration of the then-current lease term; and

**WHEREAS**, the Primary Term was extended on October 1, 2010; and

**WHEREAS**, the Lease Agreement was amended pursuant to a certain Amendment No. 1 effective April 30, 2011 ("Amendment No. 1"); and

**WHEREAS**, the Lease Agreement was amended pursuant to a certain Amendment No. 2 effective October 1, 2015 ("Amendment No. 2"); and

**WHEREAS**, Tenant wishes to modify some of the major equipment to be used on the site identified in amended Exhibit B-3 of the Lease Agreement. Tenant will replace all nine (9) existing panel antennas with nine (9) new panel antennas; remove six (6) existing Tower Mounted Amplifier (TMA) units; install three (3) new Remote Radio Head (RRH) units; retain six (6) RRH units; retain one (1) hybrid line of coax; retain twelve (12) coaxial cables, Remote Electrical Tilt (RET); and retain one (1) twelve port junction box. All new equipment will be mounted at the very same location and heights as the existing antennas, will not extend beyond their current top height, and the modification will have no impact on the current facility's ground footprint, nor will it require any ground or water tank disturbance, all and only as shown in the ten (10) page plan set last revised on April 6, 2023 ("Plans") that are attached hereto as Exhibit B-4 and incorporated herein by this reference; and

**WHEREAS**, Tenant intends that Landlord rely on and Landlord does rely on the accuracy and reliability of all of the information in Exhibits B-4 (engineered plans); and

**WHEREAS**, Council now ratifies and affirms the award of this Amendment No. 3 and finds that ratification and affirmation of this Amendment No. 3 is in the best interest of County; and

**WHEREAS**, The Board of Public Utilities approved this Amendment No. 3 at a public meeting held on February 21, 2024; and

**WHEREAS**, the County Council approved this Amendment No. 3, by Ordinance No. 730, at a public meeting held on March 26, 2024.

**NOW, THEREFORE**, for good and valuable consideration, County and Tenant agree as follows:

I. The Tenant agrees that in connection with this Amendment No. 3 the County is acting solely within its proprietary rights and authority as a property owner.

II. To include a new Exhibit B-3 attached hereto, in its entirety. Exhibit B-3 is intended to supplement Exhibit B and Exhibit B-1 to the Lease Agreement. To the extent of a conflict between Exhibit B or Exhibit B-1 and Exhibit B-3, Exhibit B-3 shall control.

III. ADMINISTRATIVE AND SITE REVIEW FEE. Within ninety (90) days after the parties fully execute this Amendment No. 3, Tenant shall pay to Landlord a nonrefundable one-time administrative and site review fee equal to FIFTEEN THOUSAND DOLLARS (\$15,000.00) to cover Landlord's costs to review and execute this Amendment No. 3. The Administrative and Site Review Fee shall not be any offset to any Rental owed under this Third Amendment and is fully earned and non-refundable by Landlord upon the full execution of this Third Amendment.

Except as expressly modified by this Amendment No. 3, the Lease Agreement is hereby ratified and reaffirmed, and the terms and conditions of the Lease Agreement remain unchanged and in effect.

**IN WITNESS WHEREOF**, the parties have executed this Amendment No. 3 on the date(s) set forth opposite the signatures of their authorized representatives to be effective for all purposes on April 1, 2024.

**ATTEST**

**INCORPORATED COUNTY OF LOS ALAMOS**

\_\_\_\_\_  
**NAOMI D. MAESTAS**  
**COUNTY CLERK**

BY: \_\_\_\_\_  
**PHILO S. SHELTON III, P.E.**                      **DATE**  
**UTILITIES MANAGER**

**Approved as to form:**

\_\_\_\_\_  
**J. ALVIN LEAPHART**  
**COUNTY ATTORNEY**

STATE OF NEW MEXICO                    )  
  : SS  
COUNTY OF LOS ALAMOS                )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of March 2024,  
by Philo S. Shelton III, P.E., Utilities Manager for the Incorporated County of Los Alamos.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

Cellco Partnership,  
D/B/A Verizon Wireless

By:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF ARIZONA                    )  
  : SS  
COUNTY OF MARICOPA            )

On \_\_\_\_\_, 2024, before me, \_\_\_\_\_,  
Notary Public, \_\_\_\_\_, who proved to me on the basis of satisfactory  
evidence to be the person whose name is subscribed to the within instrument and  
acknowledged to me that he executed the same in his authorized capacity, and that by his  
signature on the instrument the person, or the entity upon behalf of which the person acted,  
executed the instrument.

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

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of notary Public

(Seal)

## EXHIBIT B-3

### Amendment No. 3

#### Verizon North Mesa Water Tower Equipment Changes

##### REMOVING:

- Nine (9) existing panel antennas
- Six (6) existing TMA Units

##### INSTALLING:

- Nine (9) new panel antennas
- Three (3) RRH units

##### RETAINING:

- Six (6) RRH Units
- One (1) hybrid line of coax
- Twelve (12) coaxial cables (RET)
- One (1) twelve port junction box







Attachment F



# SYMBOLS & ABBREVIATIONS

## SYMBOLS USED AS ABBREVIATIONS

&	and
∠	angle
@	at
⊕	centerline
⊖	channel
⊙	penny
⊚	perpendicular
⊛	plate
⊜	round, number
⊝	round
⊞	square
⊟	with

## ELEVATION SPECIFIC ABBREVIATIONS

C.O.R.	= CENTER OF RADIATION
A.L.	= ATTACHMENT LEVEL
B.T.	= BOTTOM TIP LEVEL
T.T.	= TOP TIP LEVEL
T.O.S.	= TOP OF STRUCTURE
T.O.C.	= TOP OF CONCRETE
B.O.B.P.	= BOTTOM OF BASE PLATE

## COMMON ABBREVIATIONS

ABV	above
ACC	access
ACFL	access floor
ACFNL	acoustic panel
AC	acoustical
ACPL	acoustical plaster
ACT	actuator
AC	air conditioning
A/C	air conditioning
ALT	alternate
ALUM	aluminum
ANCH	anchorage
AB	anchor bolt
ANOD	anodized
ARCH	architectural
AD	area drain
AUTO	automatic

BSMT	basement
BRG	beam
BEL	below
BET	between
BL	block
BLK	block
BLKG	blocking
BS	both sides
BW	both ways
BT	bottom
BRK	brake
BRZ	bronze
BUR	building
BUR	built-up roofing
CAB	cabinet
CPT	carpet(ed)
CI	cast iron
CB	catch basin
CG	ceiling
CEM	cement
PLAS	plaster (portland)
CER	ceramic
CL	ceramic tile
CLR	clear(ance)
CLOS	closet
CW	cold water

4821 EUBANK BLVD NE  
ALBUQUERQUE, NM 87111

3009 MERCER UNIVERSITY DR.  
SUITE 210  
ATLANTA, GA 30341  
404-522-7081

DRAWN BY: MA CHECKED BY: PC

0 04/06/23 ISSUED FOR CONSTRUCTION  
A 04/05/23 ISSUED FOR REVIEW

REV DATE DESCRIPTION

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE  
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL  
ENGINEER TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION  
TO BE USED IN CONNECTION WITH ANY PROJECT. ANY  
PERSON WHO VIOLATES THIS LAW SHALL BE SUBJECT TO  
PROSECUTION AND PENALTIES AS PROVIDED BY THE  
PROFESSIONAL ENGINEERING ACT OF THE STATE OF NEW MEXICO.

SITE NAME: NM4 QUEMAZON

ADDRESS: 280 N MESA RD  
LOS ALAMOS, NM 87544

SITE TYPE: WATER TANK

SHEET TITLE:  
**GENERAL NOTES:  
SYMBOLS, ABBREVIATIONS,  
& LEGEND**

SHEET NUMBER:

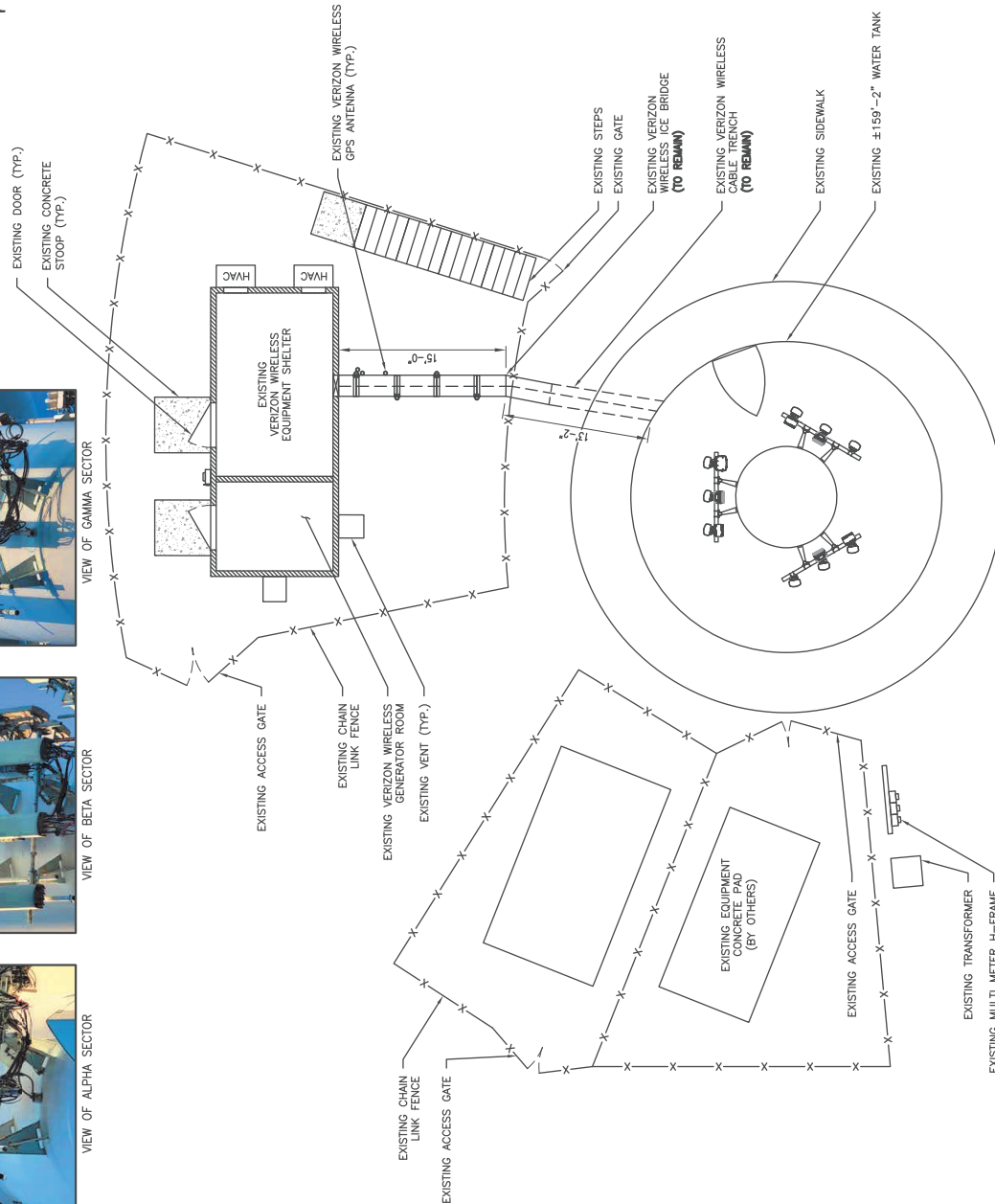
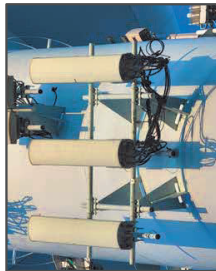
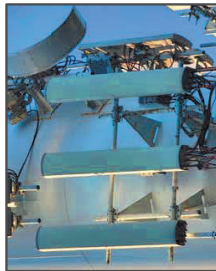
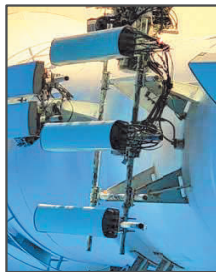
**GN3**

## LEGEND

	temporary telephone	TEL	office on center(s)	OFF	gauge, gauge galvanized	GA
	terra cotta tile	TZ	opening	OPG	galvanized	GC
	thick threshold	THK	opening outside diameter	OD	grab bar	GB
	transparent glass	TEMP GL	overall	OA	grade, grading, ground	GRD
	tempered finish	T.F.	overhead	OH	gypsum wall board	GWB
	top of curb/concrete	T&B	paint(ed)	PNT	handicapped	HC
	top of steel	TOS	pair	PAR	hardware	HWR
	top of typical	TOT	parallel	PAL	headboard	HDB
	Underwriters Laboratory unfinished	UL	parking	PKG	heating	HTG
	vinyl composition tile	VCT	particle board	PB	heating/ventilating/air	HVAC
	vinyl in field	VF	pavement	PMT	head	HD
	vinyl wall covering	VWC	perforate(d)	PERF	height	HTY
	wafer	WAF	plastic laminate	PLAM	hollow core	HC
	wall hung waterproofer	WSCT	plywood	PLY	horizontal metal	HM
	water repellent/resistant	WR	pounds per cubic foot	PCF	hollow metal water	H2O
	welded wire fabric	W/W	pounds per square inch	PSI	inch	IN
	window	WDW	precise concrete	PCC	include(d), (ing)	INCL
	wire mesh	WM	property line	PREFAB	inside diameter	ID
	wood	WO	portland cement plaster	P.C. PLAS	insulate(d), (on)	INSUL
	vinyl composition tile	VCT	quarry tile	QT	invert	INTM
	wafer	WAF	radius	RAD	joint	JB
	wall hung waterproofer	WSCT	rainwater conductor	RWC	knockout	KO
	water repellent/resistant	WR	refrigerator	REFR	kitchen	KIT
	welded wire fabric	W/W	register	REG	knockout down	KD
	window	WDW	reinforce(d), (ing)	REF	label	LBL
	wire mesh	WM	remove	REM	ladder	LAD
	wood	WO	required	REQ D	laminate(d)	LAM
	vinyl composition tile	VCT	return air	REV	length	LEN
	wafer	WAF	revision	RVS	left hand	LH
	wall hung waterproofer	WSCT	right hand	RHW	light	LIT
	water repellent/resistant	WR	right of way	ROW	expansion joint	EJ
	welded wire fabric	W/W	riof	RVT	existing exterior	EX
	window	WDW	roof drain	RD	existing to remain	ETR
	wire mesh	WM	rough opening	RO	Factory Mutual	FM
	wood	WO	resilient	RSNT	face of	FO
	vinyl composition tile	VCT	schedule	SCHED	fastener	FAS
	wafer	WAF	sealant	SL	finished floor line	FLL
	wall hung waterproofer	WSCT	section	SECT	fire alarm	FAL
	water repellent/resistant	WR	section & backer rod	SL&BR	fire extinguisher	FEX
	welded wire fabric	W/W	sheet	SHT	fire extinguisher cabinet	FEC
	window	WDW	similar	SIM	fireproof	FPL
	wire mesh	WM	single	SKL	fireplace	FPL
	wood	WO	south	SK	fixture	FIX
	vinyl composition tile	VCT	solid core	SC	flushing	FLG
	wafer	WAF	specification(s)	SPK	flooring	FLR
	wall hung waterproofer	WSCT	square	SQ	fluorescent	FLUOR
	water repellent/resistant	WR	stainless steel	SSL	foot, feet	FT
	welded wire fabric	W/W	steel	STL	foundation	FTD
	window	WDW	storm drain	STDR	frame(d), (ing)	FRM
	wire mesh	WM	storm drain	STDR	furred, furring	FUR
	wood	WO	suspended surface	SUSP	future	FUT
	vinyl composition tile	VCT	suspended	SUSP		
	wafer	WAF	system	SYN		
	wall hung waterproofer	WSCT	system	SYN		
	water repellent/resistant	WR	solid surface material	SLS		



OVERALL VIEW OF EXISTING TOWER



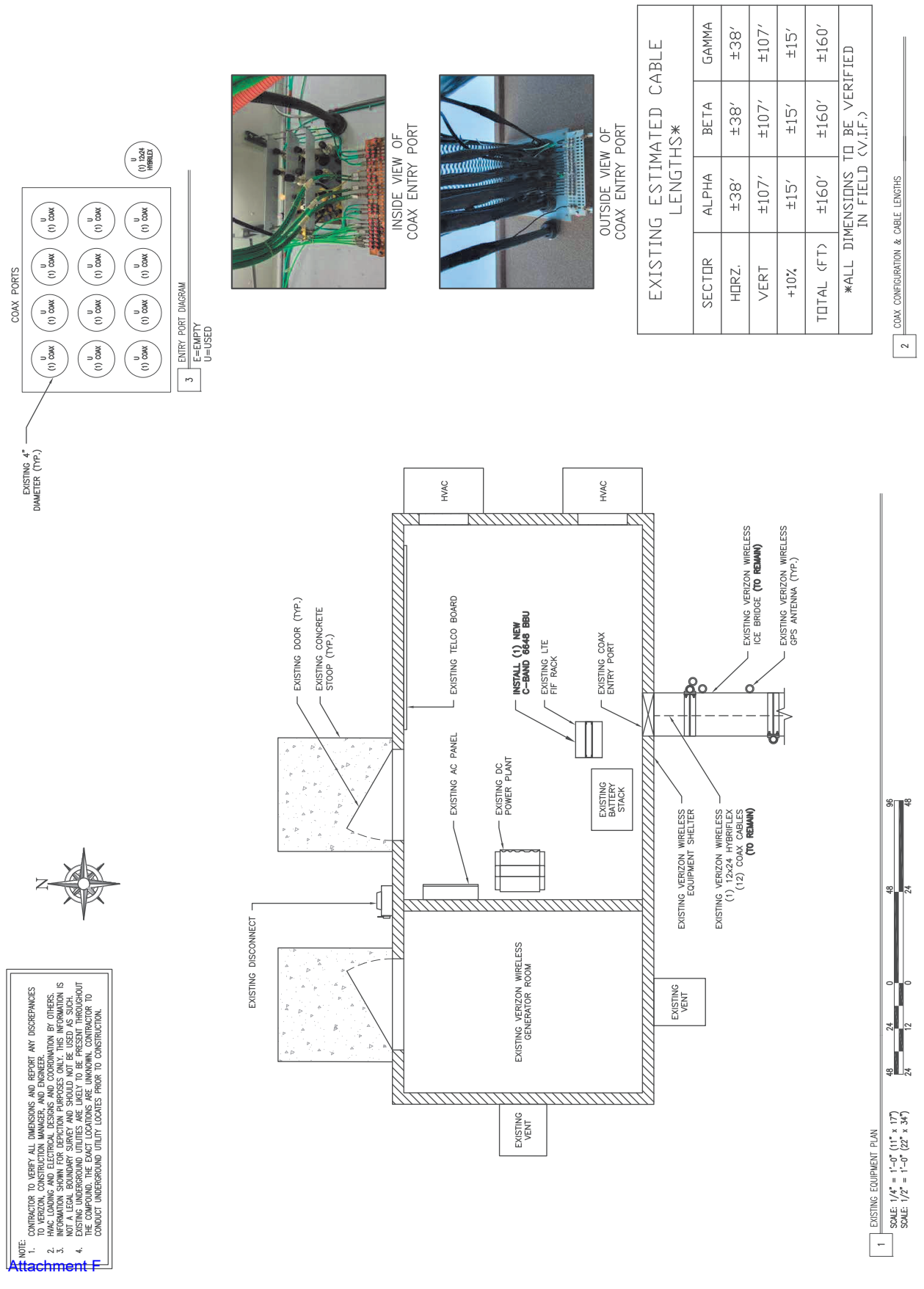
SITE PLAN

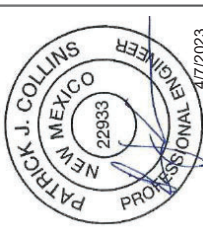
SCALE:  $3/32^{\circ} = 1^{\circ}-0^{\circ}$  ( $11^{\circ} \times 17^{\circ}$ )  
SCALE:  $3/16^{\circ} = 1^{\circ}-0^{\circ}$  ( $22^{\circ} \times 34^{\circ}$ )



NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO VERZON, CONSTRUCTION MANAGER, AND ENGINEER.

1. HMA LAYERS AND ELECTRICAL DESIGNS AND COORDINATION BY OTHERS.
2. INFORMATION SHOWN FOR DEFECTION PURPOSES ONLY. THIS SHOULD NOT BE USED AS SUCH.
3. EXISTING UNDERGROUND UTILITIES ARE LIKELY TO BE PRESENT THROUGHOUT THE COMPOUND. THE EXACT LOCATIONS ARE UNKNOWN. CONTRACTOR TO CONDUCT UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.



[illegible]

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WRITE NAME: NM4 QUEMAZON

ADDRESS: 280 N MESA RD  
LOS ALAMOS, NM 87544

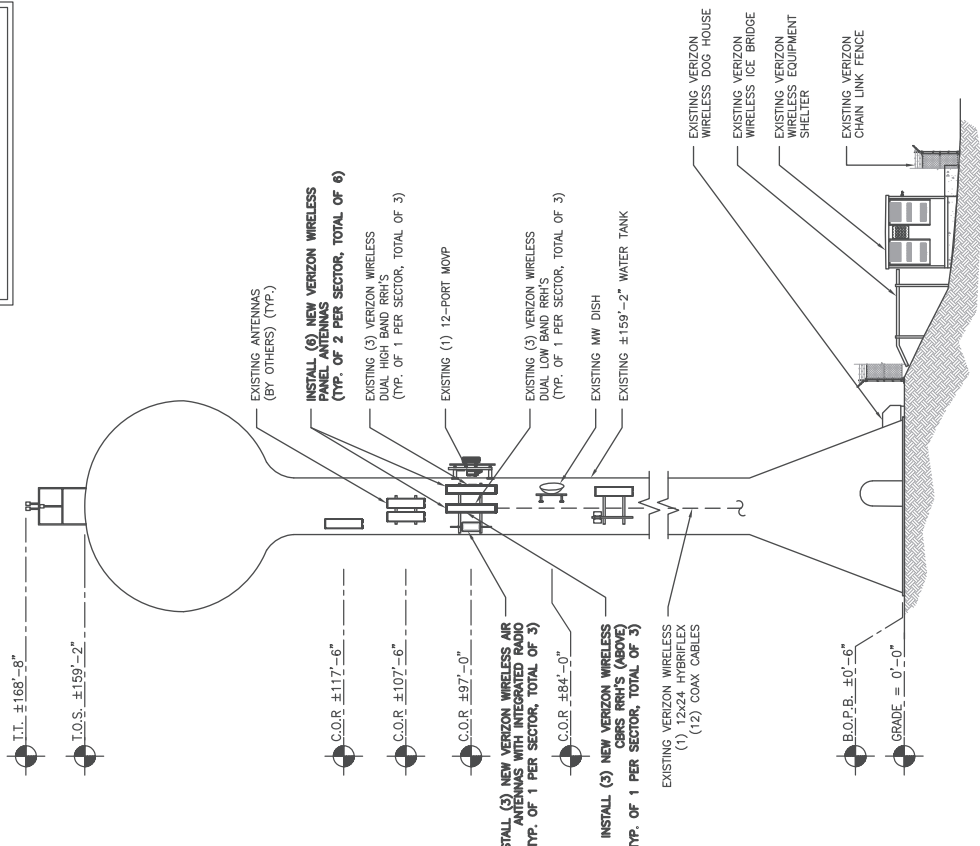
UNIT TYPE: WATER TANK

SHEET TITLE:

TOWER ELEVATION  
EXISTING/ PROPOSED

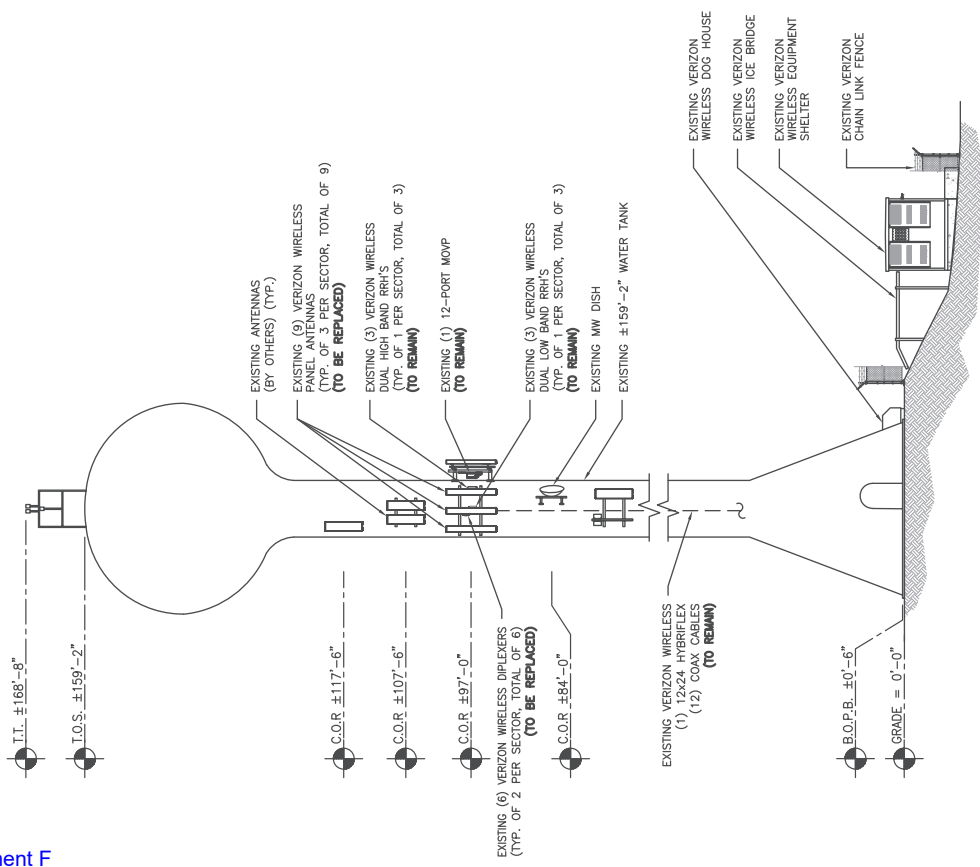
3

**NOTE:**  
INSTALL ALL ANTENNAS AND EQUIPMENT PER THE MOUNT & STRUCTURAL ANALYSIS. COORDINATE ANY MODIFICATIONS WITH VERIZON WIRELESS CM AND ENGINEER.



2	PROPOSED ELEVATION
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO VERIZON CONSTRUCTION MANAGER AND ENGINEER



1	EXISTING ELEVATION
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PROPOSED ANTENNA CONFIGURATION
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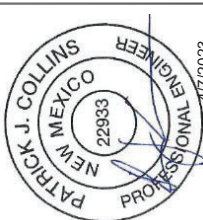
☐ PROPOSED NON ANTENNA EQUIPMENT

Added	700	850	1900	AWS	AW53	CBRS	L-Sub6	Make	Model	Centerline	Ttp Height	Azimuth	RET	4xRt	Inst. Type	Quantity	Item ID
							5G	Ericsson	PANEL ANTENNA	97	98.3	120(0002)	false	false	PHYSICAL	3	
												260(0003)					
	LTE	5G	LTE	LTE	LTE	LTE		JMA	PANEL ANTENNA	97	101	120(01)	false	false	PHYSICAL	6	MX10PQ060-C3
Removed																	
	700	850	1900	AWS	AW53	CBRS	L-Sub6	Make	Model	Centerline	Ttp Height	Azimuth	RET	4xRt	Inst. Type	Quantity	Item ID
												10(0001)					
											101	120(0002)	false	false	PHYSICAL	9	
	LTE	CDMA	LTE	LTE				ANDREW	PANEL ANTENNA	97		120(02)					
Retained												260(0003)					
												260(0003)					
	700	850	1900	AWS	AW53	CBRS	L-Sub6	Make	Model	Centerline	Ttp Height	Azimuth	RET	4xRt	Inst. Type	Quantity	Item ID

**Who Does Your Money Buy?**

Added: 9	Removed: 9	Retained: 0
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### Equipment Summary

[illegible][illegible]

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ATTENZIONE: NM4 QUEMAZON

ADDRESS: 280 N MESA RD  
LOS ALAMOS NM 87544

SITE TYPE: WATER TANK

# THESE

## RF DATA SHEET & COAX ANTENNA DIAGRAM

SHEET NUMBER:

55

