

**SUBMITTAL TO THE FLOOD CONTROL AND  
WATER CONSERVATION DISTRICT BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

707B



**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
December 17, 2013

**SUBJECT:** Anza Basin, Project No. 1-0-00150 Lease Amendment No. 1 to District Owned Real Property, CEQA Exempt Findings, District 1/District 1; [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301; and
2. Approve the attached Lease Amendment No. 1 between the District and SBA 2012 TC Assets, LLC; and
3. Authorize the Chairman of the District to execute the Lease Amendment No. 1; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the Lease Amendment.

**BACKGROUND:**

**Summary**

(Continued on Page 2)

GSW:rlp  
P8/157360

*Steve Thomas*  
For **WARREN D. WILLIAMS**  
General Manager-Chief Engineer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<b>NET DISTRICT COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Steven C. Horn*  
Steven C. Horn, MPA

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

2013 DEC - 3 10:11:13  
COUNTY OF RIVERSIDE

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* DATE: *12-15-13* Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order
- 

Prev. Agn. Ref.: 11.12 of 07/29/03 | District: 1<sup>st</sup>/1<sup>st</sup> | Agenda Number:

11-3

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FORM 11:** Anza Basin, Project No. 1-0-00150 Lease Amendment No. 1 to District Owned Real Property, CEQA Exempt Findings, District 1/District 1 [\$0]

**DATE:** December 17, 2013

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary (continued)**

On July 29, 2003, the Board approved the Lease ("Ground Lease") between Sprint PCS, LLC and the District for commercial mobile radio services and personal communication service equipment, and ground space for one (1) sixty-foot (60') high "monopine" for antenna(s) and space as may be reasonably required by Lessee, which are situated on District's parcel known as APN 191-260-014. On September 23, 2008, TowerCo Assets LLC became the assignee and successor in interest to Sprint PCS, LLC and on October 1, 2012, TowerCo Assets, LLC changed its name to SBA 2012 TC Assets LLC. The original lease was for a term of ten (10) years commencing upon completion of the improvements upon the property, which occurred on January 1, 2004. The subject amendment is for an additional ten (10) year term and will terminate on January 1, 2024, all other terms and conditions remain the same. Upon approval of the Lease Amendment No. 1, the parties intend to record the attached Memorandum of Lease in the Office of the County Recorder to provide constructive notice of the extended lease term.

Pursuant to CEQA, the Lease Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301, Class 1 – Existing Facilities. The proposed project, the Lease Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur, in that only the term of the original Lease is extended and no change in the existing facilities is allowed without prior District approval.

The attached Lease Amendment No. 1 and Memorandum of Lease have been approved as to form by County Counsel.

**Impact on Citizens and Businesses**

Continued communications via cell tower to the private citizens of Riverside County.

**ATTACHMENTS (if needed, in this order):**

1. Lease Amendment No. 1
2. Memorandum of Lease
3. Notice of Exemption

**LEASE AMENDMENT NUMBER ONE**  
**TOWERCO ASSETS LLC**  
**Don Lorenzi Sports Complex; 4230 Jackson Street, Riverside, California**  
**A portion of APN 191-260-014 aka Anza Basin**

**THIS LEASE AMENDMENT NUMBER ONE** (“Amendment No. 1”) is made as of \_\_\_\_\_, 2013, by and between the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, herein called DISTRICT, and SBA 2012 TC ASSETS, LLC, a Delaware Limited Liability Company, herein called LESSEE, assignee and successor in interest to SPRINT PCS ASSETS, L.L.C.

**RECITALS**

- A. DISTRICT, as Lessor, and SPRINT PCS ASSETS, LLC (“SPRINT PCS”), predecessor in interest to TowerCo Assets LLC entered into that certain GROUND LEASE Agreement (“Original Ground Lease”), dated July 29, 2003, with respect to that certain real property (“Real Property”), referenced as a portion of Assessor Parcel Number 191-260-014, located in the County of Riverside, State of California.
- B. Sprint PCS, as assignor, SPRINT TELEPHONY PCS, LP, as assignor, PCS LEASING COMPANY, L.P., as assignor, and TOWER ENTITY 4, L.L.C., as assignee, entered into that certain Assignment and Assumption of Ground Lease (“Assignment”), dated September 23, 2008, regarding the Real Property subject to that certain Original Ground Lease referenced herein, whereby the Original Ground Lease was assigned to TOWER ENTITY 4, L.L.C. who became the successor in interest.
- C. Within the Assignment referenced above, SPRINT PCS, SPRINT TELEPHONY PCS, LP, PCS LEASING COMPANY, L.P., and TOWER ENTITY 4, L.L.C. have been declared as Affiliated entities.
- D. On or around September 23, 2008, TOWER ENTITY 4, L.L.C. and TOWERCO ASSETS LLC pursuant to that certain Agreement and Plan of Merger to become one legal entity and the TOWERCO ASSETS LLC was declared the name of the surviving limited liability company.
- E. On or around October 1, 2012, TOWERCO ASSETS LLC changed its name to SBA 2012 TC ASSETS, LLC, a Delaware limited liability company.
- F. The Original Ground Lease, as heretofore, currently, or hereafter amended and assigned, shall hereafter be referred to as the “Lease”.
- G. The DISTRICT and LESSEE desire to amend the Original Ground Lease to extend the term period.

NOW THEREFORE, for good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

SECTION 1. TERM PERIOD. Section 4(a) of the Lease is hereby amended as follows:

4. Term.

(a) The term of this lease shall be extended for a period of ten (10) years commencing upon the date this Lease is fully executed by both Lessee and District and terminating on January 1, 2024.

SECTION 2. CAPITALIZED TERMS: AMENDMENT NO. 1 TO PREVAIL. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Amendment No. 1 shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof. The Lease remains in full force and effect except to the extent amended by this Amendment No. 1. This Amendment No. 1 shall not be binding or deemed consummated until approved and executed by the District's Board of Supervisors.

IN WITNESS HEREOF, the DISTRICT and LESSEE hereto have executed this Amendment No. 1 on the date provided above.

DATED \_\_\_\_\_  
(to be filled in by the Clerk of the Board)

LESSOR:  
RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT

RECOMMENDED FOR APPROVAL:

By: *Steve Thomas*  
*For* WARREN D. WILLIAMS

By: \_\_\_\_\_  
MARION ASHLEY, Chairman  
Riverside County Flood Control  
And Water Conservation District  
Board of Supervisors

APPROVED AS TO FORM:

PAMELA J. WALLS  
COUNTY COUNSEL

ATTEST:

KECIA HARPER-IHEM  
CLERK OF THE BOARD

By: *Synthia M. Gunzel*  
Synthia M. Gunzel  
Deputy County Counsel

By: \_\_\_\_\_  
Deputy

(SEAL)

WITNESSES:

LESSEE:

SBA 2012 TC ASSETS, LLC,  
A DELAWARE LIMITED LIABILITY  
COMPANY

Erika Lebrini  
Print Name: ERIKA LEBRINI

By: [Signature]  
Larry Harris,  
Vice President, Mergers and Acquisitions

[Signature]  
Print Name: Ashley Hart

STATE OF FLORIDA

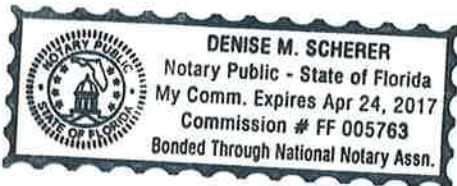
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of NOVEMBER, 2013, by Larry Harris, Vice President, Mergers and Acquisitions of SBA 2012 TC Assets, LLC, a Delaware limited liability company, on behalf of the company, and who is personally known to me.

WITNESS my hand this 22 day of NOVEMBER, 2013.

[SEAL]

Print Name: Denise Scherer  
NOTARY PUBLIC: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Document Prepared by**  
**Karen Mello and**  
**Upon Recording Return to:**  
Khreshmore Spence  
SBA Communications Corporation  
5900 Broken Sound Parkway, NW  
Boca Raton, FL 33487  
(561) 322-7795  
**SBA Site ID: CA45910-A**

AND A CONFORMED COPY TO :

Riverside County Flood Control  
and Water Conservation District  
Attention: Greg Walker  
1995 Market Street  
Riverside, California 92501

#### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (herein "Memorandum") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT with an address at 1995 Market Street, Riverside, CA 9501 ("Lessor"), and SBA 2012 TC ASSETS LLC, a Delaware limited liability company, having a principal office located at 5900 Broken Sound Parkway, NW, Boca Raton, FL 33487 ("Lessee").

WHEREAS, Lessor and Sprint PCS Assets, LLC predecessor in interest to TowerCo Assets LLC entered into that certain Ground Lease Agreement, dated July 29, 2003 (herein the "Original Ground Lease") together with Lease Amendment Number One (herein the "Lease Amendment") of even date hereof, (collectively as the "Lease") whereby, Lessor leased to Lessee the land described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Lessor and Lessee desire to enter into this Memorandum to provide constructive notice of said Lease Amendment and all of its terms, covenants and conditions to the same extent as if the same were fully set forth herein.

1. The Lease provides in part that Lessor leases to Lessee a certain site ("Leased Premises") located at 4230 Jackson Street, Riverside, CA 92503 ("Real Property"), within the property of or under the control of Lessor which is legally described in Exhibit "A" attached hereto and made a part hereof.
2. The term of said Lease is extended for a ten (10) year period commencing on November 29, 2013, upon the expiration of the term expiring on November 28, 2013 and ending on midnight on November 28, 2023.
3. The purpose of this instrument is to give notice of said Lease Amendment and all its terms, covenants and conditions to the same extent as if the same were fully set forth herein. The Lease contains certain other rights and obligations in favor of Lessor and Lessee which are more fully set forth therein.
4. The conditions, covenants and agreements contained in this instrument shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, affiliates and assigns

for the term of the Lease and any extensions thereof. All covenants and agreements of the Lease shall run with the land described in Exhibit "A".

EXECUTION PAGE FOLLOWS

IN WITNESS WHEREOF, the  
authorized agents as of the day and year  
the official records of the County of Riverside

Please do not  
use whiteout!  
Thanks!

to be executed by their respective duly  
providing an instrument for recording in

D CONTROL AND WATER

By: \_\_\_\_\_  
MARION ASHLEY, Chairman  
Riverside County Flood Control and  
Water Conservation District  
Board of Supervisors

ATTEST:  
CLERK OF THE BOARD  
Kecia Harper-Ihem

By: \_\_\_\_\_  
Deputy

(Seal)

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 12-4-13  
SYNTHIA M. GUNZEL DATE



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

File No: CA

STATE OF CALIFORNIA )SS

APN No:

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2013 before me, \_\_\_\_\_, Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

This area for official notarial seal.

**OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)       LIMITED       GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

**OPTIONAL SECTION**

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

Reproduced by 11/2007

**LESSEE:**

SBA 2012 TC ASSETS, LLC,  
a Delaware limited liability company

Witnesses:

Erika Lebrini  
Print Name: ERIKA LEBRINI

Ashley Hart  
Print Name: ASHLEY HART

By: [Signature]  
Larry Harris  
Vice President, Mergers and Acquisitions

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of NOVEMBER, 2013, by Larry Harris, Vice President, Mergers and Acquisitions of SBA 2012 TC Assets, LLC, a Delaware limited liability company, on behalf of the company, and who is personally known to me.

WITNESS my hand this 22 day of NOVEMBER, 2013.

[SEAL]



Print Name: Denise M. Scherer  
NOTARY PUBLIC - \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CA45910-A  
DON LORENZO PARK

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

**A PORTION OF THE FOLLOWING:**

#### **Legal Description**

Lot 16 in block 9 of lands of Riverside land and irrigation Company, in the City of Riverside, County of Riverside, State of California, as per map recorded in book 1, page 70, of maps, in the Office of the County Recorder of said county.

Excepting from said lot 16 that portion described as follows:

Beginning at the most easterly corner of said lot 16; thence southwesterly along the southeasterly line of said lot 16, 154 feet; thence northwesterly and parallel with northeasterly line of said lot 16, 154 feet; thence northwesterly and parallel with the northeasterly line of said lot 16, 154 feet to a point on the northeasterly line of said lot 16; thence southeasterly along the northeasterly line of said lot 16, 154 feet to the point of beginning.

Also excepting that portion thereof conveyed to the City of Riverside, a municipal corporation, by deed recorded May 14, 1976 as instrument no. 67297, official records.

#### **Assessor's Parcel No.:**

191-260-014