

**MASTER LICENSE AGREEMENT BETWEEN THE CITY OF LOVELAND,
COLORADO (“CITY”) AND _____
FOR THE USE OF THE CITY’S PUBLIC RIGHT-OF-WAY PROPERTY IN
CONNECTION WITH THE OPERATION OF A WIRELESS NETWORK**

This Agreement is made and entered into by and between the City of Loveland, a Colorado home rule municipality (“Licensor”) and _____, (“Licensee”). Licensor and Licensee may be referred to herein individually as a “Party” or collectively as the “Parties.”

RECITALS

This Agreement is made with reference to the following Recitals, each of which is deemed to be a material term and provision of this Agreement:

- A. Licensor is the owner of rights-of-way, streets, and similar property rights, as well as certain municipal facilities located in the public rights-of-way situated within the City limits of Loveland, Colorado (“ROW”).
- B. Licensee is duly organized and existing under the laws of the State of _____, and Licensee and its lawful successors, assigns, and transferees are authorized to conduct business in the State of Colorado.
- C. Licensee owns and/or controls, maintains, and operates a wireless and fiber communications network serving _____ customers (collectively, the “Network,” as more fully described in Paragraph 1.1(n) below).
- D. For purposes of operating the Network, the Licensee wishes to locate, place, attach, install, operate, control, and maintain antennas and other related wireless communication equipment consistent with Small Cell technology (“Equipment”) in the public Rights-of-Way (“ROW”) (as defined below).
- E. Licensor owns and operates a Colorado home rule municipal electric utility, and owns various facilities as part of its operation of such electric utility.
- F. Licensee agrees to comply with Licensor’s ROW and land use requirements as provided herein. Licensee acknowledges Licensor’s right to require Licensee to obtain permits for work in Licensor’s ROW, and to comply with Licensor’s requirements for such permits.
- F. Licensee is willing to compensate Licensor in exchange for a grant and right to use and physically occupy portions of the ROW, including poles owned by Licensor located in the ROW, as provided herein.

AGREEMENT

1. Definitions and Exhibits.

1.1 **Definitions.** For the purposes of this Agreement and all Exhibits attached hereto, the following terms, phrases, words and derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. Words not defined shall be given their common and ordinary meaning. The word “shall” is always mandatory and not merely discretionary. This Section also includes the definitions as set forth in the Loveland Municipal Code.

(a) **Agreement** means this Agreement for the Use of Lessor Property in connection with the operation of a Wireless Network.

(b) **Alternative Tower Structure** means man-made trees, clock towers, bell steeples, light poles, traffic signals, buildings, and similar alternative design mounting structures that are compatible with the natural setting and/or surrounding structures, and camouflage or conceal the presence of antennas or towers so as to make them architecturally compatible with the surrounding area pursuant to the Loveland Municipal Code and any applicable design standards or guidelines pursuant thereto. This term also includes any antenna or antenna array attached to an Alternative Tower Structure. A stand-alone Monopole (including a Replacement Pole) in the Public Right-of-Way that accommodates Small Cell Wireless Facilities is considered an Alternative Tower Structure to the extent it meets the camouflage and concealment standards of this Article.

(c) **Antenna** means any device used to transmit and/or receive radio or electromagnetic waves such as, but not limited to panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one or more elements, multiple antenna configurations, or other similar devices and configurations, and exterior apparatus designed for telephone, radio, or television communications through the sending and/or receiving of wireless communications signals.

(d) **Loveland Municipal Code** means City of Loveland Municipal Code, and any regulations promulgated thereunder.

(e) **City** means the City of Loveland, Colorado.

(f) **City of Loveland Wireless Communications Facility Design Standards**, or **Standards**, means the City's standards for construction and design for the installation of Equipment, Antenna, Alternative Tower Structures, and Wireless Communications Facilities that may be installed under the terms of this Agreement and individual Site Supplements. Such Standards may be amended by the City from time to time according to the process described in such Standards.

(g) **Equipment** means Small Cell antennas and other wireless communications equipment utilizing small cell technology that is specifically identified, described, and approved by the Lessor as set forth in individual Site Supplements (as defined below) and includes, but is

not limited to, nodes, antennas, fiber optic cable, coaxial cable, wires, frequencies, technology, conduits and pipes, a pole, and associated and appurtenant equipment on the pole or on the ground deemed by Licensee necessary to operate the Wireless Site and uses intended thereto.

(h) **Facilities** means poles, street light poles, traffic poles, structures, infrastructure, and fixtures located within the ROW.

(i) **FCC** means the Federal Communications Commission.

(j) **Hazardous Substance** means any substance, chemical or waste that is identified as hazardous or toxic in any applicable federal, state or local law or regulation, including but not limited to petroleum products and asbestos.

(k) **Interference** means physical interference and radio frequency interference.

(l) **Laws** means all applicable federal, state, and local laws, statutes, constitutions, code, City of Loveland Home Rule Charter, ordinances, resolutions, regulations, judicial decisions, rules, permits, approvals or other applicable requirements of the Licenser or other governmental entity, agency or judicial authority having the force and effect of law that determines the legal standing of a matter relating to the Parties and/or this Agreement.

(m) **Municipal Facility/Facilities** means those Licenser-Owned poles and fixtures located within the ROW including, without limitation, electric distribution poles, streetlight poles and traffic poles that are designated or approved by Licenser as being suitable for placement of Equipment.

(n) **Network**, or collectively “**Networks**”, means one or more of the wireless communications facilities operated by Licensee to serve its wireless carrier customers in the City.

(o) **Owner** means a person with a legal or equitable interest in ownership of real or personal property.

(p) **Permit** means a permit issued and described in accordance with Laws, which is used to regulate, monitor, and control the improvement, construction, or excavation activities, or other work or activity, occurring upon or otherwise affecting Licenser’s ROW, including ROW use, zoning, building, and electrical permits.

(q) **Person** means any corporation, limited liability company, partnership, proprietorship, individual, or organization, governmental organization, or any natural person.

(r) **Physical Interference** means where equipment, vegetation, or a structure causes reduced use of another’s prior mounted equipment, or an obstruction in a necessary line-of-sight path.

(s) **Pole Attachment Fee** means that fee described in Paragraph 4.1 of this Agreement.

(t) **Radio Frequency Interference** means the emission or conduction of radio frequency energy (or electronic noise) produced by electrical and electronic devices at levels that interfere with the operation of adjacent or nearby equipment.

(u) **Rights-of-Way** or **ROW** means the surface of and the space above and below the public roads, streets, highways, freeways, lanes, public way, alleys, courts, sidewalks, boulevards, parkways, drives, bridges, and tunnels, now or hereafter held by Licenser, or dedicated for use by Licenser, for use by the general public, or for use compatible with the operations of the Equipment.

(v) **Site Supplement** means an individual license for a particular facility located within the public right-of-way and generally authorized by this Agreement, in a form approved by the City of Loveland at the time of application and approval for such individual license.

(w) **Small Cell Facility** means a Wireless Communication Facility ("WCF") that meets both of the following qualifications: (1) A WCF where each Antenna is located inside an enclosure of no more than three cubic feet in volume, or, in the case of an Antenna that has exposed elements, the Antenna and all of its exposed elements that could fit within an imaginary enclosure of no more than three cubic feet; and (2) primary equipment enclosures are not larger than seventeen cubic feet in volume. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation box, ground-based enclosure, back-up power systems, grounding equipment, power transfer switch and cut-off switch. All associated equipment, even if located outside of the primary equipment enclosure, shall be included within the definition of Small Cell Facility.

(x) **Term** means the period that this Agreement is in effect as described in Paragraph 3.1 of this Agreement.

(y) **Tower** means any structure that is built for the sole or primary purpose of supporting one or more FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. The term includes self-supporting lattice towers, guyed towers or monopole towers, radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, Alternative Tower Structures and the like.

(z) **Wireless Communications Facility** (also a "WCF") means a facility used to provide personal wireless services as defined at 47 U.S.C. Section 332 (c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include a device attached to a building, used for serving that building only and that is otherwise permitted under other provisions of the Loveland Municipal Code. A WCF includes an Antenna

or Antennas, including without limitation, direction, omni-directional, and parabolic antennas, support equipment, Alternative Tower Structures, and Towers. It does not include the support structure to which the WCF or its components are attached if the WCF's use of such support structures is not the primary use of the structure. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand held radios/telephones and their associated transmitting Antennas, nor does it include other facilities specifically excluded by provisions of the Loveland Municipal Code.

(aa) **Wireless Site** means a location on ROW selected for the Licensee's deployment of its Equipment, and includes a WCF and Small Cell Facility.

1.2. **Exhibits.** The following numbered documents, which are occasionally referred to in this Agreement, are formally incorporated and made part of this Agreement by this reference:

(a) **Exhibit A:** [City of Loveland Wireless Communications Facility Development Standards](#), as in effect on the date of this Agreement but which may be amended from time to time as described in the Standards.

(b) **Exhibit B:** Licensee's Minimum Limits of Insurance

In the event of any conflict between this Agreement, including the Exhibits, and the Loveland Municipal Code or the Loveland Wireless Communication Facility Development Standards ("Standards"), as they exist on the effective date of this Agreement, the Loveland Municipal Code or the Standards prevail, except as federal or state law may preempt or act to modify the Loveland Municipal Code or the Standards at present or in the future. Future amendments to the Loveland Municipal Code and the Standards shall also prevail in the case of any conflict with any provisions of this Agreement and any Exhibits, so long as the amendments to the Loveland Municipal Code or Standards do not alter any material rights granted herein, and except as federal or state law may preempt or act to modify the Loveland Municipal Code or the Standards.

2. Grant of License and Terms.

2.1. **License.** Licensor hereby grants to the Licensee a non-exclusive license to use and occupy the ROW throughout Licensor's territorial boundaries, as these boundaries may be adjusted from time to time due to annexations, to attach, install, operate, maintain, upgrade, remove, reattach, reinstall, relocate, and replace Equipment at each approved Wireless Site ("License"). This grant is subject to the terms, conditions, and other provisions set forth in this Agreement and all Laws. Licensee shall install its Equipment consistent with applicable Laws.

2.2. **Scope and Priority.** Licensee's Equipment may be attached to or replace structures in the public right-of-way in the City with the following order of priority of attachment (or replacement, as may be required), except as otherwise agreed to between the Parties or as may otherwise be required by this Agreement or the Loveland Municipal Code:

(i) third-party poles under the terms of a fully executed pole attachment agreement with the Owner of such poles,

- (ii) City-owned poles, including street lighting poles and utility poles, in the ROW,
- (iii) new street lighting poles approved by the City for street lighting purposes,, or
- (iv) Licensee's proprietary poles to the extent permitted by, and in conformance with, City regulations and ordinances,
- (v) City's traffic signal poles.

Locations will be prioritized based upon Licensee's technical and radio frequency needs and construction costs, but in any situation where Licensee has a choice of Equipment locations, the Parties shall mutually exercise good faith efforts to agree on attachments to poles in the order indicated above.

2.3. Approval Process. The Parties agree that the application and approval process to install the Equipment covered by this Agreement shall be conducted pursuant to the City's application process in effect at the time of application for such approval.

2.4. Modifications.

(a) **Minor Modifications.** Notwithstanding anything in the Agreement to the contrary, Licensee may make modifications to the Equipment with like-kind or similar Equipment subject to permitting required under applicable Laws and/or permission granted by the Owner of the subject pole, and with advanced written notice of at least two business days to Lessor by email to PowerDevelopment@cityofloveland.org, without obtaining a new Site Supplement, to the extent that: (i) such modification to the attachment involves only substitution of internal components, and does not result in any change to the external appearance, dimensions, or weight of the attachment, or loading impacts on the pole as approved by Lessor or impact multi-modal traffic flow; or (ii) such modification involves replacement of the attachment with an attachment that is the same, or smaller in weight and dimensions as the approved attachment and does not impact multi-modal traffic flow.

(b) **Substantial Modification.** Any modification which does not meet the requirements of a Minor Modification as defined in paragraph 2.4(a) above shall be considered a Substantial Modification. For all Substantial Modifications, Licensee shall first obtain the written approval from Lessor for the use and installation of the desired Equipment by submitting an application to Lessor according to Lessor's application process in effect at such time of request for approval or as otherwise authorized by Laws and required municipal permitting regulations, which approval shall not be unreasonably withheld, conditioned, or delayed. In addition to any other submittal requirements, Licensee shall provide "load" (structural) calculations for all Facilities upon which it intends to modify Equipment in the ROW.

2.5. Permitted Use of ROW. ROW may be used by the Licensee seven (7) days a week, twenty-four (24) hours a day, only for the Wireless Sites and the installation, use, and operation of Equipment, and not for any other purpose. Licensee shall, at its expense, comply with all Laws in connection with the use, installation, operation, maintenance, and replacement of Equipment in

the ROW, including without limitation, obtaining the necessary Permits and traffic control plan approvals for any work performed by the Licensee within the ROW, and the allowable hours for work in the ROW under the Loveland Municipal Code.

2.6. Inventory of Wireless Sites. Licensee shall maintain a current inventory of Wireless Sites governed by this Agreement throughout the Term. Licensee shall provide to Lessor, at Lessor's reasonable request, a copy of the inventory of Wireless Sites governed by this Agreement within sixty (60) days of such request. The inventory shall include location of each installation by GIS coordinates, License Site ID #, type of pole used for installation, pole Owner, and designation/type of installation, for each Wireless Site Equipment installation within the ROW. Licensee may exclude from the inventory any Wireless Sites that are deactivated if all of Licensee's equipment is removed entirely from the ROW. The City will compare the inventory to its records to identify any discrepancies.

2.7. Lessor's request for a current inventory shall be limited to no more than one time per calendar year throughout the Term.

2.8. Additional Installations. Licensee may install its Equipment on other poles in the ROW lawfully owned and operated by third parties. Subject to obtaining the written permission of the Owner(s) of the affected property, and obtaining any required building or electrical Permits (and paying associated Permit fees), the Lessor hereby authorizes and permits Licensee to enter upon the ROW and to attach, install, operate, maintain, remove, reattach, reinstall, relocate, and replace Equipment in or on poles or other structures lawfully owned and operated by public utility companies or other pole Owners located within the ROW as may be permitted by the public utility company or pole Owner, as the case may be. In such situation, a Site Supplement shall be required but a Pole Attachment Fee shall not be paid. Licensee will obtain all required Permits, approvals, and agreements necessary for installation on third party poles in the ROW.

2.9. Unauthorized Installations. Any WCF or any Wireless Site owned or operated by the Licensee or an Affiliate of the Licensee which WCF or Wireless Site is not authorized in accordance with this Agreement and any applicable Laws shall constitute a material breach of this Agreement. Upon discovery of any unauthorized WCF or unauthorized Wireless Site and upon notice by the Lessor, the Licensee shall immediately and without undue delay decommission or otherwise render the WCF or Wireless Site inoperable and the Licensee shall remove the unauthorized WCF or Wireless site within thirty (30) days of such notice by the Lessor; provided, however, upon written request of the Licensee to the Lessor and with the discretionary consent of the Lessor, the Lessor may stay or toll the required removal of the unauthorized and inoperable WCF or Wireless Site in order that the Licensee may apply for approval of the WCF or Wireless Site in accordance with Laws. In the event that the Licensee elects to apply for approval of the unauthorized WCF or Wireless Site in accordance with this Section, any application for approval shall be processed as if the WCF or Wireless Site was never established and there shall be no presumption or assumption that the WCF or Wireless Site is acceptable, appropriate, or necessary to the Licensee's Network due to its prior existence or prior operation. In the event that the Licensee's application for approval of an unauthorized WCF or Wireless Site is denied, the Licensee shall remove the WCF or Wireless Site within thirty (30) days of the date of the Lessor's denial of the application. In the event that the Licensee's application for approval of an unauthorized WCF or Wireless Site is approved, Licensee must pay all required fees for a

new Wireless Site, plus interest at the rate of two percent (2%) per annum on the required fees from the date of the original installation.

3. Term of Agreement, Supplements, Cancellation, Termination, Removal or Abandonment at Expiration.

3.1. Agreement Term. The initial term of this Agreement shall commence upon the Effective Date and shall expire ten (10) years from the Effective Date (the “Term”), unless renewed as herein provided in Paragraph 3.2. The term of each Site Supplement shall be concurrent with the term of this Agreement and any extension thereof; provided, however that the minimum term of a Site Supplement shall be five (5) years, so that should the Term of this Agreement expire before the end of any five (5) year Site Supplement term, this Agreement shall remain in effect only with respect to any Site Supplement through the end of such Site Supplement’s term.

3.2. Renewal. Unless earlier terminated by either party pursuant to the provisions of this Agreement, the Licensee may request a renewal of this Agreement, by providing six (6) months written notice of the intent to renew prior to the expiration date of the Agreement. After providing such notice, this Agreement shall renew on the same terms and conditions as herein for up to two (2) successive terms of five (5) years each, provided that the Licensee has complied with the material terms of this Agreement. If the Licensor does not believe that the Licensee is entitled to renewal as requested, the Licensor shall provide written notification to the Licensee at least one-hundred and eighty (180) days prior to the expiration date of this Agreement, in which notice the Licensor shall provide support for its position. As between the Licensor and the Licensee, the Licensee shall at all times retain control of the WCFs. Upon expiration or non-renewal of this Agreement, within ninety (90) days of the expiration of the then-current Term, the Licensee must remove its WCFs installed within the ROW, or alternatively, sell the same to a qualified buyer consistent with applicable Law.

3.3. Licensee Cancellation. Licensee may cancel this Agreement or any Site Supplement before the date of expiration by providing the Licensor with thirty (30) days express written notice of cancellation. Any prepaid Pole Attachment Fees shall be retained by Licensor. This Agreement and all Site Supplements may only be cancelled or terminated as provided in this Agreement or any Site Supplement.

3.4. Abandonment. If Licensee abandons the use of a Municipal Facility or a Licensee-Owned Facility location or any of its Equipment located on third-party structures in the ROW for a period of six (6) or more consecutive months, the Equipment on such Municipal Facility or the Equipment and Licensee-Owned Facilities shall be removed at the expense of Licensee. In the event Licensee is unable or refuses to remove such Equipment within thirty (30) days of Licensor’s request, then Licensee shall be deemed to have abandoned its Equipment and Licensor may remove such Equipment at Licensee’s cost. In no event may Licensee abandon in place any of its WCFs installed in or on the ROW, unless written consent of the Licensor is obtained and ownership of such Equipment is transferred to Licensor. Any Equipment, including appurtenances to the WCF, cable conduit, meters, or any other component of the abandoned Equipment, that is abandoned by Licensee under the terms of this paragraph shall become the property of Licensor, but Licensee shall remain liable for any costs of removal of such abandoned equipment.

4. **Fees and Charges.** Licensee shall be solely responsible for the payment to Lessor of all fees and charges in connection with Licensee's performance under this Agreement, including those set forth as follows:

4.1. **Pole Attachment Fee.**

(a) **Annual Fee.** As of the Commencement Date defined in each Site Supplement, Licensee shall pay to Lessor annual fees as set forth in Lessor's published Department of Water & Power Rates, Fees, and Charges then in effect. The annual fees shall be the applicable "Wireless Pole Attachment Fee" for each attachment to a Municipal Facility, and shall be valid from January 1 to December 31. The full annual fee for each Attachment shall be due for each attachment for any portion of the calendar year (i.e., the full amount of the annual fee shall be due for an Attachment completed on November 1 of a particular calendar year). In the event any Law provides Licensee the right to use the Municipal Facilities at an annual rate less than the rate set forth herein, the annual Wireless Pole Attachment Fee shall be reduced to such amount on the next anniversary of the Commencement Date (or earlier if required by such Law) for all existing and new Site Supplements. In such event, the Lessor shall update its applicable published annual fees for the next calendar year. The annual Pole Attachment Fee shall not apply to or be charged for attachments to third-party Facilities or to Licensee's proprietary poles in the ROW. For the purposes of the year 2019 only, the Wireless Pole Attachment Fee for each Attachment to a Municipal Facility shall be \$200 per Attachment.

(b) **Fee Payment.** The Pole Attachment Fee is non-refundable. Lessor shall invoice Licensee annually for all Pole Attachment Fees, no later than June 30 of each year. The invoice shall set forth the total number of Poles on which Licensee has been issued a Site Supplement during the annual period, including all previously authorized and active Site Supplements. Invoices for any Site Supplements issued during the course of a calendar year shall be provided to Licensee as necessary for attachments installed after the annual invoice date. Lessor agrees to provide to Licensee a completed, current version of Internal Revenue Service Form W-9, or equivalent.

4.2. **Taxes.** Licensee shall pay all applicable City, county and state taxes levied, assessed, or imposed on Licensee or on Licensee's Equipment by reason of this Agreement or those related to any of Licensee's Equipment and/or services provided within the City.

4.3. **Utilities and Electric Meter.** Licensee will be responsible for telephone, cable, broadband, electric, and any other utility service used or consumed by the Licensee in connection with using its Equipment. In no event will Licensee secure its utilities by sub-metering from Lessor. Licensee shall pay all charges for any electricity furnished by Lessor and for charges for furnishing electric service to the Equipment. When the Equipment requires an electric meter, as determined by Lessor, the Licensee shall install or cause to be installed a separate electric meter for the Equipment on a ground mounted pedestal or on Licensee's pad mounted equipment cabinet, or as otherwise may be required by Lessor's Water & Power Department. Licensee will install electric facilities which

are inconspicuous as reasonably possible and yet consistent with electric code installation requirements.

4.4. Payments Made. All fees and/or additional payments shall be payable to Lessor at the address provided in Paragraph 18 of this Agreement for Lessor; or to such other persons or at such other places as Lessor may designate in writing. All payments shall be in lawful money of the United States of America.

4.5 Default for Nonpayment. Nonpayment of any amount due under this Agreement ninety (90) days from the date of Licensee's receipt of written notice from Lessor indicating a failure to make timely payment shall constitute a material default under this Agreement.

5. Permits. No payment is collected under this Agreement for any Permit required to be issued in connection with the installation of Equipment at any Municipal Facility. However, to the extent not inconsistent with any applicable Law, all of the Equipment will be installed, operated and maintained by or on behalf of Licensee in accordance with applicable provisions of the Loveland Municipal Code. At the time of application for Site Supplements to install the Equipment under this Agreement, Licensee must apply for, obtain, and pay the generally applicable fees for all Permits issued by the Lessor for work performed within the ROW, and the ROW will be used according to the plans submitted by Licensee and approved by the Lessor in issuing Permits. Licensee must also apply for any building Permits required for installation of the Equipment. As part of Licensee's application for a Site Supplement, Licensee shall provide to the City all applicable Colorado Department of Transportation ("CDOT") permits or approvals, and/or third party attachment agreements, prior to the City's issuance of a ROW Permit. Execution of this Agreement or any Site Supplement does not constitute the issuance of a Permit.

6. Design and Make Ready Work Requirements.

6.1. Design Standards for Wireless Communication Facilities. Every Wireless Communication Facility installed in accordance with this Agreement must comply with the standards described in Exhibit A or the published City of Loveland Wireless Communication Facility Design Standards ("Standards"), whichever is updated most recently prior to application for the Site Supplements that will be covered by this Agreement. Modifications to the Standards for a Site Supplement may be proposed by the Licensee by the submission of an alternative design drawing or illustration to the Director of the Department of Water & Power or his or her designee ("Director") which drawing or illustration shall clearly identify the differences between the Standards and the proposed alternative design. Where the Director finds such submitted alternative design presents a de minimis or nominal visual impact when compared to the Standards, the Director may approve such alternative design which approval shall be evidenced by written acknowledgment signed by the Director and affixed to the particular Site Supplement. The Director shall retain the discretion to deny a proposed alternative design where the Director finds the proposed design to be more visually or aesthetically impactful than the Standards, at the Director's discretion, the Director may submit the proposed alternative design illustrations to the City Manager for an administrative determination that the proposed design is, or is not, more visually or aesthetically impactful than the Standards.

6.2. **Make Ready Work.** Licensee shall be responsible for all make ready costs incurred by Licensor in preparing any Licensor-owned structure for an attachment by Licensee. When Licensee and Licensor have agreed on an existing Municipal Facility location as a suitable site for Licensee's Equipment, but the existing Licensor-Owned pole needs to be replaced to accommodate the Equipment, then Licensee shall pay all costs related to replacing the Licensor-Owned pole, including but not limited to installation of the replacement pole (the "Replacement Pole"), transfer to the Replacement Pole of the streetlight fixtures, streetlight, traffic signal, and/or other items attached to the existing Licensor-Owned pole, and removal and salvage to the Licensor of the existing Licensor-Owned pole. Payment of the pole replacement costs does not provide Licensee with any ownership interest in the Replacement Pole. Licensor will be deemed to own the original Licensor-Owned pole and the Replacement Pole. The installation or attachment of the Equipment using the Replacement Pole shall be at Licensee's sole cost and expense.

7. **Common Conditions or Requirements Applicable to Site Supplements Issued Under this Agreement.**

7.1. **Damage to Property.** If in the exercise of the rights granted by this Agreement Licensee damages or disturbs the surface or subsurface of any ROW or adjoining property, pole, streetlight fixture, traffic signal, fiber, landscaping, or other public improvement, Licensee will promptly, at its own expense, and in a manner reasonably acceptable to Licensor and all affected property owners, repair the damage or disturbance within thirty (30) days. Licensee acknowledges its responsibility to separately adjust damage it actually causes to private property, if any, in the process of Licensee's exercise of its rights hereunder.

7.2. **Public Emergency.** In the event of an emergency or to protect the public health or safety, prior to the Licensor accessing or performing any work on a Municipal Facility on which Licensee has installed Equipment, Licensor may require Licensee to deactivate such Equipment if any of Licensor's employees or agents must move closer to the Equipment than the FCC's recommended minimum distance. In such case, Licensor will contact Licensee at _____ to request immediate deactivation. Such contact number must be staffed 24 hours every day of the week with a live answering service. Licensee shall keep such contact information updated with Licensor. If Licensee refuses to or fails to act within two (2) hours of such notice from Licensor, Licensee's consent will be deemed given to Licensor to proceed as reasonably necessary to protect public and utility personnel safety in Licensor's sole discretion.

7.3. **Pole Replacement.**

(a) Subject to Paragraph 7.3(f), if a Municipal Facility needs replacement or repair due to damage, including a traffic accident or deterioration, Licensor shall perform maintenance or repair as soon as reasonably possible. Licensor may allow Licensee to perform maintenance or replacement at Licensor's sole discretion. In such event, Licensor shall reimburse Licensee in an amount up to the cost Licensor would pay to perform the same work within forty-five (45) days of Licensor's receipt of an invoice. Licensee shall cooperate with Licensor to temporarily relocate its Equipment, if necessary. Upon completion of the replacement, Licensor shall notify Licensee in order for Licensee to install its Equipment.

(b) If mutually acceptable to Licensor and Licensee, Licensee may provide to Licensor, at Licensee's cost, one (1) spare pole sufficient to serve as a Replacement Pole, which will be stored at Licensor's designated storage area at the Water and Power Department Service at no cost to Licensee, and which will be available as part of Licensor's inventory or stock to replace a Municipal Facility as provided in this Section 7.3.

(c) In the event Licensee provides a spare pole, and in lieu of Licensee performing the replacement, Licensor may use the spare pole to replace the damaged pole, including damage done by a traffic accident or deterioration, within thirty (30) days of the need for the replacement, and shall deliver the damaged pole and any damaged equipment to the Water and Power Department Service Center. Licensor will contact Licensee to pick up the damaged Equipment and Licensee can reinstall its equipment once the replacement pole is installed and functioning as a Municipal Facility.

(d) Licensor shall permit Licensee to utilize a temporary location for its operation during the replacement period at a location reasonably acceptable to both Licensor and Licensee. Licensee shall be responsible for all costs associated with such relocation, including moving the Equipment to and from the temporary location.

(e) In the event Licensor is responsible for replacing the Municipal Facility with a Replacement Pole, Licensor shall only be responsible for the cost of a standard pole, and Licensee shall be responsible for the cost of the Replacement Pole in excess of the cost of a standard pole, and for all costs relating to replacement and activation of Equipment on the pole and any ancillary Facilities related to Licensee's Network. For purposes of this Agreement, a "standard pole" is a pole that meets the minimum requirements to house the Municipal Facility without any of the Small Cell Facilities on the pole as contemplated herein.

7.4. Removal and Relocation.

(a) Licensee understands and acknowledges that Licensor may require Licensee to relocate one or more of its Equipment installations. Licensee shall, at Licensor's direction and upon ninety (90) days prior written notice to Licensee, relocate such Equipment at Licensee's sole cost and expense whenever Licensor reasonably determines that the relocation is needed for any of the following purposes: (i) if required for the construction, modification, completion, repair, relocation, or maintenance of a Licensor or other public agency project; (ii) because the Equipment is interfering with or adversely affecting proper operation of Licensor-Owned Poles, traffic signals, communications, or other Municipal Facilities; or (iii) Licensor is abandoning or removing the Municipal Facility. Licensor may also require Licensee to relocate, remove, modify, or disconnect Equipment located in the ROW in the event of an emergency or when the public health or welfare requires such change (for example, without limitation, the Equipment is interfering with or adversely affecting proper operation of Licensor-Owned Poles, traffic signals, communications, or other Municipal Facilities). In any such case, Licensor shall use reasonable efforts to afford Licensee a reasonably equivalent alternate location. If Licensee shall fail to relocate any Equipment as requested by the Licensor in accordance with the foregoing provision, Licensor shall be entitled to remove or relocate the Equipment at Licensee's sole cost and expense, without further notice to Licensee. Licensee shall pay to the Licensor actual costs and expenses incurred by the Licensor in performing any removal work and any storage of

Licensee's property after removal within thirty (30) days of the date of a written demand for this payment from the Lessor.

(b) Licensee shall make certain that it has a designated contact person available 24/7 in the event of an emergency requiring Lessor to take immediate action. In such event, Licensee's contact is: _____ . Such contact number must be staffed 24 hours every day of the week with a live answering service. Licensee shall keep such contact information updated with Lessor. If after two attempts to make contact by Lessor with no response, Lessor shall have the right to undertake any actions that Lessor may deem reasonably necessary to avoid damage to property or personal injury, and Lessor's reasonable and documented costs for such undertaking shall be paid by Licensee. In the event of an assignment or transfer pursuant to Section 14 of this Agreement, any such assignee or transferee shall immediately provide updated or new contact information to the City pursuant to this provision.

(c) In the event Licensee desires to relocate any Equipment from one Municipal Facility to another, Licensee shall so advise Lessor in advance of such relocation. Lessor will use reasonable efforts to accommodate Licensee by making another reasonably equivalent Municipal Facility available for use in accordance with and subject to the terms and conditions of this Agreement.

(d) In the event Licensee is required to relocate any Equipment, the Licensee may place a temporary installation in the ROW (e.g. cell-on-wheels) upon prior approval by the Lessor and compliance with any applicable permit requirements.

(e) For any removal or relocation of Equipment under this paragraph 7.4 or for any other reason, Licensee must follow the procedures and requirements for obtaining all necessary Permits as required by the City and under the Loveland Municipal Code.

7.5. Non-exclusiveness. Subject to Paragraph 7.6(d), the rights and privileges granted to Licensee under this Agreement, and each Site Supplement described herein, are nonexclusive; except that, once Licensee places a Wireless Site in the ROW, Lessor shall not control Wireless Sites, which include without limitation Licensee equipment and sites licensed by Licensee, and will not permit another carrier on the same Site unless Lessor receives confirmation from Licensee and the subsequent carrier that the subsequent carrier will not interfere with the Licensee's existing Wireless Site.

7.6. Non-interference. The following provisions shall apply to ensure and/or avoid interference (both physical interference and Radio Frequency Interference) resulting from Licensee's installation, operation, and/or maintenance of its Equipment:

(a) Radio Frequency Interference. Licensee shall ensure that the Equipment will not cause Radio Frequency Interference with Wireless Communication Facilities or devices, cable television, broadcast radio, or television systems, satellite broadcast systems, or Lessor traffic, public safety, or other communications signal equipment existing at the time of installation of the Equipment or at any time thereafter.

(b) Existing Uses. Licensee shall not interfere in any manner with the existing uses of Lessor property including ROW, sanitary sewers, water mains, storm drains, gas mains, poles, aerial and underground electric and telephone wires, streetlight fixtures, fiber infrastructure, cable television, and other telecommunications, utility, and municipal property without the express written approval of the Owner(s) of the affected property or properties.

(c) Lessor Interference. Lessor reserves the right, but not the obligation, to maintain and operate its Municipal Facilities in such reasonable manner as will best enable Lessor to fulfill its own service requirements or obligations. However, Lessor agrees that Licensee and/or any other tenants, licensees, or users of the ROW who currently have or in the future take possession of space within the ROW will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to the then existing Equipment of Licensee.

(d) Interference with Public Safety Communication. Licensee shall not interfere in any manner with current or future Lessor or other governmental public safety communication. Without limiting any other rights or remedies, if interference to Lessor's or other governmental public safety communication occurs and continues for a period in excess of thirty-six (36) hours following notice to the interfering Party via telephone the interfering Party shall be required to reduce power or cease operations of the interfering equipment until the interference is cured under reasonable commercial standards.

(e) Interference with Non-Public Safety Systems. Without limiting any other rights or remedies, if interference to non public safety communication systems of the Lessor or other governmental entity occurs and continues for a period in excess of forty eight (48) hours following notice to the interfering Party via telephone, the interfering Party shall be required to reduce power or cease operations of the interfering equipment until the interference is cured under reasonable commercial standards.

(f) Telephonic Notice for Purposes of Remediying Interference Issues. Telephonic notice, for purposes of this Section 7.6, shall be made to Licensee's Network Operations Center at (800) 264-6620 or to Lessor at the Water and Power Department Operation Center at 970-962-3581. Licensee's contact number must be staffed 24 hours every day of the week with a live answering service. Licensee shall keep such contact information updated with Lessor.

(g) Remedies. The Parties acknowledge that there will not be an adequate remedy at Law for noncompliance with the provisions of this Section 7 and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

7.7. Adjacent Property Owner Notices.

(a) Except in the case of an emergency involving public safety or an outage, or service interruption to a large number of customers, Licensee shall give reasonable advance notice to private residential property owners of construction work on or in adjacent rights-of-way, as provided in this section. "Construction work" shall include excavation, boring, assembly,

rehabilitation, renovation, remodeling or improvement of any structure or facility in the public Right-of-Way or adjacent to a sidewalk beside the public Right-of-Way, including associated landscaping, parking, equipment or furnishings for such work.

(b) In particular, the following requirements shall apply to nonemergency activity in public Rights-of-Ways when the activity adjoins residentially-zoned property or property shown in the Larimer County Assessor's Records as "residential," and will not be completed and restored in a period of two weeks or less.

1. Licensee shall either:

A. At least seventy-two hours before commencement of any work in the public Right-of-Way, (i) post and maintain a notice that is located at the beginning and end points of the activity, and (ii) deliver notice to each address in the area of the activity and within one hundred seventy-five feet of its boundaries; or

B. At least fifteen calendar days before commencement of any work in the public Right-of-Way, provide written notice individually to each address in the area of the public Right-of-Way work and within one hundred seventy-five linear feet of its boundaries.

2. For good cause, Licenser may require Licensee to employ a combination of the notices required by subsection (b)(1) of this section.

3. The notices required by subsection (b)(1) of this section shall include the name, telephone number, and address of the owner and use permittee, a description of the work to be performed, the duration of the work, and the name, address, and telephone number of a person who will provide information to and receive comments from any member of the public concerning the work. Such contact number must be staffed 24 hours every day of the week with a live answering service. Licensee shall keep such contact information updated with Licenser. Posted notices shall be in a format and size acceptable to Licenser.

7.8. Radio frequency emissions. Licensee hereby warrants and agrees that all equipment installed within the public right-of-way will be environmentally safe and non-harmful to public health and safety. All of Licensee's equipment shall meet all state and federal regulations related to the emission of radio frequency waves and electromagnetic frequencies. Licensee may not install any equipment that will cause adverse health impacts.

8. Damage to Licensee's Equipment. In the event of any damage to Licensee's Equipment, Licenser shall have no liability or responsibility to repair the same unless such damage arose from the Licenser's negligence or willful misconduct of Licenser, its employees, agents, or contractors; provided, however, in such case, Licenser's liability shall be limited to the cost to repair or replace the same, subject to Section 7. Any claims by Licensee must be processed through Licenser's Risk Management department.

9. Title to Equipment.

9.1. Title to the Equipment. Title to, responsibility for, and control of the Equipment, exclusive of the Municipal Facility (original or replacement) used for support, and including ground mounted equipment, shall remain with Licensee or any approved sub-licensee and shall constitute Licensee's or sub-licensee's personal property and Equipment, and not fixtures or improvements attached to the land. Licensee shall be responsible for all Equipment installed under this Agreement even if Licensee does not own legal title to such equipment (i.e., the Equipment is owned by a sublicensee or customer of Licensee), and acknowledges and agrees that Lessor may take any actions authorized under this Agreement with respect to such Equipment, even if legal title for such Equipment is not vested in Licensee.

9.2. No Ownership in Lessor Property. Neither this Agreement, any Site Supplement, nor any License issued herein, nor any Permit separately issued for installation of any Equipment, regardless of the payment of any fees and charges, shall create or vest in Licensee any ownership or property rights in any portion or elements of the Municipal Facilities, the underlying real property on which any Lessor-Owned poles or any Equipment is located, or any portion of the ROW. Additionally, Licensee acknowledges that this Agreement does not constitute or create a leasehold interest and except as otherwise expressly provided herein, any right to the benefit of any Lessor property or portion thereof. Nothing contained in this Agreement shall be construed to compel Licensee to construct, retain, extend, place, or maintain any poles or other facilities for the benefit of Lessor which are not needed for Licensee's own service requirements.

9.3. "As Is" Condition. Licensee accepts the Municipal Facilities identified in any Site Supplement, or any Replacement Pole, in its "AS IS" condition, without representation or warranty of any kind by Lessor, or any Lessor officer, agent, or employee, and subject to all applicable Laws governing the use of the Lessor poles for Licensee's intended purpose.

9.4. Lessor's Rights. The parties agree that this Agreement does not in any way limit Lessor's right to locate, operate, maintain, or remove its poles in a manner that will best enable it to fulfill its service requirements.

10. Maintenance and Repair. Subject to Paragraph 7.3, Lessor shall maintain and keep the Municipal Facility containing Equipment in good condition and in accordance with Lessor's standard maintenance requirements, at its sole cost and expense. Licensee shall keep the Equipment and other improvements by Licensee on the Municipal Facility, if any, in good repair.

11. Hazardous Substances. Licensee agrees that Licensee, its contractors, subcontractors and agents, will not use, generate, store, produce, transport, or dispose any Hazardous Substance on, under, about, or within the area of a Municipal Facility or the ROW in which it is located in violation of any applicable Laws. Except to the extent of the negligence or intentional misconduct of Lessor, Licensee will pay, indemnify, defend and hold Lessor harmless against and to the extent of any loss or liability incurred by reason of any Hazardous Substance produced, disposed of, or used by Licensee pursuant to this Agreement. Licensee will ensure that any on-site or off-site storage, treatment, transportation, disposal, or other handling of any Hazardous Substance will be performed by persons who are properly trained, authorized, licensed, and otherwise permitted to perform those services. The Parties recognize that Licensee is only using a small portion of the

ROW and that Licensee shall not be responsible for any environmental condition or issue except to the extent resulting from Licensee's, its agents' or contractors' specific activities and responsibilities under this Agreement.

12. Indemnity.

12.1 The Licensee shall indemnify, defend and hold the Licenser, its employees, officers, elected officials, agents, and contractors (the "Indemnified Parties") harmless from and against all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses arising from the installation, use, operation, maintenance, repair, or removal of the WCFs, any of its or its customers' activities on any Wireless Site, or the Licensee's breach of any provision of this Agreement. The indemnity provided for in this paragraph shall not apply to any liability resulting from the negligence or willful misconduct of the Licenser or an Indemnified Party. Upon the filing with the Licenser by anyone of a claim for damages arising out of incidents for which Licensee herein agrees to indemnify and hold the Licenser harmless, the Licenser shall notify Licensee of such claim and in the event that Licensee does not settle or compromise such claim, then Licensee shall undertake the legal defense of such claim on behalf of Licensee and Licenser. It is specifically agreed, however, that the Licenser at its own cost and expense, may participate in the legal defense of any such claim. Any final judgment rendered against the Licenser for any cause for which Licensee is liable shall be conclusive against Licensee as to liability and amount upon the expiration of the time for appeal. Licensee's indemnification obligations set forth in this Paragraph 12 shall survive termination of this Agreement.

12.2 The Licenser shall give the Licensee timely written notice of the making of any claim or of the commencement of any action, suit or other proceeding in connection with any WCFs. In the event such claim arises, the Licenser or any other Indemnified Party shall tender the defense thereof to the Licensee and the Licensee shall consult and cooperate with the Licenser's Attorney's Office while conducting its defense. The Licenser shall cooperate fully therein with Licensee's legal representative and shall be consulted on any settlements of claims prior the execution of any settlement agreements.

12.3 If separate representation to fully protect the interests of both parties is or becomes necessary, such as a conflict of interest between the Licenser and the counsel selected by Licensee to represent the Licenser, the Licensee shall pay for all reasonable expenses incurred by the Licenser as a result of such separate representation; provided, however, in the event separate representation becomes necessary, the Licenser shall select its own counsel and any other experts or consultants, subject to the Licensee's prior approval. The Licenser's expenses hereunder shall include all reasonable out-of-pocket expenses, such as consultants' fees, and shall also include the reasonable value of any services rendered by the Licenser's Attorney or his/her assistants or any employees of the Licenser or its agents but shall not include outside attorneys' fees for services that are unnecessarily duplicative of services provided the Licenser by the Licensee.

12.4 Licenser will not be liable under this Agreement for consequential, indirect, special, incidental or punitive damages for any cause of action, whether in contract, tort, or otherwise, even if the party was or should have been aware of the possibility of these damages, whether under theory of contract, tort (including negligence), strict liability, or otherwise.

12.5 In consideration for the rights granted under this Agreement, Licensee waives all claims, demands, causes of action, and rights it may assert against Licensor and its officials, personnel, agents, and representatives because of any loss, damage, or injury to any Equipment, or any loss or degradation of service resulting from the installation, operation, maintenance, or malfunction of Equipment regardless of cause.

13. Insurance Requirements.

13.1. Licensee's Insurance. Licensee must procure and maintain insurance in the amounts and form specified in the attached **Exhibit B** throughout the term of this Agreement. Within 30 days of execution of this Agreement, Licensee shall submit a Certificate of Insurance to Licensor, which Certificate shall comply with the insurance requirements set forth in this Agreement. Upon renewal of any of Licensee's insurance coverages, Licensee shall provide Licensor with a copy of its then-current Certificate of Insurance, no less than annually.

13.2. Certificates. If a Certificate of Insurance or Self-Insurance is submitted as verification of coverage, Licensor will reasonably rely upon the Certificate as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement. If any of the required policies expire during the term of this Agreement, Licensee must forward renewal or replacement Certificates to Licensor within fifteen (15) business days after the renewal date containing all the necessary insurance provisions.

14. Assignment/Sublicensing.

14.1. Assignment. This Agreement and each License granted herein is personal to Licensee and for Licensee's use only. Subject to Paragraph 14.3 below, the related rights and privileges may not be assigned or otherwise transferred without the express written consent of Licensor, which consent shall not be unreasonably withheld, conditioned, or delayed. Any non-permitted transfer or assignment of the right to attach Equipment to a Licensor-Owned pole shall be void and not merely voidable. Licensor may, in its sole discretion and in addition to all other lawful remedies available to Licensor under this Agreement, collect any fees owed from Licensee all without prejudicing any other right or remedy of Licensor under this Agreement or any applicable law. No cure or grace periods shall apply to transfers or assignment prohibited by this Agreement or to the enforcement of any provisions of this Agreement against a transferee or assignee who did not receive Licensor's consent.

14.2. Sublicensing. In the event that Licensee intends to provide access to the Equipment to a customer or sublicensee, or installs Equipment owned by a customer or sublicensee, through lease, sublicense, or similar agreement, and notwithstanding the terms of any such leases, subleases, or agreements, Licensee shall remain fully liable under this Agreement and shall not be released from performing all terms, covenants, or conditions of this Agreement with respect to any leases, subleases, or similar agreements. Licensee shall require in any agreements with a customer or sublicensee that its customer or sublicensee agree to be subject to all terms, conditions, and obligations of this Agreement as they may relate to the customer's or sublicensee's use of the Equipment and that the customer or sublicensee shall further comply with all Applicable Laws. Notwithstanding any terms of any lease, sublicense, or agreement, Licensee (including its contractors and agents) will be the responsible party for all of the operation, repair, and

maintenance of all Equipment licensed under this Agreement, and Licensee shall be solely responsible to Lessor for compliance with this Agreement and all applicable laws and permits. Licensee agrees that it shall provide to Lessor at Lessor's request any contractual agreements between Licensee and any customer or sublicensee related to Licensee's installation of Equipment under this License for or on behalf of any such customer or sublicensee, as well as contact information for any customer or sublicensee that holds title to any Equipment subject to this Agreement. Licensee hereby acknowledges and understates that, if necessary, Lessor may take all necessary actions with respect to the Equipment to enforce the terms of this Agreement, even if legal title for such Equipment or WCF is not vested with Licensee. Notwithstanding any provisions of paragraph 12 to the contrary, Licensee shall defend, indemnify, and hold harmless Lessor against any and all claims by its sublicensee or customer for any damages to Equipment owned by sublicensee or customers of Licensee that may arise out of Lessor's actions to enforce the terms of this Agreement.

14.3. Notwithstanding anything to the contrary in this Section 14, this Agreement and/or any Site Supplement and/or Permit approved by the Lessor may be sold, assigned or transferred by Licensee, without advance notice to or the consent of Lessor, to (i) any entity in which Licensee holds a controlling or similar interest; (ii) any entity which holds a controlling equity or similar interest in Licensee; (iii) any entity under common control with Licensee; (iv) any other entity that is currently operating in the City of Loveland and is in full compliance with all obligations to the Lessor; or (v) any entity which acquires all or substantially all of Licensee's assets in the market defined by the FCC in which the Municipal Facility is located by reason of a merger, acquisition or other business reorganization, provided that such acquiring entity has debt to equity and profitability ratios consistent with mature companies in business for five or more years in the same or similar business and agrees to comply with federal, state, and local laws, and Licensee and the new entity represent to Lessor that the new entity has not had a decision entered against the new entity for a material violation of a local permit. Licensee shall provide written notice to Lessor within thirty (30) days of Licensee completing a transaction with an entity as covered in subsections (i) through (iii) of this Paragraph and ninety (90) days written notice to the Lessor of a transaction covered in subsection (iv) and (v).

15. Default.

15.1. Default of Licensee.

a. Lessor shall provide Licensee with a detailed written notice of any violation of this Agreement, and a thirty (30) day period within which Licensee may: (a) demonstrate that a violation does not exist, (b) cure the alleged violation, or (c) if the nature of the alleged violation prevents correction thereof within thirty (30) days, to initiate a reasonable corrective action plan to correct such alleged violation, including a projected completion date, subject to Lessor's written approval, which approval will not be unreasonably withheld.

b. If Licensee fails to disprove or correct the violation within thirty (30) days or, in the case of a violation which cannot be corrected in thirty (30) days if Licensee has failed to initiate a reasonable corrective action plan and to correct the violation within the specified time frame, then Lessor may declare in writing that Licensee is in default.

15.2. Default of Lessor.

a. Licensee shall provide Lessor with a detailed written notice of any violation of this Agreement, and a thirty (30) day period within which Lessor may: (a) demonstrate that a violation does not exist, (b) cure the alleged violation, or (c) if the nature of the alleged violation prevents correction thereof within thirty (30) days, to initiate a reasonable corrective action plan to correct such alleged violation, including a projected completion date; provided, however, that such plan shall be subject to Licensee's written approval where Licensee's Equipment or operations will be affected by the corrective action, which approval will not be unreasonably withheld.

b. If Lessor fails to disprove or correct the violation within thirty (30) days or, in the case of a violation which cannot be corrected in thirty (30) days if Lessor has failed to initiate a reasonable corrective action plan and to correct the violation within the specified time frame, then Licensee may declare in writing that Lessor is in default.

16. Termination/Revocation. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such Default, the non-defaulting Party may terminate this Agreement if the Default affects all Site Supplements and the Agreement as a whole, or any Site Supplement subject to the Default, and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Law. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If Licensee undertakes any such performance on Lessor's behalf and Lessor does not pay Licensee the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due, Licensee may offset the full undisputed amount due against all fees due and owing to Lessor under this Agreement until the full undisputed amount is fully reimbursed to Licensee.

17. Bankruptcy. The Parties expressly agree and acknowledge that it is their intent that in the event Licensee shall become a debtor in any voluntary or involuntary bankruptcy proceeding under the United States Bankruptcy Code, 11 U.S.C. § 101, et seq. (the "Bankruptcy Code"), for the purposes of proceeding under the Bankruptcy Code, this Agreement shall be treated as an unexpired lease of nonresidential real property under Section 365 of the Bankruptcy Code, 11 U.S.C. § 365 (as may be amended), and, accordingly, shall be subject to the provisions of subsections (d)(3) and (d)(4) of said Section 365 with the exception that Lessor waives any requirement for Licensee to assume or reject this Agreement earlier than prior to confirmation of a plan. Any person or entity to which Licensee's rights, duties and obligations under this Agreement are assigned pursuant to the provisions of the Bankruptcy Code, shall be deemed without further act to have assumed all of the obligations of Licensee arising under this Agreement both before and after the date of such assignment. Any such assignee shall upon demand execute and deliver to Lessor an instrument confirming such assumption. Any monies or other considerations payable or otherwise to be delivered in connection with such assignment shall be paid to Lessor, shall be the exclusive property of Lessor, and shall not constitute property of Licensee or of the estate of Licensee within the meaning of the Bankruptcy Code. Any monies or other considerations constituting Lessor's property under the preceding sentence not paid or

delivered to Licensor shall be held in trust for the benefit of Licensor and be promptly paid to Licensor.

18. Surrender. Within sixty (60) days of the expiration of the Supplement Term of any Site Supplement, or upon the earlier termination thereof, Licensee shall remove all Equipment, at its sole expense, shall repair any damage to the Municipal Facilities or the ROW caused by such removal, and shall restore the Municipal Facilities to the condition in which they existed prior to the installation of the Equipment, reasonable wear and tear and loss by casualty or other causes beyond Licensee's control excepted. For any removal or relocation of Equipment under this paragraph, Licensee must follow the procedures and requirements for obtaining ROW work permits under the Loveland Municipal Code. If Licensee fails to remove the Equipment as required by this Section, such Equipment shall be deemed abandoned as set forth in Paragraph 3.4 above.

19. Notices. Any notice, request, demand, statement, or consent herein required or permitted to be given by either Party to the other hereunder, shall be in writing signed by or on behalf of the Party giving the notice and addressed to the other at the address as set forth below:

Licensee

| | |
|-----------------|---|
| <u>Licensor</u> | City Manager City of Loveland 500 E. 3 rd Street, Suite 300 Loveland, CO 80537 Attn: City Manager |
| With copy to: | City Attorney 500 E. 3 rd St., Suite 330 Loveland, CO 80537 |

Each Party may by notice in writing change its address for the purpose of this Agreement, which address shall thereafter be used in place of the former address. Each notice, demand, request, or communication which shall be mailed to any of the aforesaid shall be deemed sufficiently given, served, or sent for all purposes hereunder (i) two business days after it shall be mailed by United States certified mail, postage prepaid and return receipt requested, in any post office or branch post office regularly maintained by the United States Postal Service, (ii) upon personal delivery, or (iii) one business day after deposit with any recognized commercial air courier or express service. Any communication made by e-mail or similar method shall not constitute notice pursuant to this Agreement.

19.1. Emergency Contact. As set forth above, Licensee shall make certain that it has a designated contact person available 24/7 in the event of an emergency requiring Licensor to take immediate action. In such event, Licensee's contact is: _____ . The Licensee shall be obligated to maintain a current emergency contact number with the Licensor and notify the Licensor within 24 hours following any changes. Licensee understands and agrees that the requirement of maintaining updated contact information is a material term of this Agreement.

Licensee agrees that its contact number must be staffed 24 hours every day of the week with a live answering service. Licensee shall keep such contact information updated with Lessor.

20. Miscellaneous.

20.1. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties, and supersedes all negotiations, understandings or agreements. Any amendments to this Agreement must be in writing and executed by both Parties.

20.2. Severability. If any provision of this Agreement is invalid or unenforceable with respect to any Party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

20.3. Governing Law. This Agreement shall be governed by and construed in accordance with the Laws of the State of Colorado, and applicable federal Law. Venue for any dispute related to this Agreement shall be in the County of Larimer, State of Colorado.

20.4. Appropriation. To the extent this Agreement constitutes a multiple fiscal year debt or financial obligation of the City, it shall be subject to annual appropriation pursuant to the City of Loveland Municipal Charter Section 11-6 and Article X, Section 20 of the Colorado Constitution. The City shall have no obligation to continue this Agreement in any fiscal year in which no such appropriation is made.

20.5. Governmental Immunity. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the notices, requirements, immunities, rights, benefits, protections, limitations of liability, and other provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.* and under any other applicable law.

20.6. Authority to Execute. Any individual executing this Agreement on behalf of or as representative for a corporation or other person, partnership or entity, represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of such Party, and this Agreement is binding upon such Party in accordance with its terms. Lessor hereby designates, and authorizes, the Lessor's Director of the Department of Water & Power, or his or her or designee to execute all Site Supplements entered into under this Agreement. This designation and authorization may be changed by Lessor upon written notice to Licensee.

20.7. No Waiver. A Party shall not be excused from complying with any of the terms and conditions of this Agreement by any failure of a Party upon any one or more occasions to insist upon or to seek compliance with any such terms or conditions. Both Lessor and Licensee expressly reserve all rights they may have under law to the maximum extent possible, and neither Lessor nor Licensee shall be deemed to have waived any rights they may now have or may acquire in the future by entering into this Agreement.

20.8. Force Majeure. With respect to any provisions of this Agreement, the violation or non-compliance of any Term of this Agreement which could result in the imposition of a financial

penalty, liquidated damages, forfeiture or other sanction upon a Party, such violation or non-compliance shall be excused where such violation or non-compliance is the result of acts of God, war, civil disturbance, strike or other labor unrest, or other events, the occurrence of which was not reasonably foreseeable by such Party and is beyond such Party's reasonable control.

20.9. Representations and Warranties. Each Party to this Agreement represents and warrants that it has the full right, power, legal capacity, and authority to enter into and perform its respective obligations hereunder and that such obligations shall be binding upon it without the requirement of the approval or consent of any other person or entity in connection herewith. Lessor makes no express or implied warranties and hereby disclaims any such warranties with regard to Lessor's poles, and Lessor makes no other express or implied warranties, except to the extent expressly and unambiguously set forth in this agreement. Lessor expressly disclaims any implied warranties of merchantability or fitness for a particular purpose.

20.10. No Third-Party Beneficiaries. This Agreement benefits only the Parties hereto and their successors and permitted assigns. There are no third-party beneficiaries.

20.11. Other ROW Users. The Parties understand and agree that Lessor permits other persons and entities to install utility facilities in the ROW. In permitting such work to be done by others, Lessor shall not be liable to Licensee for any damage caused by those persons or entities.

20.12. Public Disclosure. Licensee acknowledges that this Agreement is public record within the meaning of the Colorado Open Records Act§ 24-72-202(6), C.R.S., and accordingly may be disclosed to the public.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of this ____ day of _____, 2019 (the "Execution Date").

[SIGNATURES ON NEXT PAGE]

LICENSOR:
City of Loveland, a Colorado Home Rule
Municipality

By: _____
Stephen C. Adams, City Manager

LICENSEE:
_____,

By: _____
Print Name: _____
Its: _____

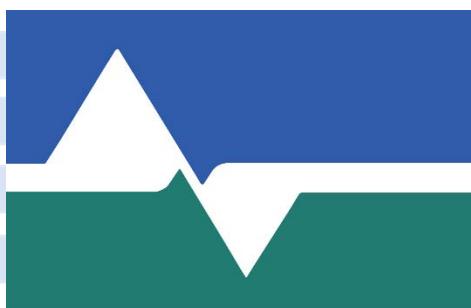
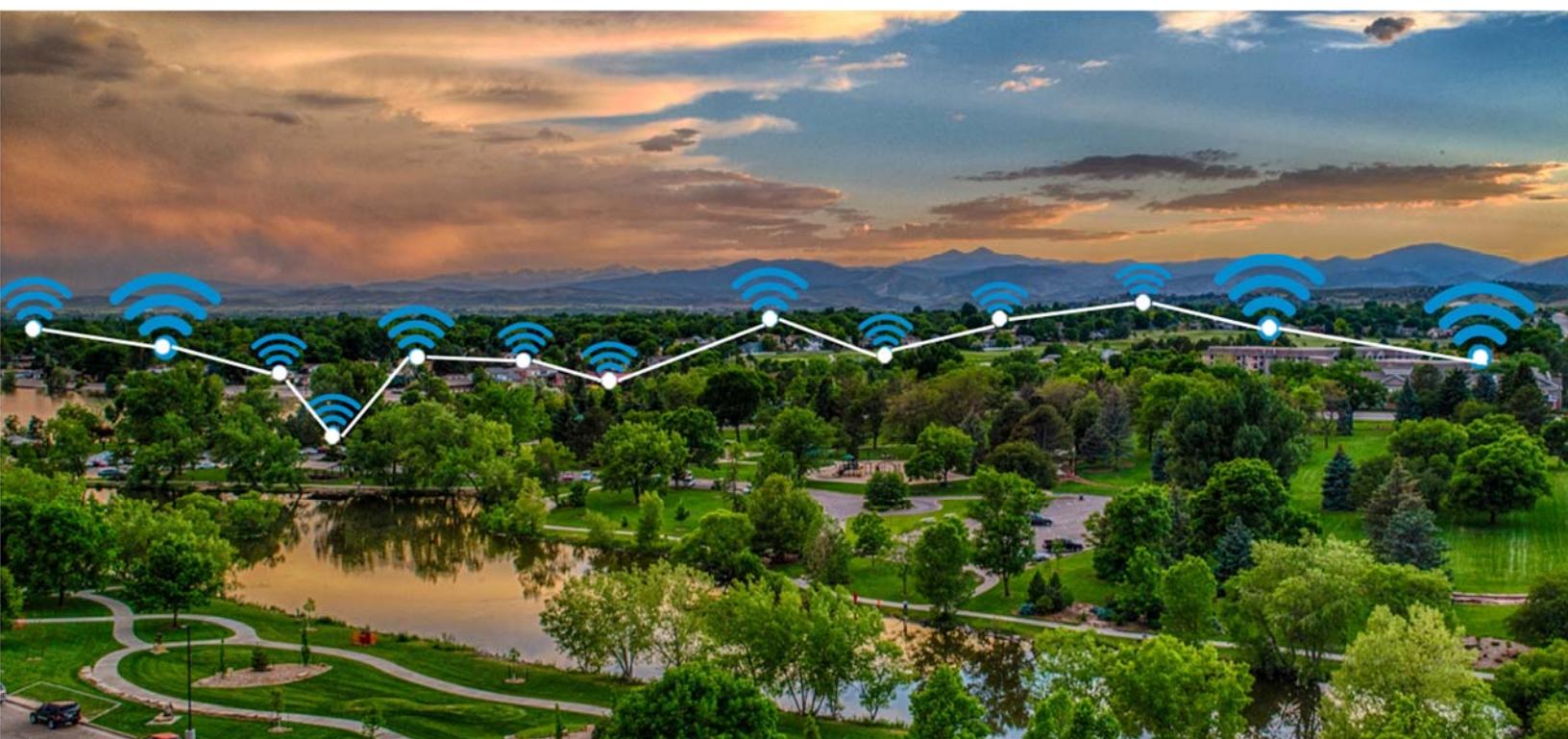
ATTEST:

City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

Wireless Communications Facilities Development Standards



City of Loveland

Loveland Water and Power

Public Works

Current Planning

Building Department

April 9, 2019

Exhibit A

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CITY OF LOVELAND WIRELESS COMMUNICATION FACILITIES DEVELOPMENT STANDARDS

The *Wireless Communications Facilities Development Standards* apply to all new installations and additions to or modifications of existing installations of small cell wireless facilities in the City of Loveland Right of Way (ROW). Go to <http://www.cityofloveland.org/> to access this document electronically.

Intent

Small cell wireless facilities must demonstrate compliance with all applicable provisions within these *Wireless Communications Facilities Development Standards* before receiving approval from the City of Loveland for an attachment to a facility within the City ROW, unless exempted in writing by the Director of the Department of Water & Power or his or her designee. Existing installations that fail to meet requirements for clearance and/or access to City equipment may be subject to additional fees and/or disconnection of electric service. Note that the requirements contained herein are for reference and guideline purposes and are not intended to cover all installation practices. Please contact the appropriate City of Loveland representative for any questions regarding installations or modification.

Revisions and Updated Standards

Revisions to these Standards shall be pursuant to Larimer County Urban Area Street Standards 1.6.2. The Department will maintain these Standards and any amendments hereto. The Department will post these Standards and amendments on the City's Internet website, under the Department's specific website location. The Department does not keep a database of holders of these Standards; consequently, it shall be the responsibility of each holder to verify the most current Standards are being used for any Project Area.

This edition of Wireless Communications Facilities Development Standards is effective April 14, 2019. This book replaces all previous editions of the Wireless Communications Facilities Development Standards. All previous editions should be destroyed.

Exhibit A

Important Contacts

Before doing any digging or excavation call for an underground cable location:

811

City of Loveland Department Contacts

- Water and Power 970-962-3000 PowerDevelopment@cityofloveland.org
 - Electric Design
 - Electric Metering
 - Municipal Fiber
- Public Works 970-962-2524 engineering@cityofloveland.org
 - ROW Permitting
 - Traffic Engineering
- Current Planning 970-962-2523 eplan-planning@cityofloveland.org
- Building Department 970-962-2505 Eplan-buildingFastTrack@cityofloveland.org

Exhibit A

Important Documents

The documents below are separate from these Wireless Communications Facilities Development Standards; however, there are references made to these throughout this document. Please check the City of Loveland website for electronic copies or contact us at 970-962-3000 to obtain a copy.

City of Loveland Document

- Contractor License Application
- Exemption/Revision Form
- Municipal Code Title 13 Utilities Chapter 13.12 Electricity
- Municipal Code Title 18 Wireless Telecommunications Standards 18.02.411
- Right-of-Way (ROW) Permit application
- Electric Service Worksheet Form
- Schedule of Rates, Charges and Fees
- Pole Attachment Agreement
- Master License Agreement for For the Use of the City's Public Right-of-Way Property in Connection with With the Operation of a Wireless Network (MLA)
- Non-Residential building permit

Other Documents Referenced

- American Concrete Institute (ACI) American Concrete Institute (ACI)
- American Association of State Highway and Transportation Officials (AASHTO)
- American National Standards Institute (ANSI)
- American Society for Testing and Materials Specifications (ASTM)
- American Public Works Association (APWA)
- Colorado Department of Transportation Specifications (C-DOT)
- Institute of Electrical & Electronics Standards (IEEE)
- Larimer County Urban Area Street Standards (LCUASS)
- National Electric Code (NEC)
- National Electric Safety Code (NESC)
- Occupational Safety and Health Administration Regulations (OSHA)

Exhibit A

Definitions and Acronyms

AASHTO - American Association of State Highway and Transportation Officials

Antenna - Communications equipment transmitting or receiving electromagnetic radio frequency signals used in providing Wireless Service

ANSI - American National Standards Institute See www.ansi.org

Applicable Code - uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization; and City of Loveland's amendments to those codes

APWA - American Public Works Association (APWA)

ACI - American Concrete Institute (ACI, formerly National Association of Cement Users or NACU)

ASTM - American Society for Testing and Materials is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.

Cantenna - A waveguide antenna, directional in nature, used to better detect or broaden a wireless network's range generally in the shape of a can.

Carrier - a Wireless Service Provider; or an entity who does not provide Wireless Service and is not an electric utility but builds or installs on behalf of a Wireless Service provider network equipment; or poles or any other structure supporting or capable of supporting network equipment.

Carrier Space – Space either on or within the pole designated for network and Carrier-owned equipment.

CDOT - Colorado Department of Transportation Specifications

City of Loveland – City of Loveland, Colorado or COL

COL-owned Utility Pole - A Utility Pole owned or operated by a COL department and located in Public ROW

Disconnect Switch - A visible open disconnect device that the Carrier is required to install and maintain in accordance with the requirements set forth in this document. It will completely isolate the Carrier's Facility from the City's electric power system, including the Utility metering equipment located at the service entrance. It will also allow for disconnect of radio frequency emitting equipment.

Freestanding Pole - a Pole installed by a Carrier for the primary purpose of supporting a network equipment

IEEE - The Institute of Electrical and Electronic Engineers. See <http://www.ieee.org/index.html>.

LCUASS - Larimer County Urban Area Street Standards

Metering - The function related to measuring the transfer of electric power and energy.

NEC - National Electric Code. See www.necdirect.org

NFPA - National Fire Protection Association. See <http://www.nfpa.org>.

Exhibit A

NEMA - National Electrical Manufacturers Association. See <http://www.nema.org>.

NESC - National Electric Safety Code

OSHA – Occupational Safety and Health Administration. See <http://www.osha.gov>.

Permit - Written authorization to use Public ROW or collocation on a Service Pole required from COL before a Carrier may perform an action or initiate, continue, or complete a project over which COL has police power authority.

Pole - A Service Pole, COL-owned Utility Pole, Freestanding Pole or Utility Pole.

ROW – Public Right of Way. The area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easement in which COL has an interest. The term does not include:

- a private easement; or
- the airwaves above a public right-of-way with regard to wireless telecommunications.

Small cell facility or small cell – has the meaning set forth in Section 29-27-402(4) of the Colorado Revised Statutes.

UDC – City of Loveland Unified Development Code

UL – Underwriters Laboratories Inc. See <http://www.ul.com>

Exhibit A

Background and Purpose

Pursuant to Colorado House Bill 17-1193, effective July 1, 2017, wireless service providers and wireless infrastructure providers are permitted to locate small wireless facilities in the public right-of-way.

A small cell wireless network consists of small micro antennas that provide cellular and data coverage in smaller geographic areas. These small cells are intended to supplement the Carrier's existing network of macro cellular infrastructure. Small cell infrastructure requires three key components: a fiber connection, a power source, and an elevated mounting location such a streetlight or pole.

These design standards provide design and aesthetic requirements and specifications that all small wireless facilities installed within the ROW must meet prior to installation within City of Loveland municipal boundaries or on City-owned facilities outside of the municipal boundary. All small cells installed within the City's ROW, including installations on equipment or poles owned by other entities, must follow these design standards and all referenced standards and requirements.

Exhibit A

Section 1 – General Information

1-1 General

This document provides information to small cell wireless Carriers and small cell infrastructure providers concerning the design standards, materials, construction, and other requirements for installation of small cell infrastructure within the City of Loveland.

These design standards are not exhaustive and the City, as the owner, keeper, and manager of the ROW retains the right to modify or adjust the requirements on a case-by-case basis.

1-2 Aesthetics

Carriers shall consider the aesthetics of existing street lights, street furniture, and other development aesthetics in the neighborhood of the proposed small cell locations. Installations on private property must meet all aesthetics and design requirements in accordance with the [City of Loveland's Unified Development Code \(UDC\)](#).

The City of Loveland requires that all new wire, cable, and fiber infrastructure be installed underground.

1-3 Poles

The pole design must match the aesthetics of existing streetlights installed in the vicinity of the pole. The small cell components must be sized to be visually pleasing. For a pole to be considered visually pleasing, the transition between the equipment cabinet and upper pole should be considered. A decorative transition must be installed over the equipment cabinet upper bolts, or decorative base cover must be installed to match the equipment cabinet size. The upper pole must be scaled to 0.5 to 0.75 the size of the equipment cabinet, with a 10-inch minimum outer diameter. All hardware connections must be hidden from view. No horizontal flat spaces greater than 1.5 inches may exist on the equipment cabinet to prevent cups, trash, and other objects from being placed on the equipment cabinet. Each pole component must be architecturally compatible to create a cohesive aesthetic.

All poles must be round, straight and made of galvanized steel. The pole must be painted to match existing streetlights in the area, which are typically a dark bronze color.

1-4 Existing Buildings

Installations on existing buildings or infrastructure on private property must be architecturally compatible with the surrounding buildings and land uses in the area or otherwise incorporated to blend in with the existing characteristics of the property. Refer to the [City of Loveland UDC](#) for design and camouflage requirements.

1-5 Other Structures

Structures designed to disguise or camouflage small cell infrastructure other than approved freestanding poles, streetlights, traffic poles, and utility infrastructure may not be installed in the ROW. These types of structures are allowed on private property and must meet all requirements and standards in the UDC.

Exhibit A

1-6 Electrical Service and Metering

All small cell infrastructure, regardless of attachment type, must be individually metered by the City of Loveland Water and Power Department. The metering must be either mounted within the pole base or within an approved ground mounted equipment enclosure. The electric service installation and all metering requirements must be completed in accordance with the City's Requirements for Electric Service in effect at the time of installation.

1-7 Equipment and Hardware

All small cell Carrier equipment must be housed internal to the equipment cabinet or hidden behind the antenna. Carrier equipment may not be strapped to the outside of the pole or otherwise visible external to the pole. Dual-carrier poles are generally required, and all the network provider equipment must be located internal to the pole and cantenna. The exception to these requirements are utility pole applications, which are discussed in a separate section.

1-8 Wind Loading

All poles and other structures installed in the ROW must be designed to the current version of the AASHTO for wind and load calculations.

1-9 Antenna

The antenna must be located within a cantenna located on top of the pole. The outer diameter must be 14" maximum and the cantenna may be no more than 5 feet tall, including antenna, radio head, mounting bracket, and all other hardware necessary for a complete installation.

1-10 Electromagnetic Radiation

A non-ionizing radiation electromagnetic radiation report (NIER) must be submitted to the City and retained on file with the Carrier for equipment type and model. The NIER report must be endorsed by an RF PE licensed in the State of Colorado. It must specify minimum approach distances to the general public as well as electrical and communication workers that are not trained for working in an RF environment (uncontrolled) when accessing the pole by climbing or bucket.

1-11 Warning and Labels

Radio frequency warning labels must be mounted exterior to Carrier's equipment, and clearly marked on both sides of the enclosure and be visible from the ground, roadside, and field side. A 4-inch by 6-inch (maximum) plate with the Carrier's name, location identifying information, and emergency telephone number must be permanently fixed to the shroud.

1-12 Warning Tape

All electric services for the small cell wireless infrastructure must be marked with warning tape. Detectable electrical warning tape must consist of pre-manufactured non-adhesive polyethylene material that is unaffected by acids, alkalines, and other soil components. The tape must be red in color and must be, at a minimum, 3.5 mils thick and 6 inches wide. Its tensile strength must be 2,500 psi lengthwise. The electrical tape must include the following identification printed in black letters continuously along the length of the tape: "CAUTION BURIED ELECTRIC LINE BELOW".

Exhibit A

The identification note and color of tape must conform to the requirements of the “American Public Works Association (APWA) Uniform Color Codes (Red) – Electrical Power Lines, Cables, Conduit and Lighting Cables.”

1-13 Tracer Wire

All conduit, wire, cable, fiber or other below grade infrastructure must include tracer wire or locate disks or other electronically locatable technology to allow for field location in compliance with Colorado 811 One-Call requirements.

1-14 Equipment Cabinet

All equipment must be located internal to the equipment cabinet or recessed as much as possible in the equipment cabinet and meet City of Loveland power utility requirements. All equipment must be mounted per the Carrier’s requirements. Pole bases must be sized to handle the listed equipment and all other equipment attached to the pole. The equipment compartment or cabinet must have a lockable access door sized to install, maintain, and remove all small cell equipment as needed to meet Carrier’s requirements.

1-15 Wiring and Cabling

Wiring and cabling for city utility and traffic infrastructure will be physically separate from wiring and cabling for small cell wireless infrastructure. The pole must be designed with a physical interior divider to allow for separation of city wiring and cabling from small cell infrastructure.

1-16 Conduit

All wiring and cabling to the pole, handhole, pull boxes, or other ground mounted equipment must be installed in conduit. Conduit installation must be installed per the Requirements for Electric Services book. Conduit must also be included internal to the foundation. Eight (8) 2" PVC conduit sweeps must be installed on streetlight applications. Conduit shall accommodate City electrical, City fiber, and Small cell Carrier electrical and fiber with up to four (4) spare sweeps for future service.

1-17 Shrouding

The antenna and associated equipment shall be installed in a cantenna shroud to disguise or camouflage the small cell infrastructure as much as possible.

1-18 Handholes and Pull Boxes

All fiber and power infrastructure shall be installed in a handhole adjacent to the pole. All handholes and pull boxes shall be flush mounted.

1-19 Foundations

While the City accepts cast-in-place foundations, precast concrete foundations are preferred and should be installed whenever possible. Concrete bases and equipment pads shall be pre-cast or cast-in-place concrete per the City standard to meet ACI 318. A complete foundation includes the concrete, reinforcing steel, anchor bolts, leveling nuts, conduit stubs, ground rod and wire, excavation and backfill, restoration, and accessories as required to provide a complete unit. Banner arm (if required) wind loading shall be incorporated into light standard structural design.

Exhibit A

1-20 Bolt Patterns

The bolt circle for the poles shall be:

- 19.5-inch bolt circle when installing a 16-inch pole.
- 23.5-inch bolt circle when installing a 20-inch pole.

1-21 Disconnect

For all small cell wireless infrastructure mounted on non-carrier owned infrastructure (i.e. streetlights, utility poles, traffic signals) the Carrier shall include in the design the ability to easily shut off radio signals and power while City staff and contractors are working on the pole. The disconnect switch shall be clearly labeled in the construction drawings and shall be clearly identified on the pole. The City reserves the right to turn off or disconnect the equipment at any time for necessary operations and maintenance activities.

1-22 Collocation

Small cell wireless infrastructure shall be required to be designed and constructed to accommodate equipment from at least two (2) wireless service providers on the same support structure

To the extent reasonably feasible, the small cell wireless infrastructure must be collocated with other small cell wireless infrastructure on the same pole or structure to limit the number of poles within the Public Right-of-Way

1-23 Location Preferences

1. Third-party poles under the terms of a fully executed pole attachment agreement with the Owner of such poles,
2. City-owned poles, including street lighting poles and utility poles, in the ROW,
3. New street lighting poles approved by the City for street lighting purposes that are purchased by the Licensee and ownership conveyed by the Licensee to the City (via bill of sale), or
4. Licensee's proprietary poles to the extent permitted by, and in conformance with, City regulations and ordinances.
5. City's traffic signal poles.

1-24 Placement Requirements

Any ground-mounted equipment must be located in a manner that does not interfere with public safety and aesthetic concerns. The City may, where reasonably feasible based on construction, engineering, and design standards, require ground-mounted equipment for a small cell wireless infrastructure to be installed in a flush-to-grade underground equipment vault. Due to the frequency with which median mounted poles are hit by traffic, streetlights located within raised medians shall not be eligible for small cell installation to ensure public safety.

1-25 Separation

Unless the small cell infrastructure is deployed on an existing structure in the Public Right-of-Way, a small cell infrastructure placed on a new pole within the Public Right-of-Way shall be separated from any other pole, accessory equipment, or small cell infrastructure in the Right-of-Way by a distance of at least 250 feet.

Exhibit A

1-26 Height

The pole or structure height (as measured from the ground to the top of the pole or structure) may not exceed the lesser of forty five (45) feet or ten (10) feet taller than any existing utility or traffic signal pole within a six-hundred (600) foot radius of the pole or structure.

1-27 ADA

All equipment located within the public ROW shall be located such that it meets ADA requirements and does not obstruct, impede, or hinder usual pedestrian or vehicular travel or interferes with the operation and maintenance of signal lights, signage, street lights, street furniture, fire hydrants, or business district maintenance.

No small cell infrastructure or Alternative Tower Structure may be located or maintained in a manner that causes unreasonable interference to the Public Right of Way. Unreasonable interference means any use of the Right-of-Way that disrupts or interferes with use of the Public Right of Way by the City, the general public, or other person authorized to use or be present upon the Public Right-of-Way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference also includes any use of the Public Right-of-Way that disrupts vehicular or pedestrian traffic, any interference with public utilities, and any other activity that will present a hazard to public health, safety, or welfare.

1-28 Noise

Noise from fans and other motorized equipment must be limited to not greater than 30dBA measured at one meter from the equipment and must not be greater than 5dBA above ambient sound.

1-29 Construction and Make Ready

City of Loveland infrastructure (streetlights, utility poles, traffic poles, etc.) located in the ROW was not originally designed to accommodate additional attachments such as small cell wireless infrastructure. The Carrier should assume that existing infrastructure will need to be upgraded to accommodate the additional equipment and loading on the poles.

At the sole cost of the carrier, the City of Loveland shall perform all make ready work to replace and upgrade all poles and any associated infrastructure as required to accommodate the carrier's small cell infrastructure. The Carrier will be responsible for installing their equipment once make ready work is completed.

For freestanding poles in the ROW and infrastructure installed on private property, the Carrier is required to meet all standards in this document and all other relevant standards and requirements. The Carrier shall only install freestanding poles listed in Section 7. Substitution shall only be allowed with express prior consent from the City and must meet or exceed all City standards for safety, performance and aesthetics.

1-30 Historic and Architecturally Unique Areas

The City of Loveland may require deviations from these standards in areas that are considered historic or have unique architectural design requirements. The deviations will be required in order to match existing infrastructure and designs standards. These deviations may include, but are not limited to, color of the pole, height, and the inclusion of pole base shrouds. Please contact the City for more information.

Exhibit A

Section 2 – Streetlight Attachments

2-1 General

This section describes the standards and requirements for placement of small cell infrastructure at the location of an existing streetlight poles in ROW. Combination streetlight and small cell poles shall only be placed in locations where it has been identified that a streetlight is necessary. Existing streetlights are typically owned and maintained by the City of Loveland's Water and Power Department (COL W&P). Streetlight poles shall meet all COL W&P standards for placement, spacing and design.

Figure 1

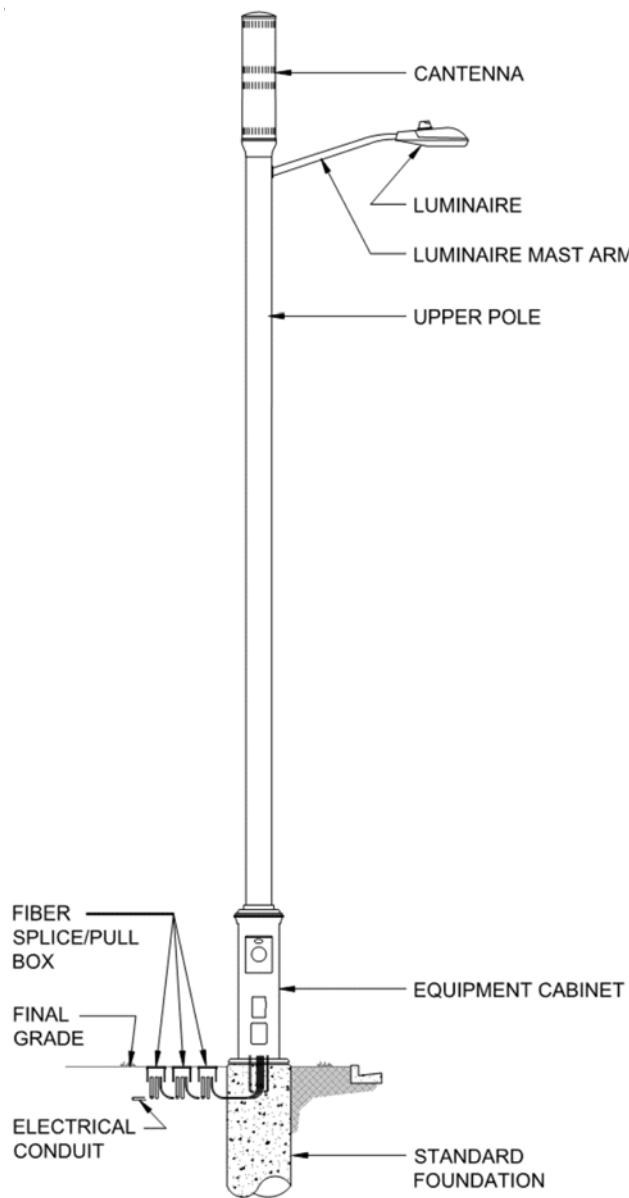
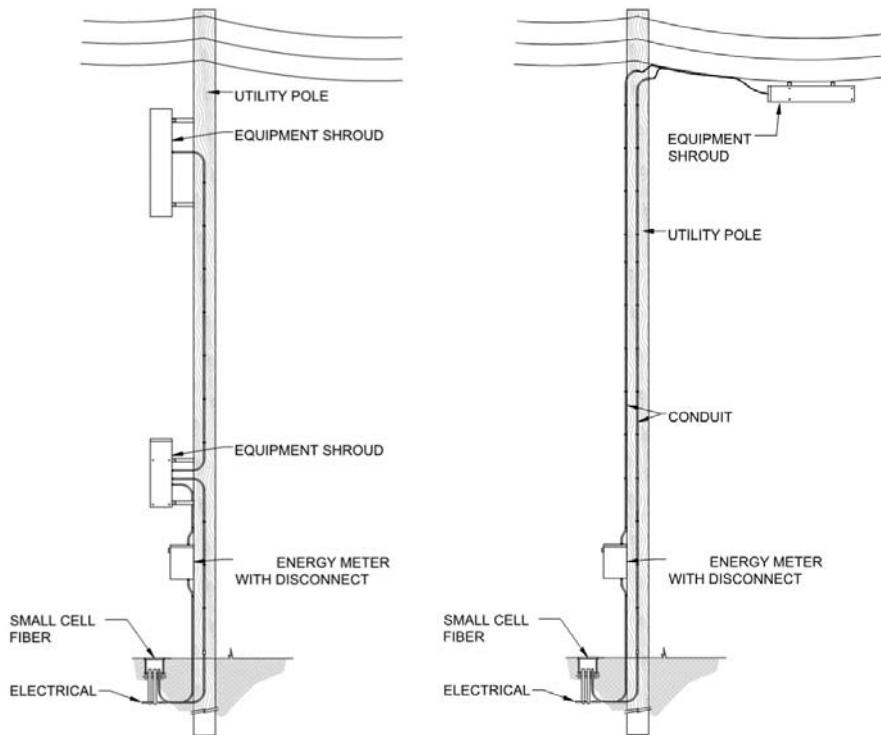


Exhibit A

Section 3 – Utility Pole Attachments

This section describes the standards and requirements for placement of small cell infrastructure on existing utility poles in the ROW. All attachments to utility poles must be approved by the owner utility prior to application. All equipment must meet the owner utility's requirements.

Figure 2



3-1 Pole Loading

Prior to submitting an application for a utility pole attachment, the Carrier must ensure the supporting poles and appurtenances are appropriately sized and have sufficient strength to accommodate the additional equipment loads. This information, along with confirmation from the utility pole owner, must be included in the application.

3-2 Color

All visible equipment, attachments and hardware must be nonspecular and light gray in color. All painted surfaces shall be painted in light gray, ANSI No. 70, Munsell Notation 5.0 BG 7.0/0.4

3-3 Clearances

All fiber and electric service conduits must be separate on the pole. All installations must meet or exceed all applicable structural standards, clearance standards, and provisions of the latest National Electrical Safety Code (NESC), or the owner utility's clearance requirements. In case of conflict, the most stringent requirements apply. All necessary permits must be obtained by the wireless Carrier owner and provided to the pole owner in addition to the City with the permit application.

Exhibit A

3-4 Grounding

All equipment on the utility pole must be grounded in accordance with the NESC, the utility owner's requirements, and City's Requirements for Electric Service. In case of conflict, the most stringent requirements apply.

3-5 Future Undergrounding

All Carrier equipment must be removed and relocated at no cost to the City when the City decides to underground the utility lines in the future. The equipment must be removed within a reasonable time frame determined by the City Water and Power Department. A reasonable time frame refers to a period of time that does not delay the removal of the utility poles and lines.

3-6 Equipment Mounting

The Carrier must comply with mounting requirements of the owner utility for each pole. Equipment may either be mounted on the utility pole or strand mounted at the discretion of the pole owner.

For City of Loveland-owned utility poles, no equipment may be mounted above energized equipment. All communications equipment, including small cell infrastructure, must be mounted in the communications space on the pole and must maintain all clearances in accordance with the NESC and City standards.

3-7 Pole Mounted

Only one utility pole mount shroud installation is allowed per site. The shroud must contain all required small cell equipment. The shroud must measure no more than 38"H x 16"W x 12"D in size.

3-8 Strand Mounted

Only one strand mount shroud installation is allowed per site. No strand-mounted small cell devices may be installed on poles with mounted streetlights. The equipment shroud may not exceed 5.5 cubic feet in size.

Aerial fiber and power strand installations may be allowed in areas with existing aerial fiber infrastructure only with express approval from the City.

Exhibit A

Section 4 – Freestanding Infrastructure in ROW

4-1 General

This section describes the standards and requirements for placement of small cell infrastructure at a location with no existing infrastructure available for attachment (such as a streetlight, utility pole, or other structure in the ROW). All freestanding pole permit applications must be approved by City of Loveland prior to installation and must comply with all requirements in Section 1 – General of this document as well as all other applicable standards, codes, and requirements.

Freestanding small cell pole components include the foundation, equipment cabinet, upper pole, cantenna, and all hardware and electrical equipment necessary for a complete assembly.

Figure 3

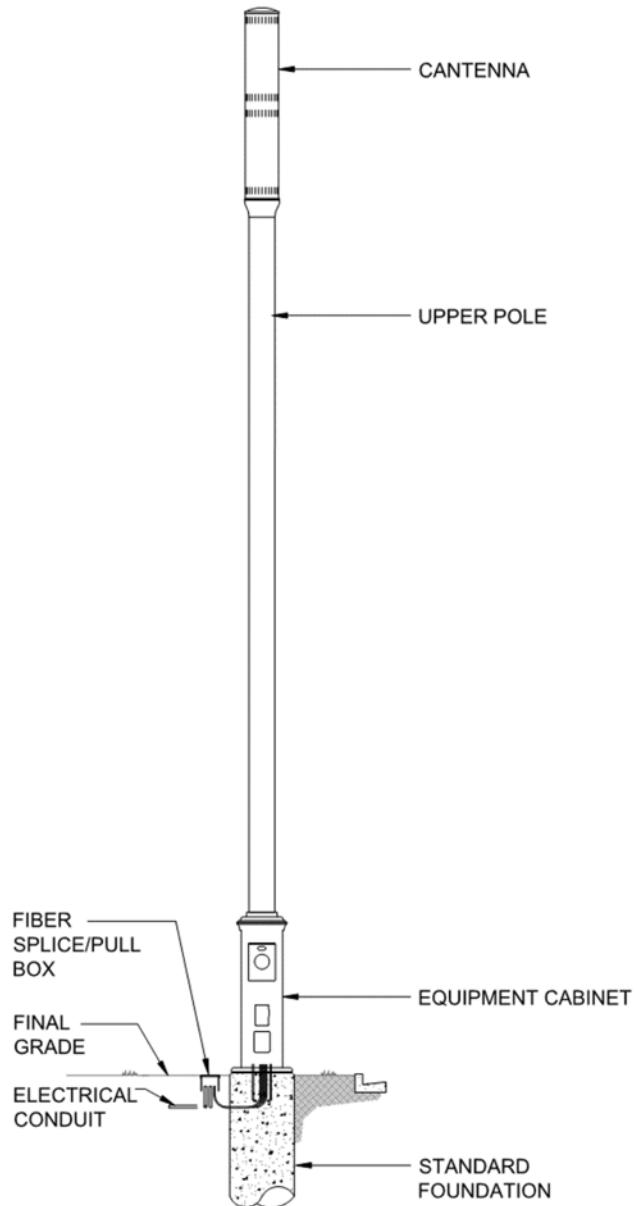


Exhibit A

4-2 Placement Requirements

Freestanding poles must be placed:

- a. In a manner that does not impede, obstruct, or hinder pedestrian or vehicular travel.
- b. So as not to be located along the frontage of a historical building deemed historical on a federal, state, or local level.
- c. So as not to significantly create a new obstruction to property sight lines.
- d. At the intersection of property lines, or along secondary property street facing.
- e. Within the street amenity zone whenever possible.
- f. In alignment with existing trees, utility poles, and streetlights.
- g. Equal distance between trees when possible, with a minimum of 15 feet separation such that no disturbance will occur within the critical root zone or dripline of any tree.
- h. With appropriate clearance from existing utilities.
- i. Outside of the 20-foot equipment clear zone (for base cabinets less than 18-inches in diameter) or 30-foot clear sight triangle (for base cabinets equal to or greater than 18-inches in diameter) at intersection corners as shown in **Figure 6**.
- j. 10 feet away from the triangle extension of an alley way flare.
- k. No closer than 100 feet of the apron of a fire station or other adjacent emergency service facility.
- l. No closer than 250 feet, radially, from another privately-owned freestanding small cell pole.
- m. In a manner that avoids, to the maximum extent feasible, new installations in residential areas, near schools, and parks.

4-3 Spacing

Poles must be spaced a minimum of 250 feet apart, measured radially. This includes around corners and in alleyways. To the extent possible, the poles must be in line with trees, existing streetlights, utility poles, and other street furniture as shown in **Figure 4** below.

Figure 4

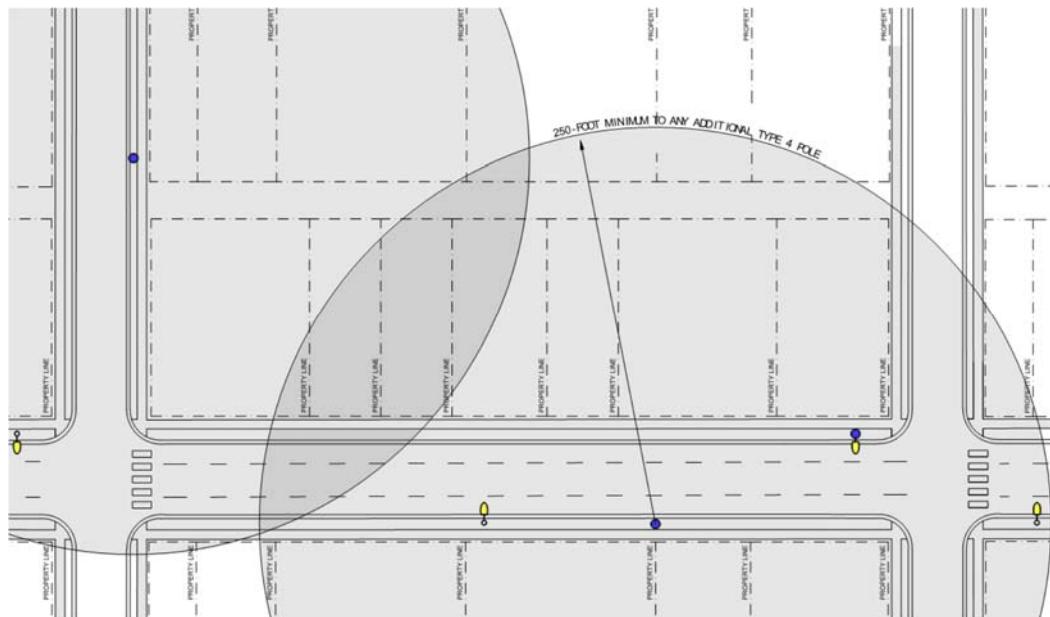


Exhibit A

4-4 Setback within ROW

Freestanding poles must be located such that they do not impede, obstruct, or hinder normal pedestrian and vehicular travel. They must not be placed in a way that affects public safety or obstructs the legal access or use of the public ROW. The placement must not violate or conflict with any public ROW design standards, specifications, or other special district requirements. The placement of a pole must not violate the Americans with Disabilities Act, or in any way create a risk to public health, safety, or welfare. **Figure 5** shows the setback location of WCF within ROW.

Figure 5



4-5 Intersections

Freestanding small cell poles must not be located in such a way that the pole hinders, blocks or otherwise obstructs the line of site at intersections or the approaches to intersections. Freestanding small cell infrastructure may be never be placed in the line of sight triangle, as shown in **Figure 6** below.

Figure 6

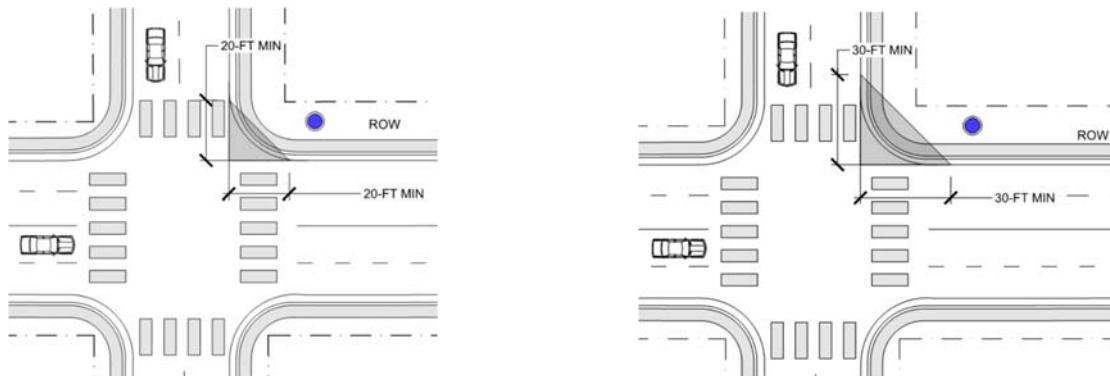


Exhibit A

4-6 Property Lines

Freestanding small cell infrastructure may not be located within 15 feet of trees to prevent disturbance within the critical root zone or dripline of the tree, as shown in **Figure 7**. The freestanding small cell infrastructure may not be installed between the perpendicular extension of the primary street-facing wall plane of any single or two-family residence as shown in **Figure 8**.

Figure 7

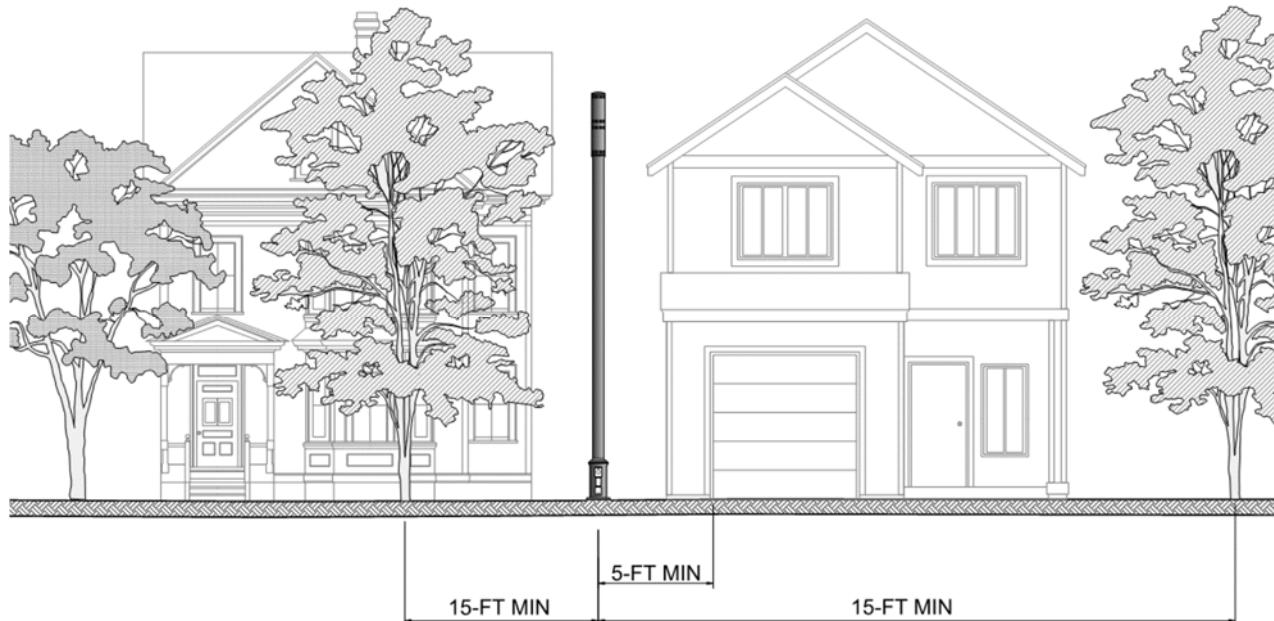


Figure 8

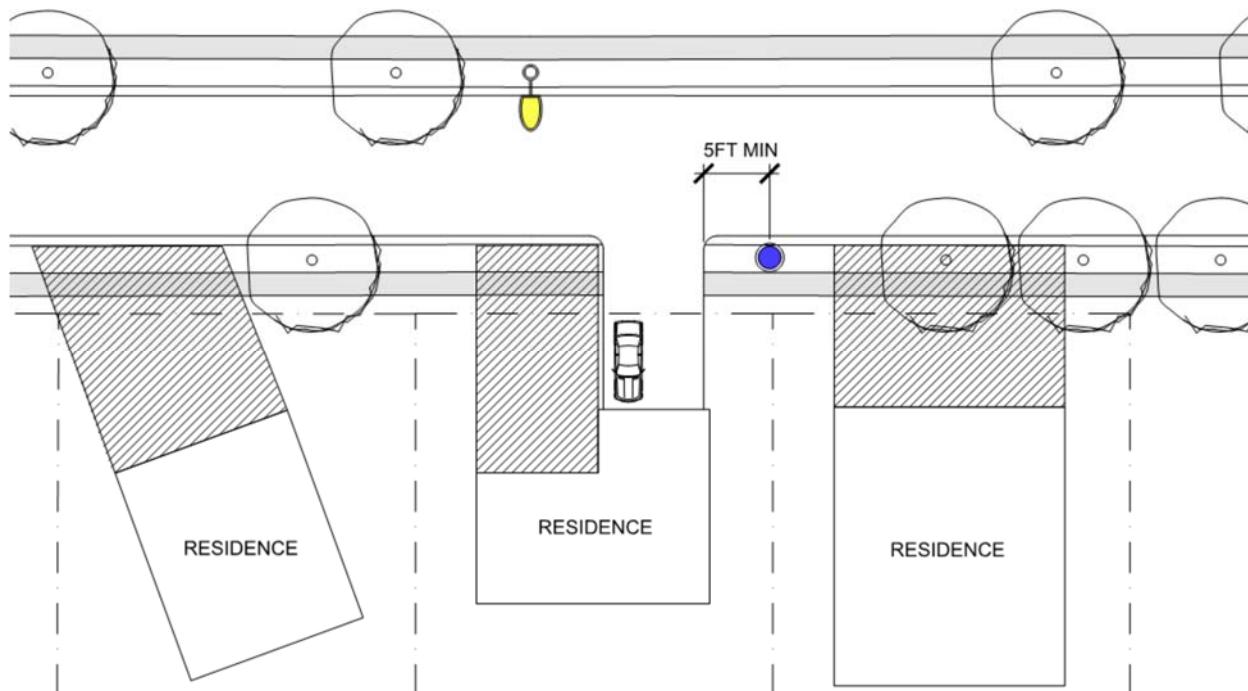


Exhibit A

4-7 Commercial Areas

When located adjacent to a commercial establishment, such as a shop or restaurant, care should be taken to locate the freestanding small cell infrastructure such that it does not negatively impact the business. Small cells must not be located in front of store front windows, primary walkways, primary entrances or exits, or in such a way that it would impede a delivery to the building. Small cells must be located between properties as much as possible, as shown in **Figure 9**.

Figure 9

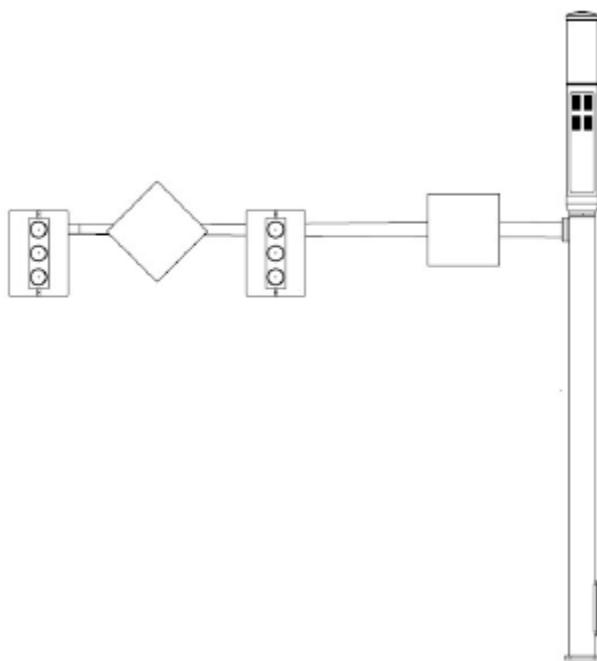


Exhibit A

Section 5 – Traffic Pole Attachments

All Carrier equipment other than the antenna must be housed inside a ground-mounted utility box or hidden within a cantenna. The utility box must be located in vicinity of the pole such that it does not impede line of sight or otherwise impact public safety. The antenna may only be attached to the top of the upright pole. No provider equipment shall be strapped to the outside of the signal pole or on a side arm extension. Poles housing existing radio antennae, CCTV cameras, weather stations, and Wi-Fi sniffers are not eligible for small cell installation. Pursuant to Section 38-5.5-104.5, no small cell facility or small cell network may be located or mounted on any apparatus, pole, or signal with tolling collection or enforcement equipment attached.

Figure 10



5-1 Radio Interference

The Carrier must provide an analysis that the proposed small cell equipment to be installed on a traffic signal will not cause any interference with City public safety radio systems, traffic signal, emergency signal control devices, radio-read water meters, radar detection, Wi-Fi sniffers, “smart” street lights, future “smart city” applications, other city communications components, or any other unforeseen interferences. The survey and analysis must be certified by an RF PE licensed in the State of Colorado.

Exhibit A

Section 6 – Private Property

Small cell infrastructure is allowed on private property with the express consent of the property owner. These installation may include attachment to existing building or other infrastructure, as a freestanding pole or disguised to blend into the property.

All small cell infrastructure installed on private property must be approved through the City of Loveland's Development Review process and must meet all standards and requirements set forth in the [City's Unified Development Code \(UDC\)](#) for Wireless Telecommunications Standards 18.02.411 and applicable standards contained within this document.

Exhibit A

Section 7 – Material Specifications and Details

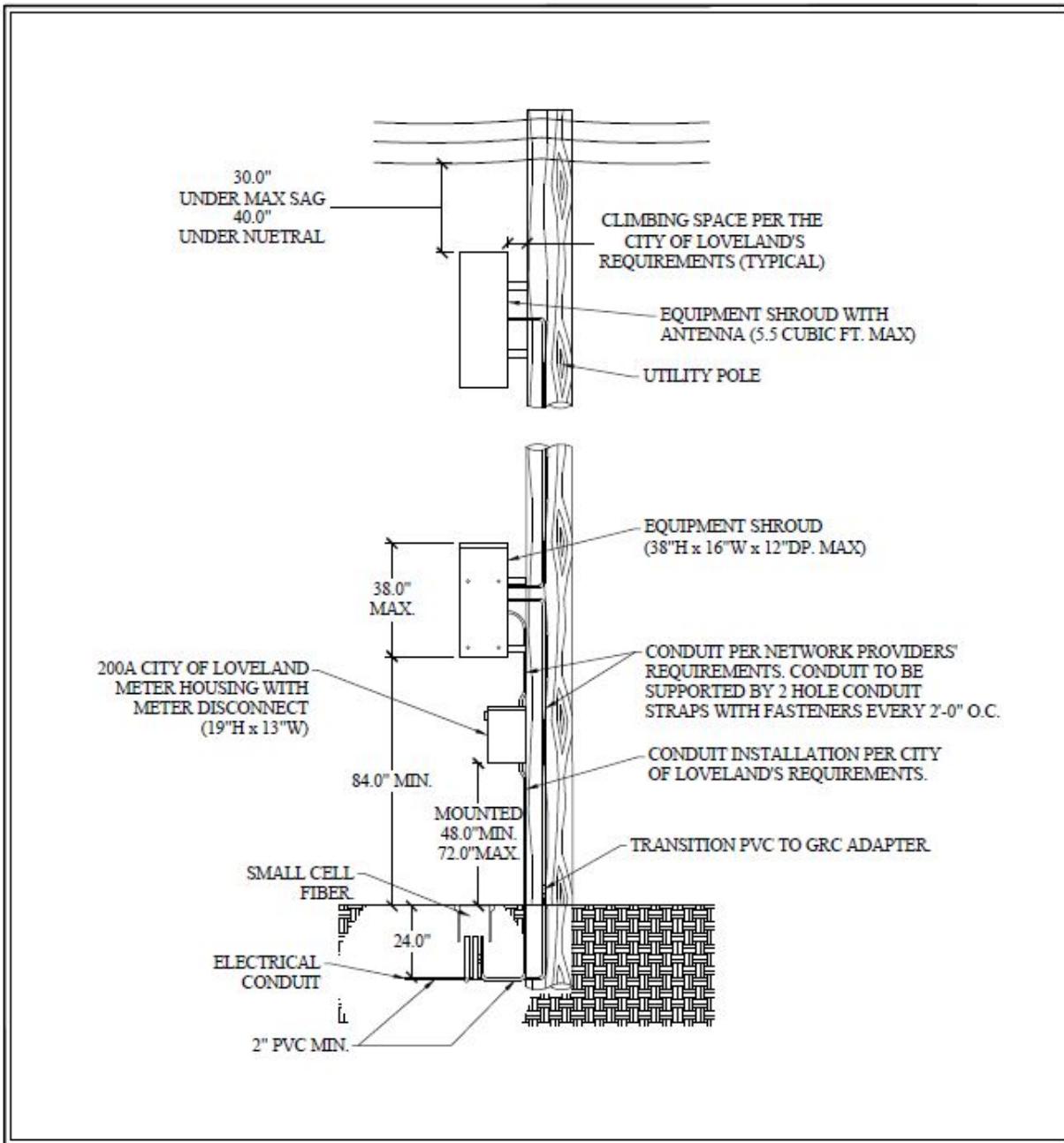
This section contains the approved manufacturers and catalog number for poles that have been approved by the City of Loveland as meeting the City's required specifications. Other poles and manufacturers that meet or exceed these requirements will be considered with prior approval. At its sole discretion, the City reserves the right to specify and select qualified manufacturers and materials.

Approved Materials:

Place holder for:

1. Streetlight
2. Standalone pole
3. Traffic Pole
4. Precast bases

Exhibit A

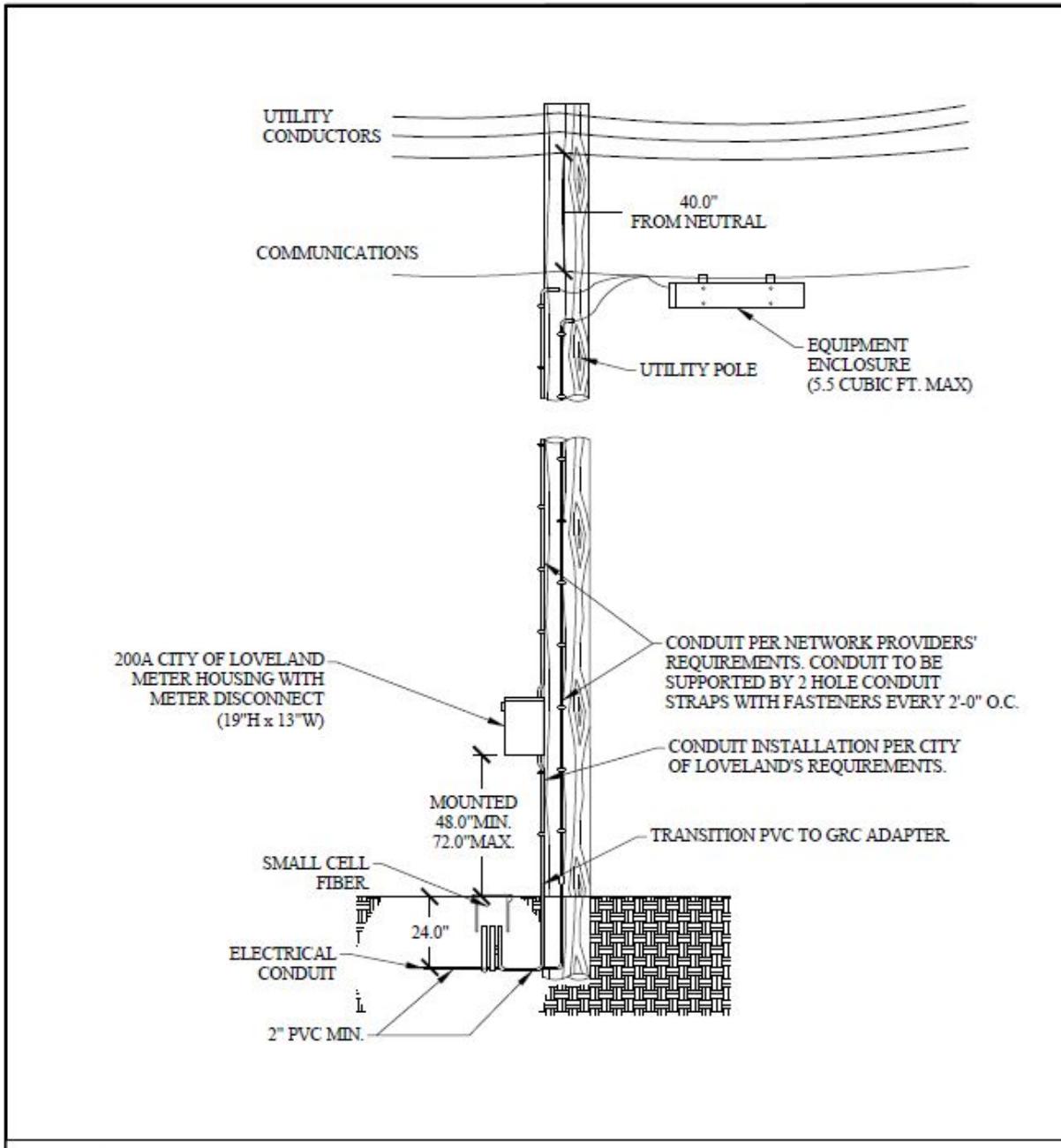


NOTES:

1. SEE CITY OF LOVELAND SPECIFICATION FOR POLE DEPTH.

| | | | |
|-----------------------------------|--|--------------|------------|
| WIRELESS SMALL CELL | TYPICAL UTILITY POLE MOUNTED DETAIL | APPROVED BY: | NONE |
| POLE EQUIPMENT | | DATE: | mm/dd/yyyy |
| CITY OF LOVELAND WATER & POWER | | DRAWING NO. | SC-01 |

Exhibit A

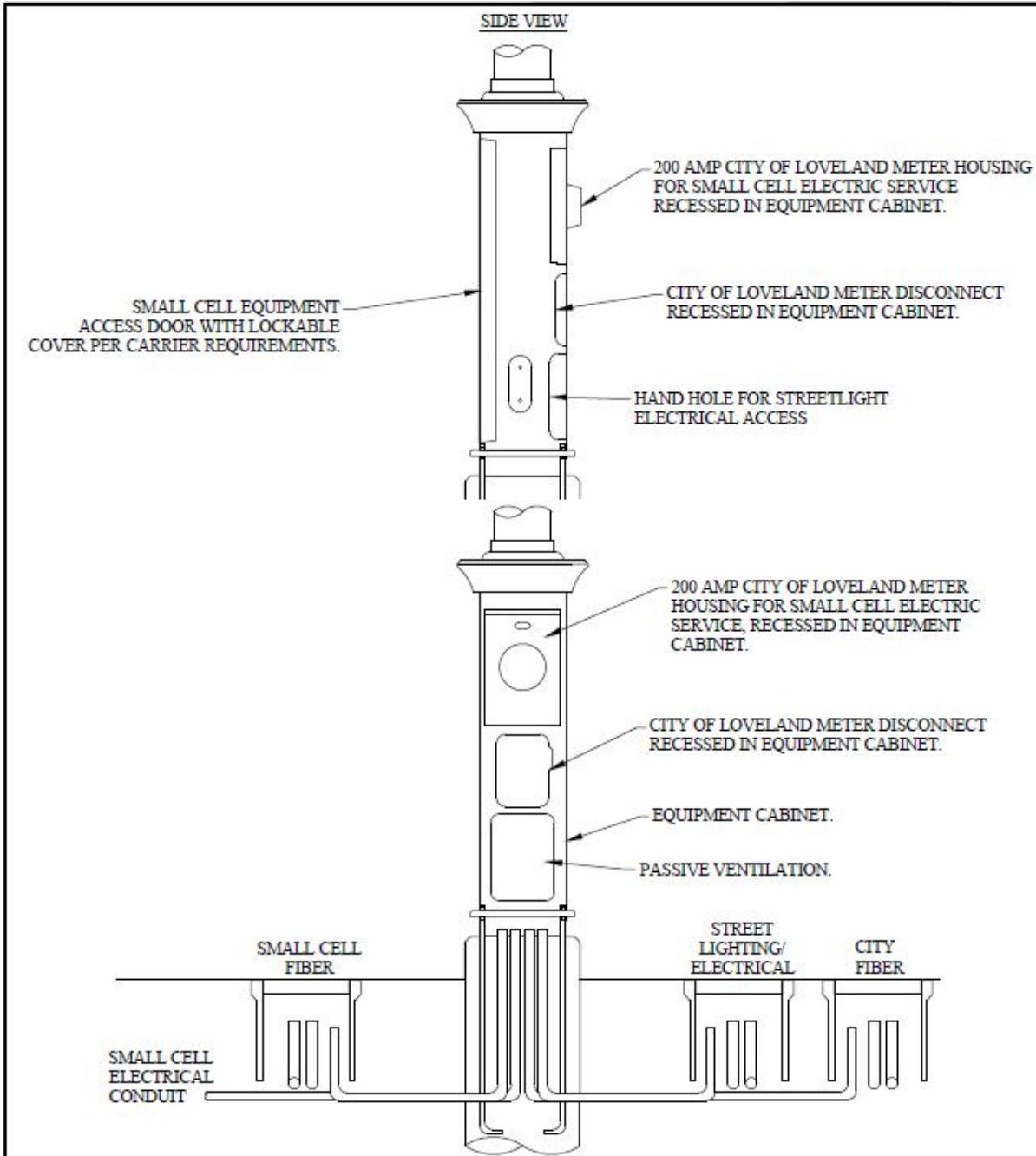


NOTES:

1. SEE CITY OF LOVELAND SPECIFICATIONS FOR POLE DEPTH.

| | | | |
|---|--|--------------|------------|
| WIRELESS SMALL CELL | TYPICAL UTILITY POLE STRAND MOUNTED DETAIL | APPROVED BY: | NONE |
| POLE EQUIPMENT | | DATE: | mm/dd/yyyy |
|  CITY OF LOVELAND WATER & POWER | | DRAWING NO. | SC-02 |

Exhibit A

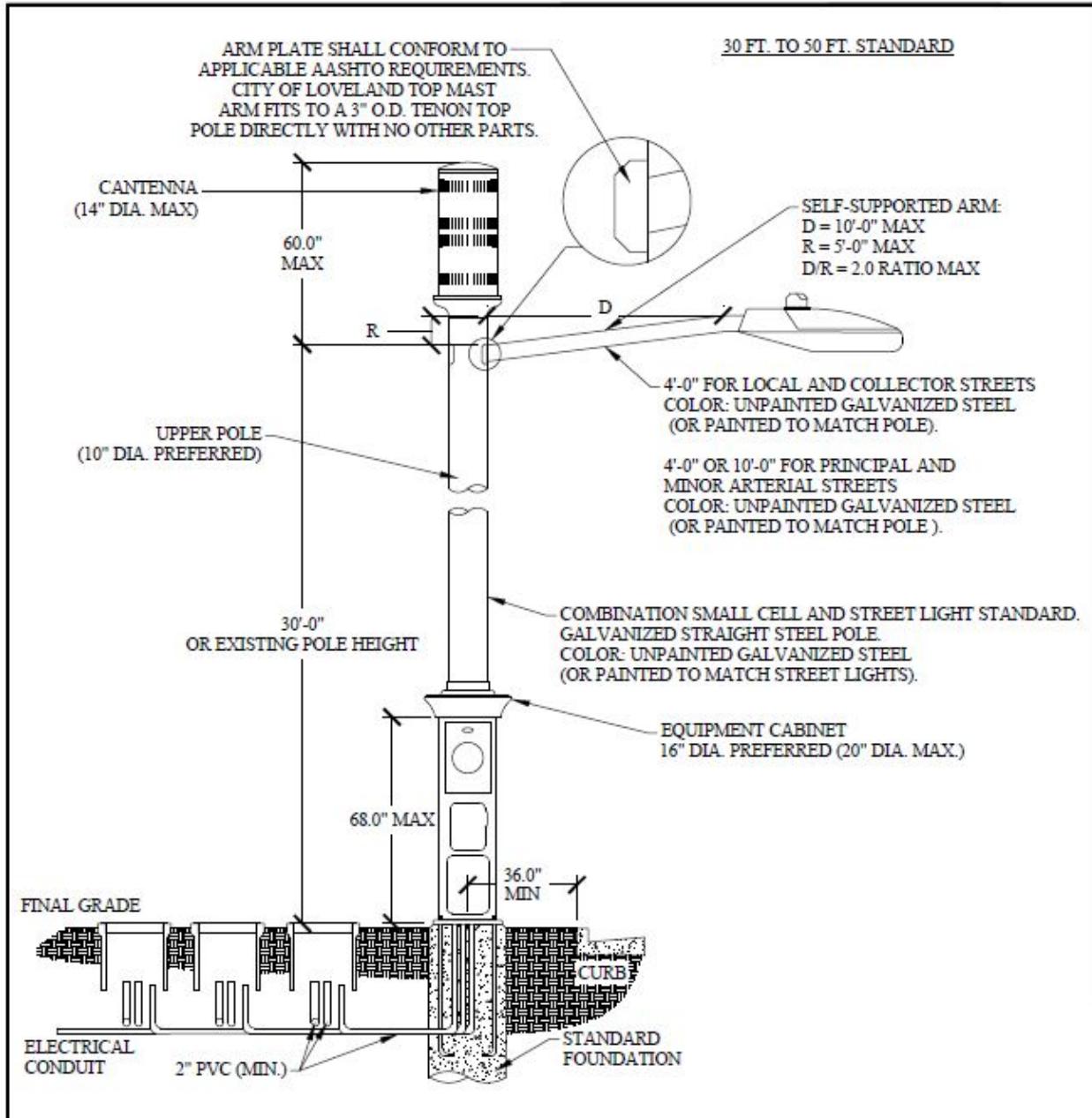


NOTES:

1. THE CITY OF LOVELAND MAY REQUIRE 2 METERS FOR A SINGLE POLE.

| | | | |
|---|---|--------------|------------|
| WIRELESS SMALL CELL | TYPICAL COMBINATION POLE EQUIPMENT CABINET DETAIL | APPROVED BY: | NONE |
| POLE EQUIPMENT | | DATE: | mm/dd/yyyy |
|  CITY OF LOVELAND WATER & POWER | | DRAWING NO. | SC-03 |

Exhibit A

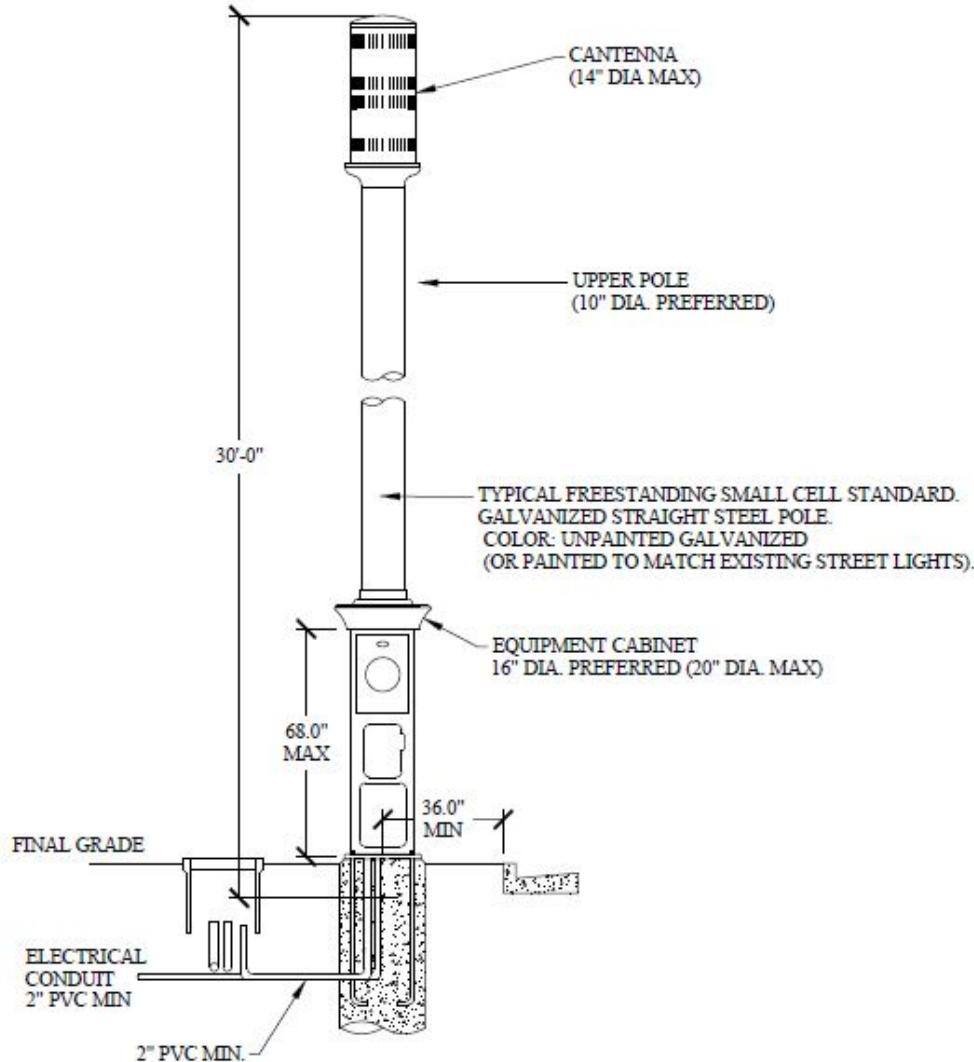


NOTES:

1. LUMINAIRE SHALL BE MOUNTED AT THE SAME HEIGHT AS SURROUNDING STREETLIGHTS.
2. ALL ANCHOR BOLT HARDWARE SHALL BE CONCEALED.
3. ALL ELECTRICAL WIRING AND FIBER IN UPPER POLE SHALL BE SEPARATED BY OWNER.
4. ALL SMALL CELL EQUIPMENT SHALL BE HOUSED INTERNAL TO THE EQUIPMENT CABINET OR HIDDEN BEHIND THE CANTENNA.

| | | | |
|---|---------------------------------|--------------|------------|
| WIRELESS SMALL CELL | TYPICAL COMBINATION POLE DETAIL | APPROVED BY: | NONE |
| POLE EQUIPMENT | | DATE: | mm/dd/yyyy |
|  CITY OF LOVELAND WATER & POWER | | DRAWING NO. | SC-04 |

Exhibit A



NOTES:

1. ALL ANCHOR BOLT HARDWARE SHALL BE CONCEALED.
2. ALL ELECTRICAL WIRING AND FIBER IN UPPER POLE SHALL BE SEPARATED BY OWNER.
3. ALL SMALL CELL EQUIPMENT SHALL BE HOUSED INTERNAL TO THE EQUIPMENT CABINET OR HIDDEN BEHIND THE CANTENNA

| | | | |
|-----------------------------------|--|--------------|------------|
| WIRELESS SMALL CELL | TYPICAL FREESTANDING SMALL CELL POLE DETAIL | APPROVED BY: | NONE |
| POLE EQUIPMENT | | DATE: | mm/dd/yyyy |
| CITY OF LOVELAND WATER & POWER | | DRAWING NO. | SC-05 |

Exhibit A

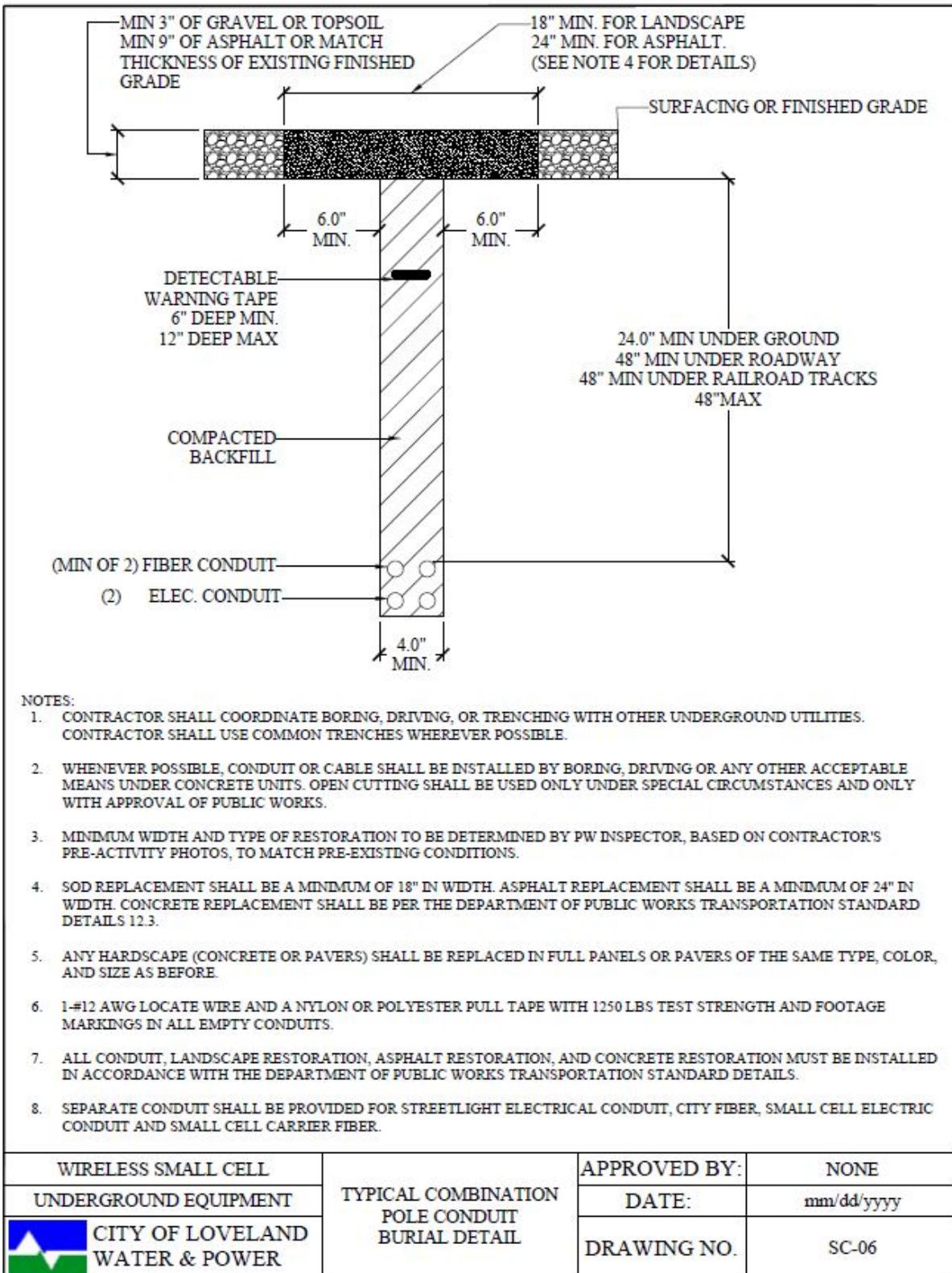


Exhibit A

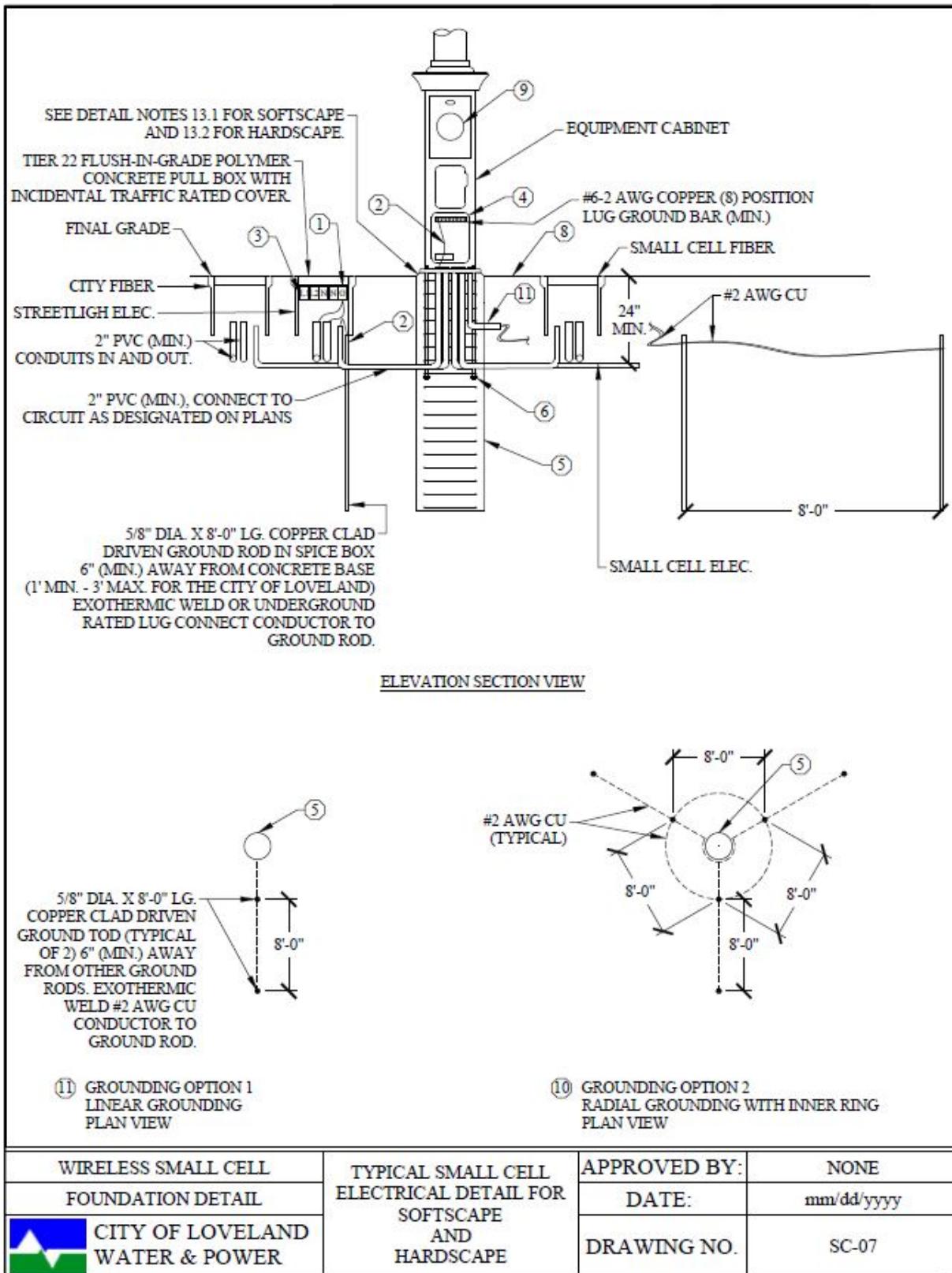
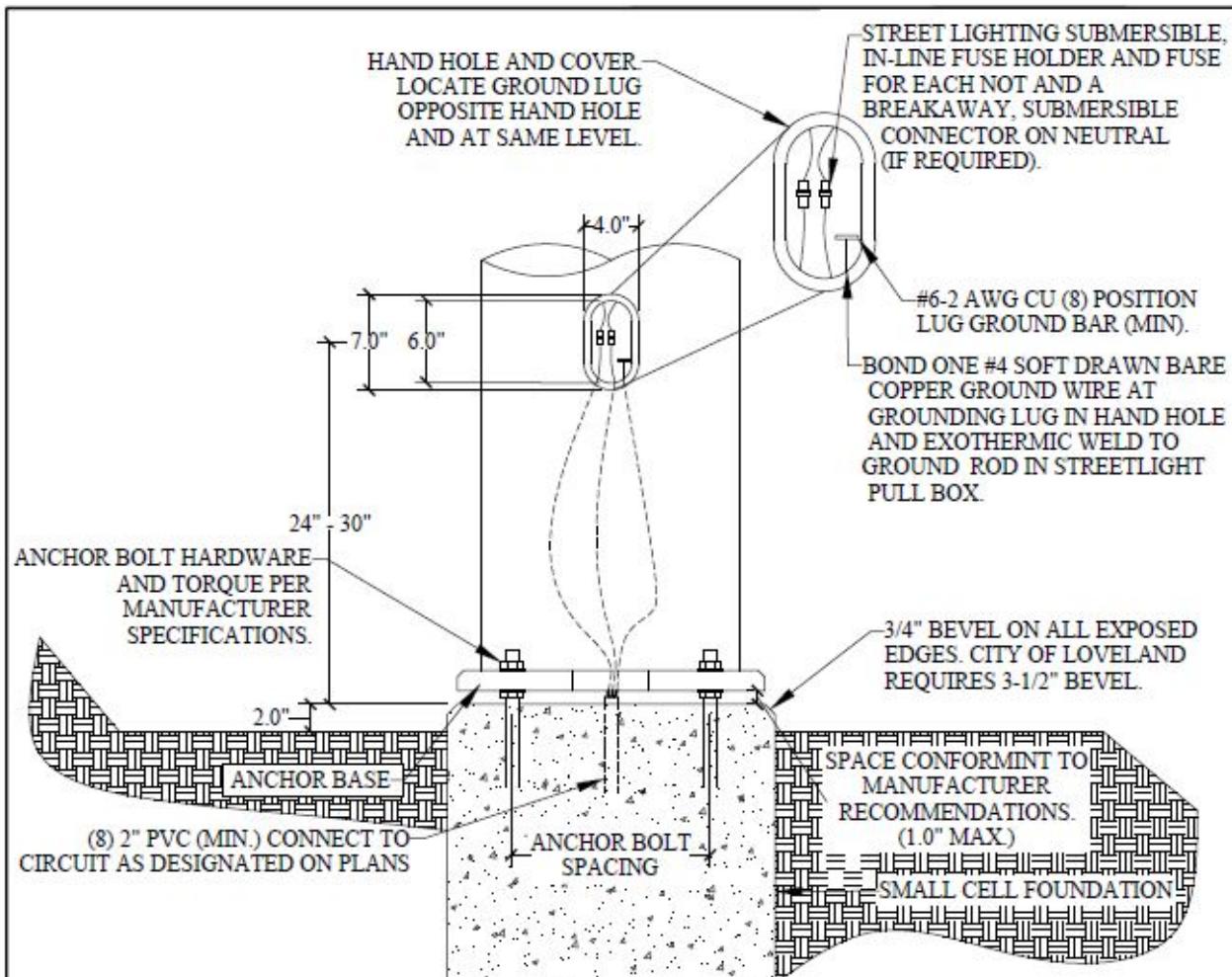


Exhibit A



NOTES: FOR USE ONLY OUTSIDE CLEAR ZONE OR IN PROTECTED INSTALLATIONS

1. SMALL CELL STANDARD FOUNDATIONS SHALL BE PRECAST CONCRETE.
2. ALL CONDUCTORS SHALL BE SIZED IN CONFORMANCE WITH NEC REQUIREMENTS 3/C COPPER #12 AWG CABLE MINIMUM.
3. THE CITY OF LOVELAND REQUIRES SIZE BASED ON THE ODL MANUAL "MAXIMUM DISTANCE AND LUMINAIRES PER STREET LIGHT CONDUCTOR RUN-UG FED" USING ALUMINUM CONDUCTORS.
4. THE CITY OF LOVELAND IS GOVERNED BY THE NESC INSTEAD OF NEC.
5. ALL EQUIPMENT SHALL BE LOCATED INTERNAL TO THE EQUIPMENT CABINET OR RECESSED IN THE EQUIPMENT CABINET TO MEET UTILITY REQUIREMENTS.
6. EQUIPMENT CABINET SHALL BE SIZED TO HANDLE THE EQUIPMENT REQUIRED BY THE OWNER.
7. EQUIPMENT SHALL BE INSTALLED IN SEPARATED COMPARTMENTS WITH LOCKABLE ACCESS COVER PER OWNER REQUIREMENTS.
8. ANCHOR BOLT CIRCLE SHALL BE 19.5" FOR 16" EQUIPMENT CABINET (OR 23.5" FOR 20" EQUIPMENT CABINET) AND CENTERED ON FOUNDATION. USE ANCHOR BOLT TEMPLATE.

| | | | |
|-----------------------------------|---|--------------|------------|
| WIRELESS SMALL CELL | TYPICAL NON-BREAKAWAY POLE BASE STANDARD DETAIL | APPROVED BY: | NONE |
| FOUNDATION STRUCTURE | | DATE: | mm/dd/yyyy |
| CITY OF LOVELAND WATER & POWER | | DRAWING NO. | SC-08 |

EXHIBIT B

Licensee's Minimum Limits of Insurance Requirements

1. **Scope and Limits of Insurance.** Licensee shall provide coverage with limits of liability not less than those stated below.

A. **Commercial General Liability-Occurrence Form.** Licensee must maintain Commercial General Liability insurance with a limit of \$2,000,000 per occurrence for bodily injury and property damage and \$4,000,000 general aggregate including premises-operations, products and completed operations, independent contractor, contractual liability, personal injury and advertising injury.

B. **Commercial Automobile Liability.** Licensee must maintain Commercial Automobile Liability insurance in the amount of \$1,000,000 combined single limit each accident for bodily injury and property damage covering all of Licensee owned, hired, and/or non-owned vehicles assigned to or used in the performance of Licensee's work or activities under this Agreement.

C. **Workers Compensation and Employers Liability Insurance.** Licensee must maintain Workers Compensation insurance in compliance with the statutory requirements of the state of operation and Employer's Liability with a limit of \$1,000,000 for each accident; \$1,000,000 disease for each employee; \$1,000,000 disease-policy limit.

D. **Builders' Risk/Installation Floater Insurance.** Builders' Risk/Installation Floater Insurance must be maintained until whichever of the following first occurs: (i) final payment has been made; or, (ii) until no person or entity, other than Licensor, has an insurable interest in the property required to be covered.

(a) The Builders' Risk/Installation Floater insurance must be endorsed so that the insurance will not be canceled or lapse because of any partial use or occupancy by Licensor.

(b) The Builders Risk/Installation Floater insurance must include as named insureds, Licensor, Licensee, and all tiers of contractors and others with an insurable interest in the Work.

(c) The Licensee is responsible for payment of all deductibles under the Builders' Risk/Installation Floater insurance policy.

2. **Additional Policy Provisions Required.**

A. **Miscellaneous Provisions.**

(1) Licensee's insurance coverage must be primary insurance with respect to Licensor, its officers, officials, and employees. Any insurance or self-insurance maintained by Licensor, its officers, officials, and employees shall be in excess of the coverage provided by Licensee and must not contribute to it.

(2) Licensee's insurance must 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.

(3) The policies must contain a severability of interest clause and waiver of subrogation against Licensor, its officers, officials, and employees, for losses arising from work performed by Licensee for Licensor.

(4) Licensee is required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of one (1) year following completion and acceptance of the work. Licensee must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this period evidencing the insurance requirement and, including the required Additional Insureds set forth herein.

(5) If a Certificate of Insurance is submitted as verification of coverage, Licensor will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

(6) Upon receipt of notice from its insurer, Licensee shall use its best effort to provide the Licensor with thirty (30) days prior written notice of cancellation. Such notice shall be sent directly to Attn: Risk Management, City of Loveland, 500 E. 3rd St., Suite 110, Loveland, CO 80537, with a copy of the notice sent to the City Attorney, City of Loveland, 500 E. 3rd St., Suite 330, Loveland, CO 80537.

B. Licensor as Additional Insured. The above-referenced policies shall, excluding workers compensation and employer's liability, include the Licensor, its officers, officials, and employees as an additional insured as their interest may appear under this Agreement with respect to liability arising out of activities performed by Licensee.