

CITY OF SAN DIEGO RIGHT OF ENTRY PERMIT

THIS CITY OF SAN DIEGO RIGHT OF ENTRY PERMIT ("Permit") is entered into by and between THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), and VERIZON WIRELESS (VAW) LLC, a Delaware limited liability company doing business as Verizon Wireless ("PERMITTEE"), to be effective (the "Effective Date") upon execution by the parties and approval by the San Diego City Attorney, as follows:

RECITALS

- A. CITY is the owner of real property located at Quivira Road, San Diego, California (the "Property"), and commonly known as Mission Bay Park.
- B. PERMITTEE has submitted an application to CITY to install a telecommunication facility on the Property.
- C. PERMITTEE would like to take soil samples at the Property at the location of the telecommunications facility.
- D. Under the terms and conditions of this Permit, CITY will grant PERMITTEE a right of entry to a portion of the Property necessary to obtain such soil samples.

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, the sufficiency of which is acknowledged, the parties agree as follows:

- 1. **Right to Enter.** Subject to the terms and conditions of this Permit, CITY hereby grants permission to PERMITTEE, its employees, agents and contractors to enter upon that portion of the Property specifically set forth in the attached **EXHIBIT A** (the "Permit Area").
- 2. **Revocable License.** This Permit is not a lease. It is a non-exclusive license to access the Property for the purposes stated herein, and may be revoked at will by CITY, in its sole discretion. CITY shall not be obligated for any loss, financial or otherwise, which may be incurred by PERMITTEE as a result of such revocation or the termination of this Permit. PERMITTEE expressly waives any claim for expense or loss which PERMITTEE might incur as a result of CITY'S revocation or termination of this Permit. CITY may at all times enter upon the Permit Area.
- 3. **Term.** The term of this Permit ("Term") shall be one (1) month, commencing on the Effective Date.
- 4. **Use of Permit Area.** PERMITTEE may use the Permit Area on a non-exclusive basis for the sole purpose of obtaining soil samples at the location of the proposed telecommunications facility ("Permitted Use"). PERMITTEE shall pay all costs and expenses related to any such soils survey.

5. Superior Interests. This Permit is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, permits and licenses, easements, and rights of way pertaining to the Property, whether or not of record. PERMITTEE shall obtain all licenses, permits, and agreements from such third parties as may be or become necessary or reasonably advisable to allow its use of the Permit Area for the Permitted Use, relative to any such superior interest. If PERMITTEE'S use of the Permit Area is or becomes inconsistent or incompatible with a preexisting, superior interest, PERMITTEE shall take such actions and pay all costs and expenses necessary to remove such inconsistency or incompatibility to the satisfaction of the holder of the superior interest.
6. Permit Fee. PERMITTEE shall pay CITY a one-time, non-refundable permit processing fee of Six Hundred Dollars (\$600), payable upon full execution of this Permit and delivered to the Real Estate Assets Department at Civic Center Plaza, 1200 Third Avenue, Suite 1700, San Diego, CA 92101. Payment should be made payable to the City Treasurer.
7. Permit Area. Upon the expiration or termination of this Permit, PERMITTEE shall leave the Permit Area in the same condition as existed immediately prior to the Term's commencement.
8. Inspection. CITY may, at all times, enter and inspect the Permit Area.
9. CITY'S Consent, Discretion. Whenever required under this Permit, CITY'S consent or approval shall mean the written consent or approval of the Mayor of San Diego, or his or her designee ("Mayor"), unless otherwise expressly provided. CITY'S discretionary acts hereunder shall be made in the Mayor's discretion, unless otherwise expressly provided.
10. Improvements/Alterations. PERMITTEE shall not construct any improvements, structures, or installations on the Permit Area, and shall not alter the Permit Area except as otherwise permitted hereunder. Except as required by law, CITY shall not be obligated to make any repair or assume any expense for any improvements or alterations to the Permit Area.
11. Insurance. On or before entering the Property, PERMITTEE shall deliver to CITY a current certificate of insurance for a Commercial General Liability policy providing coverage for bodily injury, including death, personal injury, and property damage with limits of at least One Million Dollars (\$1,000,000) per occurrence, subject to an annual aggregate of Two Million Dollars (\$2,000,000).
 - a. Additional Insureds. Pursuant to a separate endorsement [CG2010 (11/85) or CG 20 26 1.1 85], "The City of San Diego and its elected officials, officers, employees, representatives, and agents" shall be named as additional insureds in all policies.
 - b. Primary and Non-Contributory. Insurance policies shall primary and non-contributory to any coverage carried or maintained by CITY. The policies shall be kept in force for the duration of the Term and any extended use. The certificate(s) of insurance shall be filed with CITY'S Real Estate Assets

Department upon full execution of this Permit.

- c. Qualified Insurer(s). All insurance required by the terms of this Permit must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the current AM Best Ratings Guide and which are acceptable to CITY. Non-admitted surplus lines insurers may be accepted by CITY provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet CITY requirements.
 - d. Deductibles/Retentions. All deductibles and self-insured retentions on any insurance policy shall be the sole responsibility of PERMITTEE.
 - e. Accident Reports. PERMITTEE shall report to CITY any accident causing property damage or any injury to persons on the Permit Area. Such report shall contain the names and addresses of the involved parties, a statement of the circumstances, the date and hour of the accident, the names and addresses of any witnesses, and other pertinent information.
12. Indemnification. PERMITTEE shall protect, defend, indemnify, and hold CITY, its elected officials, officers, representatives, agents and employees, harmless from and against any and all claims asserted or liability established which arise out of or are in any manner directly or indirectly connected with this Permit or the Permitted Use, and all costs and expenses of investigating and defending against same, including without limitation reasonable attorney fees and costs; provided, however, that PERMITTEE'S duty to indemnify and hold harmless shall not include any claims or liability arising from the established active negligence, sole negligence, or sole willful misconduct of CITY, its elected officials, officers, representatives, agents, and employees. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, PERMITTEE shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs.
13. No Discrimination. PERMITTEE shall not discriminate in any manner against any person or persons on account of race, color, religion, gender, sexual orientation, medical status, national origin, age, marital status, or physical disability in PERMITTEE'S use of the Permit Area, including but not limited to the providing of goods, services, facilities, privileges, advantages, and accommodations, and the obtaining and holding of employment.
14. Local Business and Employment. PERMITTEE acknowledges that CITY seeks to promote employment and business opportunities for local residents and firms in all CITY contracts. PERMITTEE will, to the extent legally possible, solicit applications for employment, and bids and proposals for subcontracts, for work associated with this Permit from local residents and firms as opportunities occur. PERMITTEE agrees to hire qualified local residents and firms whenever feasible.

15. PERMITTEE'S Risk. PERMITTEE shall bear all risks and liability arising out of or in any manner directly or indirectly connected with the Permitted Use and any damages to the improvements on, under, or in the vicinity of the Permit Area resulting directly or indirectly thereby.
16. No Nuisance. PERMITTEE shall not use the Permit Area in any manner which, in CITY'S opinion, creates a nuisance or disturbs the quiet enjoyment of persons in and to the surrounding area.
17. No Assignment. PERMITTEE shall not assign any rights granted by this Permit or any interest herein without CITY'S prior written consent. Approval of any such proposed assignment may be withheld in CITY'S sole and absolute discretion. Any assignment by operation of law shall automatically terminate this Permit.
18. Signs. PERMITTEE shall not erect or display any banners, pennants, flags, posters, signs, decorations, marquees, awnings or similar devices or advertising without CITY'S prior written consent, except as required by applicable law. If any such unauthorized item is found on the Permit Area, PERMITTEE shall remove the item at its expense within 24 hours after notice by CITY, or CITY may thereafter remove the item at PERMITTEE'S cost.
19. Encumbrances. PERMITTEE shall keep the Permit Area free from all encumbrances and liens of any nature which arise out of or are in any manner directly or indirectly connected with this Permit or the Permitted Use. PERMITTEE shall protect, defend, indemnify, and hold CITY harmless from and against any and all such encumbrances and/or liens, and from and against any claim, liability, cost or expense, including without limitation reasonable attorney fees and costs, relating to or charged against the Permit Area, including without limitation PERMITTEE'S failure or the failure of any contractor or subcontractor hired by PERMITTEE to pay any person or persons referred to in Section 3181 of the California Civil Code or other applicable sections thereof.
20. Compliance with Laws. PERMITTEE shall, at its sole cost and expense, comply with all the requirements of all rules, regulations, ordinances, laws and direction of governing authorities now in effect or which may hereafter be in effect, which pertain to the Permitted Use.
21. Hazardous Substances. PERMITTEE shall not allow the installation or release of hazardous substances in, on, under, or from the Permit Area. PERMITTEE and PERMITTEE'S agents and contractors shall not store, utilize, or sell any hazardous substance on the Permit Area without CITY'S prior written consent. For the purposes of this provision, a release shall include but not be limited to any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leeching, dumping, or otherwise disposing of hazardous substances. "Hazardous substances" shall mean those hazardous substances listed by the Environmental Protection Agency in regularly released reports and any other substances incorporated into the State of California's list of hazardous substances. A copy of the presently effective EPA and the State lists is on file in the Office of the City Clerk as Document 769704 and by this reference is

incorporated into this Permit.

- a. Remediation. If any release of a hazardous substance is caused by PERMITTEE, PERMITTEE shall pay all costs of remediation and removal of the hazardous substance in accordance with all applicable laws and rules and regulations of governmental authorities.
 - b. Indemnity. PERMITTEE shall protect, defend, indemnify, and hold CITY harmless from any and all claims, costs, and expenses related to environmental liabilities resulting from the Permitted Use, including but not limited to costs of environmental assessments, costs of remediation and removal, any necessary response costs, damages for injury to natural resources or the public, and costs of any health assessment or health effect studies.
 - c. Notice of Release. If PERMITTEE knows or has reasonable cause to believe that any hazardous substance has been released on or beneath the Permit Area, PERMITTEE shall give written notice to CITY within three (3) days of receipt of the knowledge or cause for belief. If PERMITTEE knows or has reasonable cause to believe that such substance is an imminent and substantial danger to public health and safety, PERMITTEE shall notify CITY immediately upon receipt of such knowledge or belief and shall take all actions necessary to alleviate the danger if caused by PERMITTEE. PERMITTEE shall notify CITY immediately of any notice of violation received or initiation of environmental actions or private suits related to the Permitted Use.
 - d. Environmental Assessment. Upon reasonable cause to believe that PERMITTEE'S activities at the Permit Area in connection with the Permitted Use resulted in any hazardous substance being released on or beneath the Permit Area, CITY may cause an environmental assessment of the Permit Area to be performed by a professional environmental consultant registered with the State of California as a Professional Engineer, Certified Engineering Geologist, or Registered Civil Engineer. The environmental assessment shall be obtained at PERMITTEE'S sole cost and expense, and shall establish what, if any, hazardous substances have more likely than not been caused by the Permitted Use, and in what quantities. If any such hazardous substances exist in quantities greater than that allowed by CITY, county, state, or federal laws, statutes, ordinances, or regulations, then the environmental assessment shall include a discussion of these substances with recommendations for remediation and removal necessary to effect compliance with those laws or statutes, and estimates of the cost of such remediation or removal. PERMITTEE shall cause, or if PERMITTEE fails to do so within a reasonable period of time, CITY may cause, the remediation and/or removal recommended in the environmental assessment such that compliance with environmental law is achieved, and PERMITTEE shall pay all costs and expenses therefor.
22. Waiver. CITY'S failure to insist upon the strict performance of any of PERMITTEE'S obligations under this Permit, in one or more instance, shall not be construed as a waiver

of any such obligation, and the same shall remain in full force and effect. The property constituting the Permit Area is CITY-owned and held in trust for the benefit of CITY'S citizens. CITY'S failure to discover a breach of any obligation of this Permit or take prompt action to require the cure of any such breach shall not result in an equitable estoppel, but CITY may at any and all times require the cure of any such breach.

23. Default. PERMITTEE shall be in default of this Permit if either of the following occurs:
- a) PERMITTEE fails to make any payment required under this Permit when due; or
 - b) PERMITTEE breaches any of its obligations under this Permit, other than those requiring payment to CITY, and fails to cure the breach within ten (10) days following written notice thereof from CITY, or if not curable within ten (10) days, fails to commence to cure the breach within ten (10) days and diligently pursue the cure to completion within thirty (30) days.
24. Termination. Upon PERMITTEE'S breach of any of its obligations under this Permit, CITY may immediately revoke PERMITTEE'S license for the Permitted Use. Upon PERMITTEE'S default of this Permit, CITY may immediately terminate this Permit upon notice to PERMITTEE.
25. Cumulative Remedies. CITY'S rights and remedies under this Permit are cumulative and shall not limit or otherwise waive or deny any of CITY'S rights or remedies at law or in equity, existing as of the Effective Date or thereafter enacted or established.
26. Survival. Any obligation which accrues under this Permit prior to its expiration or termination shall survive such expiration or termination.
27. Entire Agreement. This Permit constitutes the entire agreement between the parties and supersedes any and all prior understandings, representations, warranties and agreements between them and pertaining to this Permit and the Permitted Use. Any modification, alteration, or amendment of this Permit shall be in writing and signed by all the parties hereto.
28. Legal Proceedings. If CITY commences legal proceedings to enforce any right or obligation under this Permit, PERMITTEE shall pay all costs in connection therewith, including reasonable attorney fees and costs.
29. Notices. Any notice required or permitted to be given under this Permit shall be in writing and may be served personally or delivered by United States mail, postage prepaid, and addressed to CITY or PERMITTEE, respectively, as follows:

THE CITY OF SAN DIEGO
Attention: Director, Real Estate Assets Department
1200 Third Avenue, Suite 1700 (MS 51A)
San Diego, California 92101
(619) 236-6020

VERIZON WIRELESS (VAW) LLC,
dba Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921
Attention: Network Real Estate

30. Governmental Approvals. By entering into this Permit, neither CITY nor CITY'S City Council is obligating itself to any governmental agent, board, commission, or agency with regard to any other discretionary action relating to the Permitted Use. Discretionary action includes but is not limited to re-zonings, variances, environmental clearances, or any other governmental approvals which may be required for the Permitted Use.
31. Authority to Contract. Each individual executing this Permit on behalf of another person or legal entity represents and warrants that he/she is authorized to execute and deliver this Permit on behalf of such person or entity in accordance with duly adopted resolutions or other authorizing actions which are necessary and proper and under such legal entity's articles, charter, bylaws, or other written rules of conduct or governing agreement, and that this Permit is binding upon such person or entity in accordance with its terms. Each person executing this Permit on behalf of another person or legal entity shall provide CITY with evidence, satisfactory to CITY, that such authority is valid.

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IN WITNESS WHEREOF, this Permit is executed to be effective as of the Effective Date.

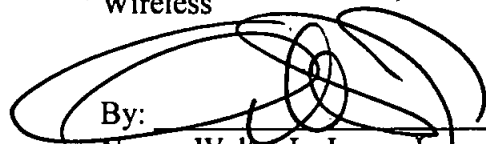
Date: 10/18/11

THE CITY OF SAN DIEGO, a California
municipal corporation

By: 
Name: James F. Barwick, CCIM
Title: Director, Real Estate Assets

Date: _____

VERIZON WIRELESS (VAW) LLC, a Delaware
limited liability company doing business as Verizon
Wireless

By:  10/7/11
Name: Walter L. Jones, Jr.
Title: Area Vice President Network

ENVIRONMENTAL ANALYSIS SECTION ENVIRONMENTAL CLEARANCE:

THIS ACTIVITY IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE
CEQA GUIDELINES, SECTION 15304(f).

Date: 10/10/11

BY: 
Name: Martha Blal
Title: Senior Planner

APPROVED AS TO FORM AND LEGALITY:

Effective Date: 10/18/2011

JAN I. GOLDSMITH, City Attorney

BY: 
Name: Brock Ledwig
Title: Deputy City Attorney

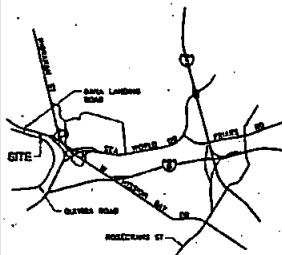
EXHIBIT A

See attached.



SEA WORLD
QUIVIRA ROAD R.O.W.
SAN DIEGO, CA 92109

VICINITY MAP



THOMAS CURDE PAGE: 1260-A3

DIRECTIONS:

FROM VERIZON WIRELESS OFFICES IN RIVINGTON 1-8 SOUTH TO SAN DIEGO, STAY ON I-5 SOUTH THROUGH THE 6-8/1000 MILE. TAKE SEA WORLD DRIVE EAST WEST THROUGH THE BLADES BLVD. ROAD WEST TOWARD SAN DIEGO. TURN RIGHT TOWARD THE BLADES BLVD. ROAD. TURN LEFT AT THE FIRST LIGHT WHICH IS DANA LANDING ROAD AND LEFT HAND SIDE CORNER. LEAVING EAST THE PROJECT IS ON THE LEFT HAND SIDE OF THE ROAD IN FRONT OF SEA FORTH LANDING (4TH BUILDING ON THE RIGHT).

ADDRESS:

QUIVIRA ROAD R.O.W.
SAN DIEGO, CA 92109

COORDINATES (NAD 83):

POINT A) LATITUDE: 32° 45' 30.45" NORTH
LONGITUDE: 117° 14' 51.36" WEST

POINT B) LATITUDE: 32° 45' 49.87" NORTH
LONGITUDE: 117° 14' 51.36" WEST

COORDINATES (NAD 27):

POINT A) LATITUDE: 32° 45' 30.45" NORTH
LONGITUDE: 117° 14' 51.36" WEST

POINT B) LATITUDE: 32° 45' 49.87" NORTH
LONGITUDE: 117° 14' 51.36" WEST

CONSULTANT TEAM

ARCHITECT:
WILLIAM SMITH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4031
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8998 (FAX)

SURVEYOR:
BOYD HALL & ASSOCIATES
LAND SURVEYING & MAPPING
1180 AIRWAY AVENUE, SUITE 41
COSTA MESA, CA 92626
(714) 257-1357
(714) 257-1358 (FAX)

LEASING/PLANNING:
PLUMBING, INC.
1000 PULVER
300 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-8888

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
13805 SAND CANYON AVENUE
IRVINE, CA 92718
CONTACT: BOB PULVER
PHONE: (714) 833-0883

OWNER: CITY OF SAN DIEGO
1380 SAND CANYON, SUITE 1300
SAN DIEGO, CA 92109

SEE CONTACT: CAROL HOBBS
(619) 534-0881

PROJECT DESCRIPTION:
• INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT UNDER A NEW 8'-0" x 30'-0" BLUE FACE CONCRETE SLAB (CONCRETE CHALLENGE ON A CONCRETE SLAB)
• INSTALLATION OF (2) VERIZON WIRELESS ANTENNA SECTIONS OF (2) ANTENNAS EACH (TOTAL OF 4 ANTENNAS) MOUNTED ON (2) NEW 30'-0" HIGH VERIZON WIRELESS LIGHT SCABBERS
• INSTALLATION OF A NEW RISE SERVICE CONNECTION
• INSTALLATION OF NEW 200 AMP ELECTRICAL METER WITH WHOLESALE ELECTRICAL CONDUIT FIELD FROM EXISTING TELEPHONE
• INSTALLATION OF (2) NEW GPS ANTENNAS
• INSTALL UNDERGROUND CABLE IN CONDUIT FROM PROPERTY ENCLOSURE TO NEW LIGHT STANDARDS
• NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:
N/A

PROJECT ADDRESS: QUIVIRA ROAD R.O.W.
SAN DIEGO, CA 92109

ASSESSORS PARCEL NUMBER: N/A (SHOW OF MAP)

EXISTING ZONING: RS-1-7

PROPOSED PROJECT AREA: 249 SQ. FT.

PROPOSED OCCUPANCY: 1

PROPOSED TYPE OF CONSTRUCTION: 10

PERMITS REQUIRED

- SDP
- STATE CIP

SCALE

THE GRAPHIC SCALE SHOWN IN THIS SET REPRESENTS THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 14" x 20" FORMAT. IF THIS DRAWING SET IS NOT 14" x 20", THIS SET IS NOT TO SCALE.

NOTED: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

- T-1 TITLE SHEET AND PROJECT DATA
- A-1 SITE PLAN
- A-2 CHALLENGED SITE PLAN
- A-3 EQUIPMENT ENCLOSURE PLAN
- A-4 ENCLOSURE ELEVATIONS
- A-5 LIGHT STANDARDS DETAILS
- L-1 LANDSCAPE DEVELOPMENT PLAN
- C-1 SITE SURVEY
- C-2 SITE SURVEY
- C-3 SITE SURVEY

APPLICABLE CODES

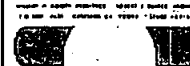
ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA ELEC. WIRELESS CODE, CODE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA FIRE CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNDEVELOPED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH &
SUAREZ
ARCHITECTURE & PLANNING



PREPARED FOR



P.O. BOX 18707
IRVINE, CA 92613-0707
(949) 222-7000

APPROVALS

ABC	DATE
DE	DATE
EF	DATE
GH	DATE
IJK	DATE
LMN	DATE
OPQ	DATE
RST	DATE

PROJECT NAME

SEA WORLD

QUIVIRA ROAD R.O.W.
SAN DIEGO, CA 92109
SAN DIEGO COUNTY

DRAWING DATES

03/21/08	PRELIM 2D REVIEW 6-0
03/21/08	REVIEW 2D (A)
01/09/08	REVIEW 2D (A)
01/16/08	REVIEW 2D (A)
01/23/08	REVIEW 2D (A)
02/21/08	REVIEW 2D (A)
02/21/08	REVIEW 2D (A)
03/04/08	REVIEW 2D (A)
03/10/10	REVIEW 2D (A)
03/10/10	1-A, 2-A, 3-A, 4-A, 5-A, 6-A

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

APPROVED
7/28/2010
REPLACEMENT T-1

FOR #15 # 106897/176260
WARRANTY SEA WORLD, SAN NUD/15

WIRELESS TELECOMMUNICATIONS TRANSMITTER
FREQUENCIES AND POWER LEVELS

COMB. COORDINATES

74 FREQUENCY: 1945-1970 MHz
84 FREQUENCY: 1893-1898 MHz
71 POWER: 500W

PCS EQUIPMENT

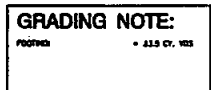
73 FREQUENCY: 890-894 MHz
82 FREQUENCY: 832-846 MHz
81 POWER: 1.510W

REMARKS:

NO PLANTABLE COORDINATES AND NO SIGNAL PROJECT IS IN THE
PUBLIC AREA AND THERE IS NO DATA REPORT AVAILABLE. SEE
SHEET C-1 FOR ADDITIONAL INFORMATION.

DISSEMINATION NOTES

THE PROPERTY IDENTIFYING LABEL SHOWN ON THIS DRAWING
IS FOR IDENTIFICATION ONLY. A DATA REPORT WAS NOT
PROVIDED AND A BOUNDARY SURVEY WAS NOT CONDUCTED.



NOTE:
NO EXISTING PARKING SPACE WILL BE USED OR
REMOVED BY THE PROJECT

NOTE: REC'D PER APPROVAL

Exhibit "A"

Approved 9/20/2010 (date)

SCR TO Permit No. NVP(5) 633AQA

MISSION 633A79

REPLACEMENT

[illegible]

Booth & Suarez

ARCHITECTURE & PLANNING

REGISTERED ARCHITECTS - CALIFORNIA
P.O. BOX 1001, SAN DIEGO, CA 92101-1001

PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVINE, CA 92613-9707
(949) 222-7600

APPROVALS

NAME	DATE
AKC	DATE
KE	DATE
W	DATE
SW	DATE
CE/AN	DATE
MS	DATE
CE/PH	DATE

PROJECT NAME

SEA WORLD

OLIVIRA ROAD R.O.W.
SAN DIEGO, CA 92103
SAN DIEGO COUNTY

DRAWING DATES

DATE	DESCRIPTION
09/20/09	PERMANENT REVIEW (140)
09/20/09	REVISED TO (140)
01/06/10	REVISED TO (140)
01/12/10	REVISED TO (140)
01/20/10	REVISED TO (140)
02/24/10	REVISED TO (140)
04/22/10	REVISED TO (140)
05/02/10	REVISED TO (140)
07/13/10	REVISED TO (140)
07/13/10	REVISED TO (140)

SHEET TITLE

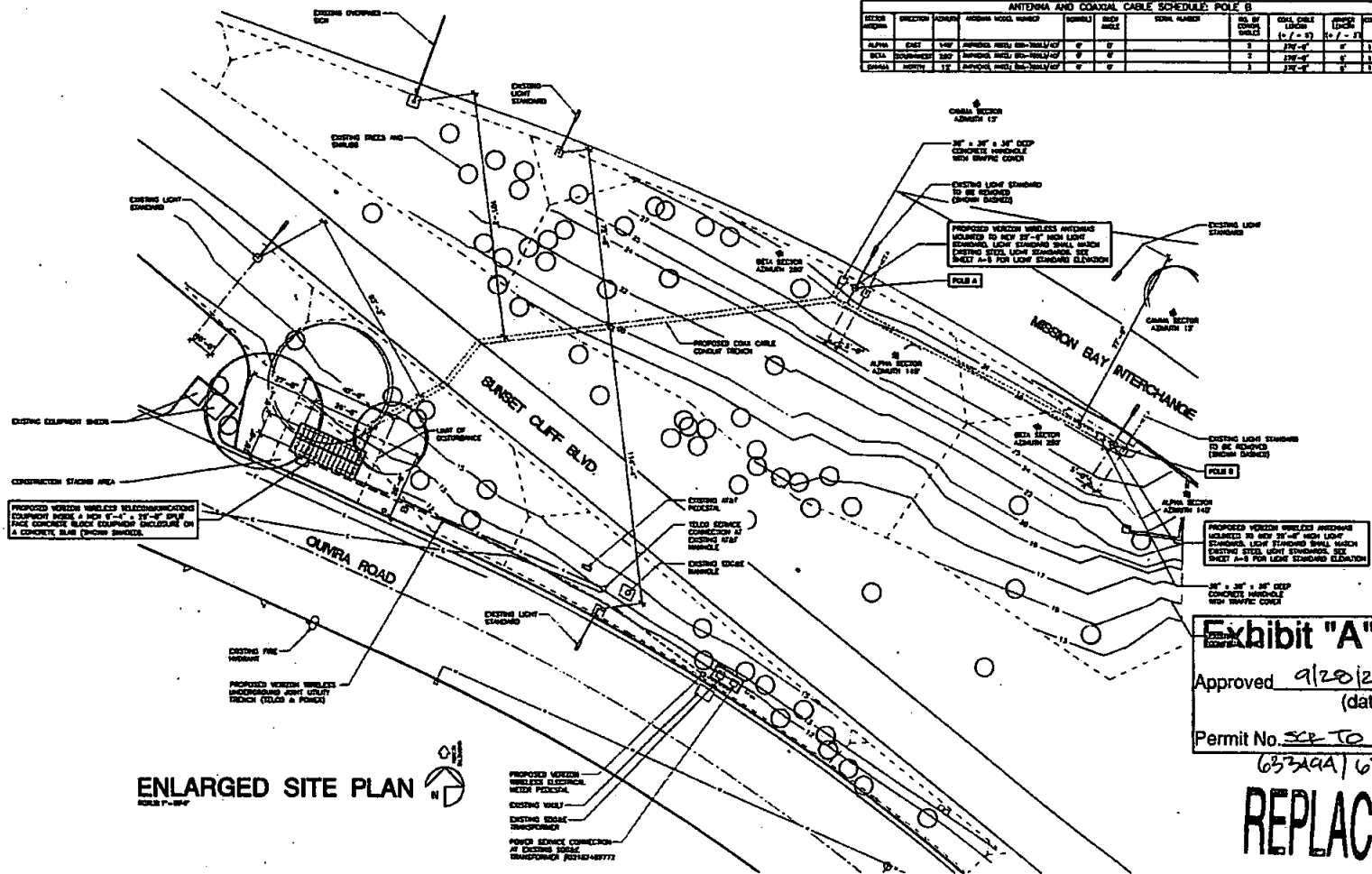
ENLARGED SITE PLAN

PROJECT: VERIZON WIRELESS ANTENNA REPLACEMENT

A-2

ANTENNA AND COAXIAL CABLE SCHEDULE: POLE A									
SECTION	DIRECTION	ANTENNA	ANTENNA MODEL NUMBER	HEIGHT	SWAY	SECTION NUMBER	NO. OF COAXIAL CABLES	COAXIAL CABLE LENGTH (L x F - ST)	CONC. WEL
ALPHA	EAST	140	VERIZON WIRELESS	12	0	1	1	232'-0"	1.5/4"
BETA	WEST	140	VERIZON WIRELESS	12	0	2	1	232'-0"	1.5/4"
GAMMA	NORTH	140	VERIZON WIRELESS	12	0	3	1	232'-0"	1.5/4"

ANTENNA AND COAXIAL CABLE SCHEDULE: POLE B									
SECTION	DIRECTION	ANTENNA	ANTENNA MODEL NUMBER	HEIGHT	SWAY	SECTION NUMBER	NO. OF COAXIAL CABLES	COAXIAL CABLE LENGTH (L x F - ST)	CONC. WEL
ALPHA	EAST	140	VERIZON WIRELESS	12	0	1	1	232'-0"	1.5/4"
BETA	WEST	140	VERIZON WIRELESS	12	0	2	1	232'-0"	1.5/4"
GAMMA	NORTH	140	VERIZON WIRELESS	12	0	3	1	232'-0"	1.5/4"



ENLARGED SITE PLAN

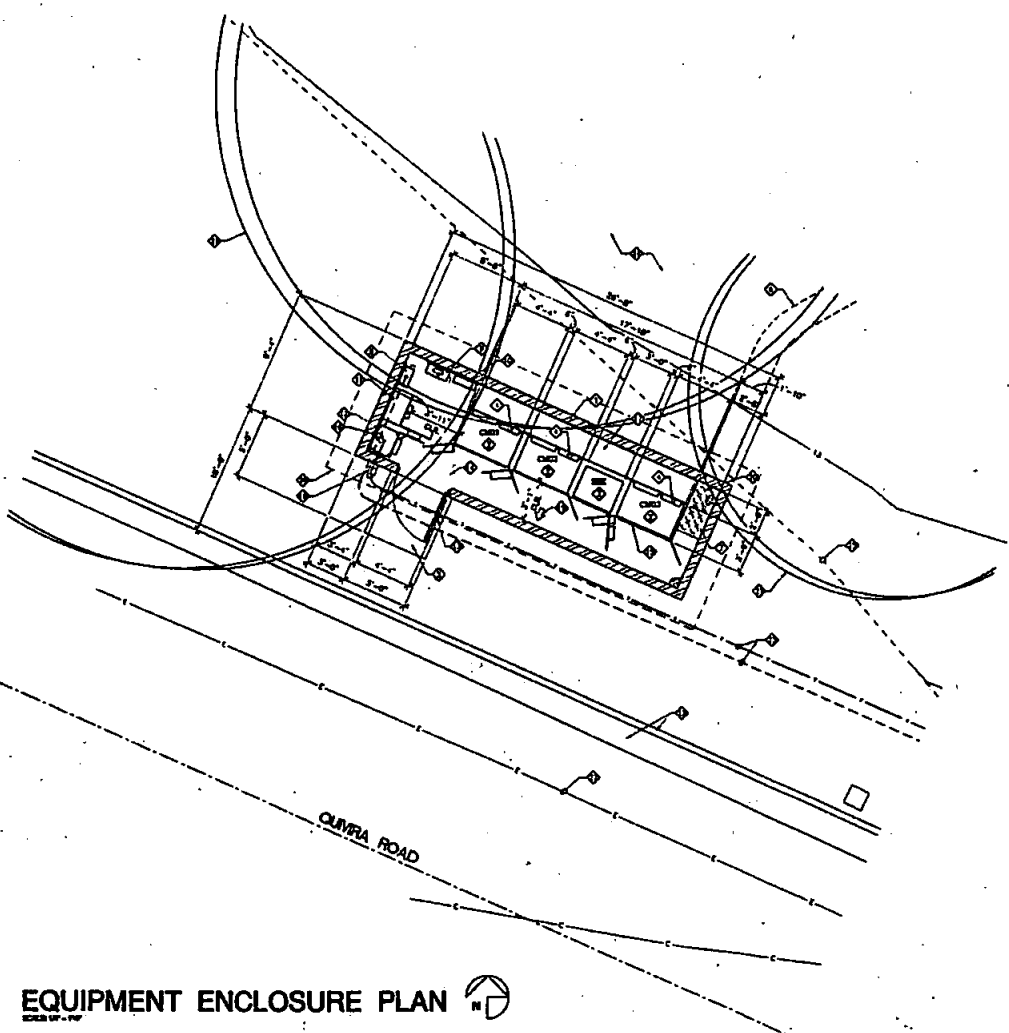
Exhibit "A"
Approved 9/20/2010
(date)

Permit No. SEA TO NUP(5)

63329A/63329B

REPLACEMENT

UTILITY TRENCH NOTE:
TRENCH TO BE 3'-0" WIDE AND MINIMUM 3'-0" DEEP

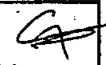


EQUIPMENT ENCLOSURE PLAN 

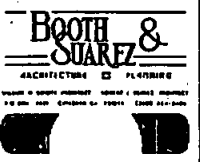
EQUIPMENT ENCLOSURE PLAN NOTES:

- 1. PROPOSED WIRELESS SPLIT FACE CONCRETE BLOCK WALL ENCLOSURE. LAISE LINE IS SHOWN AS GIVEN PERIMETER OF PROPOSED CONCRETE BLOCK WALL ENCLOSURE.
- 2. PROPOSED WIRELESS TOWER COMPACT MOUNT CELL EXTERIOR EQUIPMENT ENCLOSURE (TYPICAL OF 2).
- 3. 24" WIDE x 24" HIGH x 24" DEEP, WOODEN SHED L.S.
- 4. PROPOSED WIRELESS SIMPLIFIED BATTERY ENCLOSURE (SHED, 24" WIDE x 24" HIGH x 24" DEEP, WOODEN SHED L.S.).
- 5. PROPOSED OPS ROOMS MOUNTED TO ROOF STRUCTURE (TYPICAL OF 2).
- 6. PROPOSED CONCRETE LINING.
- 7. PROPOSED UNDERGROUND COAXIAL CABLE TRENCH (SHOWN DASHED).
- 8. PROPOSED COAX CABLE SHOWN.
- 9. PROPOSED PARED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
- 10. PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- 11. PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
- 12. PROPOSED TOLCO CABINET "NORTHWEST" 400-3636-4002 UNISTRUT MOUNTED TO WALL.
- 13. PROPOSED PARCELL PERCH CABINET UNISTRUT MOUNTED TO WALL.
- 14. PROPOSED STEEL GATE AND FRAME WITH WIRELESS WIRELESS STORAGE.
- 15. PROPOSED POLYMER-IN-PLACE CONCRETE PAD FOR WIRELESS CABINETS.
- 16. PROPOSED RACED CONCRETE PAD FOR WIRELESS CABINETS.
- 17. PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL SHUT SWITCH (TYPICAL OF 4).
- 18. PROPOSED COAX CABLE THAT MAXIMUM MEDIUM 4" ABOVE CONCRETE EQUIPMENT PAD AND MOUNTED ON BACK WALL OF ENCLOSURE.
- 19. PROPOSED APPLICATOR CONDUIT RUN MOUNTED TO WALL.
- 20. CONCRETE BULBS TO DRINK, 15 WLS.
- 21. PROPOSED (10) 4" CHINA CABLE CONDUIT.
- 22. EXISTING DRAIN TO REMAIN.
- 23. EXISTING CONCRETE CURB AND GUTTER.
- 24. APPROXIMATE CONTOURLINE OF POWER & TOLCO CONDUIT TRENCH.
- 25. EXISTING LANDSCAPE AREA.
- 26. EXISTING ROOF OF SLOPE.
- 27. LINE OF PROPOSED ROOF OVERHANG (SHOWN DASHED).
- 28. EXISTING UNDERGROUND UTILITY, SEE LEGEND BELOW.

LEGEND
 ———— EXISTING ELECTRICAL LINE
 ———— EXISTING FOLIO LINE

Exhibit "A" 
 Approved 9/20/2010
 (date)
 Permit No. SCB TO NUD(5)
633494 / 633475

REPLACEMENT



PREPARED FOR

 P.O. BOX 16707
 IRVINE, CA 92613-6707
 (949) 712-7000

APPROVALS

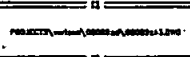
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BC	DATE
EF	DATE
GH	DATE
DE/IN	DATE
OPR	DATE
DE/OUT	DATE

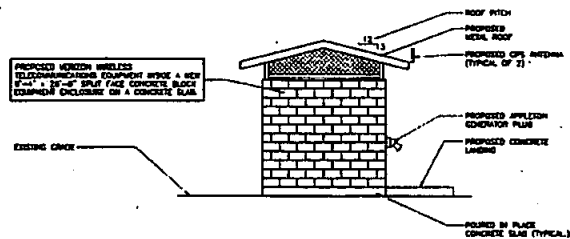
PROJECT NAME
SEA WORLD
 QUIVIRA ROAD R.O.W.
 SAN DIEGO, CA 92109
 SAN DIEGO COUNTY

DRAWING DATES

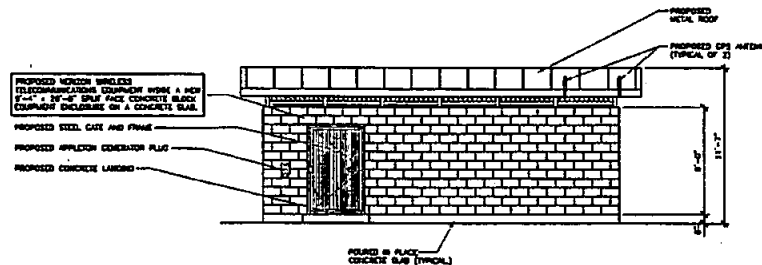
09/12/08	PRELIM 2D REVIEW (wp)
09/15/08	REVISED 2D (4)
09/16/08	REVISED 2D (wp)
09/17/08	REVISED 2D (4)
09/18/08	REVISED 2D (wp)
09/19/08	REVISED 2D (4)
09/20/08	REVISED 2D (wp)
09/21/08	REVISED 2D (4)
09/22/08	REVISED 2D (wp)
09/23/08	REVISED 2D (4)
09/24/08	REVISED 2D (wp)
09/25/08	REVISED 2D (4)
09/26/08	REVISED 2D (wp)
09/27/08	REVISED 2D (4)
09/28/08	REVISED 2D (wp)
09/29/08	REVISED 2D (4)
09/30/08	REVISED 2D (wp)

SHEET TITLE
EQUIPMENT ENCLOSURE PLAN

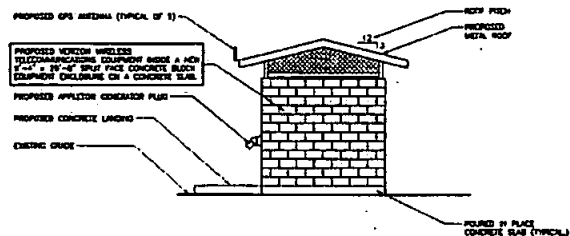
PROJECT 



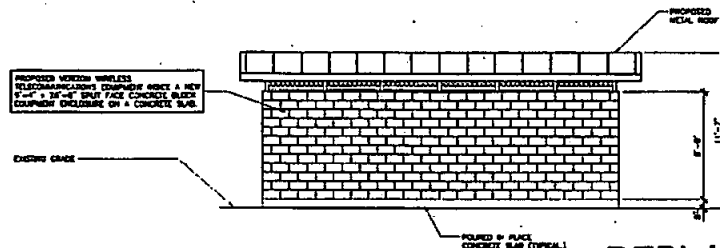
WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"

Exhibit "A"

Approved 9/20/2010
(date)

Permit No. SCR TO NUP(6)
633A94/633A75

REPLACEMENT

NOTE:
DRAWING REVISIONS SHALL BE
PROVIDED ON EQUIPMENT ENCLOSURE



PREPARED FOR
verizon wireless
P.O. BOX 19707
OYME, CA 92023-9707
(949) 222-7000

APPROVALS	
ANC	DATE
RE	DATE
WF	DATE
WT	DATE
CE/AN	DATE
SPS	DATE
CE/AN	DATE

PROJECT NAME
SEA WORLD
OLIVERA ROAD S.O.W.
SAN DIEGO, CA 92109
SAN DIEGO COUNTY

DRAWING DATES	
09/23/10	PROJEN 2D REVIEW (m)
09/24/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)
01/06/10	REVIEW 2D (m)

SHEET TITLE
ENCLOSURE ELEVATIONS

A-4

PREPARED FOR



P.O. BOX 19787
IRVINE, CA 92613-8787
(949) 222-7000

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NAME

SEA WORLD

QUINCY ROAD S.W.
SAN DIEGO, CA 92108
SAN DIEGO COUNTY

DRAWING DATES

06/15/06	PROJECT 2D SETBACK (44)
06/26/06	REVISED 2D (4)
01/18/07	REVISED 2D (44)
01/18/07	REVISED 2D (44)
01/24/07	REVISED 2D (44)
02/12/07	REVISED 2D (44)
03/04/08	REV 2D (44)
07/15/10	REVISED 2D (44)
07/15/10	1-H. CSET, NEW 2D (44)

SHEET TITLE

LANDSCAPE
DEVELOPMENT PLAN

PROJECT: 1000 N. GARDEN STREET, SUITE 200, SAN ANTONIO, TEXAS 78205

L-1

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY SOIL. ALL NOTES SHALL BE INDICATED BY AN LAMINAR WHICH WILL SHOW POSSIBLE DAMAGE TO UTILITIES. WHEN EXPOSED AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY SERVICE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL COVER YOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNNECESSARY.
4. TREES SHALL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE LOW WALL.
5. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MAJORITY HEIGHT AND SPREAD OF AT LEAST 10 FEET.
7. PLANTING MAINTENANCE CRITERIA
ALL LANDSCAPE INSTALLATIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE REMOVAL DISTANCE
IMPROVEMENT/REMOVAL DISTANCE TO STREET TREE: 10 FEET
IMPROVEMENT/REMOVAL DISTANCE TO SIDEWALK: 10 FEET
IMPROVEMENT/REMOVAL DISTANCE TO DRIVEWAY: 10 FEET
IMPROVEMENT/REMOVAL DISTANCE TO SIDEWALK: 10 FEET
IMPROVEMENT/REMOVAL DISTANCE TO DRIVEWAY: 10 FEET
9. IRRIGATION AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPOSED PLANTING. DEVELOPMENT AND MAINTENANCE OF THE IRRIGATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE SUFFICIENT WATER FOR THE PROPOSED PLANTING.
10. VERDOR LANDSCAPE IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: 12005 SAN CAYMAN AVENUE, IRVINE, CA 92714, (949) 222-7000.
11. LANDSCAPE MAINTENANCE AGREEMENTS
A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LATER REDEVELOPMENT AREAS VISIBLE TO THE PUBLIC. SUCH AGREEMENTS SHALL BE MAINTAINED IN A HEALTHY CONDITION. CONDITIONS OF CLEAR PLANTING MATERIALS SHALL BE DISAPPROVED. REPLACEMENT FOR THE CONDITIONS OF THE POINT.
12. THE EXISTING SOIL SHALL BE COVERED WITH A LAYER OF 2" DARK MULCH.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REQUIREMENTS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIALS, SELECTED AND THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE DESIGN OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTING AREAS THROUGHOUT THE PROJECT AREA.
4. ALL SOILS WILL BE PERFORATED, AERATED, AND BLENDED TO CONFORM TO RECOMMENDATIONS OF A SOIL TESTING LABORATORY. AERATION AND BLENDED TO CONFORM TO RECOMMENDATIONS OF A SOIL TESTING LABORATORY. AERATION AND BLENDED TO CONFORM TO RECOMMENDATIONS OF A SOIL TESTING LABORATORY.
5. ALL PLANTING AREAS WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS PLANT CONDITION.

LEGEND

- EXISTING ELECTRICAL LINE
- EXISTING TELLER LINE

PLANTING LEGEND

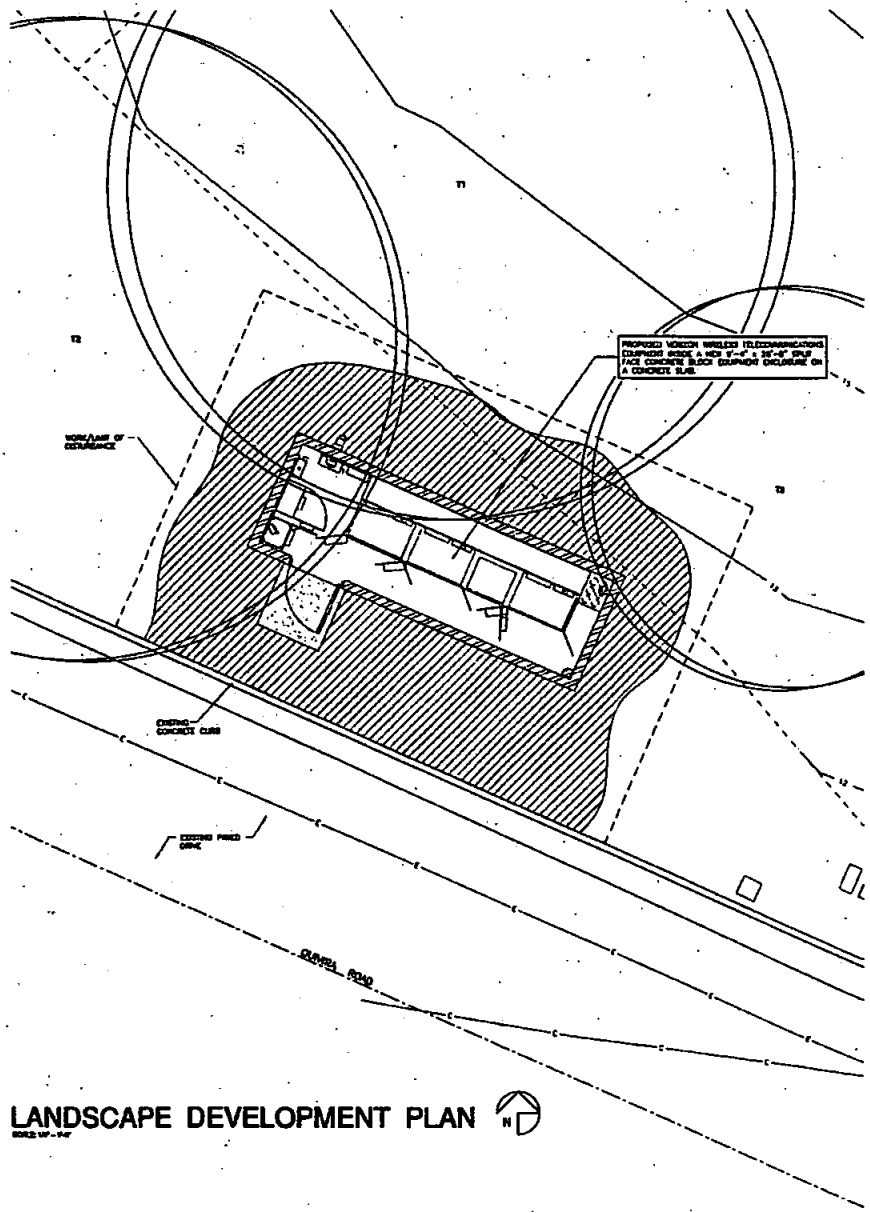
SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD	EXISTING HEIGHT & SPREAD
	BRICK MULCH	BRICK MULCH	GROUND COVER	-	-	-	-
	PAETIA	BROWN MULCH	TREE	EXISTING	1	-	10'-0" HIGH 10'-0" SPREAD
	MOCHLA CHAMPACA "ALBA"	WHITE SPINDLEWOOD	TREE	EXISTING	1	-	10'-0" HIGH 10'-0" SPREAD
	ROSE - MACROPHYLLA	ROSEBAY	TREE	EXISTING	1	-	10'-0" HIGH 10'-0" SPREAD

Exhibit "A"

Approved 9/26/2010
(date)

Permit No. 504 TO NWP (S)
633494 / 633475

REPLACEMENT



LANDSCAPE DEVELOPMENT PLAN