

Network Real Estate

RECEIVED
CITY OF SAN DIEGO
2010 MAR -3 AM 11:40
REAL ESTATE ASSETS DEPT.



Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

Via Certified Mail, Return Receipt Requested

7000 1670 0000 6308 9508

January 29, 2010

The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, CA 92101

Re: City of San Diego Flat Rate Lease

Dear Sir or Madam:

On the 30th day of October, 1995, AirTouch Cellular, predecessor-in-interest to Verizon Wireless, entered into a Lease with The City of San Diego, for the use of the property located on 1055 Catalina Boulevard, A, in the City of San Diego, County of San Diego, State of California.

Pursuant to paragraph 2.1 of the Lease; this letter will serve as notification that we are renewing our option to extend this Lease for an additional five (5) year term from November 1, 2010 through October 31, 2015.

I trust the foregoing is clear, but should you have any questions now or in the future regarding this notice, please call me at 501-905-0542. *For inquiries regarding rent, please call the Network Real Estate toll free number at 866-862-4404.*

Sincerely,

Gianna Gregory

Gianna Gregory
Analyst – Network Real Estate

VZW Site name: Point Loma
VZW Contract #: 34277



POINT LOMA
1055 CATALINA STREET
SAN DIEGO, CA 92106
MTX-48

A map of the study area showing the location of the site. The map includes several roads: North Loop Ave, 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The site is located on 1st St, between 10th St and 11th St. The map also shows the location of the school, the church, and the park.

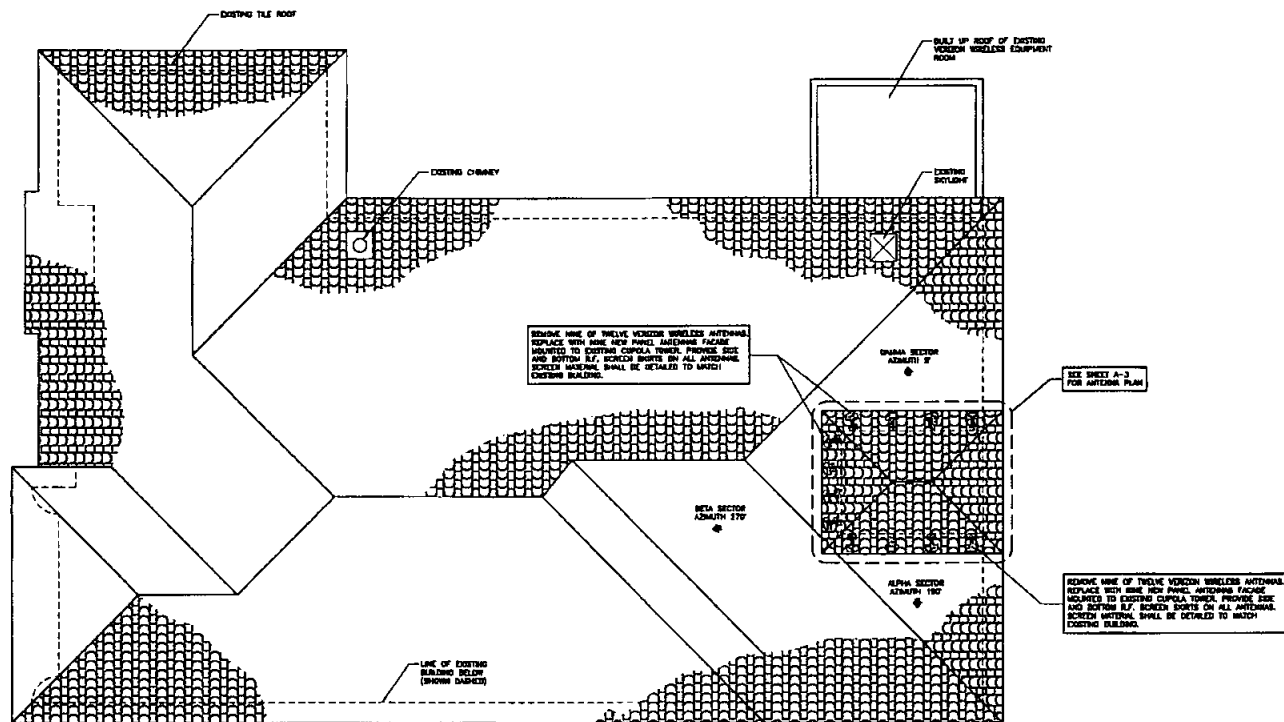
(FROM VIEW'S OFFICES IN HYUNDAI) TAKE I-405 SOUTH TO I-5 SOUTH. TAKE THE SEA WORLD DRIVE EXIT. TURN RIGHT ONTO SEA WORLD DRIVE HEADING WEST. WALK LEFT ONTO SURFCLAY BLVD., THEN WALK LEFT ONTO MONTIZ BLVD. HEAD SOUTH ON MONTIZ BLVD. TURN RIGHT ONTO CHATEAUXWORTH BLVD. THE SITE IS ON THE EAST SIDE OF CHATEAUXWORTH BLVD.

LEASING/PLANNING:
PLANNING, INC.
1700 PULMONER
303 STATE PLACE
ESCONDIDO, CA 92029
(619) 636-4172

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

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED ON A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THE SET IS NOT TO SCALE.

APPROVED 2/8/2010



ROOF PLAN
SCALE 1/8" = 1'-0"



Exhibit "A"

Approved 2/8/2010
(date)

Permit No. NUP 721030

PTS 192545

Booth & Suarez
ARCHITECTURE & ENGINEERING

1000 N. BROADWAY, SUITE 100, SAN DIEGO, CA 92101
TEL: 619.594.1100 FAX: 619.594.1101



PREPARED FOR



P.O. BOX 19797
DOWNEY, CA 92423-9797
(849) 222-7000

APPROVALS

ABC	DATE
ME	DATE
UT	DATE
MT	DATE
EL/AN	DATE
OPS	DATE
EL/OUT	DATE

PROJECT NAME

POINT LOMA

1055 CATALINA STREET
SAN DIEGO, CA 92108
MTX-48
SAN DIEGO

DRAWING DATES

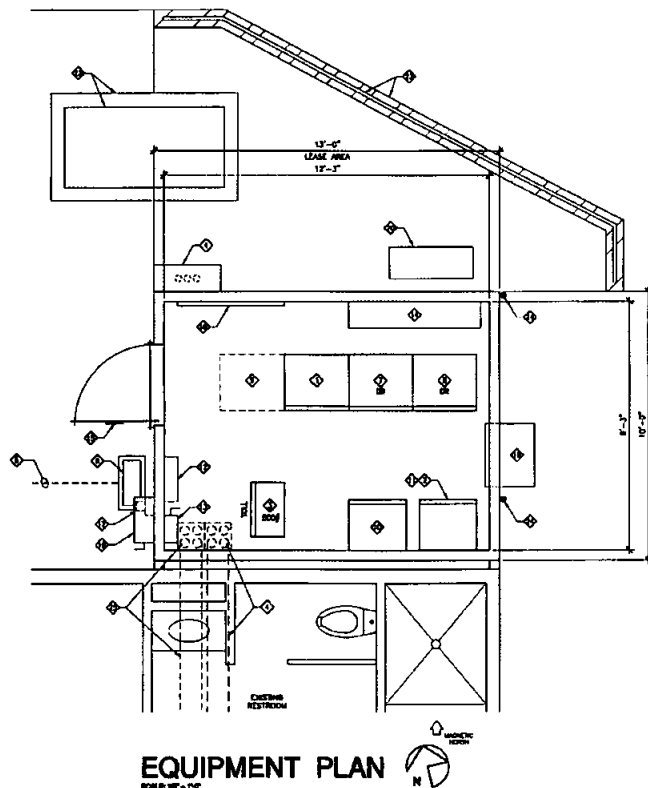
07/21/09	2D REVIEW (m)
08/11/09	REVISED 2D (m)
11/16/09	PLANNING COMMENTS (m)

SHEET TITLE

ROOF PLAN

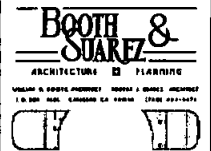
PROJECTS\mtmx\080700\080700\080700.dwg

A-1
ORIGINAL



EQUIPMENT PLAN NOTES:

1. INSTALL NEW RADIO UNITS IN EXISTING RACK
2. PROPOSED VERIZON WIRELESS BATTERY RACK, 27-3/8" WIDE x 37" HIGH x 22-1/2" DEEP, WEIGHT: 2816 LBS.
3. EXISTING VERIZON WIRELESS TOLL RACK, INSTALL NEW FIBER/VIDEO EQUIPMENT
4. INSTALL IN COAX CABLE CONDUITS IN CEILING & ROUTE THROUGH SOFFIT OF EXISTING RESTROOM AND ATTIC TO TOWER
5. PROPOSED VERIZON WIRELESS FIBER CONDUIT TRUNK
6. NEW 24"x34"x12" CONCRETE FIBER PULL BOX WITH TRAFFIC PAVED COVER
7. EXISTING VERIZON WIRELESS SHORTER COAX EQUIPMENT RACK (200) 20" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
8. EXISTING VERIZON WIRELESS PCS EQUIPMENT RACK (200) 20" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
9. REMOVE EXISTING ANALOG EQUIPMENT CABINET (20000 DASHES)
10. EXISTING VERIZON WIRELESS BATTERY RACK, 27-3/8" WIDE x 37" HIGH x 22-1/2" DEEP, WEIGHT: 2816 LBS.
11. REMOVE EXISTING RACK
12. EXISTING 300 AMP ELECTRICAL PANEL MOUNTED TO WALL
13. EXISTING MANUAL TRANSFER SWITCH MOUNTED TO WALL
14. EXISTING AIR HANDLER
15. EXISTING 2'-0" WIDE STEEL DOOR AND FRAME WITH VERIZON WIRELESS EXCHANGE
16. EXISTING PAGED DISCONNECT SWITCH
17. EXISTING WALL MOUNTED LOG BOY BELL
18. EXISTING WALL MOUNTED FIBER BOARD
19. EXISTING WALL MOUNTED AC UNIT
20. EXISTING FLOOR MOUNTED AC UNIT
21. EXISTING WALL MOUNTED GENERATOR CONTROLLER
22. EXISTING CITY OF SAN DIEGO EMERGENCY SERVICE GENERATOR MOUNTED ON A CONCRETE PAD
23. EXISTING CONCRETE BLOCK WALL WITH CLADDING
24. EXISTING OPS ANTENNAS
25. EXISTING CABLE CONDUIT CEILING ROUTE AND COAX CABLE ROUTED THROUGH ATTIC SPACE TO TOWER



PREPARED FOR



P.O. BOX 1007
IRVINE, CA 92612-8707
(949) 232-7000

APPROVALS

ABC	DATE
DE	DATE
BT	DATE
BT	DATE
12/16	DATE
OPS	DATE
12/16/08	DATE

PROJECT NAME

POINT LOMA

1005 CATALINA STREET
SAN DIEGO, CA 92108
MTX-48
SAN DIEGO

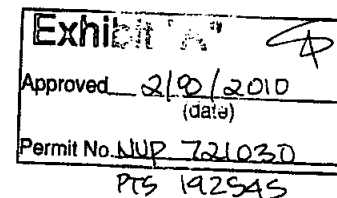
DRAWING DATES

07/31/08	28 REVIEW (m)
08/12/08	REVIEWED 2D (m)
11/16/08	PLANNING COMMENTS (m)

SHEET TITLE

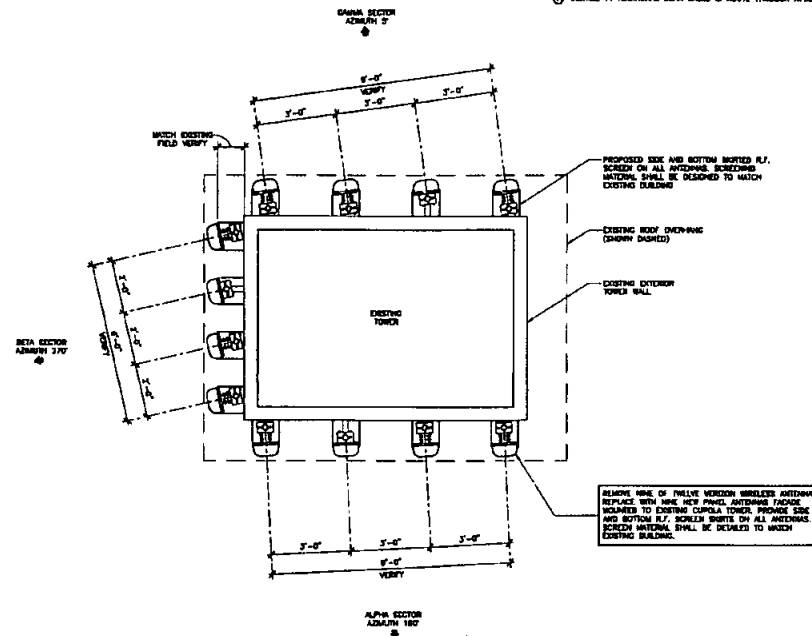
EQUIPMENT ROOM PLAN

PROJECT: verizon\1007816\0007816A2.dwg



ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR	DIRECTION	ADJACENT	ANTENNA MODEL NUMBER	HEIGHT	SWAY	SECTOR NUMBER	SPACED CABLE TO GROUND	WIRE CABLE COLOR (+/- 5')	CONDUCTOR LENGTH (+/- 5')
ALPHA1			PROPOSED AMPHOL ANTENNA 80-80003/407						
ALPHA2			PROPOSED AMPHOL ANTENNA 80-80003/407						
ALPHA3	180°		EXISTING PCS ANTENNA	5'	N/A			8	8'-0"
ALPHA4			PROPOSED AMPHOL ANTENNA 80-80003/407						
BETA1			PROPOSED AMPHOL ANTENNA 80-80003/407						
BETA2	270°		PROPOSED AMPHOL ANTENNA 80-80003/407						
BETA3			EXISTING PCS ANTENNA	5'	N/A			8	8'-0"
BETA4			PROPOSED AMPHOL ANTENNA 80-80003/407						
CHARM1			PROPOSED AMPHOL ANTENNA 80-80003/407						
CHARM2			PROPOSED AMPHOL ANTENNA 80-80003/407						
CHARM3	NORTH	5'	EXISTING PCS ANTENNA	5'	N/A			8	8'-0"
CHARM4			PROPOSED AMPHOL ANTENNA 80-80003/407						

NOTES:
 AMPHOL ANTENNA 80-80003/407 (47.4" x 11.3" x 8.5" DEEP)
 AMPHOL ANTENNA 80-80003/407 (47.4" x 11.3" x 8.5" DEEP)
 ① INSTALL 11 ADDITIONAL COAX CABLE & ROUTE THROUGH ATC TO TOWER



ANTENNA PLAN
 SCALE 1/8" = 1'-0"

Exhibit "A"
 Approved 2/9/2010
 (Date)
 Permit No. NUP 721030
 PFS 192545

Booth & Suarez
 ARCHITECTURE & PLANNING
 1000 N. BOOTH STREET, SUITE 100, SAN ANTONIO, TEXAS 78207
 TEL: 214.591.1000 FAX: 214.591.1001

PREPARED FOR
Verizon Wireless
 P.O. BOX 18707
 IRVINE, CA 92613-8707
 (949) 222-7000

APPROVALS	
ABC	DATE
BC	DATE
CD	DATE
DE	DATE
EF	DATE
FG	DATE
GH	DATE
HI	DATE

PROJECT NAME
POINT LOMA
 1055 CATALINA STREET
 SAN DIEGO, CA 92108
MTX-48
 SAN DIEGO

DRAWING DATES	
07/11/09	2D REVIEW (m)
08/12/09	REVISED 2D (m)
11/18/09	PLANNING COMMENTS (m)

SHEET TITLE
ANTENNA PLANS

PROJECT: verizon\180707\A\DWG702A.dwg

A-3
ORIGINAL

Booth & Suarez

ARCHITECTURE & PLANNING

VERIZON WIRELESS PROJECT: VERIZON WIRELESS
1000 WEST CHANDLER BL. SUITE 1000 CHANDLER, AZ 84901



PREPARED FOR



P.O. BOX 18707
IRVINE, CA 92613-9707
(949) 222-7000

APPROVALS

AGE	DATE
RE	DATE
NY	DATE
SH	DATE
CL/PL	DATE
OPS	DATE
CL/OUT	DATE

PROJECT NAME

POINT LOMA

1055 CATALINA STREET
SAN DIEGO, CA 92106
MTX-48
SAN DIEGO

DRAWING DATES

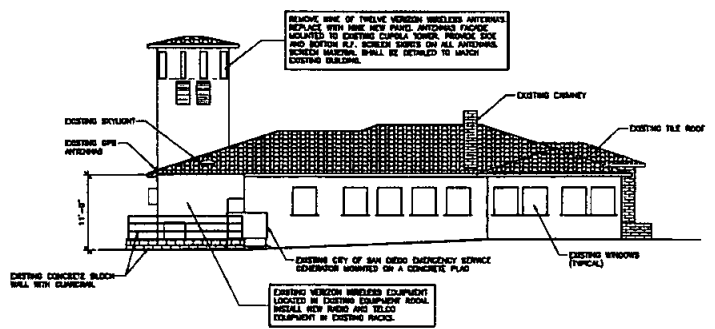
07/11/09	2D REVIEW (m)
08/12/09	REVISED 2D (m)
11/18/09	PLANNING COMMENTS (m)
12/14/09	ANTENNA MODIFICATION (m)

SHEET TITLE

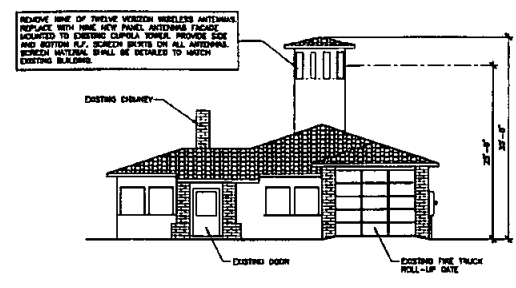
EXTERIOR ELEVATIONS

PROJECT: verizon\990720m\990720m.dwg

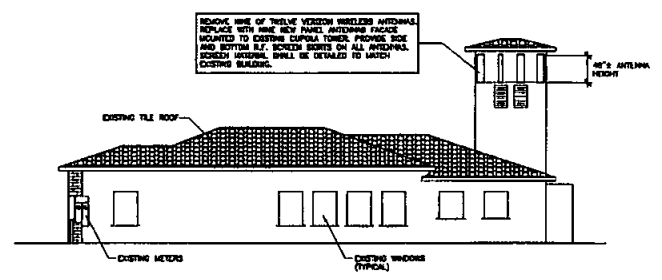
ORIGINAL A-4



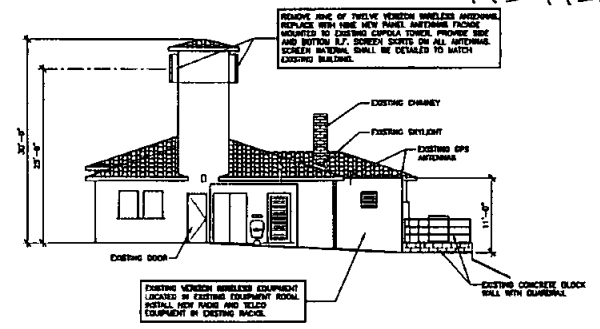
NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

Exhibit "A"
Approved 2/9/2010 (date)
Permit No. NUP 721030
PTS 192545

EXISTING

Point Loma
1055 Catalina St.
San Diego, CA 92106
MTX-48



ORIGINAL

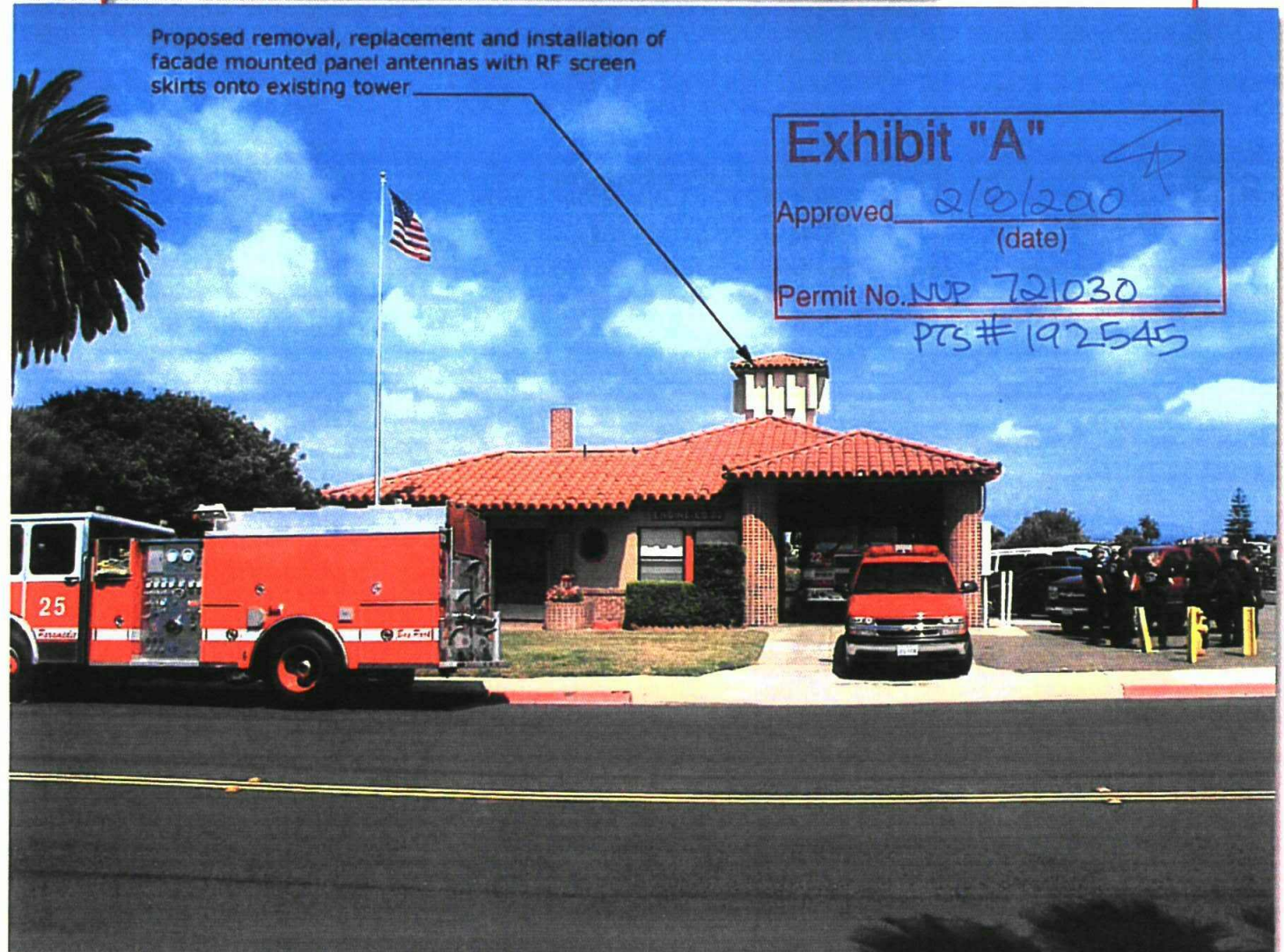
Proposed removal, replacement and installation of
facade mounted panel antennas with RF screen
skirts onto existing tower.

Exhibit "A"

Approved 2/8/200
(date)

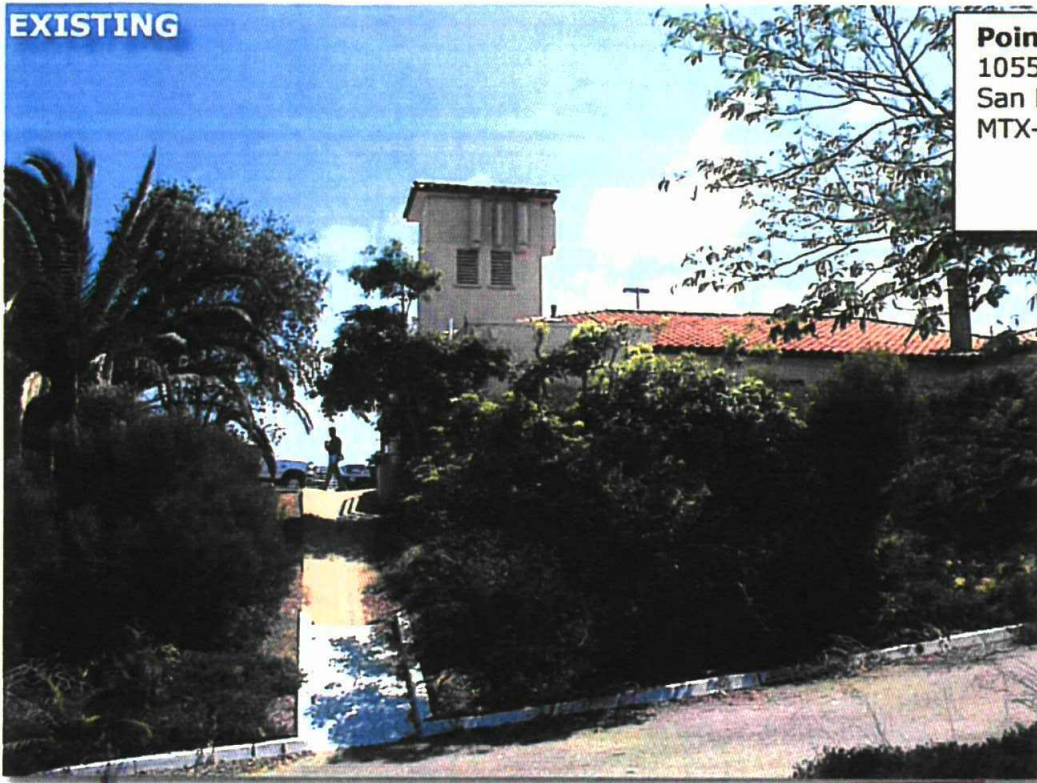
Permit No. NUP 721030

PTS # 192545



Photosimulation of proposed telecommunications site: Looking East at site from Catalina Blvd.

EXISTING



Point Loma
1055 Catalina St.
San Diego, CA 92106
MTX-48



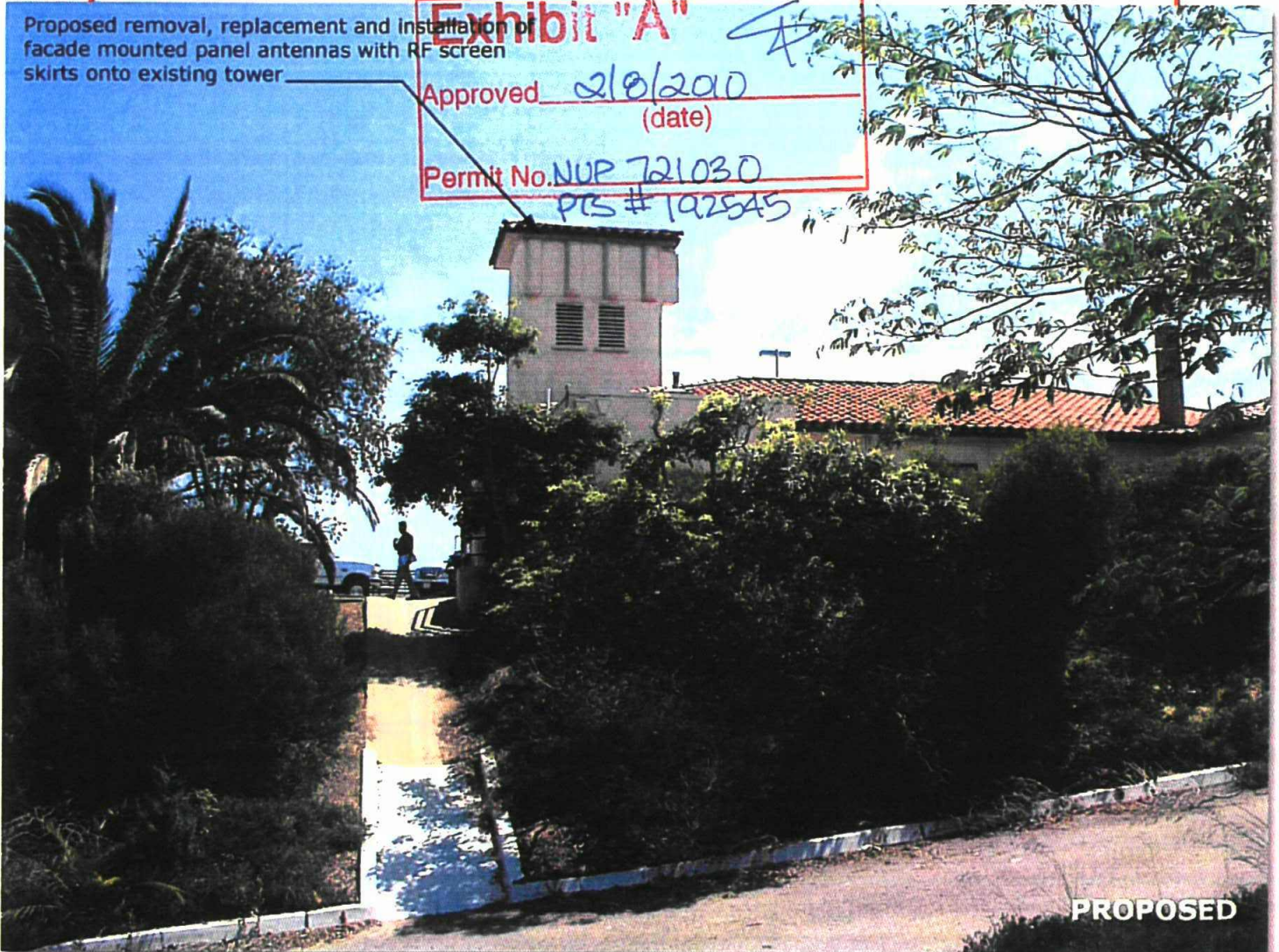
ORIGINAL

Proposed removal, replacement and installation of
facade mounted panel antennas with RF screen
skirts onto existing tower

Exhibit "A"

Approved 2/8/2010
(date)

Permit No. NUP 721030
PCS # 192545



PROPOSED

Photosimulation of proposed telecommunications site: Looking South from property line

EXISTING

Point Loma
1055 Catalina St.
San Diego, CA 92106
MTX-48



ORIGINAL

Proposed removal, replacement and installation of
facade mounted panel antennas with RF screen
skirts onto existing tower

Exhibit "A"

Approved 2/8/2010
(date)

Permit No. NUP 721030

PTS# 192545



PROPOSED

Photosimulation of proposed telecommunications site: Looking North at site from adjoining parking lot

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAR 12, 2010
DOCUMENT NUMBER 2010-0123552
DAVID L. BUTLER, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:10 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000138

NEIGHBORHOOD USE PERMIT NO. 721030
VERIZON POINT LOMA PROJECT NO. 192545
DEVELOPMENT SERVICES DEPARTMENT

This Neighborhood Use Permit No. 721030 is granted by the Development Services Department of the City of San Diego to **CITY OF SAN DIEGO**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 2 and Section 141.0420. The site is located at 1055 Catalina Street, San Diego, CA 92106 in the RS-1-7 zone(s) of the Peninsula Community Plan. The project site is legally described as all that portion of Pueblo Lot 190 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 8, 2010, on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility consisting of twelve panel antennas mounted on an exterior tower wall with side and bottom skirts, painted and textured to match with the associated equipment inside an equipment room, not visible to the public.
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Neighborhood Use Permit [NUP] and corresponding use of this site shall expire on **February 5, 2020** or upon demolition of the existing fire station, whichever occurs first. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration date of this Neighborhood Use Permit [NUP], the Permittee may submit new permit applications to the Development Services Department for consideration with review and a decision by the appropriate decision makers at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.



9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a Public Right-of-Way Permit for the construction of facilities in Catalina Blvd, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

17. Verizon Wireless agrees to relocate their Wireless Communication Facility as a complete concealment facility if and when the existing fire station is re-designed. A new application for a Wireless Communication Facility is required from Verizon Wireless demonstrating compliance with the Land Development Code regulation at that time even if this occurs prior to the ten (10) year expiration date as identified earlier in this permit. A Temporary Use Permit will be considered at the time of the fire station demolition.
18. The Permittee shall be required to place appropriate signs per CAL-OSHA requirements to the satisfaction of Development Services Department.
19. Mounting pipes or similar apparatus shall not extend beyond the length or width of the parapet wall extension. For removed or future antennas, no exposed mounting apparatus shall remain on a building façade absent antennas.
20. The project site is located within the Coastal Height Limit Overlay Zone. Per section 132.0505 of the City of San Diego Land Development Code, Coastal Height Limit, no addition to a building shall be constructed with a height in excess 30' within the Coastal Height Limit Zone.
21. At no point in time, shall the approved Permittee antennas located on the building be different in sizes (length, width, or height) other than the ones shown on the stamped approved plans.
22. All conduits to and from the panel antennas shall be concealed inside the proposed side and bottom skirts, painted and textured to match to the satisfaction of the Development of Services Department.
23. No overhead cabling is allowed for this project.

24. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

25. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and exhibits (including, but not limited to, elevations, and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

27. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

28. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

29. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

30. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

31. Prior to the issuance of a building permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

32. The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like.

33. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulation(s).

34. Prior to issuance of construction permits for the Public Improvement Plans, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Department Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

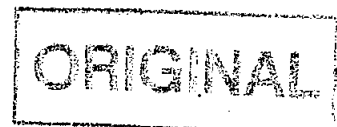
35. Per LDC Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

36. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area as shown the approved Exhibit A and shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on February 8, 2010 and Resolution No. CM-6087.

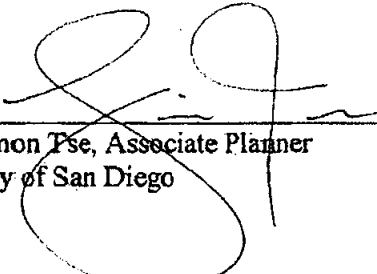


Date of Approval: February 8, 2010

PTS No: 192545; Int No. 24000138

Neighborhood Use Permit No. 721030

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT


Simon Tse, Associate Planner
City of San Diego

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

[CITY OF SAN DIEGO]

Owner

By 
PRINT NAME: **David A. Sandoval, CCIM**
PRINT TITLE: **Deputy Director, Real Estate Asset**

[VERIZON WIRELESS]

Permittee

By 
PRINT NAME: **Bill D'Agostino, Jr.**
PRINT TITLE: **Executive Director
Network**

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

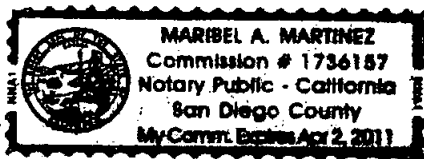
ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On March 9, 2010 before me, Maribel A. Martinez Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Simon Lee
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature Maribel A. Martinez

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Verizon Point to Point Project No. 192545
Document Date: February 8, 2010 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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OF SIGNER
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ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

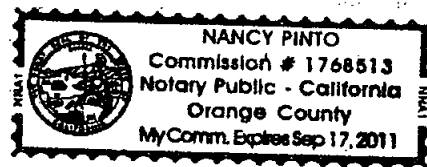
State of California)
)
County of Orange)

On March 3, 2010 before me, Nancy Pinto, Notary Public,
personally appeared Bill D'Agostino, who (proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person
acted, executed the instrument.

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

WITNESS my hand and official seal.

Nancy Pinto
Signature of Notary Public



Place Notary Seal Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN DIEGO

On MARCH 9, 2010 before me, DAVID C. MARTENS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

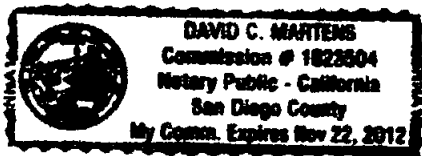
personally appeared DAVID SANDOVAL
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature David C. Martens
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NEIGHBORHOOD USE PERMIT

Document Date: 3/9/10 Number of Pages: 7

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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DEVELOPMENT SERVICES RESOLUTION NO. CM-6087
NEIGHBORHOOD USE PERMIT NO. 721030
VERIZON POINT LOMA PROJECT NO. 192545

WHEREAS, **CITY OF SAN DIEGO**, Owner, and **VERIZON WIRELESS** Permittee, filed an application with the City of San Diego for a permit to Wireless Communication Facility consisting of twelve (12) panel antennas mounted on an exterior tower wall with side and bottom skirts, painted and textured to match with the associated equipment inside an equipment room, not visible to the public (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Use Permit No. 721030;

WHEREAS, the project site is located at 1055 Catalina Street, San Diego, CA 92106 in the RS-1-7 of the Peninsula Community Plan;

WHEREAS, the project site is legally described as all that portion of Pueblo Lot 190 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36;

WHEREAS, on February 8, 2010, the Development Services Department of the City of San Diego considered Neighborhood Use Permit No. 721030 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 14, 2009, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(a),(d),(f), and 15303(d) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Development Services Department of the City of San Diego as follows:

That the Development Services Department adopts the following written Findings, dated February 8, 2010.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

- 1. The proposed development will not adversely affect the applicable land use plan;**

The Peninsula Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impacts by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in

underground vaults or unobtrusive structures. The proposed design includes twelve panel antennas with side and bottom skirts painted and textured to match the building. The property is used as a station, and the equipment associated with the project is concealed inside a storage room. Additionally, Verizon Wireless has agreed to relocate their WCF in the future pending the re-design of the fire station. The proposed changes are to accommodate implementation for future network improvements. The project is located on a non-residential use property and per Land Development Code section 141.0420(d)(2), the project requires a Neighborhood Use Permit, Process 2, Development Services decision. The proposed development would not adversely affect the Peninsula Community Plan or the City of San Diego General Plan and Progress Guide.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

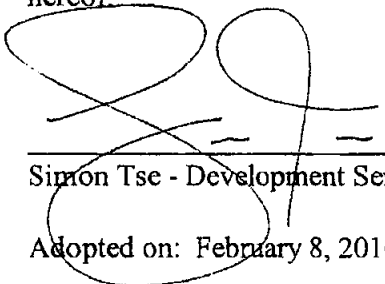
The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit requiring Verizon to provide an RF study prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Communication Antennas Regulations (Land Development Section 141.0420). This section of the code requires telecommunication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The proposed design to include 12 panel antennas with side and bottom skirts, painted to match the building is a considerable upgrade to the current siting condition. The additional equipment is concealed inside an existing storage room and complies with the design regulations. Verizon Wireless is required to relocate their antennas/equipments inside a fully stealth structure once a redesign for the fire station has been completed even if this occurs prior to the 10 year expiration date listed in Neighborhood Use Permit 721030. In addition to this agreement, the project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines and can be supported by the Development Services Department.

ORIGINAL

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Neighborhood Use Permit No. 721030 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Use Permit No. 721030, a copy of which is attached hereto and made a part hereof.



Simon Tse - Development Services

Adopted on: February 8, 2010

Internal Order No. 24000138