

T-Mobile

10509 Vista Sorrento Pkwy Suite 206.
San Diego, CA 92121
Kirt.Babcock@T-Mobile.com

SENT VIA EMAIL

July 27, 2012

City of San Diego
Real Estate Assets Department
Attn.: Carol Young
1200 Third Avenue, Suite 1700
San Diego, CA 92101-4199

Re: T-Mobile Site #: SD06496A / FIRESTATION 19
Site Address: 3434 OCEAN VIEW BLVD, SAN DIEGO, CA
Consent Request and Acknowledgement for Antenna Facilities Modification

Dear Madam:

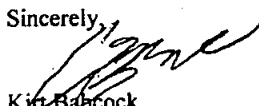
T-Mobile West Corporation, as successor in interest to Pacific Bell Wireless, LLC, a Nevada Limited Liability Company ("T-Mobile") and THE CITY OF SAN DIEGO ("Landlord"), are parties to a Right of Entry Permit dated May 15, 2001 (the "[LEASE/LICENSE]" for a site located at **3434 OCEAN VIEW BLVD, SAN DIEGO, CA**, upon which T-Mobile operates wireless antenna facilities.

Pursuant to the Lease, T-Mobile can modify or upgrade its facilities at any time during the term of the Lease after obtaining Landlord's approval. T-Mobile needs to replace and/or upgrade its facilities by installing the equipment described in the attached Exhibit 1. All equipment will be installed within the existing premises. Drawings have been attached separately for your reference of the revisions supporting this modernization.

To confirm your approval of the modifications described in this letter, please sign and date the following acknowledgement and return the signed letter to T-Mobile via email to GloriJames-Suarez@hotmail.com.

If you have any questions, please contact Glori James-Suarez, DePratti, Inc., at 760.250.7544. Thank you for your cooperation and attention to this matter.

Sincerely,


Kirt Babcock
Engineering Development Manager
T-Mobile West Corporation

Acknowledged, Accepted and Agreed:

Landlord: CITY OF SAN DIEGO
By: David A. Sandoval
Name: David A. Sandoval, CCIM
Title: Deputy Director, Real Estate Assets
Date: 8/8/12



THE CITY OF SAN DIEGO

May 18, 2012

Approval Type: Substantial Conformance Review to Neighborhood Use Permit No. 851351
Approval No. 990714
Project Name: T-Mobile Fire Station #19 SCR
Project No.: 282144
Site Address: 3460 Ocean View Blvd, San Diego, CA 92113

DEVELOPMENT SERVICES DEPARTMENT ACTION:

It has been determined by Development Services Department that this application complies with Section 141.0420, Wireless Communication Facilities (WCF), of the City of San Diego's Land Development Code. This proposal has been determined to be exempt per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (the activity is not a project as defined in Section 15378).

The Development Services Department grants **APPROVAL** of your application subject to the following:

Standard Requirements:

1. The WCF shall be designed and constructed in accordance with the approved Exhibit "A." No modification or alteration shall be permitted to the approved Exhibit "A." unless revised plans are submitted and approved by the Development Services Department.
2. This approval permits the following as illustrated on the approved Exhibit "A":
 - a. Six (6) antennas with the following dimensions: 56" by 12" by 7.9".
 - b. Total of three equipment cabinets.

Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here.
3. Unless otherwise stated in this SCR, all other conditions identified under NUP No. 851351/PTS 237428 shall apply.
4. No overhead cabling is permitted.

Page 2 of 3
T-Mobile Fire Station #19 SCR
Project No. 282144

5. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
6. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."
7. The Permittee must submit construction documents for building permits within six months from the date of this approval or this authorization shall be null and void.
8. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
9. Use of or replacement of any building facade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building/adjacent building surfaces.
10. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
11. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
12. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
13. The project complies with the WCF Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to the condition(s) set forth in this approval unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.

Page 3 of 3
T-Mobile Fire Station #19 SCR
Project No. 282144

INFORMATION ITEM ONLY:

Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

Per LDC §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.

Simon Tse
Associate Planner

Project No. 237428
APPROVED
EXHIBIT "A"

Approval Date SEPT 14, 2011
 Permit No. 851351 (NUP)

[Signature]

*** STAMP FOR SCR**
 CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
 ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"
 PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 082144
 Approval Date: 5.18.12
 Signed (1st Sheet): [Signature]

Lessee's Certificate
Standard Wireless Facility Project
For Post-construction BMP's

I, the undersigned, as lessee of a portion of the property described as:

(Address or legal description)
 as stated that, in accordance with the San Diego Municipal Code, Land Use Ordinance Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substances
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patio and driveway with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patio and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shut-off devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee Kirt B. Bode Company Name T-Mobile
 (print name)

Lessee [Signature] Date 6-20-11
 (signature)

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OF THESE DRAWINGS AND/OR RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
0	05/21/11	ISSUE EXHIBIT DOCUMENTS	ABC
1	06/11/11	ISSUE EXHIBIT DOCUMENTS	ABC
2	06/11/11	REVISED EXHIBIT PER CITY PLANNING COMMENTS	ABC

5/14/12 SCR

T-Mobile
 10000 North Academy Avenue, Suite 300
 San Diego, CA 92121

ISMA
 International Stormwater Management Association
 1000 B Street, Suite 100
 San Diego, CA 92101
 Tel: 619.232.1122
 Fax: 619.232.1121

ARC: SCR

COMMENTS:

PROJECT NUMBER
SD06496
 PROJECT NAME & ADDRESS
 FIRE STATION #19
 3460 OCEAN VIEW BLVD.
 SAN DIEGO, CA 92113

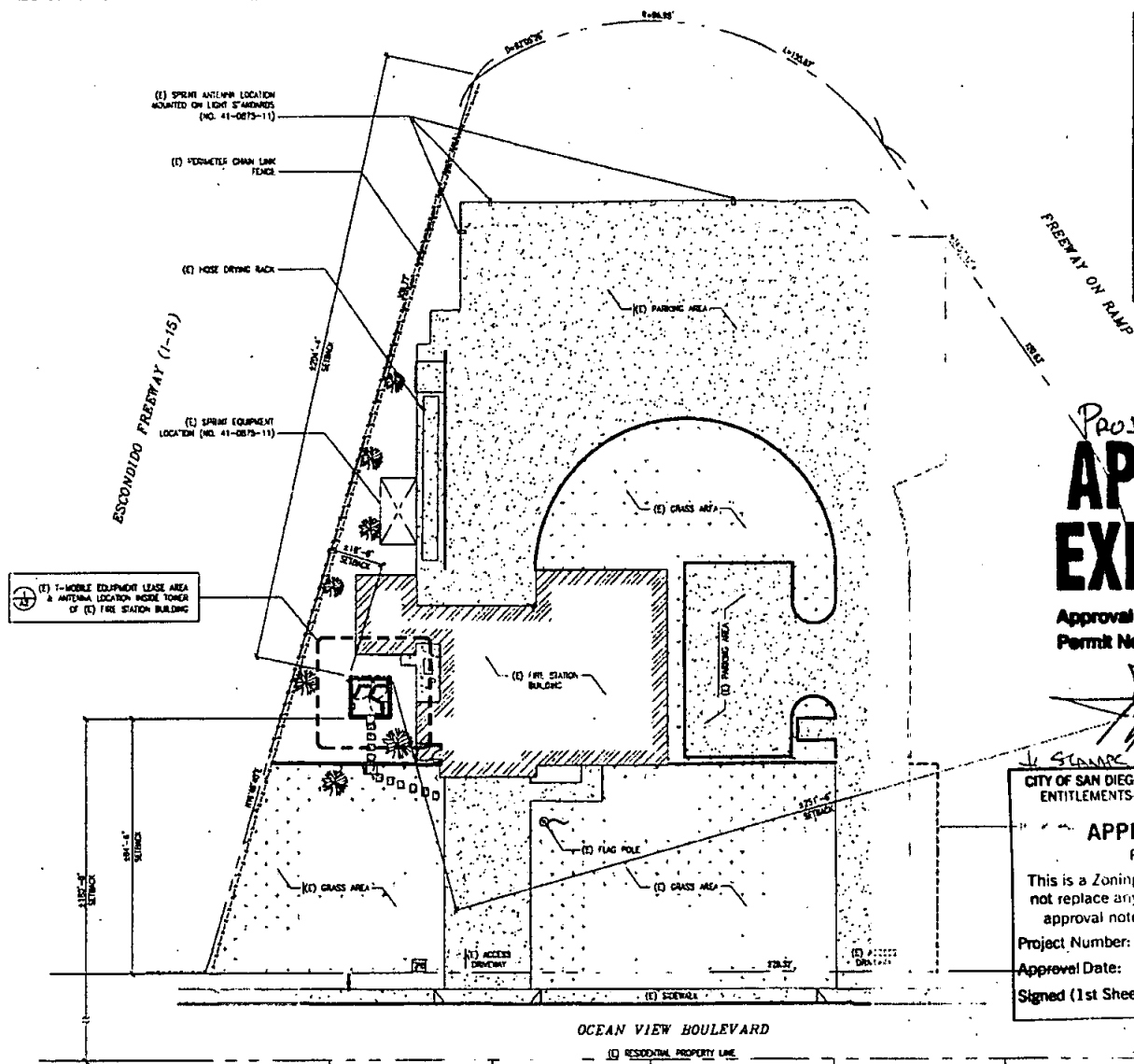
SHEET TITLE:

LESSEE'S CERTIFICATE
 FOR POST
 CONSTRUCTION BMP

SHEET NO.

T-2

NOT USED



- NOTES**
1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 3. THIS IS A ROOF TOP INSTALLATION ON AN EXISTING BUILDING AND NO GROUND DISTURBANCE OR READING IS PROPOSED BY THIS PROJECT.
 4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT OF WAY.
 5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES REQUIRED TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE 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.

PROJECT No. 237428
**APPROVED
 EXHIBIT "A"**

Approval Date: SEPT 14, 2011
 Permit No. 851351 (NWP)

**CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
 ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES**

**APPROVED EXHIBIT "A"
 PROCESS 1 APPROVAL**

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 237428

Approval Date: 5.18.12

Signed (1st Sheet): [Signature]

THE FOLLOWING INFORMATION OBTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, IS PROVIDED BY OWNER. ANY USE OF THIS DOCUMENT OTHER THAN THAT WHICH RELATES TO THE PROJECT IS PROHIBITED.

REVISIONS			
REV.	DATE	DESCRIPTION	BY
1	03/11/11	FOR ZONING CHANGES	ANC
2	04/11/11	FOR ZONING CHANGES	ANC
3	05/11/11	REVISED CITY PER CITY	ANC

5/14/12 SCR

T-Mobile
 12000 Vista San Diego, CA 92121

MSA
 2501 E. Ocean Avenue
 San Diego, CA 92106
 Tel: 619.231.1177
 Fax: 619.231.1177

DATE SEAL:

COMPLAINT:

PROJECT NUMBER:
SD06496

PROJECT NAME & ADDRESS:
**FIRE STATION #19
 3480 OCEAN VIEW BLVD.
 SAN DIEGO, CA 92113**

SHEET TITLE:
SITE PLAN

SHEET NO.:
A1

SITE PLAN

SCALE: 1"=20'-0"

ORIGINAL

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR REPRODUCTION WITHOUT THE WRITTEN CONSENT OF T-MOBILE IS STRICTLY PROHIBITED.

REV	DATE	DESCRIPTION	BY
0	12/11/11	ISSUE EXHIBIT DRAWINGS	ARC
1	12/11/11	ISSUE EXHIBIT DRAWINGS	ARC
2	12/11/11	REVISED 2278 PER CITY PLANNING COMMENTS	ARC
3	5/14/12	SCR	ARC

T-Mobile
10000 Vista Serrano HWY., Suite 205
San Diego, CA 92121

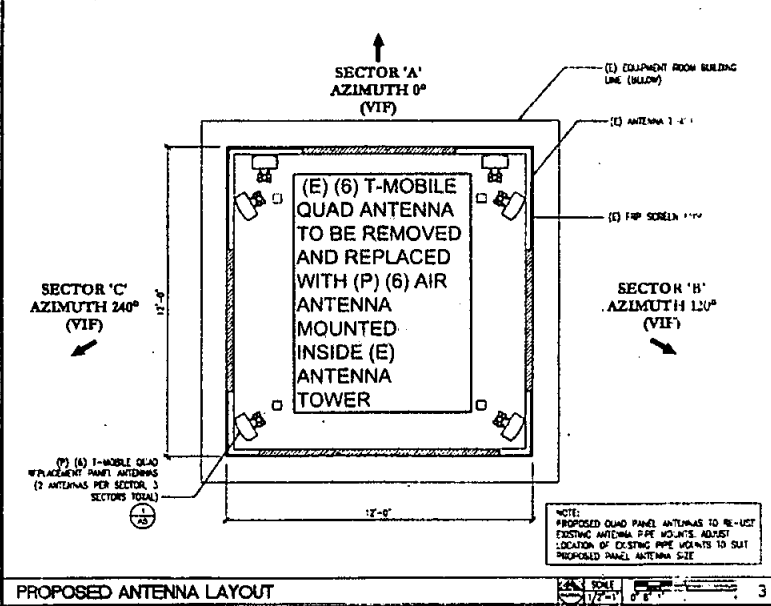
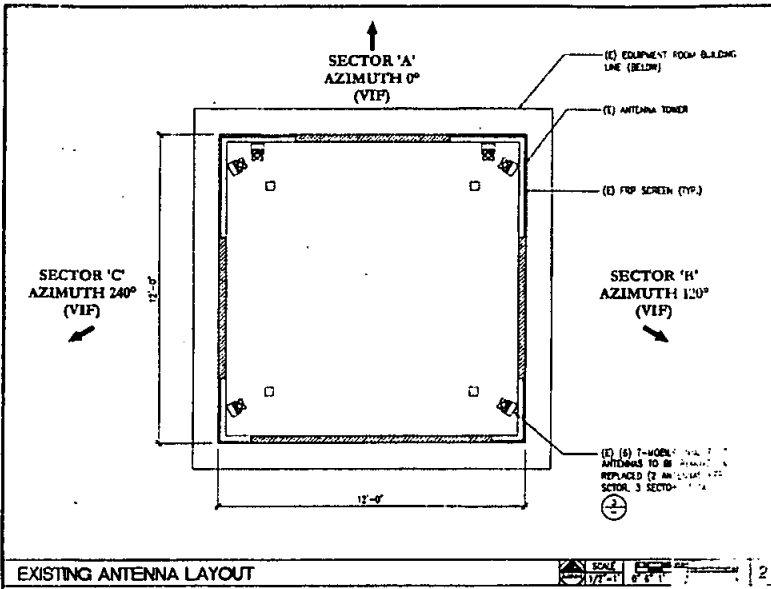
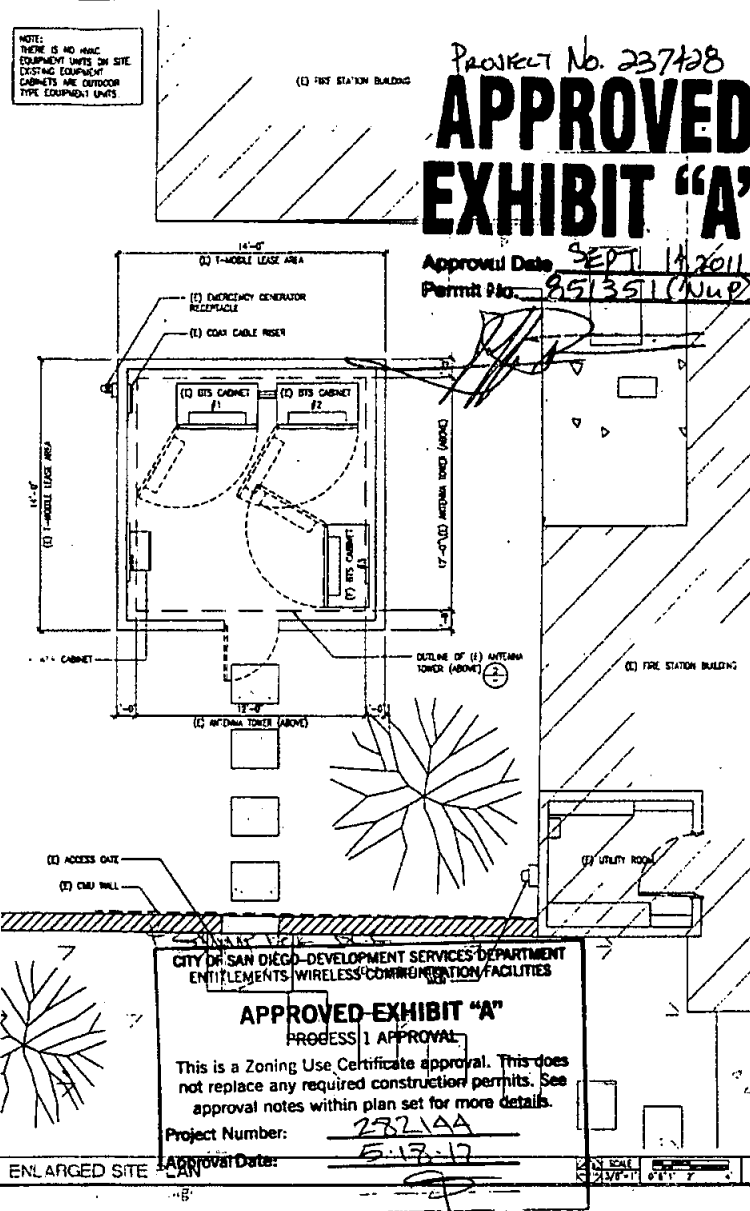
MSA
Architectural & Planning Inc.
1800 S. Dixie Avenue
San Jose, CA 95128
TEL: 408.255.1077
FAX: 408.255.1078

PROJECT NUMBER: **SD06496**
PROJECT NAME & ADDRESS:
FIRE STATION #19
3480 OCEAN VIEW BLVD.
SAN DIEGO, CA 92113

SHEET TITLE:
ENLARGED SITE PLAN & ANTENNA LAYOUTS

SHEET NO.: **A2**

Project No. 237428
APPROVED EXHIBIT "A"
Approval Date: SEPT 14 2011
Permit No.: 851351 (Nup)

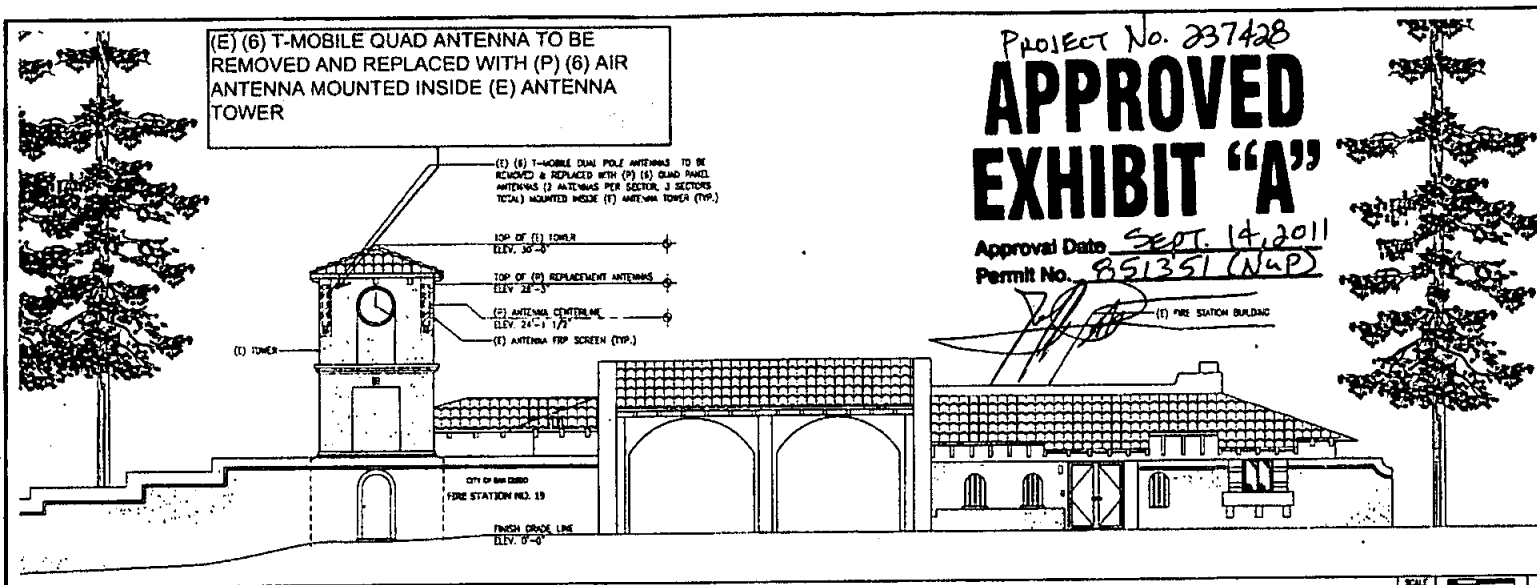


CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS / WIRELESS COMMUNICATION FACILITIES

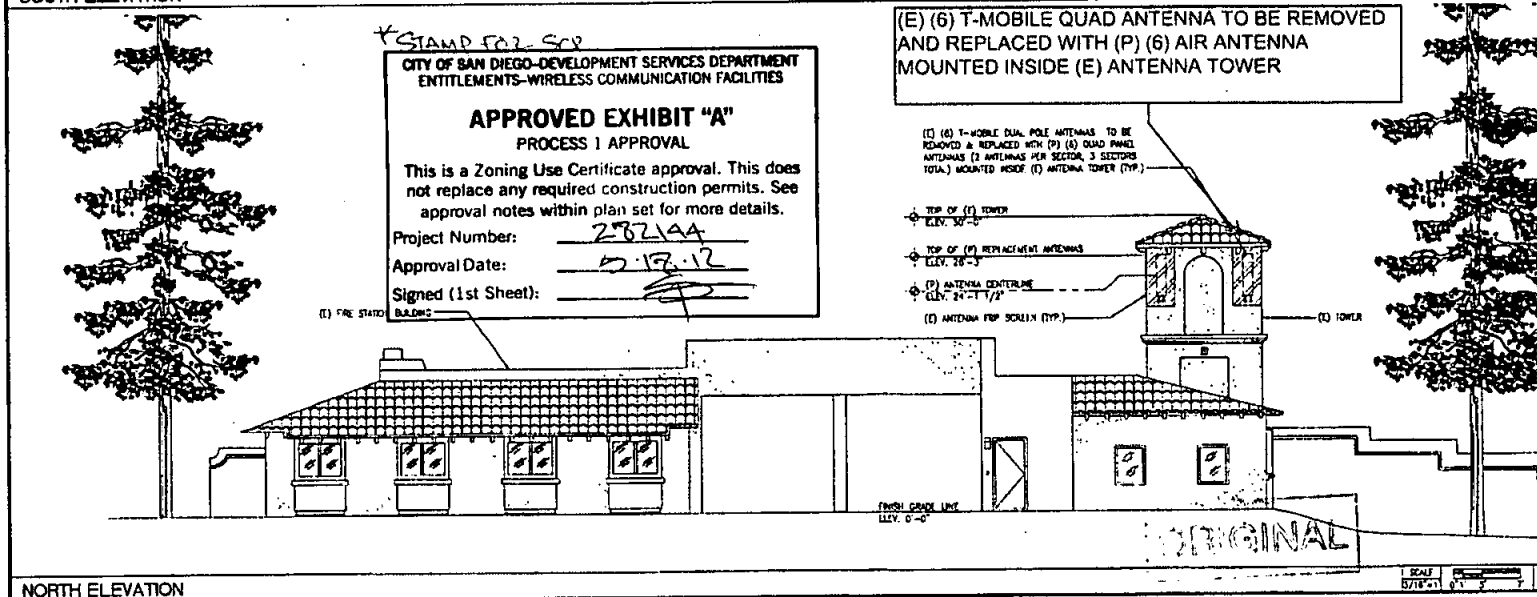
APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 2521AA
Approval Date: 5-13-12



SOUTH ELEVATION



NORTH ELEVATION

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF MOBILE. ANY USE OR REPRODUCTION OF THIS SET OF DOCUMENTS WITHOUT THE WRITTEN CONSENT OF MOBILE IS STRICTLY PROHIBITED.

REV	DATE	DESCRIPTION	BY
1	03/21/11	ISSUE EXHIBIT CHANGES	AKC
2	04/11/11	ISSUE EXHIBIT CHANGES	AKC
3	04/11/11	REVISED PER CITY PLANNING COMMENTS	AKC

5/14/12 SCR

T-Mobile

10000 Main Avenue, Suite 200
San Diego, CA 92121

MSA

Structural & Planning, Inc.
3801 E. Ocean Avenue
Suite 200, CA 92111
Tel: 619.224.0077
Fax: 619.224.0077

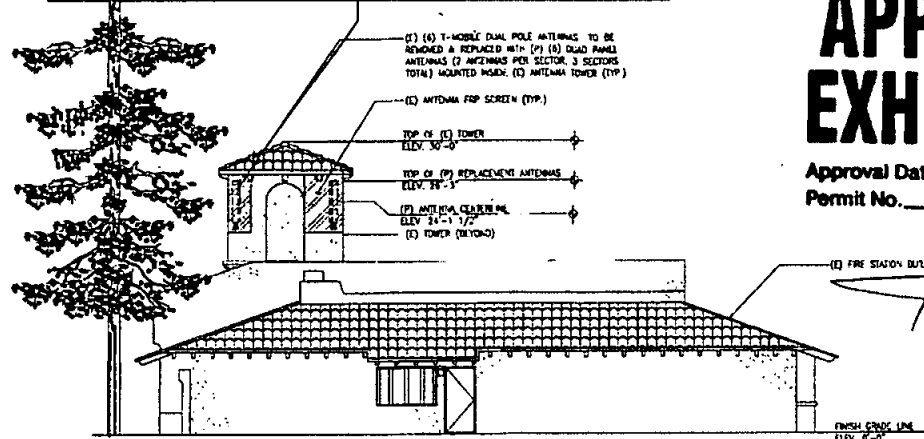
PROJECT NUMBER:
SD06496

PROJECT NAME & ADDRESS:
**FIRE STATION #19
3480 OCEAN VIEW BLVD.
SAN DIEGO, CA 92113**

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A3

(E) (6) T-MOBILE QUAD ANTENNA TO BE REMOVED AND REPLACED WITH (P) (6) AIR ANTENNA MOUNTED INSIDE (E) ANTENNA TOWER



NORTH ELEVATION

(E) (6) T-MOBILE QUAD ANTENNA TO BE REMOVED AND REPLACED WITH (P) (6) AIR ANTENNA MOUNTED INSIDE (E) ANTENNA TOWER

* STAMP FOR SCR

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

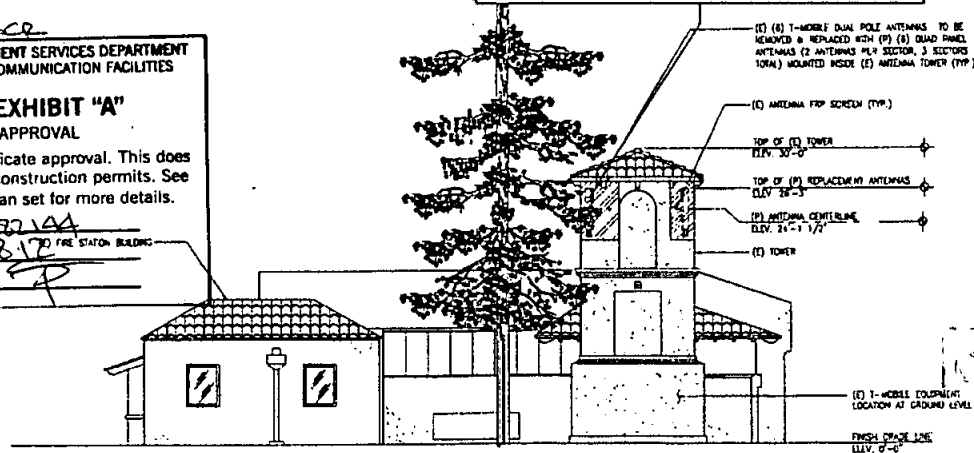
APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 237128

Approval Date: 5/18/12

Signed (1st Sheet): [Signature]



WEST ELEVATION

Project No. 237128
APPROVED EXHIBIT "A"

Approval Date: SEPT 14, 2011
Permit No. 951351 (NUP)

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPERTY OF MSA AND MAY BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MSA.

DATE	DESCRIPTION	BY
5/14/12	SCR	SCR

T-Mobile
12000 Vista Scripps HWY., Suite 200
San Diego, CA 92121

MSA
Architectural & Planning Inc.
3001 E. Ocean Avenue
San Diego, CA 92106
TEL: 619.594.1234
FAX: 619.594.1235
www.msa-inc.com

DATE: 5/18/12

CONSULTANT:

PROJECT NUMBER: **SD06496**
PROJECT NAME & ADDRESS:
FIRE STATION #19
3480 OCEAN VIEW BLVD.
SAN DIEGO, CA 92113

SHEET TITLE:

EXTERIOR ELEVATIONS

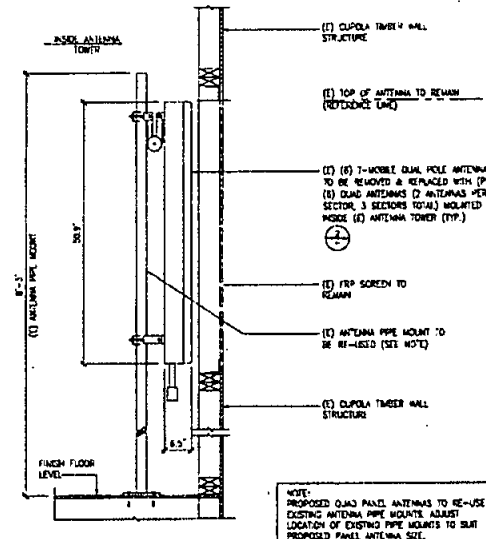
SHEET NO.:

A4

Project No. 237428
**APPROVED
 EXHIBIT "A"**

Approval Date SEPT 14 2011
 Permit No. 951351 (N4P)

[Signature]



ANTENNA MOUNTING DETAIL

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THIS PROJECT IS STRICTLY PROHIBITED.

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	04/01/11	BOR DOWING DRAWINGS	AMC
1	04/11/11	100% BOR DOWING DRAWINGS	AMC
2	05/21/11	REVISED 275' PER CITY	AMC
5/14/12 SCR			

T-Mobile
 12000 Main San Antonio HWY., Suite 200
 San Diego, CA 92121

MSA
 MSA Engineering & Planning, Inc.
 3803 S. Dixie Avenue
 San Jose, CA 95128
 Tel: 408.253.7777
 Fax: 408.253.6333
 San Francisco, San Jose, San Diego, Los Angeles, Irvine, San Jose

NOT USED

SCALE: NTS 4

NOT USED

SCALE: NTS 3

SCALE: NTS 1

*** STAND FOR SCR**
**CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
 ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES**
APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL
 This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.
 Project Number: 282144
 Approval Date: 5.18.12
 Signed (1st Sheet): *[Signature]*

Product Specifications
ANDREW
 1. General Description
 2. Dimensions
 3. Weight
 4. Material
 5. Finish
 6. Installation
 7. Maintenance
 8. Warranty
 9. Notes

**SEE NEW
 ANTENNA CUT
 SHEET FOR THE
 AIR 21 ANTENNA
 TO REPLACE ALL
 EXISTING.**

ORIGINAL

Product Specifications
ANDREW
 1. General Description
 2. Dimensions
 3. Weight
 4. Material
 5. Finish
 6. Installation
 7. Maintenance
 8. Warranty
 9. Notes

NOT USED

SCALE: NTS 5

ANTENNA SPECIFICATIONS

SCALE: NTS 2

PROJECT NUMBER:
SD06496
PROJECT NAME & ADDRESS:
FIRE STATION #19
3400 OCEAN VIEW BLVD.
SAN DIEGO, CA 92113
SHEET TITLE:
DETAILS
SHEET NO.:
A5

AIR 21 - Key Data

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 282144
Approval Date: 5.18.12
Signed (1st Sheet): [Signature]

STAMP FOR SCR



› Radio:

- Frequency bands: 1900 MHz (B2) and 1700/2100 MHz (B4)
- One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
- 8 Carriers (4 carriers per radio)
- IBW = 20 MHz per radio

› Antenna

- One best in class 65° passive antenna : 17,2 to 17.8 dBi gain
- Two integrated RETs, one per frequency band, -2° - 12° tilt
- Vertical beam width : 6.5° - 7.1°
- Dual column for UL beam-forming / 4-way RX Diversity

› Interfaces

- Two optical fiber ports (CPRI) for active antenna/radio
- One power connector, -48 V DC
- Two 7/16 female connectors for passive antenna, with RET support
- Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant

› Physical Characteristics and Environment:

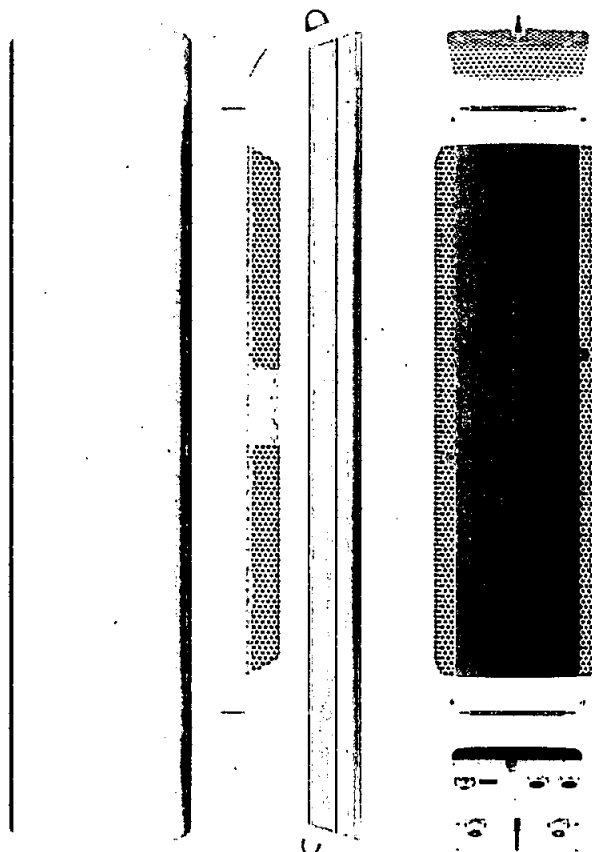
- H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
- 41.5 kg (91 lbs). Two mounting brackets - add'l 2.1 kg (5 lbs).
- <750 N Wind load (worst direction, static @ 150 km/h)
- Operating temperature range: -40°C to +55°C (-40°F to +131°F)
- Heat dissipation 300 W



CONFIDENTIAL



AIR 21 - Dimensions



**STAMP FOR SCR*

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES	
APPROVED EXHIBIT "A"	
PROCESS 1 APPROVAL	
This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.	
Project Number:	<u>282144</u>
Approval Date:	<u>5.18.12</u>
Signed (1st Sheet):	<u>[Signature]</u>