

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 99-1356

PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 80170, RESOURCE
PROTECTION ORDINANCE PERMIT NO. 80579
PROJECT NO. 4301
FASHION WALK – [MMRP]
PLANNING COMMISSION

This Planned Commercial Development No. 80170, and Resource Protection Ordinance Permit No. 80579, is granted by the Planning Commission of the City of San Diego to BFC-Fashionwalk, LLC, Tenant-In-Common, Eric C. Luna, President/Manager and Member; and Fashion Walk, L.P. Tenant-In-Common, Fashionwalk GP, LLC, General Partner, J. Stephen Quinn, Trustee, AND American Property Enterprises, and Eric C. Luna, Limited Partners, Owner(s)/Permittee(s), pursuant to San Diego Municipal Code [SDMC] Sections 101.0910, 101.0462 and 111.1010. The 8.0-acre site is addressed as 7148 Friars Road and located west of SR-163, north of Friars Road, and east of Fashion Valley Road, in the CO-1-2, Commercial-Office, (formerly CO) Zone of the Linda Vista Community Plan Area. The project site is legally described as Lots 1 and 2 of Fashion Ridge, Map 11871.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 161-unit multi-family residential development, intended to be sold as condominiums, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated April 22, 2004, on file in the Development Services Department. The exhibits are identified as follows:

- A-1: Site Plan
- A-2: First Level Parking Plan
- A-3: Second Level Parking Plan
- A-4: First Level Floor Plan
- A-5: Floors Two Thru Five Plan
- A-6: Roof Plan
- A-7: Unit Plans, 1 of 3
- A-8: Unit Plans, 2 of 3
- A-9: Unit Plans, 3 of 3
- A-10: Site Sections, 1 of 2
- A-11: Site Sections, 2 of 2
- A-12: Project Elevations (South/West)
- A-13: Project Elevations (North/East)
- A-14: Circulation Plan

- C-1: Tentative Map Site Plan
- C-2: Grading Plan
- C-3: Utility Plan
- C-4: Topographic Plan
- C-5: Slope Analysis
- C-6: Disability Access Plan
- C-7: Disabled Access Plan Details
- C-8: Permanent Storm Water Best Management Practices Plan
- L-1: Landscape/Brush Management Plan; and
any revised plans as may be approved by the Planning Commission.

The project or facility shall include:

- a. One, five-story, maximum 181,500 square-foot building, containing a total of 161 condominium units including:
 - i. 11 one-bedroom units;
 - ii. 140 two-bedroom units; and
 - iii. 10 three bedroom units

Said units shall range in size from 732 to 1,421 square-feet. Open south-facing courtyards are to be located between each wing of the residential building to allow for passive recreation. Patios and fenced balconies with minimum areas of 36 square-feet are to be provided for at least 82 of the units. A minimum of 100 cubic feet of storage space shall be included with each individual unit.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities within a partially subterranean 114,650 square-foot parking garage; and
- d. Private recreational facilities (35,000 square-feet) including a clubhouse with fitness/exercise facilities, pool and spa; and
- e. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the

SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

2. 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 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
3. 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the 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.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit A, dated April 22, 2004. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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.

11. At all bus stops within the project area, if any, the applicant shall be responsible for installing sidewalk improvements where needed to comply with Americans with Disability Act (ADA) requirements and in accordance with standards contained in the City of San Diego Street Design Manual.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

13. As conditions of Planned Commercial Development Permit No. 80170 and Resource Protection Ordinance Permit No. 80579 and Tentative Map No. 80580, the mitigation measures specified in the MMRP, and outlined in the Mitigated Negative Declaration, LDR NO. 99-1356 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration, LDR NO. 99-1356 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading

permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Biological Resources; Paleontological Resources; Geotechnical; Noise and Traffic

15. The Mitigation, Monitoring, and Reporting Program shall require a deposit of \$900.00 to be collected prior to the issuance of any grading permit(s) to cover the City's costs associated with implementation of the MMRP.

16. A Job Order number open to the Land Development Review Division of the Development Services Department shall be required to cover the Land Development Review Division's cost associated with the implementation of the MMRP.

ENGINEERING REQUIREMENTS:

17. Prior to issuance of any building permits, the Applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

18. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

19. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

20. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

21. A copy of the acknowledgement from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99-08-DWQ.

22. This project proposes to export 29,800 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.

23. Prior to building occupancy, the Applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the Owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

24. Prior to issuance of any permits, Applicant shall assure by permit and bond the provision of curb, gutter and sidewalk along the project frontage at Friars Road satisfactory to the City Engineer.

25. An updated geotechnical report shall be required as part of the grading permit process for this project. The geotechnical report shall include a detailed evaluation of site stability based on the final grading plans, and must contain specific recommendations with details for debris fencing required to mitigate the effects of possible surficial instability and erosion from materials generated on-site as well as from adjacent off-site slopes. The geotechnical report shall include an evaluation of the stability of fills and excavations adjacent to the public right-of-way or neighboring properties. The geotechnical report must be prepared in accordance with the City's Technical Guidelines for Geotechnical Reports.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any grading or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit A, dated April 22, 2004. No change, modification, or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

Prior to issuance of any building permit, the Applicant shall submit revised landscaping plans indicating modifications (shortening) the existing retaining wall located behind the existing bus stop on Friars Road in front of the project site, and the enhancement of the area with landscaping, including the provision of shade trees to the satisfaction of the Development Services Director.

27. Prior to issuance of grading permits, interim landscape and erosion control measures, including hydro seeding of all disturbed land (all slopes and pads), shall be submitted to the satisfaction of the City Manager (including the City's Environmental Analysis Section) and City Engineer. All plans shall be in substantial conformance to Exhibit A dated April 22, 2004, and all other applicable conditions of related permits.

28. The timely erosion control including planting and seeding of all slopes and pads consistent with the approved plans is considered to be in the public interest and the Owner/Permittee shall initiate such measures within forty-five days from the date that the grading of the site is deemed

to be complete. Such erosion control and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Land Development Manual.

29. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment, and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

30. All required landscape shall be maintained in a disease, weed, and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or “topping” of trees are not permitted unless specifically noted in this Permit. The Owner/Permittee shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Land Development Manual.

31. If any required landscape (including, but not limited to, existing or new plantings, hardscape, landscape features) indicated on the approved plans is damaged or removed during demolition, it shall be repaired or replaced in kind and equivalent size per the approved plans within thirty days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available or an increased number) to the satisfaction of the City Manager.

PLANNING/DESIGN REQUIREMENTS:

32. No fewer than a total of 334 off-street parking spaces of standard and compact configuration, eight accessible spaces, 19 motorcycle spaces, and 113 bicycle spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit A, dated April 22, 2004. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

33. 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 between a condition (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) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

34. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the 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.

35. 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.
36. Any future requested amendment 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.
37. All signs associated with this development shall be consistent with sign criteria established by citywide sign regulations.
38. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three foot-candles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight foot-candles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.
39. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
40. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
41. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building on this site, 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.

42. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit A, dated April 22, 2004.

43. Prior to issuance of any grading and/or building permits, an open space easement shall be granted on all remaining portions of Lots 1 and 2 not being developed, to the satisfaction of the Development Services Director. This easement shall remain on the site and be maintained by the property owner/homeowner's association.

44. Prior to issuance of any grading and/or building permit(s) revised plans shall be submitted which depict the extension of the sidewalk along Friars Road, to the west and east of the project site, connecting to the existing sidewalk(s).

WASTEWATER REQUIREMENTS:

45. All on-site sewers shall be private

46. The Developer shall provide, satisfactory to the Metropolitan Wastewater Director, CC&R's for the operation and maintenance of on-site private sewer facilities that serve more than one ownership.

47. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

48. No private sewer facilities shall be installed in or over any public right-of-way prior to the Applicant obtaining an Encroachment Maintenance and Removal Agreement.

49. The Developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide.

WATER REVIEW REQUIREMENTS:

50. The Subdivider shall provide a letter, to the Development Project Manager, agreeing to prepare CC&R's for the operation and maintenance of all private water facilities that serve or traverse more than a single condominium unit.

51. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities shown on the approved tentative map shall be modified at final engineering to comply with standards.

52. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) and the removal of all existing unused water services within the Friars Road right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer. All on-site water facilities shall be private.
53. Prior to the issuance of any building permits, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director and the City Engineer. Fire hydrants shall be located a minimum of five feet from any structures above, at, or below grade.
54. Prior to the issuance of any Certificates of Occupancy, the Owner/Permittee shall apply for plumbing permits for the installation of private back flow prevention device(s) on all existing and proposed water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Water Department Director and the City Engineer.
55. Prior to the issuance of any Certificates of Occupancy, the public water facilities, necessary to serve this development, shall be completed and operational in a manner satisfactory to the Water Department Director and City Engineer.
56. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, as shown on approved Exhibit "A", shall be modified at final engineering to comply with standards.

AFFORDABLE HOUSING REQUIREMENTS:

57. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). These require that the developer pay an in-lieu fee, currently estimated to be \$1.75 per square-foot of residential use, July 2004.

TRANSPORTATION DEVELOPMENT REQUIREMENTS:

58. Prior to the issuance of the first building permit, applicant shall provide an Irrevocable Offer of Dedication (IOD) to accommodate the half-width, of 66 feet from the Friars Road centerline, for the future widening of Friars Road including necessary pavement, curb, gutter and 5-foot sidewalk within ten-foot curb to property line distance, satisfactory to the City Engineer. Since the right-of-way deviates from the centerline of Friars Road, the IOD will be variable from approximately 2.5 feet to 6 feet.
59. Prior to the issuance of the first building permit, applicant shall assure by permit and bond the modification of the existing Friars Road/Avenida de las Tiendas traffic signal as necessary to construct the north leg to that intersection. Provision of a 40-foot driveway

(16 feet inbound, 4 feet median, and 20 feet outbound) will be required. North/south left-turn signal phasing should be permissive. It will be the project applicant's responsibility to reconfigure the northbound approach of the Friars Road/Avenida de las Tiendas intersection and make all necessary modifications to the existing traffic signal to add the fourth leg as the main access to the project site, satisfactory to the City Engineer.

60. The westerly vehicular access point, on Friars Road, shall be constructed with signage restricting access to right-in and right-out circulation only.

61. Prior to issuance of any building permit, the Applicant shall assure by permit and bond, the implementation of; the extension of a five-foot wide sidewalk along the north side of Friars Road from the project's westerly boundary approximately 380-feet to the west, across the adjacent property (developed with office buildings), to connect with the existing sidewalk at Fashion Valley Road, to the satisfaction of the City Engineer.

62. Prior to issuance of any permits, the Applicant shall submit revised plans, Exhibit "A", indicating a note which indicates the provision of enhanced paving at the main (easterly) driveway entrance to the building and on the sidewalks from the crosswalk to the lobby entrance, in an effort to provide a more attractive entrance to the building for pedestrians, to the satisfaction of the Development Services Director.

63. Prior to issuance of any building permit, revised plans shall be submitted indicating the provision of a new entrance lobby at street level with an elevator that will take visitors and residents to the first level of the building, and which shall provide seating, an intercom and a canopy for shade at the new entrance.

64. Prior to issuance of any building permit, the Applicant shall assure by permit and bond, the installation of five-foot wide non-contiguous sidewalks from the project's western driveway to the northeastern property line (located northerly on Ulric Street), providing Gold Medallion Trees (a City and community approved street tree), installed every thirty-feet adjacent to the curb, to the satisfaction of the City Engineer.

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 section 66020.

APPROVED by the Planning Commission of the City of San Diego on April 22, 2004, by a Vote of 4-3, Resolution 3502-PC.

ALL-PURPOSE CERTIFICATE

Type/PTS Approval Number of Document: PCD No. 80170/RPO No. 80579/TM No. 80580

Date of Approval: April 22, 2004

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

WILLIAM C. TRIPP, Development Project
Manager

On _____ before me, Phillip D. Hill, (Notary Public), personally appeared WILLIAM C. TRIPP, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me 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 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.

WITNESS my hand and official seal

Signature _____
PHILLIP D. HILL

ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed _____
Typed Name

Signed _____
Typed Name

STATE OF _____
COUNTY OF _____

On _____ before me, _____ (Name of Notary Public) personally appeared _____, personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____