

Council Meeting of
December 12, 2006

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: City Manager – Approve a License Agreement by and between the West Basin Municipal Water District and the City of Torrance for use of City–owned land located at the corner of Del Amo and Crenshaw Boulevard (APN 7352-007-900)

RECOMMENDATION

The City Manager and the Public Works Director recommend that City Council authorize the Mayor to Execute and the City Clerk to Attest to a License Agreement by and between the City of Torrance and the West Basin Municipal Water District to use a portion of City-owned land generally located at the corner of Crenshaw and Del Amo Boulevards (APN 7352-007-900) to construct disinfection facilities to disinfect recycled water.

FUNDING

Funding is not required for this item.

BACKGROUND/ANALYSIS

The West Basin Municipal Water District (District) is in the process of constructing a pipeline infrastructure to carry recycled water to various users throughout the South Bay. The line being constructed along Crenshaw Boulevard has been identified as a source to provide recycled water to the American Honda Motor company at Torrance Boulevard and Van Ness Avenue for their new Acura Design Center.

Honda is developing the design center as a "green building" and the addition of recycled water will assist them in achieving their goals for conservation, as well as reduce the use of potable water at the site.

In order to achieve Honda's goal, a new recycled water pipeline must be constructed by the District to bring the water to the Honda campus. The pipe alignment will be through an extension of the Crenshaw Boulevard pipeline easterly on Del Amo Boulevard and then South through Van Ness Way to Van Ness Avenue to connect at the Honda campus.

The subject site has been identified as a short term solution to maintain water quality for the water delivered to Honda. The term of the license is for 5 years by which time the

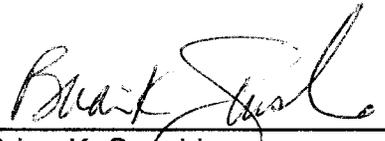
District should have the Crenshaw Boulevard transmission main constructed to Palos Verdes Peninsula customers, and the need to disinfect the water will become unnecessary.

The District will notify the neighborhood along the pipeline route so that they are aware of the project and the timing of construction. It is estimated that the District can be through the Del Amo section by February 2007 and finish the project by March 2007.

The License Agreement before you this evening is for a no fee use of the property. The District has agreed to build a stub out for the center median on Del Amo for future use by the City for landscape irrigation. The project as proposed has significant value to the City from an Economic Development standpoint as it assists Honda in meeting its goal of developing a "green building". The use of recycled water by our corporate citizens also reduces reliance on potable water for uses that do not require that type water, such as irrigation systems and cooling towers.

Respectfully submitted,

LeROY J. JACKSON
City Manager

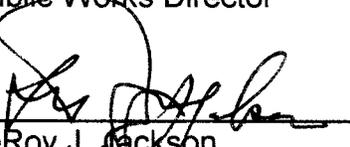
By: 

Brian K. Sunshine
Assistant to the City Manager

Concur:



Robert J. Beste
Public Works Director



LeRoy J. Jackson
City Manager

Attachments:

- A. License Agreement
- B. Site map

**PROPERTY USE AGREEMENT
AMERICAN HONDA DISINFECTION STATION
between
CITY OF TORRANCE
and
WEST BASIN MUNICIPAL WATER DISTRICT**

AGREEMENT No.: _____

THIS PROPERTY USE AGREEMENT, hereinafter called "AGREEMENT" is executed between the City of Torrance, hereinafter called "CITY" and the West Basin Municipal Water District, located at 17140 South Avalon Boulevard, Suite 210, Carson, CA 900746-1296, hereinafter called "PERMITTEE", is made and entered into this 12th day of December, 2006.

RECITALS

WHEREAS, the CITY is owner of the real property described below in Section 1.01; and

WHEREAS, PERMITTEE generates recycled water for sale to the CITY, and CITY, in turn, sells recycled water to its customers within the CITY;

WHEREAS, PERMITTEE desires to provide recycled water to the American Honda Motor Company located at 1919 Torrance Boulevard, Torrance California 90501;

WHEREAS, to provide such recycled water services to American Honda Motor Company, PERMITTEE must construct and maintain a temporary disinfection station;

WHEREAS, the American Honda Motor Company has requested recycled water service for use at their facility within the boundaries of the CITY; and

WHEREAS, PERMITTEE is willing and able to serve recycled water to the American Honda Motor Company, provided that a recycled water pipeline be constructed to the American Honda Motor Company facility and that a temporary disinfection station be installed within available CITY property to maintain water quality; and

WHEREAS, PERMITTEE is desirous of using a 35' by 40' portion of said property, specifically identified as APN 7352-007-900 generally located at the corner of Crenshaw Boulevard and Del Amo Boulevard, Torrance, CA 90501, also known as the "Del Amo" site, Exhibit "A", to temporarily accommodate the disinfection station structure.

NOW THEREFORE, the parties hereto agree as follows:

SECTION 1: USES

1.01 PREMISES. CITY, which desires quality recycled water for its customers, hereby grants PERMITTEE, in accordance with the terms, covenants, conditions and provisions of this Agreement, the non-exclusive use of a 35 ft x 40 ft portion of real property situated in the City of Torrance, Los Angeles, County, State of California, commonly identified as APN 7352-007-900 generally located at the corner of Crenshaw Boulevard and Del Amo Boulevard, Torrance, CA 90501, also known as the "Del Amo" site, Exhibit "A." Said real property is hereinafter called "PREMISES." In return for this permission, PERMITTEE hereby agrees to act in accordance with and abide by the terms, covenants, conditions and provisions of this Agreement.

1.02 Uses. It is expressly agreed that the PREMISES shall be used by PERMITTEE solely and exclusively to accommodate disinfection facilities to disinfect recycled water by the addition of chlorine and for such other related or incidental purposes as may be reasonably related to the performance of PERMITTEE's duties.

1.03 Miscellaneous. PERMITTEE covenants and agrees to use the PREMISES for the above specified purposes and to diligently pursue said purposes throughout the term hereof. In the event that PERMITTEE fails to continuously use the PREMISES for said purposes, or uses the PREMISES for purposes not expressly authorized or reasonably related to the performance of PERMITTEE's agreed upon duties herein, the PERMITTEE shall be deemed in default under this Agreement.

SECTION 2: TERM

2.01 Commencement. The term of this Agreement shall be for a period commencing on December 12, 2006, and terminating at midnight December 11, 2011.

2.02 Termination Provisions. Notwithstanding any other provisions contained in this Agreement, this Agreement may be terminated by CITY or PERMITTEE upon 90 days notice. Termination does not release PERMITTEE from any liability or obligation (indemnity or otherwise) that PERMITTEE may have incurred.

2.03 Effect of Termination. PERMITTEE shall return the PREMISES to a condition existing prior to PERMITTEE'S occupation. Said costs, if any, associated with the restoration of PREMISES shall be borne by PERMITTEE. Furthermore, the CITY shall allow PERMITTEE full and unrestricted access to enter the PREMISES to remove all equipment and other items of personal property owned by PERMITTEE. Should PERMITTEE fail to remove property within ninety (90) days of the Agreement termination date, PERMITTEE agrees that said property shall be deemed abandoned. The CITY shall not, thereafter be liable to PERMITTEE as a bailee. Any costs incurred by the CITY for the removal and disposal of said property shall be billed to and paid by PERMITTEE and shall be considered a legal debt to the CITY.

SECTION 3: INSURANCE RISKS/SECURITY

3.01 Indemnity. PERMITTEE shall indemnify and hold harmless the CITY and their officers, agents and employees against all claims for damages to persons or property arising out of the conduct of the PERMITTEE or its employees, agents, or others in connection with its use and occupation of the PREMISES under this Agreement, except only for those claims arising from the sole negligence or sole willful conduct of the CITY, their officers, agents, or employees. PERMITTEE's indemnification shall include any and all costs, expenses, attorneys' fees and liability incurred by the CITY, their officers, agents, or employees in defending against such claims, whether the same proceed to judgment or not. CITY shall indemnify and hold harmless the PERMITTEE and their officers, agents and employees against all claims for damages to persons or property arising out of the conduct of the CITY or its employees, agents, or others in connection with its use and occupation of the PREMISES under this Agreement, except only for those claims arising from the sole negligence or sole willful conduct of the PERMITTEE, their officers, agents, or employees. CITY's indemnification shall include any and all costs, expenses, attorneys' fees and liability incurred by the PERMITTEE, their officers, agents, or employees in defending against such claims, whether the same proceed to judgment or not.

3.02 Insurance. PERMITTEE shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the

PERMITTEE, his agents, representatives, employees or subcontractors. The cost of such insurance shall be borne by the PERMITTEE. Failure to maintain or renew coverage or to provide evidence of renewal may be treated by CITY as a material breach of contract.

Minimum Scope of Coverage

Coverage shall be at least as broad as indicated below:

- (a) Insurance Service Office Commercial General Liability coverage (occurrence form CG 0001).
- (b) Insurance Services Office Form Number CA 0001 covering Automobile Liability, code 1 (any auto).
- (c) Workers' Compensation insurance as required by the State of California and Employer's Liability insurance.

Minimum Limits of Insurance

PERMITTEE shall maintain these policies during the course of this Agreement and shall cause all parties supplying services, labor, or materials to maintain the following insurance in amounts not less than those specified below:

1. General Liability (Including operations, products and completed operations): **\$1,000,000** per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: **\$1,000,000** per accident for bodily injury or property damage.
3. Employer's Liability: **\$1,000,000** per accident for bodily injury or disease.

Other Insurance Provisions

The general liability policy and automobile liability policy are to contain, or be endorsed to contain, the following provisions:

1. The CITY, its officers, officials, employees and volunteers are to be covered as insured's with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the PERMITTEE; and with respect to liability arising out of work or operations performed by or on behalf of the PERMITTEE including materials, parts or equipment furnished in connection with such work or operations. General insurance, liability coverage can be provided in the form of an endorsement to the PERMITTEE's insurance, or as a separate owner's policy (GC 20 10 11 85).
2. For any claims related to this project, the PERMITTEE's insurance coverage shall be primary insurance with respect to the CITY, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees or volunteers shall be in excess of the PERMITTEE's insurance and shall not contribute to it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice has been given to the CITY by certified mail, return receipt requested.
4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

3.03 Self Insurance. PERMITTEE may provide proof of self insurance, in lieu of providing insurance of Section 3.02, representing that it has and shall maintain either a policy of liability insurance or a self-insurance program in the manner provided by California law. PERMITTEE further represent that it maintains Workers' Compensation Insurance, either by way of an insurance policy or through a program of self-insurance, covering its own employees.

3.04 Accident Reports. PERMITTEE shall, within seventy-two (72) hours after occurrence, report to the CITY any accident causing property damage or any serious injury to persons on the PREMISES. This report shall contain the names and addresses of

the parties involved, a statement of the circumstances, the date and hour, the names and addresses of any witnesses and other pertinent information.

SECTION 4: GENERAL PROVISIONS

4.01 Maintenance. With respects to PERMITTEE's operations at or on the PREMISES, PERMITTEE shall make all repairs and replacements necessary to maintain and preserve the PREMISES in a decent, safe, healthy, and sanitary condition satisfactory to the CITY and in compliance with all applicable laws.

4.02 Unsafe PREMISES. In the event that the PREMISES are not in a decent, safe, healthy, and sanitary condition as a result of PERMITTEES operations, the CITY shall have the right to provide written notice to PERMITTEE to have any necessary maintenance work done within the boundaries of the occupied PREMISES, at the expense of PERMITTEE. The rights reserved in this section shall not create any obligations on the CITY or increase obligations elsewhere in this Agreement imposed on the CITY.

4.03 Utilities. PERMITTEE shall pay all utility expenses including costs for gas, electric, and water services. PERMITTEE shall pay for all costs associated with telephone usage.

4.04 Notice. All notices, requests, demands, or other communications under this Agreement will be in writing. Notice will be sufficiently given for all purposes as follows:

1. Personal delivery. When personally delivered to the recipient: notice is effective on delivery.
2. First Class mail. When mailed first class to the last address of the recipient known to the party giving notice: notice is effective three mail delivery days after deposit in an United States Postal Service office or mailbox.
3. Certified mail. When mailed certified mail, return receipt requested: notice is effective on receipt, if delivery is confirmed by a return receipt.
4. Overnight delivery. When delivered by an overnight delivery service, charges prepaid or charged to the sender's account: notice is effective on delivery, if delivery is confirmed by the delivery service.
5. Facsimile transmission. When sent by fax to the last fax number of the recipient known to the party giving notice: notice is effective on receipt. Any notice given by fax

will be deemed received on the next business day if it is received after 5:00 p.m. (recipient's time) or on a non-business day.

6. Addresses for purpose of giving notice are as follows:

CONSULTANT: Richard Nagel, General Manager
West Basin Municipal Water District
17140 South Avalon Blvd, Suite
240
Carson, CA 90745-1296
Fax: (310) 217-2415

CITY: City Clerk
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90509-2970
Fax: (310) 618-2931

Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified, will be deemed effective as of the first date the notice was refused, unclaimed or deemed undeliverable by the postal authorities, messenger or overnight delivery service.

Either party may change its address or fax number by giving the other party notice of the change in any manner permitted by this Agreement.

4.05 CITY Approval. The Public Works Director (Director) shall be the CITY'S authorized representative in the interpretation and enforcement of all services performed in connection with this Agreement. The Director may delegate authority in connection with this Agreement.

4.06 Entire Agreement. This Agreement comprises the entire integrated understanding between the CITY and PERMITTEE concerning the use and occupation of the PREMISES and supersedes all prior negotiations, representations, or agreements. Each party has relied on its own examination of the PREMISES, advice from its own attorneys, and the warranties, representations, and covenants of the Agreement itself.

4.07 Interpretation. The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California.

4.08 Miscellaneous. The PERMITTEE shall be responsible for complying with all applicable local, State, and Federal laws whether or not said laws are expressly stated or

referred to herein. Should any provision herein be found or deemed to be invalid, the Agreement shall be construed as not containing such provision, and all other provisions which are otherwise lawful shall remain in full force and effect, and to this end the provisions of this Agreement are severable. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

4.09 Agreement Modification. This Agreement may not be modified orally or in any manner other than by an Agreement in writing signed by the parties hereto.

4.10 Assignment and Subletting - No Encumbrance. This Agreement and any portion thereof shall not be assigned, transferred, or sublet, nor shall any of the PERMITTEE's duties be delegated, without the express written consent of the CITY. Any attempt to assign or delegate this Agreement without the express written consent of the CITY shall be void and of no force or effect. Consent by the CITY to one assignment, transfer, sublease, or delegation shall not be deemed to be a consent to any subsequent assignment, transfer, sublease or delegation.

4.11 Other Regulations. All use of the PREMISES under this Agreement shall be in accordance with the laws of the United States of America, the State of California and in accordance with all applicative rules and regulations and ordinances of the CITY now in force, or hereinafter prescribed or promulgated by resolution or ordinance or by State or Federal law.

4.12 Non-Possessory Interest. CITY retains full possession of the PREMISES and PERMITTEE will not acquire any interest whether temporary, permanent, irrevocable, possessory or otherwise by reason of this Agreement, or by the exercise of permission given herein. PERMITTEE will make no claim to any such interest. Any violation of this provision will immediately void and terminate the Agreement.

SECTION 5: SPECIAL PROVISIONS

5.01 Ancillary Uses and Services. No additional uses or services, other than those provided for under Section 1.02 of this Agreement, shall be performed by PERMITTEE from or at the demised PREMISES, without the express written consent of the CITY.

5.02 Standards of Operation. PERMITTEE agrees that it shall operate and manage the services and facilities offered upon or from the PREMISES in a first class manner and comparable to other similar facilities which provide like products and services.

5.03 PERMITTEE's Employees. PERMITTEE shall provide an experienced and well qualified supervisor to oversee operations conducted by PERMITTEE on the PREMISES. PERMITTEE shall ensure that its employees shall at all times conduct themselves in a professional manner, and they shall conform to all rules, regulations and requirements, as well as all rules and regulations as hereafter may be promulgated, or put into operation by the CITY, provided that such rules, regulations and requirements are not in conflict with the terms of this Agreement.

5.04 Hazardous Substances. No goods, merchandise or material shall be kept, stored or sold in or on the PREMISES which are in any way explosive or hazardous, except that ordinary business materials that may be classified as hazardous may be kept in or on the PREMISES if such materials are stored and disposed of in accordance with all applicable laws; and no offensive or dangerous trade, business or occupation shall be carried on therein or thereon, and nothing shall be done on said PREMISES, which will cause an increase in the rate of or cause a suspension or cancellation of the insurance upon the demised PREMISES or other PREMISES and the improvements thereon; provided, however, that if anything done by PERMITTEE causes an increase in the rate of insurance on the PREMISES, PERMITTEE may, at its option, pay such increase and PERMITTEE shall not thereafter be considered in default under this Agreement.

5.05 Miscellaneous. Except as necessary to conduct permitted uses as outlined in Section 1.02 of this Agreement, no machinery or apparatus shall be used or operated on or about the PREMISES which will in any way injure the PREMISES or improvements thereon, or adjacent or other PREMISES, or improvements thereon, or to persons; provided, however, that nothing contained in this section shall preclude PERMITTEE from bringing, keeping or using on or about the PREMISES such materials, supplies, equipment and machinery as are appropriate or customary in carrying on its said business, or from carrying on its business in all usual respects.

5.06 Continued Occupancy. PERMITTEE covenants and agrees to, and it is the intent of this Agreement that PERMITTEE shall, continuously and uninterruptedly during

Section 7: SIGNATURES

The individual(s) executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the PERMITTEE and the CITY.

IN WITNESS WHEREOF, the City of Torrance and the West Basin Municipal Water District have executed this Agreement as of the date first above written.

CITY OF TORRANCE

WEST BASIN MUNICIPAL WATER DISTRICT

Frank Scotto, Mayor

By: _____
Richard Nagel, General Manager
West Basin Municipal Water District

ATTEST:

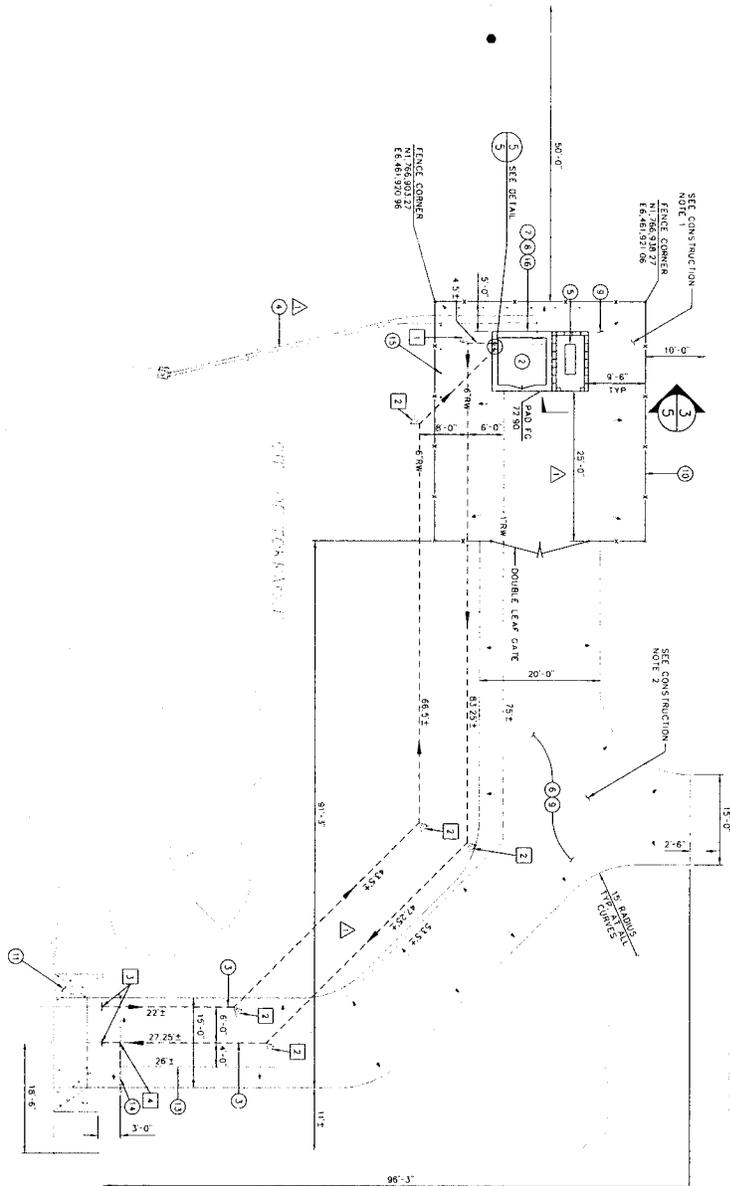
Sue Herbers, City Clerk

APPROVED AS TO FORM:

JOHN L. FELLOWS III
City Attorney

By: _____

CRENSHAW BLVD



DEL AMO BLVD

CONTRACTOR SHALL NOTIFY THE DISTRICT ENGINEER AT LEAST 48 HOURS BEFORE COMMENCING ANY CONSTRUCTION TO BEGAINING ANY CONSTRUCTION FOR FURTHER INFORMATION.

REVISIONS

NO.	DATE	DESCRIPTION
1	NOV 2008	ISSUE FOR PERMITS
2	MAY 10 2009	ISSUE FOR PERMITS
3	MAY 10 2009	ISSUE FOR PERMITS
4	MAY 10 2009	ISSUE FOR PERMITS

APPROVED DATE

DESIGNED BY DENNIS J. FINNEY

CHECKED BY ALB

DATE 07-14-09

DBE DANIEL BOYLE ENGINEERING PSOMAS

3331 South Spang Drive, Laguna Hills, CA 92653

(949) 762-2800

WEST BASIN MUNICIPAL WATER DISTRICT

AMERICAN HONDA LATERAL TEMPORARY DISINFECTION FACILITY

SITE PLAN

C-1

4

OF 7 SHEETS

SCALE: 1" = 10'

CONSTRUCTION LIST

- | NO. | DESCRIPTION |
|-----|---|
| 1 | UTILIZATION (NOT SHOWN) |
| 2 | INTERNALLY VOLTAGE TEMPORARY DISINFECTION STATION IN 6" IN ENCLOSURE |
| 3 | 6" PVC AWAY C900 CLASS 200 RIBBED PIPE |
| 4 | ELECTRICAL CONDUITS FROM POWER SERVICE PER SHEET E-1 |
| 5 | SOVA STONOR GENERATOR WITH MANUAL TRANSFER SWITCH VOLTAGE 208/240V/3PH/4W ALL THE ABOVE TO BE INSTALLED BY THE CONTRACTOR |
| 6 | CLEAN AND GRUB SITE AS NECESSARY FOR CONSTRUCTION |
| 7 | 10'x16' CONCRETE PAD REINFORCED WITH #5 @ 16" EACH WAY |
| 8 | 6" THICK CLASS 2 AGGREGATE BASE BENEATH PAD |
| 9 | 6" THICK CLASS 2 AGGREGATE BASE BENEATH PAD |
| 10 | HANDHELD TURBIDIMETER |
| 11 | 7'x7' HIGH CHAIN LINK FENCE WITH 16" WIDE DOUBLE LEAF DRIVE GATE INSTALLED UNDER SLAB VISUAL SCREENING ON FENCE TOP TO BOTTOM |
| 12 | TRIP A CUB OUT PER APWA STD DETAIL 110 (9-11.5, 1-11) |
| 13 | GENERATOR ENCLOSURE 6'x10' (EXTERIOR) 46" HIGH SEE DETAIL 1-11 |
| 14 | 1" SCOT 80 SQ. INCH WELD PVC SAMPLE LINE ANALYZER AND |
| 15 | 1" WIDE 2" HIGH 1/2" THICK GATE FOR APWA STD PLAN 602-1 |
| 16 | INSTALL FRIED END POST WITH LONGBO CHAIN |
| 17 | GUARD POST PER W8400 STD DWG RW17 |
| 18 | 1"x4" GUARD POSTS |
| 19 | CHEMICAL SIGNS PER DETAIL 1-11 |

MATERIAL LIST

- | ITEM | DESCRIPTION |
|------|---|
| 1 | 6" DIAMETER DUCTILE IRON PUSH ON 90° BEND WITH THRUST BLOCK PER DETAIL 1-11 |
| 2 | 6" DIAMETER DUCTILE IRON PUSH ON 45° BEND WITH THRUST BLOCK PER DETAIL 1-11 |
| 3 | 6" DIAMETER WIRE COUPLING CONNECTION TO NEW 6" PVC RECYCLED WATERLINE FROM AMERICAN HONDA LATERAL |
| 4 | 1" SERVICE SADDLE CORP STOP AND FITTINGS TO CONNECT TO SAMPLE LINE PER W8400 STD DWG RW17 |

CONSTRUCTION NOTES

- GRADE ASSET, APPROX 0.10 TO 0.25 BELOW FINISH GRADE OF PAD
- GRADE TO DRAW AWAY FROM PAD AT 2%.
- ADJUST FINISH GRADES IN FIELD TO FIT SITE DRAINAGE
- TRINCH BACKFILL PER W8400 STD DWG RW17

GENERAL NOTES

THE CONTRACTOR SHALL COOPERATE WITH CONTRACTORS PERFORMING OTHER CONSTRUCTION WORK IN AREAS ADJACENT TO THE PROJECT SITE AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH THE PROJECT COORDINATOR CONSTRUCTION WORK AND PIPE CONNECTIONS WITH AMERICAN HONDA LATERAL CONTRACTOR

DO NOT EXCEED 12" TO 18" MAXIMUM DEPTH OF EXCAVATION UNLESS OTHERWISE NOTED ON DRAWINGS

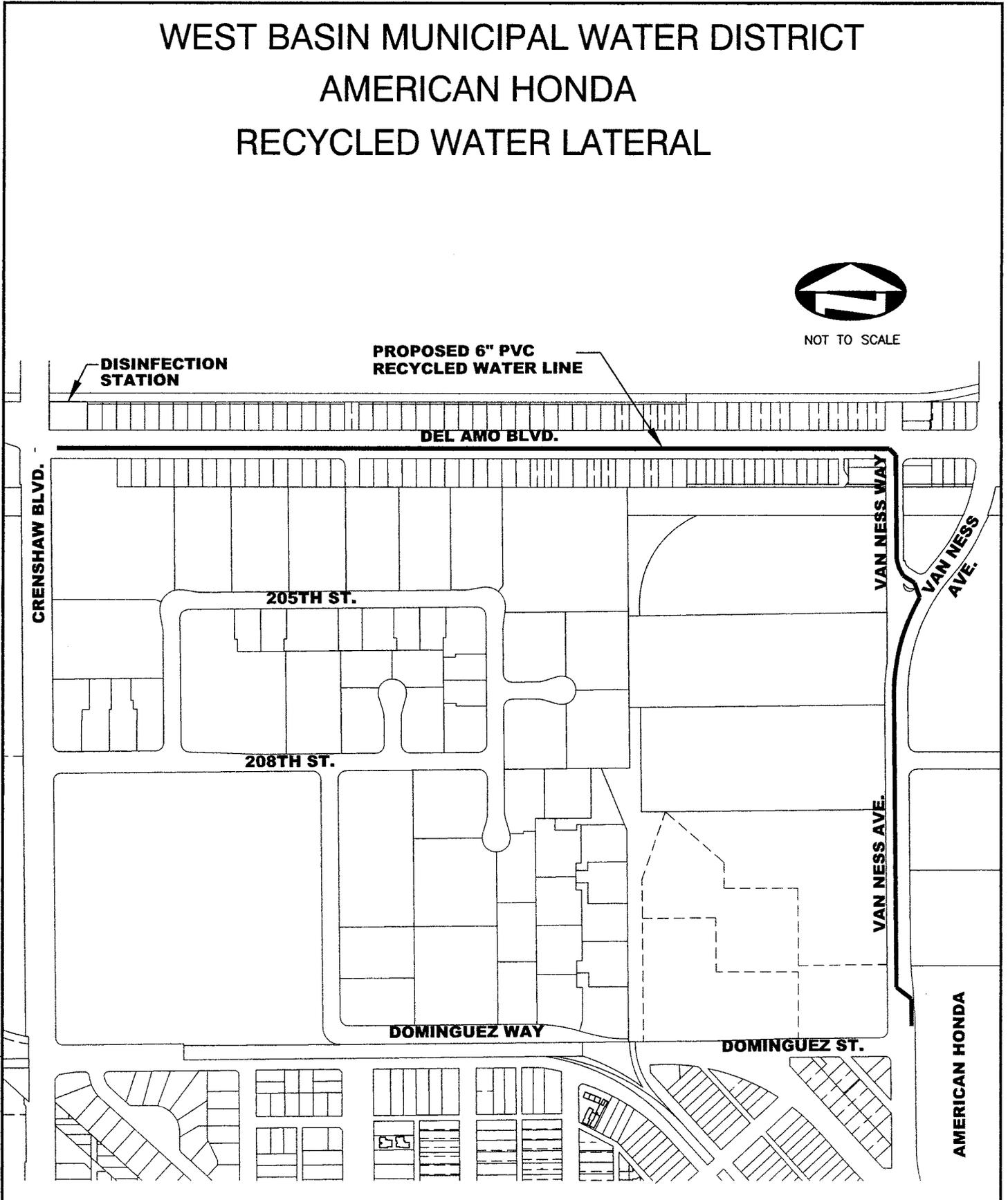
PROTECT EXISTING UTILITIES AND STRUCTURES WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (DEFENDABLE DISTRICT SPECIFICATIONS) AND TECHNICAL SPECIFICATIONS PROVIDED IN THE CONTRACT DOCUMENTS

EXHIBIT B

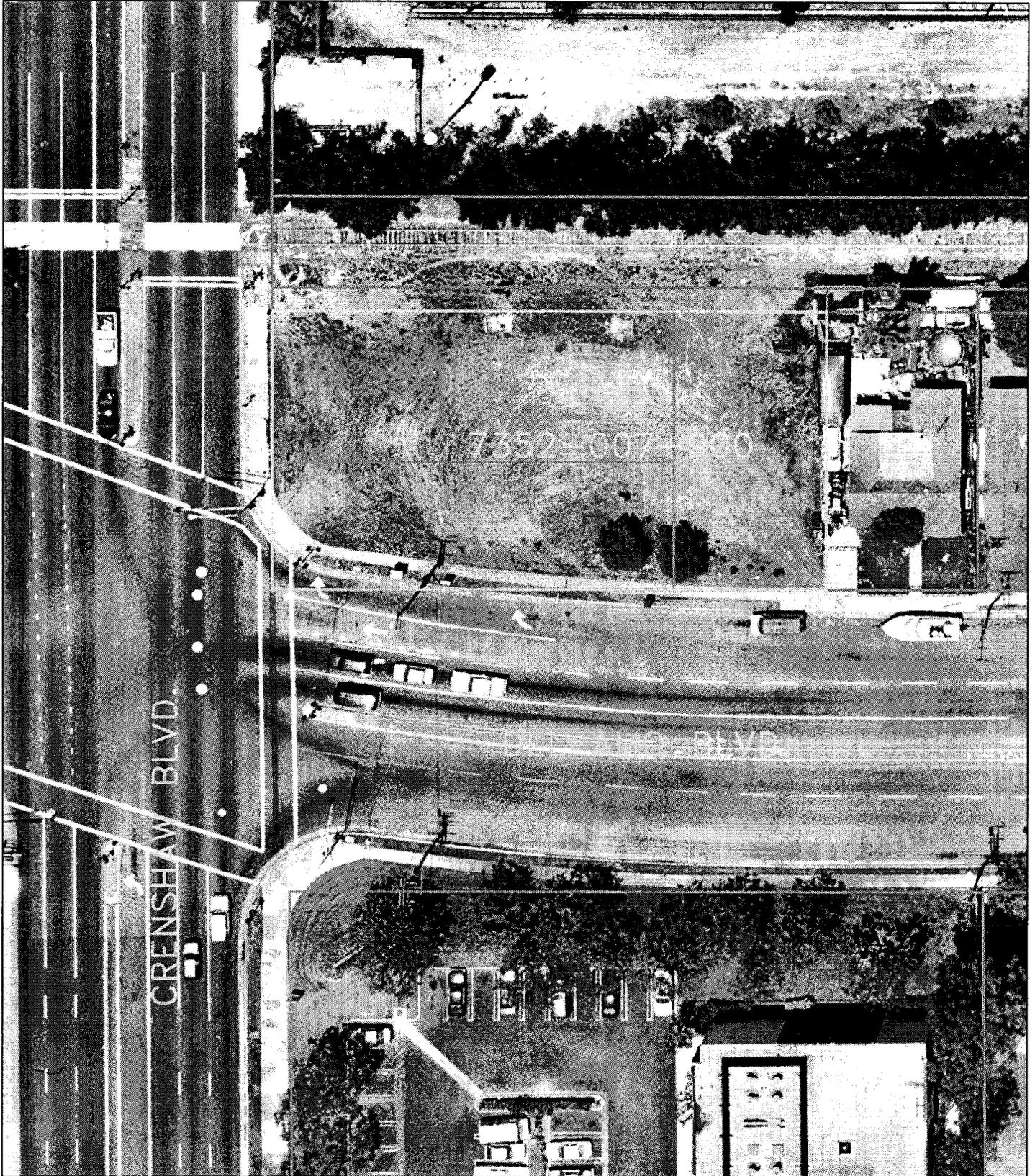
WEST BASIN MUNICIPAL WATER DISTRICT AMERICAN HONDA RECYCLED WATER LATERAL



NOT TO SCALE



1-Bishnoo; Del Amo Exhibit (12-22-06)



MAPPED BY:
 DIS SECTION
 COMMUNITY DEVELOPMENT DEPARTMENT
 JEFFERY W. GIBSON
 COMMUNITY DEVELOPMENT DIRECTOR



NOT TO SCALE
 LINES AND PHOTOS ARE APPROXIMATE,
 NOT TO BE USED FOR ESTABLISHING
 ABSOLUTE OR RELATIVE POSITIONS.