

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

**Members of the Council:**

**SUBJECT: City Manager – Authorize a Lease for a portion of City-owned property located at 22780 Lupine Drive known as Sea Aire Golf Course  
Expenditure: None**

**RECOMMENDATION**

Recommendation of the City Manager that City Council:

- Adopt a RESOLUTION determining certain City-owned property as not required for City purposes and that Leasing the property is in the public interest; and
- Approve a Lease by and between the City of Torrance, a municipal corporation and T-Mobile West Corporation, a Delaware corporation to utilize a portion of City-owned property to construct and operate a cellular phone antenna site at 22780 Lupine Drive known as Sea Aire Golf Course.

It is further recommended that the Lease proceeds be deposited to the Parks Equipment Replacement Fund.

**Funding**

The City will receive annual revenue of \$27,600 plus 3% annual increases.

**BACKGROUND**

The subject Lease was brought before the Parks and Recreation Commission as a concept on March 11, 2009 (Attachment D). The purpose of the transmittal to the Commission was to gauge interest and receive input prior to entering into a negotiation process. The Commission received staff's presentation and approved the concept 7-0. The concept was for a mono-palm to be placed at the end of an existing row of palms. The area to house the equipment was proposed as an extension to the club-house in an area of approximately 280 square feet. The area to be added will architecturally match the existing building.

A Telecom Permit was applied for the use and was reviewed by the Telecommunications Committee on August 11, 2009. One person spoke in favor of the project stating the need for greater coverage and how it related to her experience with a relative in the New Orleans area after Hurricane Katrina. The Chair did not vote or participate due to the interaction on the development of the Lease. The permit was approved 2-0 and a Telecom Permit was issued pursuant to a Lease successfully negotiated and approved by the City of Torrance (Attachment F).

**ANALYSIS****SURPLUS PROPERTY RESOLUTION**

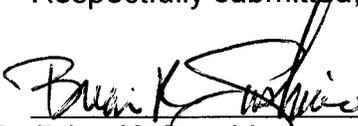
The Surplus Property Resolution states that the property is not required for City use. The area required to house the equipment cabinets is an area not utilized by the golf course and will not diminish use of the area.

**LEASE**

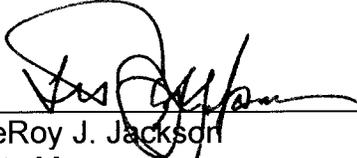
The proposed Lease is for an initial period of ten years with four five-year options. The Lease will be adjusted annually by 3% including all option years. The Lease has an annual inflator of 3% and requires a termination fee of 6 months rent during the initial period and three months rent during any extension if the Lease were to be terminated by the Lessee. The Lease area is approximately 280 square feet.

The Lease requires the placement of the ground facility next to the existing clubhouse facility located at Sea Aire Golf Course. The construction is to match the existing color and architecture of the facility so as to blend. The mono-palm will be placed at the westerly end of a row of existing palm trees; the location will be where a palm once was planted but was removed when it died.

Respectfully submitted,

  
 By Brian K. Sunshine  
 Assistant to the City Manager

CONCUR:

  
 LeRoy J. Jackson  
 City Manager

Attachments:

- A. Resolution
- B. Vicinity Map
- C. Option to Lease/Lease
- D. Parks and Recreation Commission Item dated March 11, 2009
- E. Parks and Recreation Commission minutes of March 11, 2009
- F. Telecom Committee approval of August 11, 2009

**RESOLUTION NO. 2009-\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DETERMINING CERTAIN CITY-OWNED PROPERTY IS NOT REQUIRED FOR CITY PURPOSES AND THAT LEASING THE PROPERTY IS IN THE PUBLIC INTEREST.

WHEREAS, the City of Torrance (City) is the owner in fee of approximately 350 square feet of real property (PROPERTY) described in Exhibit A; and

WHEREAS, the PROPERTY is an unused portion of Sea Aire Golf Course located adjacent to the club house facility located at 22780 Lupine Drive in the City of Torrance; and

WHEREAS, the lease of the PROPERTY by City has benefit to the City by providing enhanced communication capabilities to residents and businesses that use T-Mobile services as well as provide revenue to the City;

WHEREAS, the City has negotiated a lease (LEASE) of the PROPERTY with T-MOBILE WEST Corporation, a Delaware corporation. (LEASEE).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TORRANCE HEREBY FIND AND DETERMINE AS FOLLOWS:

1. The PROPERTY is not required for City purposes.
2. It is in the public interest that the LEASE between City and T-MOBILE WEST CORPORATION, a Delaware corporation be executed by the City and delivered to the LESSEE.

3. The Mayor is authorized to execute the LEASE on behalf of the City and the City Clerk shall attest to the Mayor's signature and deliver the LEASE to the LEASEE.

**INTRODUCED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
Frank Scotto,  
Mayor of the City of Torrance

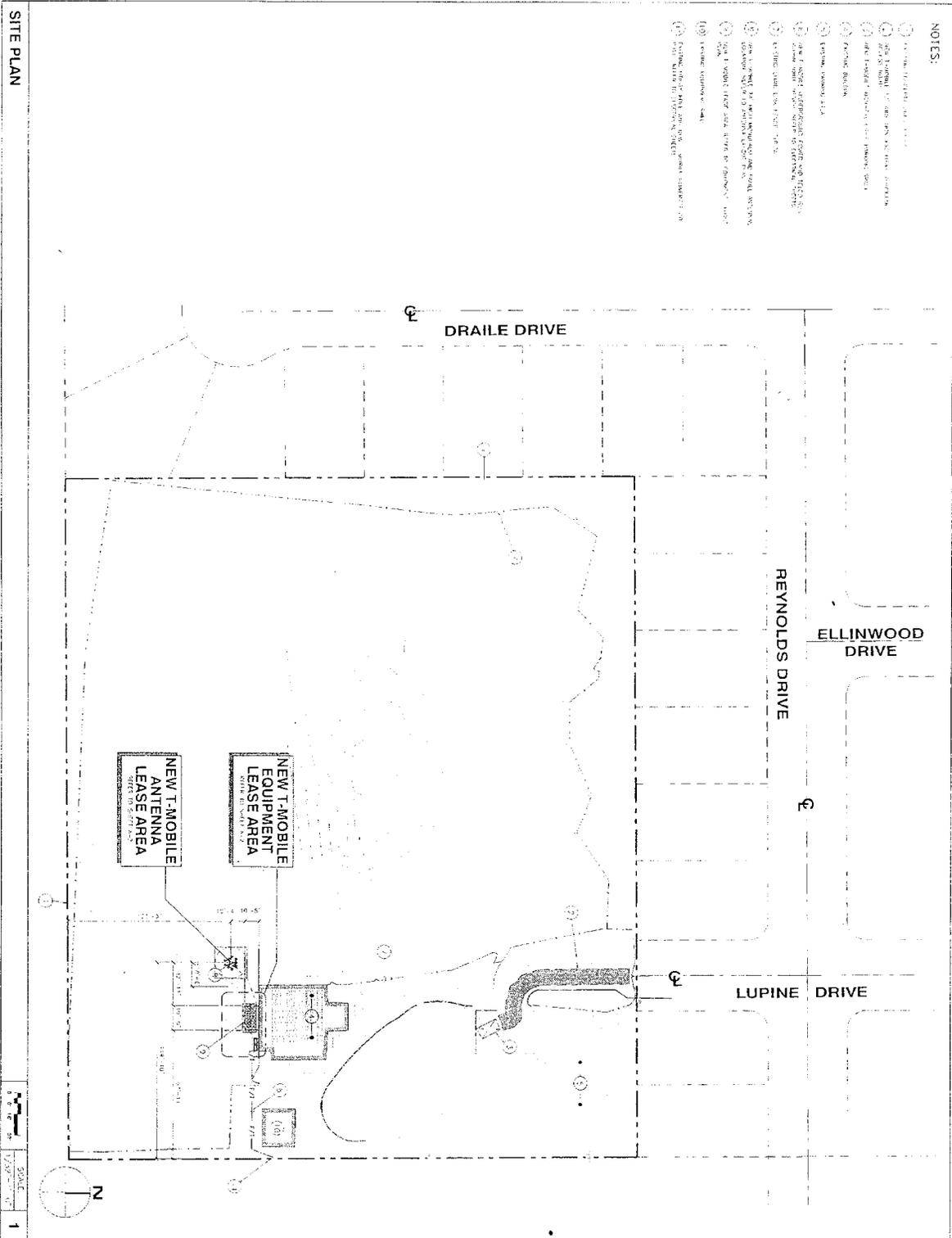
ATTEST:

\_\_\_\_\_  
Sue Herbers,  
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III  
City Attorney

By \_\_\_\_\_  
Patrick Q. Sullivan  
Assistant City Attorney



- NOTES:
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  - 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
  - 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
  - 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
  - 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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  - 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
  - 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
  - 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

SITE PLAN

SCALE: 1" = 125'

**TRILLIUM CONSULTING INC.**  
 17350 E. 21st Ave., Suite 200  
 Aurora, CO 80011  
 Phone: (303) 759-3000  
 Fax: (303) 759-3000

CONSULTANT:

**STICK TOGETHER**  
 20000 E. 1st Ave., Suite 100  
 Aurora, CO 80011  
 Phone: (303) 759-3000  
 Fax: (303) 759-3000

PLANS PREPARED BY:

NO.	DATE	DESCRIPTION	BY
1	10/12/08	ISSUE FOR REVIEW	JAM
2	10/01/08	CLIENT REVISIONS	JAM
3	10/22/08	CLIENT REVISIONS	JAM
4	06/29/09	CLIENT REVISIONS	JAM
5	07/16/09	PLANNING REVISIONS	JAM
6	08/21/09	ISSUE FOR REVIEW	JAM
7	09/18/09	ISSUE FOR REVIEW	JAM
8	10/23/09	ISSUE FOR REVIEW	JAM

**LA23213D**  
 Sea Air Golf Course

22780 LUPINE DRIVE  
 TORRANCE, CA 90503  
 LOS ANGELES COUNTY

SEAL:

**TRILLIUM CONSULTING INC.**  
 17350 E. 21st Ave., Suite 200  
 Aurora, CO 80011  
 Phone: (303) 759-3000  
 Fax: (303) 759-3000

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A-1**

SCALE: 1" = 125'



### OPTION TO LEASE

This Option to Lease (this "Agreement") is made this 22 day of December, 2009 between the CITY OF TORRANCE, a municipal corporation, with its principal offices located at 3031 Torrance Boulevard, Tax ID # 95-6000803 hereinafter designated LESSOR and T-Mobile West Corporation, a Delaware corporation, with its principal business location at 3 MacArthur Place #1100, Santa Ana, CA. 92707, hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

LESSOR is the owner of that certain real property located in the City of Torrance, Los Angeles County, State of California, as more particularly described in Exhibit "A-1" (the entirety of LESSOR's property is referred to hereinafter as the "LESSOR's Property"). LESSOR's Property is located at 22780 Lupine Drive, Torrance California Assessor's Parcel Number 7527-020-900. LESSEE desires to obtain an option to lease a portion of said LESSOR's Property, with a right of way for access thereto and easements for telephone and electric utilities, with said portion containing approximately two hundred eighty (280) square feet of ground space for placement of utility equipment and an underground equipment vault, additional ground space for installation of a light pole antenna structure, and additional ground space for installation of cables to connect LESSEE's equipment and antennas, all as substantially described and shown on Exhibit "A 2" (as more fully described in the Lease, the "Premises").

NOW THEREFORE, in consideration of the sum of Two Thousand Three Hundred Dollars (\$2,300.00), hereinafter referred to as "Option Money", to be paid in good and immediately available funds by LESSEE to the LESSOR within thirty (30) days of the Parties' full execution of this Agreement (the "Effective Date"), the LESSOR hereby grants to LESSEE the option to lease the Premises (the "Option"), for the rent, term, and in accordance with the covenants and conditions set forth in the Lease, the form of which is attached hereto as Exhibit "B". The Option shall commence on the Effective Date and shall continue until 4:00 p.m. PST on the date that is six (6) calendar months following the Effective Date (the "Initial Option Period"). At LESSEE's election, LESSEE may extend the Initial Option Period for two additional periods of six (6) calendar months (each, an "Extended Option Period"), so long as (i) LESSEE is not in default hereunder (after the giving of written notice and beyond the expiration of all applicable cure periods), (ii) prior to the expiration of the Initial Option Period or the first Extended Option Period, as applicable, LESSEE has delivered to LESSOR, (a) written notice that LESSEE intends to extend the applicable option period, together with (b) an additional payment in good and immediately available funds in the amount of Two Thousand Three Hundred Dollars (\$2,300.00) for each applicable extension. The time during which the Option may be exercised may be further extended by mutual agreement by the Parties in writing.

In the event that LESSEE desires to exercise the Option and has performed all acts in the time and manner as required by the terms hereof and is not in default under any provision of this Agreement (after the giving of written notice and beyond the expiration of all applicable cure periods), LESSEE may exercise its Option by delivering to LESSOR on or before 4:00 p.m. PST

on the date which the Option or any extension granted hereunder would otherwise expire, the following:

- (a) written notice of such exercise; and
- (b) two (2) duly executed (and with respect to the Memorandum of Ground Lease acknowledged) originals of the Lease and the Memorandum of Ground Lease; and (c) a certified check or other immediately available funds in the amount of Two Thousand Three Hundred Dollars (\$2,300.00), in payment of the first month's rent, as required by Section 2 of the Lease.

Should LESSEE fail to exercise the Option or any extension thereof within the time herein limited, all rights and privileges granted hereunder shall be deemed completely surrendered, this Option automatically terminated, without necessity of any action by either Party, and LESSOR shall retain all money paid for the Option, and, except as expressly set forth herein, no additional money shall be payable or other obligation required to be satisfied by either Party to the other.

If during the Option period, the LESSOR decides to subdivide, sell or change the status of the LESSOR's Property or its property contiguous thereto LESSOR shall immediately notify LESSEE in writing so that LESSEE can take steps necessary to protect LESSEE's interest in the Premises.

Except as hereinafter set forth, LESSEE may not sell, transfer, assign or hypothecate this Option, or its interest therein, in whole or in part, without the prior written consent of LESSOR in each instance having first been obtained, which such consent will not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing the Option may be transferred or assigned by the LESSEE with prior written notice to LESSOR, but without any approval or consent of the LESSOR to (a) the LESSEE's principal or subsidiaries of LESSEE's principal ("principal" being defined below), (b) to any entity which acquires all or substantially all of LESSEE's assets in the market (as defined by the Federal Communications Commission) in which the LESSOR's Property is located by reason of a merger, acquisition or other business reorganization, or (c) to any entity which acquires or receives an interest in the majority of communication towers of the LESSEE in the market (defined by the Federal Communications Commission) in which the LESSOR's Property is located (collectively, "Permitted Assignees") In addition, for the purposes of this Section, the term "principal" shall mean, as of the date hereof, any entity holding, directly or indirectly, an interest in LESSEE of fifty-one percent (51%) or greater.

LESSOR shall reasonably cooperate, at no expense to LESSOR, with LESSEE in its effort to (and prior to LESSEE'S exercise of the Option, LESSEE shall) obtain all certificates, permits and other approvals that may be required by any Federal, State or Local authorities which will permit LESSEE'S proposed use of the Premises (as described in the Lease). LESSOR shall take no action which would adversely affect the status of the LESSOR's Property with respect to the proposed use by LESSEE. As a condition precedent to LESSEE'S exercise and LESSOR'S acceptance of the exercise of the Option, LESSEE, at LESSEE'S sole cost and expense, shall

obtain any and all governmental approvals required for LESSEE'S intended use of the Premises, including, all Federal, State and Local approvals, without limitation subject only to reasonable conditions approved by LESSOR in LESSOR'S reasonable discretion.

It is understood and agreed that LESSEE's ability to use the Premises is contingent upon LESSEE's obtaining, at LESSEE's sole cost and expense, after the execution date of this Agreement (a) all of the certificates, permits and other approvals that may be required by any Federal, State or Local authorities, (collectively, the "Governmental Approvals"), as well as (b) a satisfactory building structural analysis and/or soil boring tests (collectively, "Environmental Analysis") (which Environmental Analysis is subject to the provisions of the next paragraph) which will permit LESSEE's use of the Premises as set forth herein. LESSOR, at no cost to LESSOR, shall cooperate with LESSEE in LESSEE's effort to obtain the Governmental Approvals and the Environmental Analysis and shall take no action which would adversely affect the status of the Premises with respect to the proposed use thereof by LESSEE.

LESSOR shall permit LESSEE, during the Option period, free ingress and egress to the Premises to conduct such surveys, inspections, structural strength analysis, subsurface soil tests, and other activities of a similar nature as LESSEE may deem necessary, at the sole cost of LESSEE; provided, however, that any invasive testing shall be subject to the prior written approval of LESSOR, which shall not be unreasonably withheld, conditioned or delayed. Any and all testing shall be done pursuant to a work plan approved by LESSOR in advance of such testing, which approval shall not be unreasonably withheld, conditioned or delayed. All tests completed on the Premises shall be undertaken in a safe, workmanlike and reasonable manner. LESSEE shall keep the Premises and the LESSOR's Property free and clear of any liens and will indemnify, defend and hold LESSOR and the LESSOR's Property harmless from all claims and liabilities asserted against LESSOR or the LESSOR's Property and/or the Premises as a result of any such entry by LESSEE, its agents, employees or representatives, excepting, however, any such claims that are due to or caused by the sole negligence or willful misconduct of the LESSOR. Prior to commencement of any such investigation under this Agreement, LESSEE shall obtain and maintain throughout such period until completion from a financially responsible insurance company: (i) commercial general liability and property damage insurance, written on an occurrence basis, insuring against personal injury, death or property damage in the amount of at least One Million Dollars (\$1,000,000) combined single limit, per occurrence, (ii) workers' compensation insurance as required by law and employer's liability insurance; and (iii) business automobile coverage with limits of at least One Million Dollars (\$1,000,000). LESSEE shall be the named insured and LESSOR shall be an additional insured under the liability policies. Such insurance shall not be cancelable or subject to reduction in coverage except on at least thirty (30) days' prior written notice to LESSOR. Certificates evidencing such insurance and endorsements shall be delivered to LESSOR prior to commencement of any entry on the Property by LESSEE under this Agreement. LESSEE shall also satisfy all insurance requirements applicable under the terms of governmental permits or approvals applicable to such investigations. The provisions of this paragraph relating to LESSEE'S indemnity shall expressly survive the termination of the Option.

LESSOR and LESSEE each agree to execute a Memorandum of this Option to Lease Agreement (the "Memorandum"), and record such Memorandum in accordance with California

Government Code Section 37393. The date set forth in the Memorandum of Option to Lease is for recording purposes only and bears no reference to commencement of either term or rent payments.

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

A. Personal delivery. When personally delivered to the recipient: notice is effective on delivery.

B. 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 a United States Postal Service office or mailbox.

C. Certified mail. When mailed certified mail, return receipt requested: notice is effective on receipt, if delivery is confirmed by a return receipt.

D. 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.

Addresses for purposes of giving notice are as follows:

LESSEE

T-Mobile USA, Inc.

12920 SE 38<sup>th</sup> Street

Bellevue, WA. 98006

Attn: PCS Lease Administrator

Site # LA23213E

with a copy to:

Attn: Legal Department

With a copy to:

T-Mobile West Corporation

3 MacArthur Place, Suite 1100

Santa Ana, CA. 92707

Attn: Lease Administration Manager

Site # LA23213E

With a copy to:

Attn: Legal Department

LESSOR                      City of Torrance  
                                    3031 Torrance Boulevard  
                                    Torrance, California 90509-2970  
                                    Attention: City Clerk

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 notice information by giving the other Party notice of the change in any matter permitted by this Agreement.

This Option shall not be amended or modified in any way, and no purported amendment or modification shall be effective, unless same has been (i) approved by the City Council and set forth in a written instrument, expressly purporting to amend this Option, executed by the City Manager or the Mayor for the City; and (ii) executed by LESSEE.

Time is of the essence of this Option.

The waiver by either LESSEE or the LESSOR of any breach of any of the covenants, agreements, obligations, conditions or provisions of this Agreement must be in writing and shall not be construed to be a waiver of such covenant, agreement, obligation, condition, term or provision upon any subsequent breach of the same or of any other covenant, agreement, obligation, condition, term or provision herein contained.

In the event any provision under this Option shall require or anticipate that either Party hereto make a judgment, give consent or approval, or exercise discretion, that Party agrees to do so reasonably and in good faith, with due diligence, communicated to the other Party in writing except in those instances where a provision of this Agreement specifically sets forth a different standard of approval, in which case the specific standard of that Option provision shall govern.

Exhibits "A-1", "A-2", and "B", each as attached to this Option, are incorporated herein and made a part hereof.

If any provision of this Option is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

This Option incorporates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the Parties with respect to all or part of the subject matter hereof.

Each Party acknowledges and agrees that it has had the opportunity to thoroughly review the terms contained herein, to obtain the advice of independent legal counsel in connection therewith, and that this Option is the product of negotiations between the Parties. Consequently, the Parties agree that in the event of any dispute arising out of this Agreement, this instrument shall not be construed against one Party, and in favor of another, based upon the fact that one Party may have drafted this Option, or a particular provision thereof.

This Agreement is made under and shall be construed pursuant to the laws of the State of California. Any suit hereon or hereunder shall be brought only in a state or federal court sitting in the County of Los Angeles, State of California, and all Parties hereto hereby agree that venue shall lie therein.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.  
SIGNATURES FOLLOW.]

IN WITNESS WHEREOF, the Parties hereto have executed this Option the date and year first above written.

**LESSOR:**

**LESSEE:**

**City of Torrance, a municipal corporation**

**T-Mobile West Corporation, a Delaware corporation**

By: \_\_\_\_\_  
Name: Frank Scotto  
Title: Honorable Mayor, City of Torrance

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

ATTEST:

Its: \_\_\_\_\_

By: \_\_\_\_\_  
Sue Herbers  
Title: City Clerk, City of Torrance

Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM:

John Fellows III

By: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

Date: \_\_\_\_\_

**EXHIBIT "A-1"****DESCRIPTION OF LESSOR'S PROPERTY**

That portion of Lot "B" of the Rancho Los Palos Verdes, in the City of Torrance, County of Los Angeles, State of California, allotted to L. C. Lane by final decree of partition in Case No. 2373, of the Superior Court of said county, described as follows:

Beginning at the southeasterly corner of Lot 104 of Tract No. 17965, as per map recorded in book 447 pages 19 to 21 inclusive of Maps, records of said county; thence along the easterly prolongation of the southerly line of said lot 104, south  $89^{\circ}44'08''$  east 521.29 feet to the southerly prolongation of lot 119 of said Tract No. 17965; thence along said southerly prolongation North  $0^{\circ}15'52''$  east 430.82 feet to the southeasterly corner of said lot 119; thence along the southerly line of said lot 119 and said southerly line prolonged north  $89^{\circ}44'08''$  west 521.29 feet to the easterly line of lot 110 of said Tract No. 17965; thence south  $0^{\circ}15'52''$  west 430.82 feet to the point of beginning.

Excepting therefrom all oil, gas and hydrocarbon substances lying below a depth of 500 feet as granted to Arcadia Investment Company, by deed recorded March 14, 1952 in book 38472, page 290, of Official Records.

**EXHIBIT "A-2"**

**DESCRIPTION AND DEPICTION OF THE PREMISES**

**Plans depicting LESSEE's leased Premises and access and utility easements, consisting of 18 pages are attached hereto and incorporated herein by this reference.**

**[LESSEE TO SUBMIT PLANS TO LESSOR FOR REVIEW AND APPROVAL.]**



**T-Mobile**  
Sick Together

**NATIONAL**  
ENGINEERING & CONSULTING, INC.

**SITE NUMBER:** LA23213D  
**SITE NAME:** SEA AIR GOLF COURSE  
**SITE TYPE:** TENANT IMPROVEMENT

**CITY:** TORRANCE  
**COUNTY:** LOS ANGELES  
**JURISDICTION:** CITY OF TORRANCE

**PROJECT SUMMARY:**

**SITE ADDRESS:**  
SEA AIR GOLF COURSE  
10000 SEA AIR BLVD  
TORRANCE, CA 90504

**PROJECT OWNER:**  
SEA AIR GOLF COURSE  
10000 SEA AIR BLVD  
TORRANCE, CA 90504

**PROJECT DESCRIPTION:**  
TENANT IMPROVEMENT FOR T-MOBILE STORE

**DESIGNER:**  
TRILLIUM CONSULTING INC.  
10000 SEA AIR BLVD  
TORRANCE, CA 90504

**DATE:**  
10/20/2010

**SHEET INDEX:**

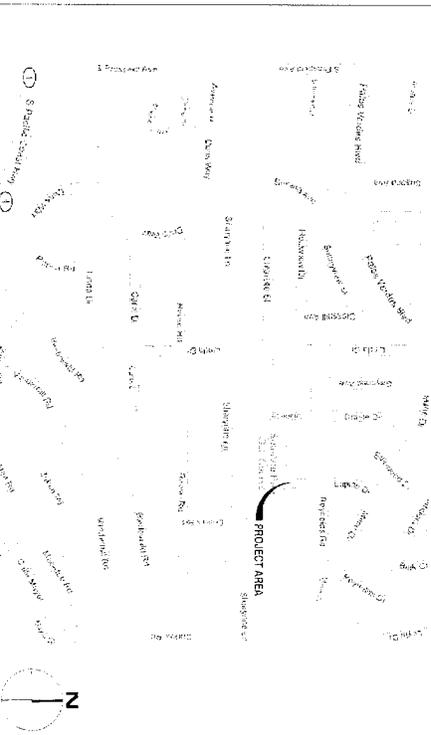
SHEET	DESCRIPTION
1	GENERAL NOTES
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	PROPOSED GRADING
5	PROPOSED PAVING
6	PROPOSED UTILITIES
7	PROPOSED SIGNAGE
8	PROPOSED LIGHTING
9	PROPOSED LANDSCAPE
10	PROPOSED FENCE
11	PROPOSED DRIVEWAY
12	PROPOSED SIDEWALK
13	PROPOSED BIKEWAY
14	PROPOSED TRAILER
15	PROPOSED STORAGE
16	PROPOSED SIGNAGE
17	PROPOSED LIGHTING
18	PROPOSED LANDSCAPE
19	PROPOSED FENCE
20	PROPOSED DRIVEWAY
21	PROPOSED SIDEWALK
22	PROPOSED BIKEWAY
23	PROPOSED TRAILER
24	PROPOSED STORAGE

**APPROVALS:**

**DESIGNER:**  
TRILLIUM CONSULTING INC.  
10000 SEA AIR BLVD  
TORRANCE, CA 90504

**DATE:**  
10/20/2010

**VICINITY MAP:**



**RF CONFIGURATION INFORMATION:**

TYPE	DEPTH	CONCRETE	PERMITS	NO. OF PIPES	NO. OF MANHOLES	NO. OF VALVES	NO. OF CLEAN-OUTS	NO. OF TIE-INS	NO. OF TIE-INS	NO. OF TIE-INS	NO. OF TIE-INS
1	12"	4"	1	1	1	1	1	1	1	1	1
2	18"	6"	1	1	1	1	1	1	1	1	1
3	24"	8"	1	1	1	1	1	1	1	1	1
4	30"	10"	1	1	1	1	1	1	1	1	1
5	36"	12"	1	1	1	1	1	1	1	1	1
6	42"	14"	1	1	1	1	1	1	1	1	1
7	48"	16"	1	1	1	1	1	1	1	1	1
8	54"	18"	1	1	1	1	1	1	1	1	1
9	60"	20"	1	1	1	1	1	1	1	1	1
10	66"	22"	1	1	1	1	1	1	1	1	1
11	72"	24"	1	1	1	1	1	1	1	1	1
12	78"	26"	1	1	1	1	1	1	1	1	1
13	84"	28"	1	1	1	1	1	1	1	1	1
14	90"	30"	1	1	1	1	1	1	1	1	1
15	96"	32"	1	1	1	1	1	1	1	1	1
16	102"	34"	1	1	1	1	1	1	1	1	1
17	108"	36"	1	1	1	1	1	1	1	1	1
18	114"	38"	1	1	1	1	1	1	1	1	1
19	120"	40"	1	1	1	1	1	1	1	1	1
20	126"	42"	1	1	1	1	1	1	1	1	1
21	132"	44"	1	1	1	1	1	1	1	1	1
22	138"	46"	1	1	1	1	1	1	1	1	1
23	144"	48"	1	1	1	1	1	1	1	1	1
24	150"	50"	1	1	1	1	1	1	1	1	1
25	156"	52"	1	1	1	1	1	1	1	1	1
26	162"	54"	1	1	1	1	1	1	1	1	1
27	168"	56"	1	1	1	1	1	1	1	1	1
28	174"	58"	1	1	1	1	1	1	1	1	1
29	180"	60"	1	1	1	1	1	1	1	1	1
30	186"	62"	1	1	1	1	1	1	1	1	1
31	192"	64"	1	1	1	1	1	1	1	1	1
32	198"	66"	1	1	1	1	1	1	1	1	1
33	204"	68"	1	1	1	1	1	1	1	1	1
34	210"	70"	1	1	1	1	1	1	1	1	1
35	216"	72"	1	1	1	1	1	1	1	1	1
36	222"	74"	1	1	1	1	1	1	1	1	1
37	228"	76"	1	1	1	1	1	1	1	1	1
38	234"	78"	1	1	1	1	1	1	1	1	1
39	240"	80"	1	1	1	1	1	1	1	1	1
40	246"	82"	1	1	1	1	1	1	1	1	1
41	252"	84"	1	1	1	1	1	1	1	1	1
42	258"	86"	1	1	1	1	1	1	1	1	1
43	264"	88"	1	1	1	1	1	1	1	1	1
44	270"	90"	1	1	1	1	1	1	1	1	1
45	276"	92"	1	1	1	1	1	1	1	1	1
46	282"	94"	1	1	1	1	1	1	1	1	1
47	288"	96"	1	1	1	1	1	1	1	1	1
48	294"	98"	1	1	1	1	1	1	1	1	1
49	300"	100"	1	1	1	1	1	1	1	1	1
50	306"	102"	1	1	1	1	1	1	1	1	1
51	312"	104"	1	1	1	1	1	1	1	1	1
52	318"	106"	1	1	1	1	1	1	1	1	1
53	324"	108"	1	1	1	1	1	1	1	1	1
54	330"	110"	1	1	1	1	1	1	1	1	1
55	336"	112"	1	1	1	1	1	1	1	1	1
56	342"	114"	1	1	1	1	1	1	1	1	1
57	348"	116"	1	1	1	1	1	1	1	1	1
58	354"	118"	1	1	1	1	1	1	1	1	1
59	360"	120"	1	1	1	1	1	1	1	1	1
60	366"	122"	1	1	1	1	1	1	1	1	1
61	372"	124"	1	1	1	1	1	1	1	1	1
62	378"	126"	1	1	1	1	1	1	1	1	1
63	384"	128"	1	1	1	1	1	1	1	1	1
64	390"	130"	1	1	1	1	1	1	1	1	1
65	396"	132"	1	1	1	1	1	1	1	1	1
66	402"	134"	1	1	1	1	1	1	1	1	1
67	408"	136"	1	1	1	1	1	1	1	1	1
68	414"	138"	1	1	1	1	1	1	1	1	1
69	420"	140"	1	1	1	1	1	1	1	1	1
70	426"	142"	1	1	1	1	1	1	1	1	1
71	432"	144"	1	1	1	1	1	1	1	1	1
72	438"	146"	1	1	1	1	1	1	1	1	1
73	444"	148"	1	1	1	1	1	1	1	1	1
74	450"	150"	1	1	1	1	1	1	1	1	1
75	456"	152"	1	1	1	1	1	1	1	1	1
76	462"	154"	1	1	1	1	1	1	1	1	1
77	468"	156"	1	1	1	1	1	1	1	1	1
78	474"	158"	1	1	1	1	1	1	1	1	1
79	480"	160"	1	1	1	1	1	1	1	1	1
80	486"	162"	1	1	1	1	1	1	1	1	1
81	492"	164"	1	1	1	1	1	1	1	1	1
82	498"	166"	1	1	1	1	1	1	1	1	1
83	504"	168"	1	1	1	1	1	1	1	1	1
84	510"	170"	1	1	1	1	1	1	1	1	1
85	516"	172"	1	1	1	1	1	1	1	1	1
86	522"	174"	1	1	1	1	1	1	1	1	1
87	528"	176"	1	1	1	1	1	1	1	1	1
88	534"	178"	1	1	1	1	1	1	1	1	1
89	540"	180"	1	1	1	1	1	1	1	1	1
90	546"	182"	1	1	1	1	1	1	1	1	1
91	552"	184"	1	1	1	1	1	1	1	1	1
92	558"	186"	1	1	1	1	1	1	1	1	1
93	564"	188"	1	1	1	1	1	1	1	1	1
94	570"	190"	1	1	1	1	1	1	1	1	1
95	576"	192"	1	1	1	1	1	1	1	1	1
96	582"	194"	1	1	1	1	1	1	1	1	1
97	588"	196"	1	1	1	1	1	1	1	1	1
98	594"	198"	1	1	1	1	1	1	1	1	1
99	600"	200"	1	1	1	1	1	1	1	1	1
100	606"	202"	1	1	1	1	1	1	1	1	1
101	612"	204"	1	1	1	1	1	1	1	1	1
102	618"	206"	1	1	1	1	1	1	1	1	1
103	624"	208"	1	1	1	1	1	1	1	1	1
104	630"	210"	1	1	1	1	1	1	1	1	1
105	636"	212"	1	1	1	1	1	1	1	1	1
106	642"	214"	1	1	1	1	1	1	1	1	1
107	648"	216"	1	1	1	1	1	1	1	1	1
108	654"	218"	1	1	1	1	1	1	1	1	1
109	660"	220"	1	1	1	1	1	1	1	1	1
110	666"	222"	1	1	1	1	1	1	1	1	1
111	672"	224"	1	1	1	1	1	1	1	1	1
112	678"	226"	1								



REVISIONS

1. Addendum No. 1 to the General Conditions of Contract, dated 10/1/88, is hereby incorporated by reference into this contract.

2. The contract documents shall be read and interpreted as a whole, and no provision shall be construed to prevail over another unless the language is unambiguous and clearly indicates the intent of the parties.

3. The contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed under this contract.

4. The contractor shall maintain access to all existing utilities and structures on the site throughout the duration of the project.

5. The contractor shall be responsible for protecting all existing structures and utilities on the site from damage during the construction process.

6. The contractor shall be responsible for obtaining all necessary insurance coverage for the project, including workers' compensation and liability insurance.

7. The contractor shall be responsible for obtaining all necessary bonds for the project, including performance and payment bonds.

8. The contractor shall be responsible for obtaining all necessary approvals from the local authorities for the project.

9. The contractor shall be responsible for obtaining all necessary approvals from the state and federal agencies for the project.

10. The contractor shall be responsible for obtaining all necessary approvals from the local, state, and federal agencies for the project.

11. The contractor shall be responsible for obtaining all necessary approvals from the local, state, and federal agencies for the project.

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NOTES

1. The contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed under this contract.

2. The contractor shall maintain access to all existing utilities and structures on the site throughout the duration of the project.

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SITE DATA

1. The contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed under this contract.

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GENERAL NOTES

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**T-Mobile**  
Stick Together

PLANS PREPARED BY:  
**NATIONAL**  
ARCHITECTURE & CONSULTANTS, INC.  
1000 WEST 10TH AVENUE, SUITE 1000  
DENVER, COLORADO 80202

CONSULTANTS:  
**TRILLION CONSULTING INC.**  
1000 WEST 10TH AVENUE, SUITE 1000  
DENVER, COLORADO 80202

NO.	DATE	DESCRIPTION	BY
1	08/17/08	ISSUE FOR BIDDING	LSB
2	10/01/08	CLIENT REVISIONS	JSM
3	10/27/08	CLIENT REVISIONS	JSM
4	02/28/09	CLIENT REVISIONS	JSM
5	07/15/09	PERMANENT REVISIONS	JSM
6	08/21/09	NOISE CORRECTIVE ACTION PLAN REVIEW	JSM
7	01/14/10	NOISE CORRECTIVE ACTION PLAN REVIEW	JSM
8	02/28/09	NOISE CORRECTIVE ACTION PLAN REVIEW	JSM

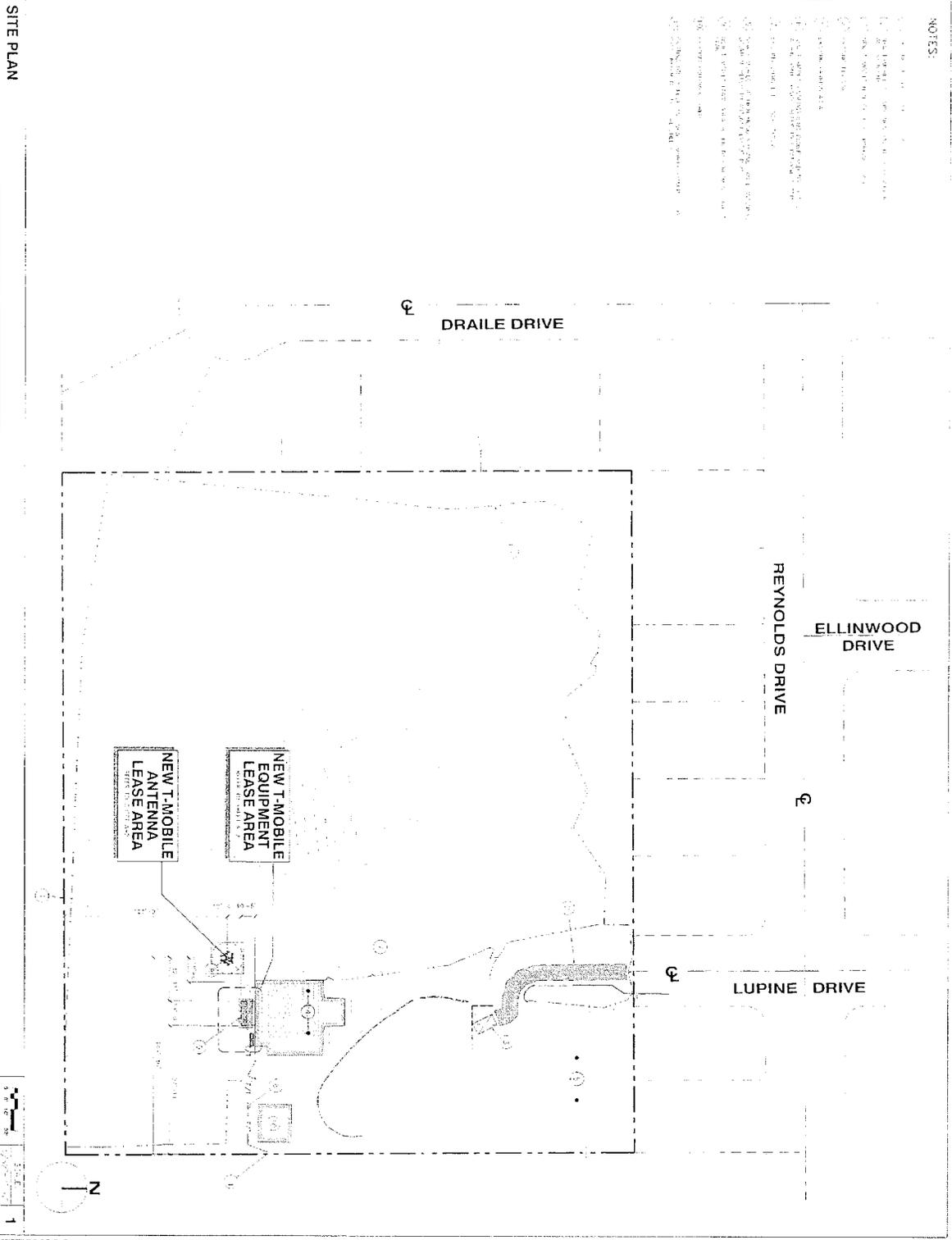
SITE INFORMATION:  
**LA23213D**  
Sea Air Golf Course  
2220 LUPINE DRIVE  
TOMBALL, TEXAS 77455  
LOS ANGELES COUNTY

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER: **T-3**







NOTES:

- 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

SITE PLAN

**Stick Together**

**T-Mobile**

PLANS PREPARED BY:

**NATIONAL**

ENGINEERING & CONSULTING, INC.

10000 W. CENTRAL EXPRESSWAY, SUITE 100

IRVINE, CALIFORNIA 92618

TEL: 949.261.1234

FAX: 949.261.1235

CONSULTANT:

TRIUMPH CONSULTING INC.

1000 W. CENTRAL EXPRESSWAY, SUITE 100

IRVINE, CALIFORNIA 92618

TEL: 949.261.1234

FAX: 949.261.1235

NO.	DATE	DESCRIPTION	BY
1	06/17/08	90% FOR REVIEW	FAH
2	10/01/08	START REVISIONS	FAH
3	10/22/08	CLIENT REVISIONS	FAH
4	06/29/09	CLIENT REVISIONS	JGW
5	07/16/09	MARKING REVISIONS	JGW
6	06/27/09	90% FOR REVIEW	JGW
7	09/16/09	100% FOR REVIEW	JGW
8	04/15/09	DEAD REVISION	FAH

SITE INFORMATION:

**LA23213D**

Sea Air Golf Course

2280 LUPINE DRIVE

TORRANCE, CA 90505

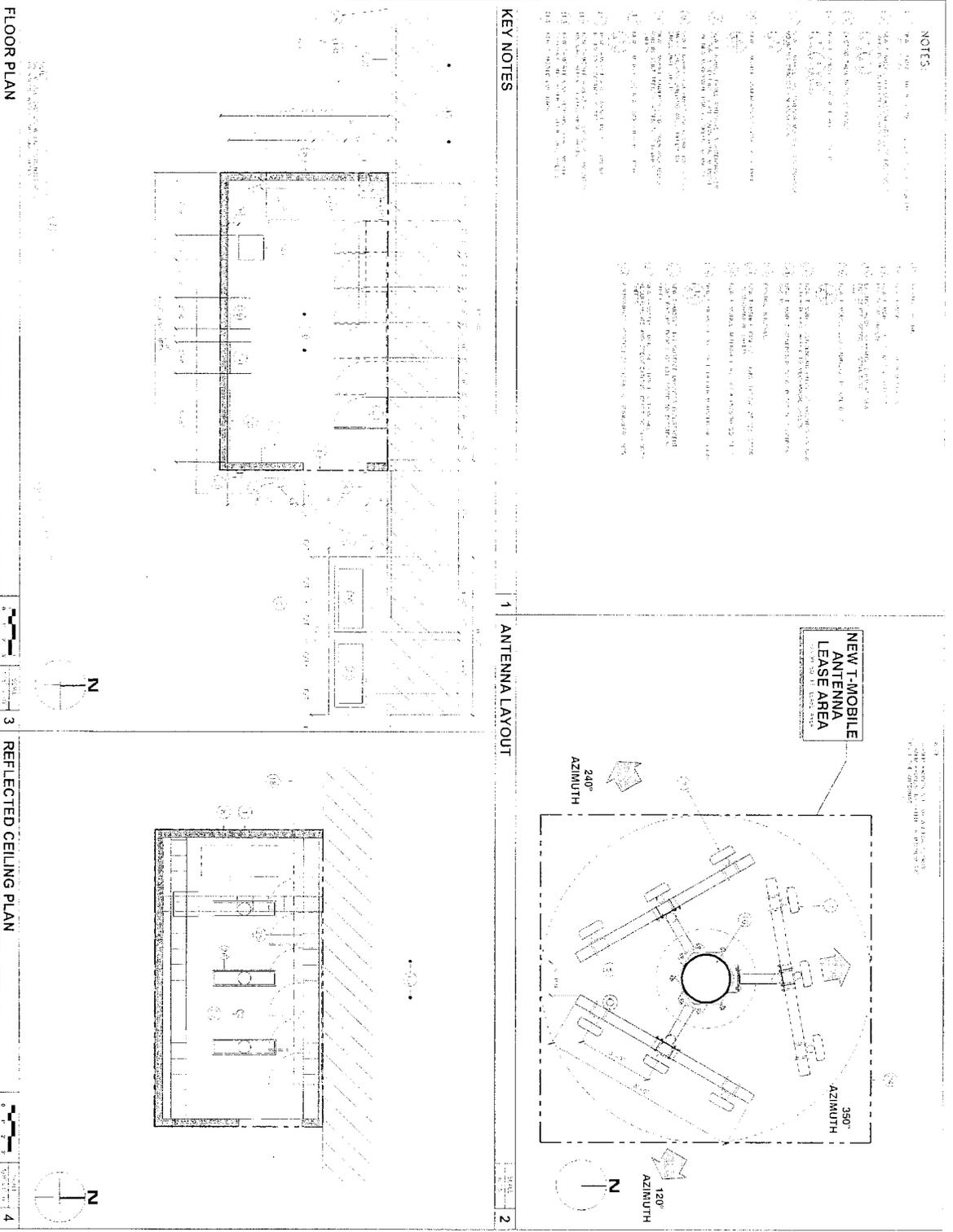
LOS ANGELES COUNTY

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

**A-1**



**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CALIFORNIA BUILDING CODE (CBC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE CALIFORNIA MECHANICAL AND PLUMBING CODE (CMPC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE CALIFORNIA FIRE AND SAFETY CODE (CFSC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE CALIFORNIA ENERGY CONSERVATION CODE (CECC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE CONTROL CODE (ISCC) AND THE CALIFORNIA SMOKE CONTROL CODE (CSCC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOUND AND VIBRATION CODE (ISVC) AND THE CALIFORNIA SOUND AND VIBRATION CODE (CSVC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE (ITC) AND THE CALIFORNIA TRANSPORTATION CODE (CTC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE (IAC) AND THE CALIFORNIA ACCESSIBILITY CODE (CAC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND THE CALIFORNIA SAFETY CODE (CSC).

**KEY NOTES**

1 ANTENNA LAYOUT

2

**TRILLIUM CONSULTING INC.**  
 10000 WILSON AVENUE, SUITE 200  
 BAYVIEW, CALIFORNIA 94026  
 TEL: 415.333.2020

**CONSULTANT:**

**Stick Together**  
 NATIONAL  
 CONSULTING GROUP

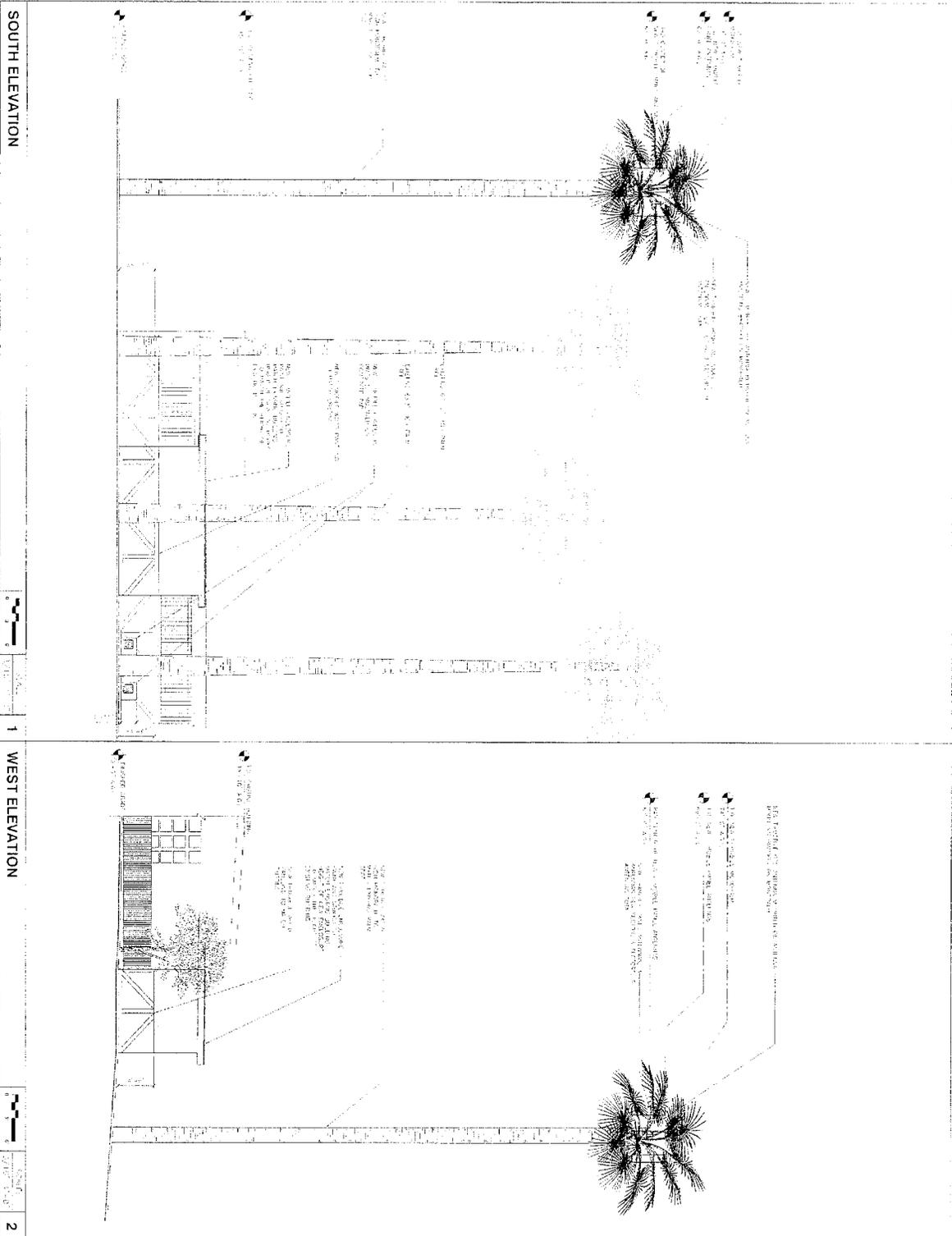
NO.	DATE	DESCRIPTION	BY
1	05/17/08	932 ELM HILL BLVD. - F&M	JSM
2	11/01/08	CLIENT REVISIONS	JSM
3	10/22/08	CLIENT REVISIONS	JSM
4	08/29/08	CLIENT REVISIONS	JSM
5	10/21/08	CLIENT REVISIONS	JSM
6	08/21/09	FINAL CD'S FOR PERMITTING	JSM
7	10/21/09	FINAL CD'S FOR PERMITTING	JSM
8	09/20/09	ISSUE REVISION	JSM

**LA23213D**  
 Sea Air Golf Course  
 22408 LUPINE DRIVE  
 TORRANCE, CA 90503  
 LOS ANGELES COUNTY

**SITE INFORMATION:**

**SHEET TITLE:**  
 FLOOR PLAN, ANTENNA LAYOUT, REFLECTED CEILING PLAN, AND KEYNOTES

**SHEET NUMBER:**  
**A-2**



**Stick Together**

**Mobile**

**NATIONAL**

CONSULTANTS

PLANS PREPARED BY:

**TRILINK CONSULTING INC.**  
 22200 LUPINE DRIVE  
 TORRANCE, CA 90503  
 TEL: 562-409-1100  
 FAX: 562-409-1101  
 WWW.TRILINKCONSULTING.COM

NO.	DATE	DESCRIPTION	BY
1	09/12/08	90% PER APPROX	SAM
2	10/01/08	CLIENT REVISIONS	JSM
3	10/27/08	CLIENT REVISIONS	JSM
4	06/22/09	OWNER REVISIONS	JSM
5	10/21/09	PERMITS REVISIONS	JSM
6	06/21/09	60% PER APPROX FOR REVIEW	JSM
7	10/21/09	FINAL APPROVAL	JSM
8	09/29/09	FINAL REVISION	JSM

**SITE INFORMATION**

**LA23213D**

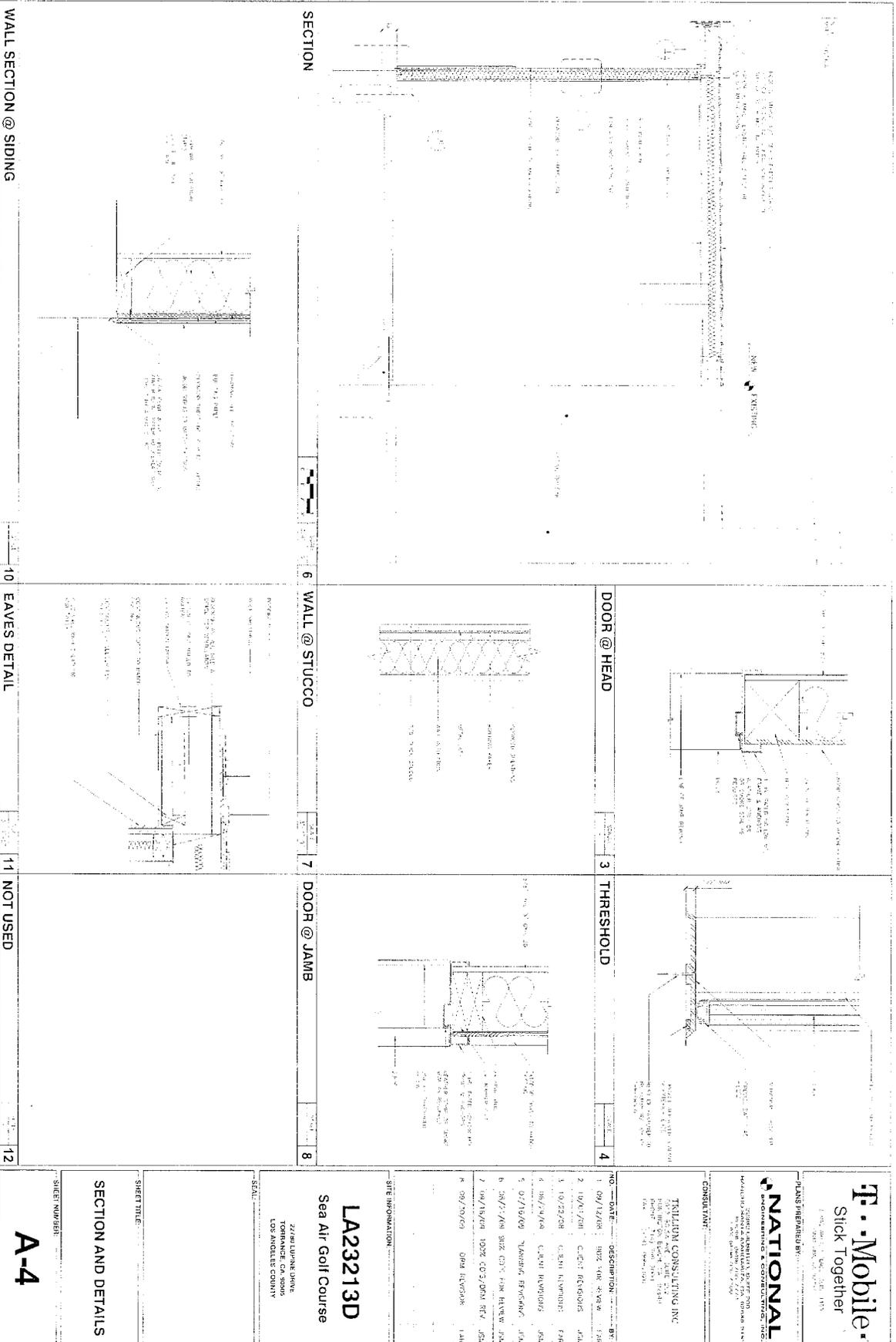
**Sea Air Golf Course**

22200 LUPINE DRIVE  
 TORRANCE, CA 90503  
 COOPERFIELD RESORT

SCALE

SHEET TITLE:  
**ARCHITECTURAL  
 ELEVATIONS**

SHEET NUMBER:  
**A-3**



**F Mobile**  
Stick Together

**NATIONAL**  
ENGINEERING & CONSTRUCTION, INC.  
2700 S. GARDEN AVENUE, SUITE 200  
TOLSON, CALIFORNIA 92580  
TEL: 951-261-1100 FAX: 951-261-1101

**TRILLION CONSULTING INC.**  
10000 E. 16TH AVENUE, SUITE 100  
DENVER, COLORADO 80232  
TEL: 303-751-1000 FAX: 303-751-1001

NO.	DATE	DESCRIPTION	BY
1	09/12/08	ISSUE FOR PERMITS	ESR
2	10/01/08	CLIENT REVISIONS	JDM
3	10/22/08	CLIENT REVISIONS	ESR
4	08/19/09	CLIENT REVISIONS	JDM
5	07/19/09	TRIMMING REVISIONS	JDM
6	08/27/08	ISSUE FOR PERMITS	JDM
7	08/18/08	ISSUE FOR PERMITS	JDM
8	09/27/07/09	ISSUE FOR PERMITS	JDM

**SITE INFORMATION**  
LA23213D  
Sea Air Golf Course  
27781 LUPINE DRIVE  
TOLSON, CA 92580  
LOS ANGELES COUNTY

**SECTION AND DETAILS**  
SHEET NUMBER  
**A-4**

		<p>NOT USED</p>	
<p><b>RBS EQUIPMENT CABINET</b></p>	<p><b>BBU EQUIPMENT MOUNTING</b></p>	<p><b>NOT USED</b></p>	<p><b>GPS ANTENNA</b></p>
<p><b>COAX STUB UP</b></p>	<p><b>COAX TRENCH</b></p>	<p><b>COAX CABLE LADDER</b></p>	<p><b>COAX CABLE LADDER</b></p>
<p><b>COAX STUB UP</b></p>	<p><b>COAX TRENCH</b></p>	<p><b>COAX CABLE LADDER</b></p>	<p><b>COAX CABLE LADDER</b></p>

**Stick Together**

**F. Mobile**

PLANS PREPARED BY:

**NATIONAL**

ENGINEERING & CONSULTING, INC.

3000 W. CENTRAL EXPRESSWAY, SUITE 200  
 ANAHEIM, CALIFORNIA 92806  
 TEL: 714/933-8800  
 FAX: 714/933-8801

CONSULTANT:

TRIUMPH CONSULTING INC.  
 4015 W. CENTRAL EXPRESSWAY, SUITE 200  
 ANAHEIM, CALIFORNIA 92806  
 TEL: 714/933-8800  
 FAX: 714/933-8801

NO. DATE DESCRIPTION BY

1 1/9/12/08 9:02 FOR REVIEW JAR

2 1/9/01/09 CLARE REVISIONS JAR

3 10/28/08 CLARE REVISIONS JAR

4 1/6/2/04/08 STEVE ROBERTS JAV

5 01/18/09 FRANKIE REVISIONS JAV

6 1/6/21/09 CLARE TIPS FOR REVIEW JSM

7 1/16/09/09 JONAS 2009/01/16 JAV

8 05/23/09 DDM REVISION LAR

**LA23213D**

Sea Air Golf Course

ZVI/RLP/PLH/PHM  
 TORRANCE, CA 90505  
 LOS ANGELES COUNTY

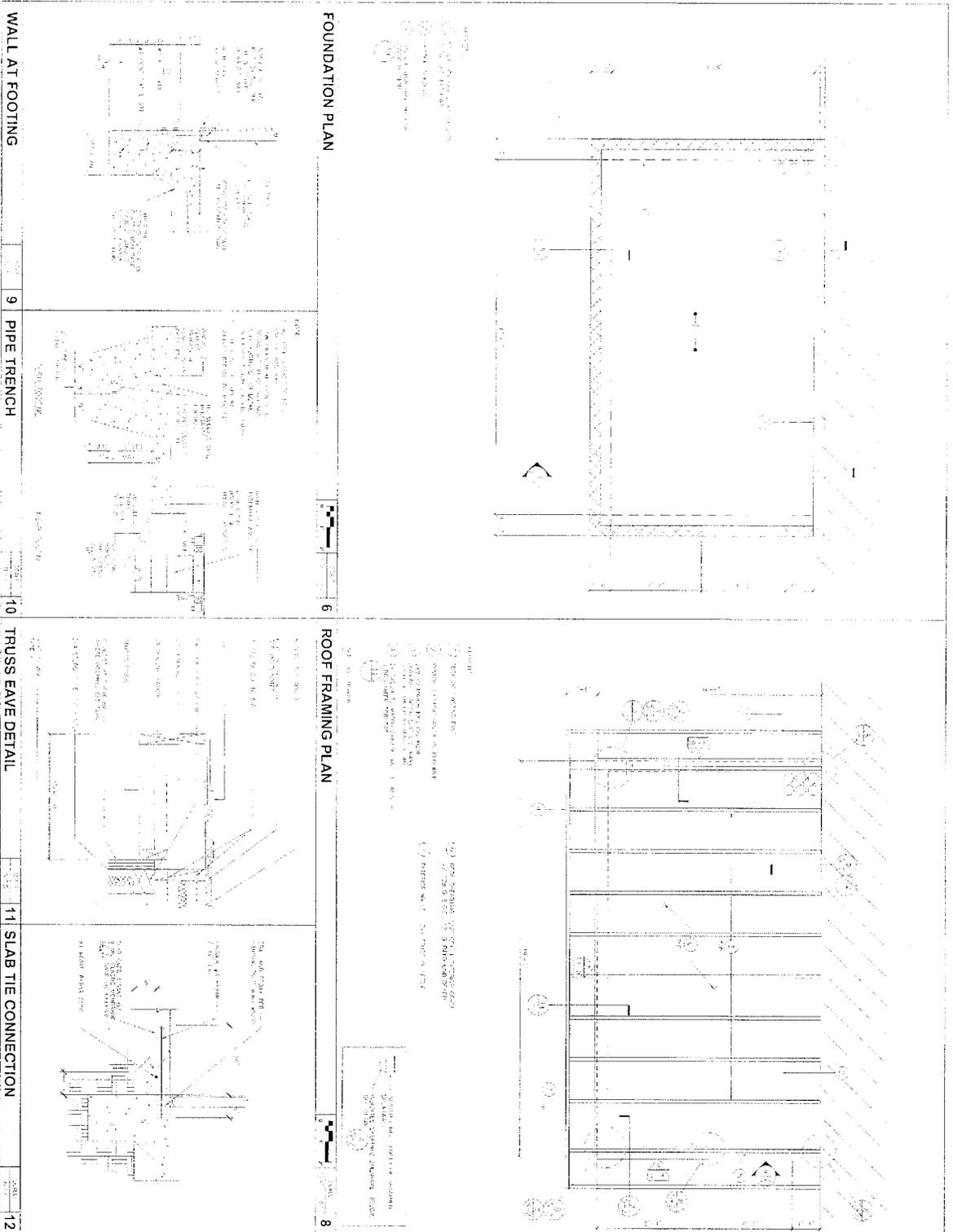
SCALE:

SHEET TITLE:

ARCHITECTURAL  
 DETAILS

SHEET NUMBER:

**A-5**



**PLANS PREPARED BY:**  
**NATIONAL**  
 CONSULTANTS & ENGINEERS, INC.  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714/771-1111 FAX: 714/771-1112

**CONSULTANT:**

**TRULLIUM CONSULTING INC.**  
 5200 WILSON AVENUE, SUITE 100  
 COSTA MESA, CALIFORNIA 92626  
 TEL: 714/440-1100 FAX: 714/440-1101

NO.	DATE	DESCRIPTION	BY
1	10/17/08	52% FOR REVIEW	JAM
2	10/27/08	FINAL REVISIONS	JAM
3	11/03/08	CLIENT REVISIONS	JAM
4	11/03/08	CLIENT REVISIONS	JAM
5	12/11/08	FINAL REVISIONS	JAM
6	12/11/08	FOR 10% REVIEW	JAM
7	12/11/08	FOR 10% REVIEW	JAM
8	12/11/08	FOR 10% REVIEW	JAM

**SITE INFORMATION:**

**LA23213D**  
 Sea Air Golf Course

22780 LITTLE JUNE  
 TORRANCE, CA 90503  
 LOS ANGELES COUNTY

**SEAL:**

**SHEET NUMBER:**  
**S-1**

**SHEET TITLE:**  
 FOUNDATION PLAN,  
 ROOF FRAMING PLAN  
 AND DETAILS

	<p><b>2</b> EXTERIOR AND INTERIOR BEARING/SHEAR WALL FRAMING</p>		<p><b>4</b></p>																																				
	<p><b>5</b> NOT USED</p>		<p><b>7</b> SIMPSON HOLDOWN DETAIL</p>																																				
<p><b>SECTION</b></p>	<p><b>6</b> NOT USED</p>	<p><b>WALL INTERSECTION AT HD</b></p>	<p><b>8</b></p>																																				
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<p><b>12</b></p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/12/06</td> <td>ISSUE FOR PERMITS</td> <td>FAH</td> </tr> <tr> <td>2</td> <td>10/01/06</td> <td>CLIENT REVISIONS</td> <td>AM</td> </tr> <tr> <td>3</td> <td>09/22/08</td> <td>CLIENT REVISIONS</td> <td>FAH</td> </tr> <tr> <td>4</td> <td>06/29/09</td> <td>CLIENT REVISIONS</td> <td>JM</td> </tr> <tr> <td>5</td> <td>07/16/09</td> <td>REVISIONS</td> <td>AM</td> </tr> <tr> <td>6</td> <td>08/21/09</td> <td>SIZE CHG FOR PERMITS</td> <td>AM</td> </tr> <tr> <td>7</td> <td>09/15/09</td> <td>ISSUE FOR PERMITS</td> <td>AM</td> </tr> <tr> <td>8</td> <td>09/10/09</td> <td>DATA REVISIONS</td> <td>FAH</td> </tr> </tbody> </table> <p><b>SITE INFORMATION</b></p> <p><b>LA23213D</b></p> <p>Sea Air Golf Course</p> <p>27288 LIVINGHURST          TORRANCE, CA 90503          LOS ANGELES COUNTY</p> <p><b>SCALE</b></p> <p><b>SHEET TITLE</b></p> <p><b>SECTION AND STRUCTURAL DETAILS</b></p> <p><b>SHEET NUMBER</b></p> <p><b>S-2</b></p>			NO.	DATE	DESCRIPTION	BY	1	06/12/06	ISSUE FOR PERMITS	FAH	2	10/01/06	CLIENT REVISIONS	AM	3	09/22/08	CLIENT REVISIONS	FAH	4	06/29/09	CLIENT REVISIONS	JM	5	07/16/09	REVISIONS	AM	6	08/21/09	SIZE CHG FOR PERMITS	AM	7	09/15/09	ISSUE FOR PERMITS	AM	8	09/10/09	DATA REVISIONS	FAH
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**F-Mobile**  
 Stick Together

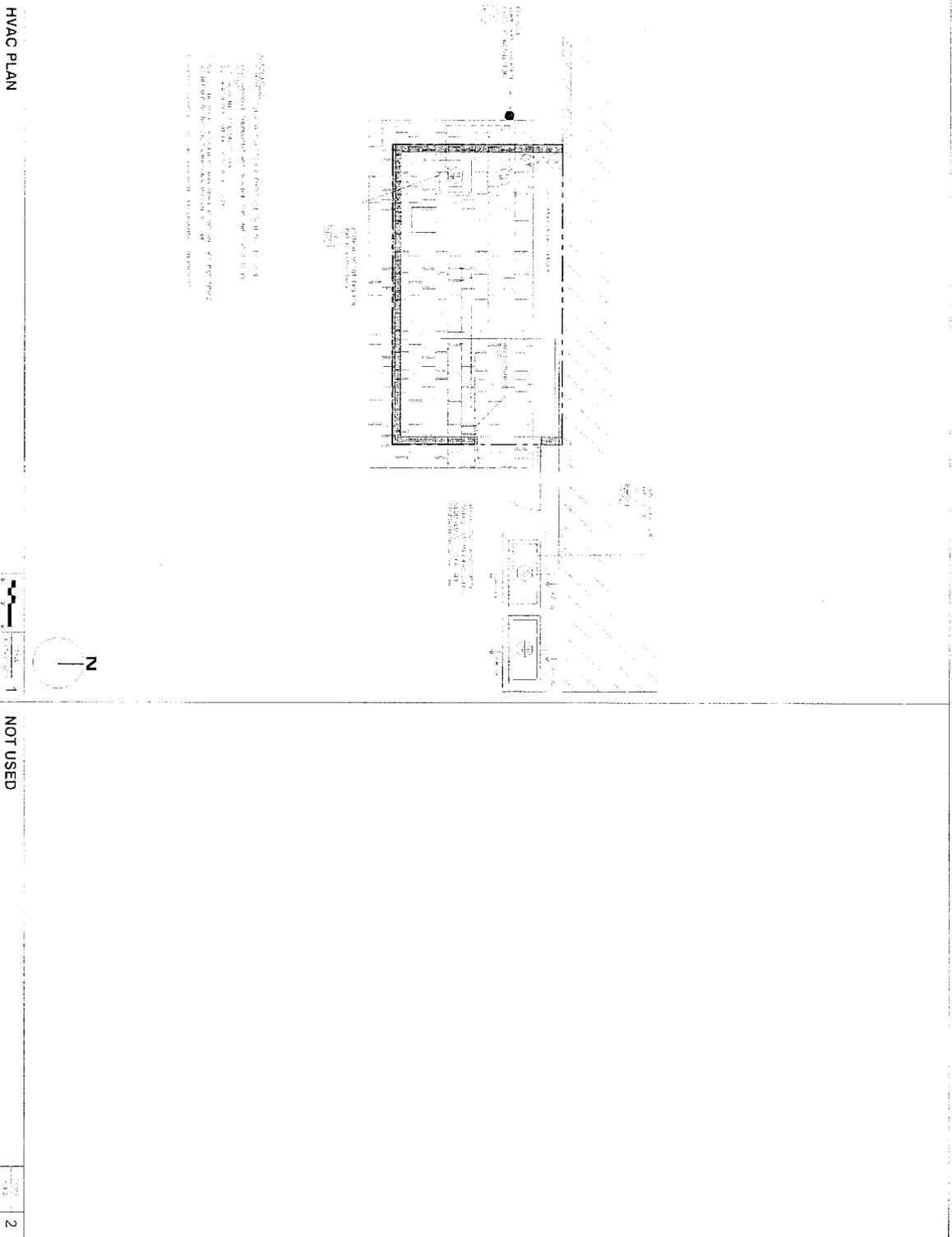
1000 LAMAR BLVD, SUITE 1000  
 LOS ANGELES, CA 90015

**NATIONAL**  
 PROFESSIONAL ENGINEERING & CONSULTING INC.

TRILLIUM CONSULTING INC.  
 1000 LAMAR BLVD, SUITE 1000  
 LOS ANGELES, CA 90015  
 TEL: 213.201.2000  
 FAX: 213.201.2001

**PLANS PREPARED BY:**  
 PROJECT NO. LA23213D  
 SHEET NO. S-2

**CONSULTANT:**



HVAC PLAN

NOT USED

<p><b>F-Mobile</b> Stick Together</p> <p>7000 S. Sepulveda Blvd., Suite 100 Los Angeles, CA 90045</p>																																					
<p>PLANS PREPARED BY:</p> <p><b>NATIONAL</b> ENGINEERING &amp; CONSULTING, INC.</p> <p>10000 W. Century Blvd., Suite 100 Los Angeles, CA 90045 Tel: (310) 554-1100 Fax: (310) 554-1101</p>																																					
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8	05/23/03	ISSUE FOR PERMITS	JAM																																		
<p>SIGNATURE:</p> <p><b>HVAC PLAN</b></p>																																					
<p>PROJECT NUMBER:</p> <p><b>M-1</b></p>																																					

<p><b>MECHANICAL MANDATORY NOTES</b></p> <p>1. All work shall be in accordance with the Mechanical Code of the City of Los Angeles, California, and the applicable California State Code.</p> <p>2. All equipment shall be installed in accordance with the manufacturer's instructions.</p> <p>3. All piping shall be installed in accordance with the applicable California State Code and the manufacturer's instructions.</p> <p>4. All electrical work shall be in accordance with the applicable California State Code and the manufacturer's instructions.</p> <p>5. All work shall be completed in accordance with the applicable California State Code and the manufacturer's instructions.</p>	<p><b>NOTES &amp; SPECIFICATIONS</b></p> <p>1. All work shall be in accordance with the Mechanical Code of the City of Los Angeles, California, and the applicable California State Code.</p> <p>2. All equipment shall be installed in accordance with the manufacturer's instructions.</p> <p>3. All piping shall be installed in accordance with the applicable California State Code and the manufacturer's instructions.</p> <p>4. All electrical work shall be in accordance with the applicable California State Code and the manufacturer's instructions.</p> <p>5. All work shall be completed in accordance with the applicable California State Code and the manufacturer's instructions.</p>	<p><b>VERTICAL FAN COIL UNITS</b></p>								
<p><b>FAN COIL ANCHORAGE</b></p>	<p><b>CONDENSING UNIT PIPING</b></p>	<p><b>DRY WELL</b></p>								
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SYMBOL	DESCRIPTION									
(Symbol)	CONDENSING UNIT PIPING									
(Symbol)	DRY WELL									
(Symbol)	FAN COIL ANCHORAGE									

**Mobile**  
Stick Together

11000 W. 11th Street, Suite 100  
Los Angeles, CA 90024

**NATIONAL**  
CONSULTING & CONSTRUCTION INC.

2000 W. Century Blvd., Suite 200  
Los Angeles, CA 90047  
Phone: (310) 551-1111  
Fax: (310) 551-1112

**CONSULTANT**

TRILLIUM CONSULTING INC.  
1100 W. Century Blvd., Suite 200  
Los Angeles, CA 90047  
Phone: (310) 551-1111  
Fax: (310) 551-1112

**NO. DATE DESCRIPTION BY**

1	04/17/08	332 FOR REVIEW	FAE
2	06/01/08	CLIENT REVISIONS	FAE
3	06/22/08	CLIENT REVISIONS	FAE
4	06/26/08	CLIENT REVISIONS	JEM
5	07/15/08	FINAL REVISIONS	JEM
6	08/11/08	FINAL REVISIONS	JEM
7	09/10/08	FINAL REVISIONS	JEM
8	09/10/08	FINAL REVISIONS	FAE

**SITE INFORMATION:**

**LA23213D**

Sea Air Golf Course

22789 LUNAR BLVD  
TOMBANCE, CA 90025  
LOS ANGELES COUNTY

**SHEET TITLE:**

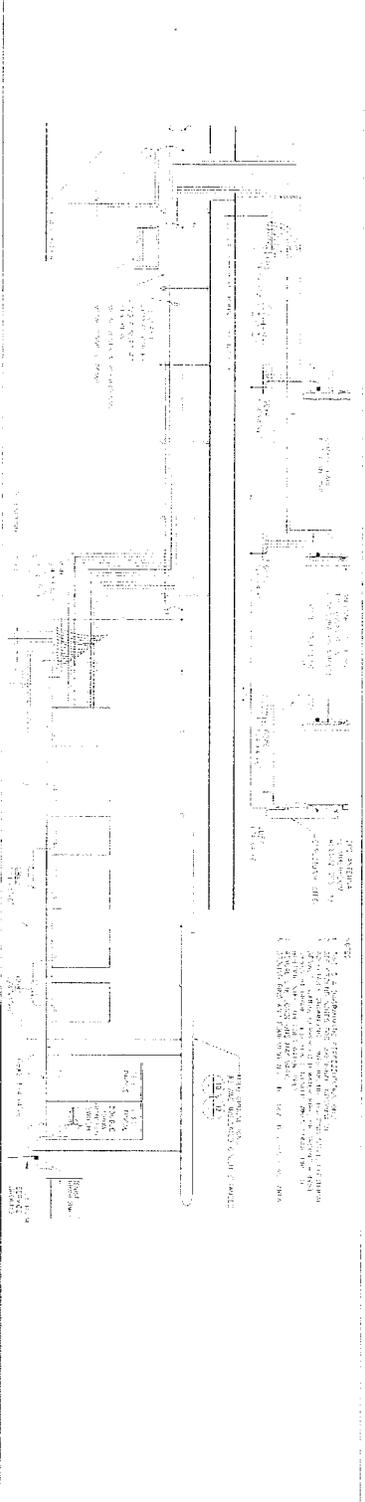
**HVAC NOTES, SPECIFICATIONS & DETAILS**

**SHEET NUMBER:**

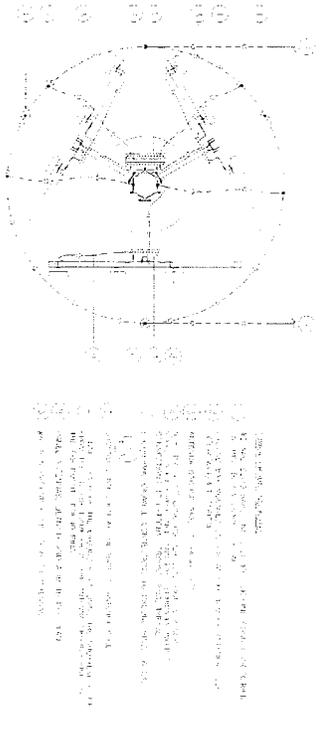
**M-2**



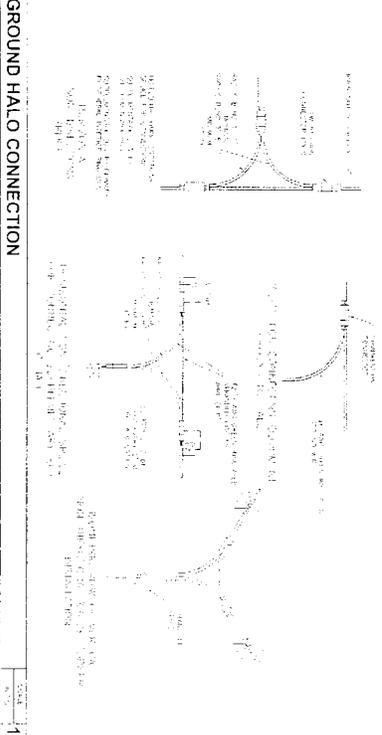




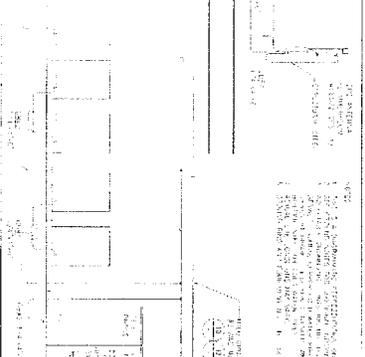
GROUNDING SCHEMATIC



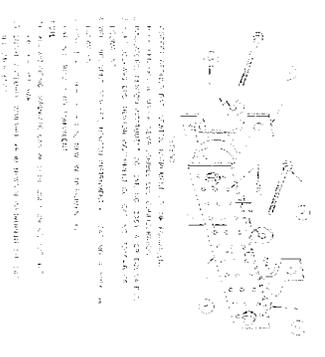
TOWER GROUNDING



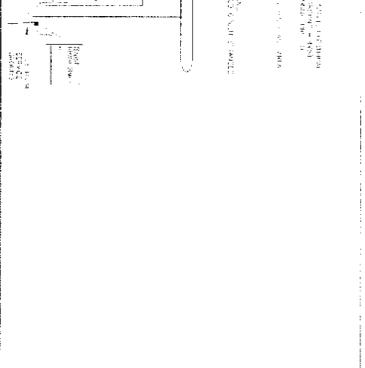
GROUND HALO CONNECTION



GROUND BUSS BAR



NOT USED



GROUND CONNECTION

CABLE LADDER GROUNDING

NO.	DATE	DESCRIPTION	BY
1	09/12/08	912 EYE REVIEW	LAN
2	11/01/08	CLIENT REVISIONS	SJM
3	11/22/08	CLIENT REVISIONS	LAN
4	08/24/09	CLIENT REVISIONS	SJM
5	07/14/09	PLANNING REVISIONS	SJM
6	06/21/09	938 RFS FOR PROTECT	SJM
7	06/14/09	100% CD/SPEC REV.	SJM
8	05/20/09	BIDN REVISION	LAN

**LA23213D**  
 Sea Air Golf Course  
 22781 LIVINGWINE DRIVE  
 FORMOSA CA 96335  
 LOS ANGELES COUNTY

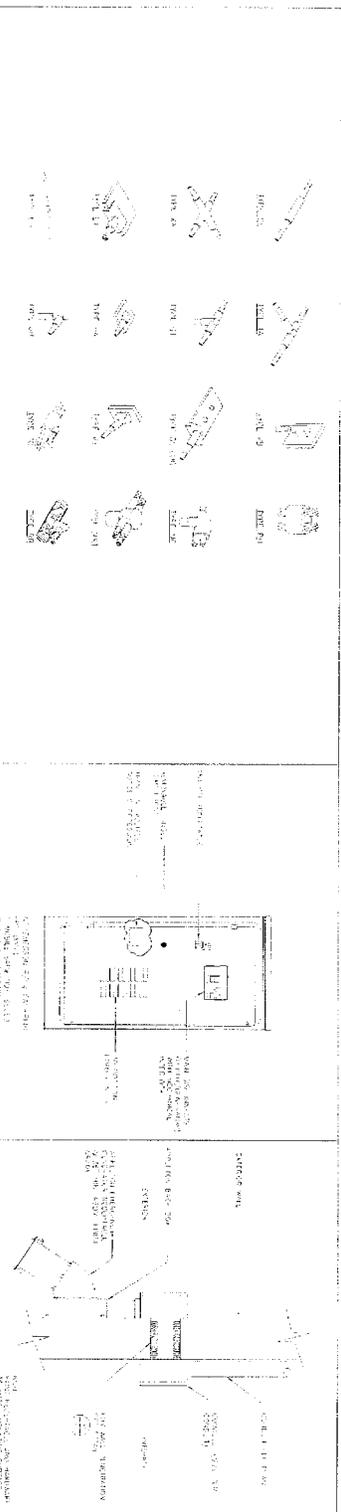
**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 17700 E. WILSON AVENUE  
 SUITE 100  
 DENVER, CO 80234  
 TEL: 303.751.1100  
 FAX: 303.751.1101  
 WWW.NATIONAL-ECI.COM

CONSULTANT: TRILLIUM CONSULTING INC.  
 10000 W. WASHINGTON AVE.  
 SUITE 100  
 DENVER, CO 80234  
 TEL: 303.751.1100  
 FAX: 303.751.1101  
 WWW.NATIONAL-ECI.COM

PLANS PREPARED BY: [Name]

**Stick Together**  
 R-Mobile

SHEET TITLE: GROUNDING DETAILS  
 SHEET NUMBER: E-3



**CAL DWELD CONNECTIONS**

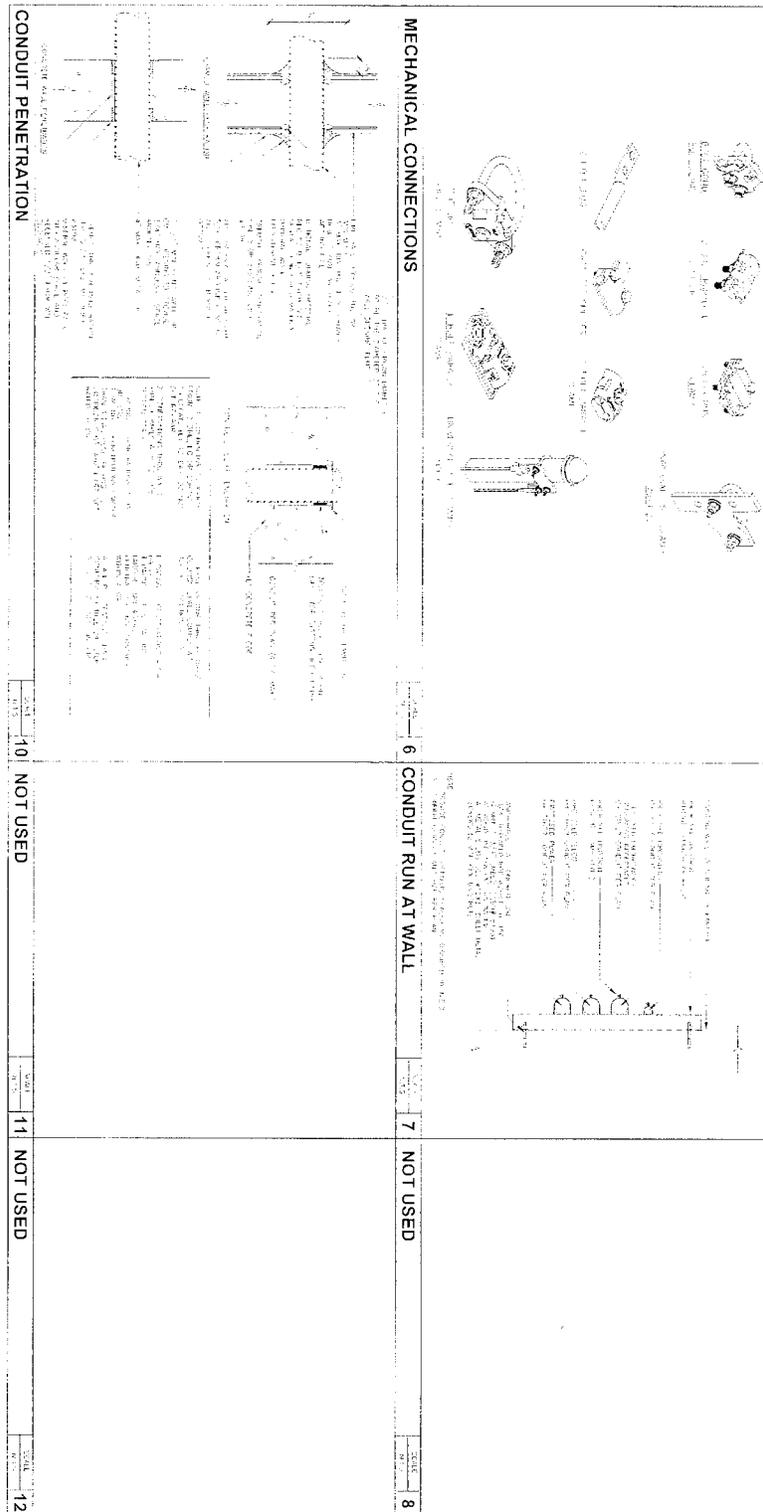
2

**MINI-PPC CABINET**

3

**GENERATOR RECEPTACLE**

4



**MECHANICAL CONNECTIONS**

6

**CONDUIT RUN AT WALL**

7

**NOT USED**

8

**CONDUIT PENETRATION**

10

**NOT USED**

11

**NOT USED**

12

**Mobile**  
Stick Together

**NATIONAL**  
PLANS PREPARED BY:  
PROJECT MANAGER: K. COOPER, P.E.  
CONSULTANT: NATIONAL CONSULTING INC.  
2228 LIVING DRIVE  
CORNING, CA 96026  
505 HICKORY CANYON

No.	DATE	DESCRIPTION	BY
1	10/27/08	CONTRACT REVISIONS	JKM
2	11/03/08	CONTRACT REVISIONS	JKM
3	11/27/08	CONTRACT REVISIONS	JKM
4	12/23/08	CONTRACT REVISIONS	JKM
5	01/16/09	CONTRACT REVISIONS	JKM
6	02/27/09	CONTRACT REVISIONS	JKM
7	03/16/09	CONTRACT REVISIONS	JKM
8	03/25/09	CONTRACT REVISIONS	JKM

**LA23213D**  
See Air Golf Course  
2228 LIVING DRIVE  
CORNING, CA 96026  
505 HICKORY CANYON

SHEET NO. **E-4**  
ELECTRICAL  
DETAILS  
SHEET NUMBER

**EXHIBIT "B"****FORM OF LEASE AGREEMENT**

THIS LEASE (this "Lease"), made and entered into at Torrance, California, dated for reference purposes only as of \_\_\_\_\_, 2009, by and between the CITY OF TORRANCE, a municipal corporation, hereinafter referred to as "LESSOR" or "City", and T-Mobile West Corporation, a Delaware corporation, hereinafter referred to as "LESSEE". The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties") or individually as the "Party".

## WITNESSETH:

(a) LESSOR is the owner of that certain real property located in the City of Torrance, Los Angeles County, State of California, as more particularly described in Exhibit "A-1" (the "LESSOR's Property"). LESSOR's Property is a portion of Sea Air Golf Course Located at 22780 Lupine Drive, Torrance, California, Los Angeles County Assessor's Parcel Number 7527-020-900

(b) LESSOR and LESSEE have previously entered into that certain Option to Lease dated \_\_\_\_\_, 2009 (the "Option"), whereby LESSOR granted LESSEE the option to lease the Premises (as defined below) upon the terms and conditions set forth therein.

(c) Upon LESSEE's exercise of the Option pursuant to the terms thereof, this Lease shall immediately take effect, and LESSEE shall lease a portion of LESSOR's Property, with a right of way for access thereto and easements for electric and telephone utilities, with said portion containing approximately two hundred eighty (280) square feet of ground space for placement of utility equipment and a monopalm with above ground equipment placed within a new equipment enclosure, and additional ground space for installation of cables to connect LESSEE's equipment and antennas, as substantially described and shown on Exhibit "A-2" (as more particularly described in Section 1 below as the "Premises").

(d) The City will benefit from the execution of this Lease, inter alia, by reason of the rents provided herein. The City Council therefore declares that the Premises are being leased hereby for commercial development for business purposes pursuant to the authority contained in Sections 37380 and 37395 of the California Government Code and pursuant to the powers conferred on the City by the provisions of Article XI of the Constitution of the State of California and by the Torrance Municipal Code.

(e) The City, acting by and through the City Council, has determined by Resolution Number 200\_\_ - \_\_\_\_\_ adopted on \_\_\_\_\_, that such property is not required for other City purposes and that it is in the public interest that this Lease be executed.

NOW, THEREFORE, IN CONSIDERATION OF THE LEASED PREMISES AND OF THE MUTUAL COVENANTS HEREIN CONTAINED, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED AS FOLLOWS:

1. PREMISES. LESSOR hereby leases to LESSEE a portion of the LESSOR's Property containing approximately two hundred eighty (280) square feet of ground space for placement of utility equipment and, a monopalm with above ground equipment placed within a new equipment enclosure and additional ground space for installation of cables to connect LESSEE's equipment and antennas, all as substantially shown on Exhibit "A-2" attached hereto and made a part hereof, together with the non-exclusive right for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, over and across that certain real property depicted on Exhibit "A-2" as "Access" and/or described as "'E/T" for the installation and maintenance of a communication tower, underground utility wires, poles, cables, conduits, and pipes under, or along right of way extending from the nearest public right of way, Emerald Street, to the demised premises. The demised premises, access and utility rights shall collectively be referred to herein as the "Premises". In the event that a public utility that is required by LESSEE for its uses hereunder is unable to use the "Access" or "E/T" portion of the Premises, LESSOR hereby agrees to grant an additional right of way (in a location acceptable to LESSOR, in LESSOR'S reasonable, but sole discretion) either to the LESSEE or to the applicable public utility at no cost to the LESSEE.

2. (A) TERM; RENT. This Lease shall be for an initial term of ten (10) years, beginning on the date the Option is exercised ("Commencement Date") by LESSEE and expiring at 5:00 p.m., pacific time, on the date that is ten (10) calendar years thereafter ("Initial Term"), at an annual rental of Twenty Seven Thousand Six Hundred Dollars (\$27,600.00) to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR, or to such other person, firm or place as the LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date. The obligation to pay rent will begin immediately upon the exercise of the Option.

(B) ANNUAL RENT ADJUSTMENTS. On the date that is one (1) calendar year after the Commencement Date (the "Adjustment Date") and yearly thereafter (each, an "Adjustment Date"), the rent will be adjusted by increasing the then-current annual rent by three percent (3%). The annual rent adjustments on each subsequent Adjustment Date shall continue for any applicable extension period (as described in Section 4 below).

3. EXTENSIONS. Subject to the provisions of this Section 3, LESSEE shall have the right to extend the Initial Term of this Lease for four (4) additional five (5) year periods. LESSEE'S extension rights hereunder shall be deemed automatically exercised (without any action by LESSEE) unless LESSEE timely delivers to LESSOR written notice of its intention not to exercise its extension rights hereunder not less than six (6) calendar months prior to the expiration of the then-current term, or unless LESSEE has defaulted beyond the giving of written notice and the expiration of any cure period set forth herein during the then-current term of this Lease. If LESSEE has defaulted after the giving of written notice and beyond the expiration of any applicable cure period allowed under this Lease, then LESSEE shall not be entitled to exercise the extension option(s) granted hereunder and the term of this Lease shall expire upon the then-current expiration date, unless sooner termination pursuant to the terms and conditions set forth herein.

4. EXTENSION RENTALS. The terms and provisions of this Lease shall control during any applicable extension period, except that the annual rental for the first year of each extension period will be adjusted by increasing the then-current annual rental by three percent (3%), which annual rental shall be increased by three percent (3%) on each Adjustment Date thereafter.

5. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises solely for the purpose of constructing, maintaining and operating a communications facility and related appurtenances and uses incidental thereto, and for no other purpose. All improvements constructed hereunder shall be at LESSEE's sole cost and expense and LESSEE'S proposed improvements and equipment shall comply with all applicable federal, state and local laws. The installation of all improvements and equipment shown or depicted on Exhibit A-2 or listed on Exhibit "B" (the "Proposed Improvements") shall be considered pre-approved by LESSOR hereunder. Before installing or constructing any improvements or equipment other than the Proposed Improvements, LESSEE shall submit plans to the LESSOR for LESSOR'S prior written consent which consent shall not be unreasonably withheld, conditioned or delayed. All work to be done by LESSEE shall be performed in accordance with the approved plans unless otherwise approved in writing by the LESSOR, which approval shall not be unreasonably withheld, conditioned or delayed.

Although LESSOR is a city of the State of California having regulatory powers, the execution of this Lease and the lease of the Premises as contemplated by this Lease is undertaken by the City in its proprietary capacity and not its regulatory capacity. LESSEE agrees that City retains all of its regulatory powers and the development contemplated is subject to the applicable laws and regulations of City and other governmental agencies having jurisdiction.

LESSEE, at its own expense, shall maintain said Premises and all structures, landscaping, parking, and other improvements installed by LESSEE thereon, as necessary (collectively, the "Improvements"), and shall keep the same in good and sanitary condition and repair.

6. INDEMNIFICATION.

Lessor and Lessee hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither party's insurance company shall have a subrogated claim against the other. To the extent loss or damage is not covered by their first party property insurance policies, Lessor and Lessee each agree to indemnify and hold harmless the other party from and against any and all claims, damages, cost and expenses, including reasonable attorney fees, to the extent caused by or arising out of (a) the negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, lessees and/or sublessees of the indemnifying party, or (b) a breach of any obligation of the indemnifying party under this Lease. Notwithstanding the foregoing, this indemnification shall not extend to indirect, special, incidental or consequential damages, including, without limitation, loss of profits, income or business opportunities to the indemnified party or anyone claiming through the indemnified party. The indemnifying party's

obligations under this section are contingent upon (i) its receiving prompt written notice of any event giving rise to an obligation to indemnifying the other party and (ii) the indemnified party's granting it the right to control the defense and settlement of the same. Notwithstanding anything to the contrary in this Lease, the parties hereby confirm that the provisions of this section shall survive the expiration or termination of this Lease. Lessee shall not be responsible to Lessor, or any third-party, for any claims, costs or damages (including, fines and penalties) attributable to any pre-existing violations of applicable codes, statutes or other regulations governing the Property, including the Premises.

7. INSURANCE.

A. Liability.

(1) LESSEE agrees that at all times during the Term of this Lease and any renewal or extension thereof, it will maintain in full force and effect at LESSEE's expense a (commercial) general liability insurance with the broad form commercial liability endorsement and automobile liability insurance policy which will insure and indemnify the LESSEE and the City, the City Council and each member thereof, and every officer and employee of the City against liability or financial loss resulting from any suits, claims, or actions brought by any person or persons and from all costs and expenses of litigation brought against the City in the amount of \$2,000,000 combined single limit for injury to persons and/or damages to property (i) in or about said Premises and any improvements or equipment constructed thereon, or (ii) by reason of the use and occupation by LESSEE or by any other person or persons of said Premises. The coverage amounts set forth above may be met by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated. The City, the City Council, and every officer and employee of the City, acting in due course of his employment or his official capacity, shall be named as an additional insured on said policy.

(2) It is understood that the type of insurance and minimum limits of liability insurance required herein may become inadequate for such purposes during the Term of this Lease, and LESSEE agrees that it will add such insurance coverage and increase such minimum limits at its sole expense by such amounts as may be mutually agreed to by the City and the LESSEE.

B. Property Damage.

(1) LESSEE agrees that at all times during the Initial Term of this Lease and any renewal or extension thereof, it will maintain in full force and effect at LESSEE's expense an insurance policy which will insure and indemnify the LESSEE and the City from loss occurring to Improvements (excluding grading and fill but including foundations) located on the Premises, by reason of fire, extended coverage perils, and "all risk" perils, including but not by way of limitation flood, demolition, and increased cost of construction and contingent liability arising out of the operation of building codes. If required by any "Leasehold Mortgagee" (as hereinafter defined), such property damage insurance shall also cover loss resulting from earthquake, but only to the extent required by such Leasehold Mortgagee. During the period from the dates of this Lease until the completion of the initial installation of the Improvements contemplated under

Paragraph 9 herein, and thereafter during any subsequent period of construction as contemplated under Paragraph 12 herein, such insurance shall include builder's risk insurance in so-called non-reporting form covering the total cost of work performed and equipment, supplies and materials furnished.

(2) The amount of such insurance shall be at least eighty percent (80%) of the full replacement cost of the Improvements located on the Premises with an agreed amount endorsement. The City shall be named as an additional insured on said policy, including earthquake coverage, if required.

C. Carrier Rating and Cancellation.

All policies enumerated in this Paragraph 7 shall be issued by an insurer admitted to do business in California, which qualifies as a member of the California Insurance Guaranty Fund, and which is rated in Best's Insurance Guide with a financial rating of A-VII or better, or as may be accepted in writing by the City Manager. Said policies shall provide that the insurance coverage shall not be cancelled or reduced by the insurance carrier without the City having been given thirty (30) days prior written notice thereof by such carrier. LESSEE agrees that it will not cancel or reduce said insurance coverage and will replace any insurance cancelled, reduced or non-renewed by the insurance company during the Term of this Lease.

D. Certificate of Insurance. Upon the commencement of this Lease and at all times during the Term of this Lease, LESSEE shall maintain on file with the City Clerk of a certificate of insurance as proof of the insurance required hereunder.

E. Failure to Provide.

LESSEE agrees that if it does not keep the aforesaid insurance in full force and effect, the City may, after thirty (30) days written notice to LESSEE, obtain the necessary insurance and pay the premium thereon, and the repayment thereof shall be deemed to be Additional Rent and payable as such on the next day after notice of the payment by the City for the said insurance.

F. LESSEE's Insurance Primary.

The insurance provided in the policies of insurance required hereunder to be maintained by LESSEE shall be primary and non-contributing as to Lessee's negligence with any insurance that may be carried by the City.

G. Subrogation.

Each party hereby waives its right of recovery against the other for any loss or damage covered by any insurance policies maintained by the waiving party. Each party will cause each insurance policy obtained by it to provide that the insurance company waives all rights of recovery by subrogation against the other party in connection with any damage covered by the policy.

#### H. Cross Liability

It is agreed that claims for personal injury or property damage made by an insured hereunder against another insured hereunder shall be covered in the same manner as if separate policies had been issued to each Insured. Nothing contained herein shall operate to increase the insurance company's limit of liability as provided under such policy.

8. INTERFERENCE. LESSEE agrees to have installed radio equipment of the type and frequency which will not cause material interference to LESSOR'S communications equipment in the vicinity of the Premises that is installed and operating as of the Commencement Date. All operations by LESSEE shall be in compliance with all applicable Federal Communications Commission ("FCC") requirements. In the event LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE of such interference pursuant to this Lease, LESSEE will take all steps necessary to correct and eliminate the interference within thirty (30) days of said notice. LESSOR acknowledges that interference may come from different sources, and LESSEE shall only be responsible to correct interference caused by LESSEE's equipment. In the event LESSEE fails to so correct such interference after said notice and time period, LESSEE shall either elect to terminate this Lease in accordance with Section 37 below, or LESSEE shall be in default under this Lease.

LESSOR agrees that it shall not permit or suffer the installation of any equipment in the vicinity of the Premises after the Commencement Date that results in technical interference problems with LESSEE's communication equipment and LESSOR shall require that the operation of all communication equipment on LESSOR's Property or in the vicinity of the Premises shall be in compliance with all applicable FCC requirements. In the event equipment installed by LESSOR or permitted to be installed by LESSOR causes interference with LESSEE's equipment, and after LESSEE has notified LESSOR of such interference pursuant to this Lease, LESSOR will take all steps necessary to correct and eliminate the interference within thirty (30) days of said notice. LESSEE acknowledges that interference may come from different sources, and LESSOR shall only be responsible to correct interference caused by LESSOR's equipment or equipment of others permitted to be installed by LESSOR. In the event LESSOR fails to so correct such interference after said notice and time period, LESSEE may either elect to terminate this Lease in accordance with Section 36 below, or in addition to any other remedies it may have at law or in equity, bring a court action to enjoin such interference.

9. REMOVAL UPON TERMINATION. LESSEE, upon termination of the Lease, shall, within ninety (90) days, remove its building(s), antenna structure(s) (except footings), fixtures and all personal property and otherwise restore the LESSOR'S Property to its original condition, reasonable wear and tear excepted. If such time for removal causes LESSEE to remain on the LESSOR's Property after termination of this Lease, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

10. RIGHTS UPON SALE. Should the LESSOR, at any time during the term of this Lease, decide to sell all or any part of the LESSOR's Property to a purchaser other than LESSEE,

such sale shall be under and subject to this Lease and LESSEE's rights hereunder, and any sale by the LESSOR of the portion of this LESSOR's Property underlying the right of way herein granted shall be under and subject to the right of the LESSEE in and to such right of way. If during the term of the Lease, LESSOR decides to subdivide, sell or change the status of the LESSOR's Property or its property contiguous thereto LESSOR shall immediately notify LESSEE in writing so that LESSEE can take steps necessary to protect LESSEE's interest in the Premises.

11. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying rent and performing the covenants shall peaceably and quietly have, hold and enjoy the Premises.

12. TITLE. LESSOR covenants that LESSOR is seized of good and sufficient title and interest to the LESSOR's Property and has full authority to enter into and execute this Lease. LESSOR further covenants that there are no other liens, judgments on the LESSOR's Property, or affecting LESSOR's title to the same.

13. INTEGRATION. It is agreed and understood that this Lease contains all agreements, promises and understandings between the LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either the LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Lease shall be void and ineffective unless made in writing and signed by the Parties. In the event any provision of the Lease is found to be invalid or unenforceable, such finding shall not effect the validity and enforceability of the remaining provisions of this Lease. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Lease or to exercise any of its rights under the Lease shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Lease, either in law or in equity.

14. ASSIGNMENT; SUBLETTING. Except as hereinafter set forth, LESSEE may not sell, transfer, assign, sublease or hypothecate this Lease, or its interest therein, in whole or in part (each of the forgoing referred to collectively herein as a "Transfer"), without the prior written consent of LESSOR in each instance having first been obtained, which such consent will not be unreasonably withheld or delayed. Notwithstanding the foregoing LESSEE may Transfer the Lease with prior written notice to LESSOR, but without any approval or consent of the LESSOR to (a) LESSEE's general partner or to LESSEE's principal or subsidiaries of LESSEE's principal, (b) to any entity which acquires all or substantially all of LESSEE's assets in the market (as defined by the Federal Communications Commission) in which the LESSOR's Property is located by reason of a merger, acquisition or other business reorganization, (c) to any entity which acquires or receives an interest in the majority of communication towers of the LESSEE in the market (defined by the Federal Communications Commission) in which the LESSOR's Property is located, or (d) to any entity that is authorized by LESSEE to sell telecommunications products or services under the "T-Mobile" brand name or any successor brand name(s) provided that such assignee agrees to assume all of LESSEE's obligation hereunder, and is financially capable of performing the financial terms of this Lease. As used in this Section 15, the term "principal" shall mean, as of the date hereof, an entity holding, directly or indirectly, an interest in LESSEE of at least 51%. Upon an assignment by Lessee, Lessee shall

be relieved of all liabilities and obligations hereunder and Lessor shall look solely to the assignee for performance under this Lease and all obligations hereunder.

15. NOTICES. All notices, demands, or other communications under this Option will be in writing. Notice will be sufficiently given for all purposes as follows:

A. Personal delivery. When personally delivered to the recipient: notice is effective on delivery.

B. 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 a United States Postal Service office or mailbox.

C. Certified mail. When mailed certified mail, return receipt requested: notice is effective on receipt, if delivery is confirmed by a return receipt.

D. 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.

Addresses for purposes of giving notice are as follows:

LESSEE                    T-Mobile USA, Inc.  
                                 12920 SE 38<sup>th</sup> St.  
                                 Bellevue, WA 98006  
                                 Attn: PCS Lease Administrator  
                                 Site # LA23213E  
                                 with a copy to:

T-Mobile West Corporation  
3 MacArthur Place, Suite 1100  
Santa Ana, CA 92707  
Attn: Lease Administration Manager  
Site # LA23213E

LESSOR                    City of Torrance  
                                 3031 Torrance Boulevard  
                                 Torrance, California 90509-2970  
                                 Attention: City Clerk

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 notice information by giving the other Party notice of the change in any matter permitted by this Agreement.

16. SUCCESSORS. Except as expressly set forth herein, this Lease shall extend to and bind the heirs, personal representatives, successors and assigns of the Parties hereto.

17. SUBORDINATION AND NON-DISTURBANCE. At LESSOR's option, this Lease shall be subordinate to any mortgage or other security interest or other security interest by LESSOR which from time to time may encumber all or part of the LESSOR's Property or right-of-way; provided, however, every such mortgage or other security interest or other security interest shall recognize the validity of this Lease in the event of a foreclosure of LESSOR's interest and also LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Lease. LESSEE shall execute commercially reasonable instruments as may be required to evidence this subordination clause.

18. RECORDING. A Memorandum of this Lease, in recordable form, will be prepared, executed by both Parties, and recorded in accordance with California Government Code Section 37393. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either term or rent payments.

19. DEFAULT. In the event there is a default by the LESSEE with respect to any of the provisions of this Lease or its obligations under it, including the payment of rent, the LESSOR shall give LESSEE written notice of such default. After receipt of such written notice, the LESSEE shall have thirty (30) days in which to cure any monetary default and thirty (30) days in which to cure any non-monetary default, provided the LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and the LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. The LESSOR may not maintain any action or effect any remedies for default against the LESSEE unless and until the LESSEE has failed to cure the same within the time periods provided in this Paragraph. In the event there is a default by the LESSOR with respect to any of the provisions of this Lease, LESSEE shall give LESSOR written notice of such default. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any monetary default and thirty (30) days in which to cure any non-monetary default, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion.

20. ENVIRONMENTAL.

To LESSOR'S actual knowledge, LESSOR has not received any notice of any violation, or any alleged violation of any Environmental Law relating to the LESSOR's Property or Premises. For the purposes of this Section 20, the phrase "LESSOR'S actual knowledge" and

similar phrases shall mean the actual, current knowledge of Brian Sunshine, Assistant to City Manager, without inquiry or any duty of investigation. Except to the extent Hazardous Materials are brought onto the LESSOR's Property or Premises directly or indirectly by or through LESSEE, LESSOR will have sole responsibility for the identification, investigation, monitoring and remediation and cleanup of any Hazardous Materials which are discovered at the LESSOR's Property or Premises. LESSOR shall defend, indemnify and hold harmless LESSEE, its employees, agents, contractors and representatives (collectively, the "Indemnified Parties") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities (collectively, "Claims") to the extent shown not to have been caused by Hazardous Materials brought onto the LESSOR Property or Premises by LESSEE in violation of Environmental Laws.

LESSEE represents and warrants to LESSOR and that LESSEE will not introduce or use any Hazardous Materials on the Premises in violation of Environmental Laws. LESSEE shall defend, indemnify and hold harmless LESSOR, City, City's Mayor, City's City Council and its members, City's boards and commissions and their respective members, and City's officers, employees and agents (collectively, the "Indemnified Parties") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities (collectively, "Claims") to the extent shown to have been caused by Hazardous Materials brought onto the LESSOR Property or Premises by LESSEE in violation of Environmental Laws, and except to the extent that the Claims are caused by the negligence or willful misconduct of LESSOR.

For purposes of this section, the following terms shall have the following meanings:

(a) "Environmental Claim" means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third Party, including, without limitation, any governmental entity, relating to the Premises or its operations and arising or alleged to arise under any Environmental Law.

(b) "Environmental Cleanup Liability" means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Premises, including the ground water thereunder, including, without limitation, (A) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (B) any cost, expense, loss or damage incurred with respect to the Premises or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

(c) "Environmental Compliance Cost" means any cost or expense of any nature whatsoever necessary to enable the Premises to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Premises is capable of such compliance.

(d) “Environmental Law” means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (A) pollution or protection of the environment, including natural resources, (B) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (C) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical sub-stances from industrial or commercial activities, or (D) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

(e) “Hazardous Material” is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term “Hazardous Material” includes, without limitation, any material or substance which is: (A) petroleum or oil or gas or any direct or derivate product or byproduct thereof; (B) defined as a “hazardous waste,” “extremely hazardous waste” or “restricted hazardous waste” under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (C) defined as a “hazardous substance” under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (D) defined as a “hazardous material,” “hazardous substance,” or “hazardous waste” under Sections 25501(j) and (k) and 25501.1 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (E) defined as a “hazardous substance” under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (F) “used oil” as defined under Section 25250.1 of the California Health and Safety Code; (G) asbestos; (H) listed under Chapter 11 of Division 4.5 of Title 22 of the California Code of Regulations, or defined as hazardous or extremely hazardous pursuant to Chapter 10 of Division 4.5 of Title 22 of the California Code of Regulations; (I) defined as waste or a hazardous substance pursuant to the Porter-Cologne Act, Section 13050 of the California Water Code; (J) designated as a “toxic pollutant” pursuant to the Federal Water Pollution Control Act, 33 U.S.C. § 1317; (K) defined as a “hazardous waste” pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. (42 U.S.C. § 6903); (L) defined as a “hazardous substance” pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq. (42 U.S.C. § 9601); (M) defined as “Hazardous Material” pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq.; or (N) defined as such or regulated by any “Superfund” or “Superlien” law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials and/or underground storage tanks, as now, or at any time here-after, in effect.

Notwithstanding any other provision of this Lease, the indemnification as set forth in the provisions of this Section, as well as all provisions of this Section shall survive the termination of this Lease and shall continue in perpetuity.

## 21. CASUALTY.

A. In the event of damage by fire or other casualty to the Premises or the LESSOR's Property that may reasonably be expected to disrupt LESSEE's operations at the Premises for more than thirty (30) days (the foregoing being referred to in this Section 21 as a "Termination Event"), then, so long as LESSEE is not then in default hereunder beyond any applicable notice and cure period, LESSEE shall have the right to terminate this Lease by giving LESSOR written notice of LESSEE's election to terminate (as used in this Section 21, a "Termination Notice") no later than the date which is the sixtieth (60th) calendar day following the first occurrence of the Termination Event, which Termination Notice shall describe the Termination Event, shall be delivered by certified mail, return receipt requested, and shall be effective upon LESSOR's receipt thereof; If LESSEE timely delivers the Termination Notice in accordance with this Section 21, the Term of this Lease shall expire as of the effective date of the Termination Notice (as used in this Section 21, the "Termination Date"), with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease. LESSEE shall be required to pay Rent through the Termination Date. If Lessee elects to continue this Lease, then Lessee shall have the right to install a cell on wheels ("COW") and an alternative power source on the Property until such time until Premises and/or improvements, including the Proposed Improvements are restored to the condition immediately prior to such fire or casualty.

B. In the event that LESSEE elects not to exercise the foregoing termination right, LESSEE shall repair or rebuild LESSEE's affected improvements to the condition required for LESSEE's operations.

C. Repair Work

Any reconstruction and repair work provided to be performed by Lessee hereunder shall be commenced and continued to completion promptly and diligently. Such prompt reconstruction and repair work shall be performed, insofar as reasonably possible, in compliance with and pursuant to the original plans and in compliance with the provisions this Lease. The City may require a payment bond from Lessee to assure the removal or bonding of any liens. In the event of destruction or damage, whether total or partial, to the buildings, structures, or other improvements on the Premises, the rent provided for hereunder shall not be abated by reason of the occurrence of any such destruction or damage as long as the Term of this Lease continues and remains in existence and is not cancelled in accordance with this Section..

22. CONDEMNATION. In the event of any condemnation of the Premises, LESSEE may terminate this Lease upon thirty (30) days written notice to LESSOR if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than one hundred eighty (180) days. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the antennas, equipment, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Lease.

23. SUBMISSION OF LEASE. The submission of this Lease for examination does not constitute an offer to lease the Premises and this Lease becomes effective only upon the full execution of this Lease by the Parties. If any provision herein is invalid, it shall be considered deleted from this Lease and shall not invalidate the remaining provisions of this Lease. Each of the Parties hereto warrants to the other that the person or persons executing this Lease on behalf of such Party has the full right, power and authority to enter into and execute this Lease on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Lease.

24. APPLICABLE LAWS. LESSEE shall use the Premises as may be required or as permitted by applicable laws, rules and regulations. LESSOR agrees to keep the LESSOR's Property in conformance with all applicable, laws, rules and regulations and agrees to reasonably cooperate with the LESSEE, at no cost to LESSOR, regarding any compliance required by the LESSEE in respect to its use of the Premises.

25. SURVIVAL. The provisions of the Lease relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Lease. Additionally, any provisions of this Lease which require performance subsequent to the termination or expiration of this Lease shall also survive such termination or expiration.

26. CAPTIONS. The captions contained in this Lease are inserted for convenience only and are not intended to be part of the Lease. They shall not affect or be utilized in the construction or interpretation of the Lease.

27. ATTORNEYS' AND OTHER FEES. All sums reasonably incurred by a party in connection with an Event of Default of the other party (including a holding over of possession by LESSEE after the expiration or termination of this Lease), including, but not limited to, all costs, expenses and actual accountants', appraisers', attorneys' and other professional fees, and any collection agency or other collection charges, shall be due and payable by the defaulting party to the non-defaulting party on demand. For the purposes of the forgoing, "Event of Default" shall mean the continuing default by a party of its duties or obligations under this Lease after receipt of written notice of the default from the non-defaulting party and, if expressly applicable hereunder, the expiration of all applicable periods to cure the default. In addition, in the event that any action shall be instituted by either of the Parties hereto for the enforcement of any of its rights in and under this Lease, the Parties in whose favor judgment shall be rendered shall be entitled to recover from the other Party all expenses reasonably incurred by the prevailing Party in such action, including actual costs and reasonable attorneys' fees.

28. GOVERNING LAW. This Agreement is made under and shall be construed pursuant to the laws of the State of California. Any suit hereon or hereunder shall be brought only in a state or federal court sitting in the County of Los Angeles, State of California, and all Parties hereto hereby agree that venue shall lie therein.

29. INDEPENDENT REVIEW. Each Party acknowledges and agrees that it has had the opportunity to thoroughly review the terms contained herein, to obtain the advice of independent legal counsel in connection therewith, and that this Lease is the product of

negotiations between the Parties. Consequently, the Parties agree that in the event of any dispute arising out of this Lease, this instrument shall not be construed against one Party, and in favor of another, based upon the fact that one Party may have drafted this Lease, or a particular provision thereof.

30. INTEGRATION. This Lease incorporates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the Parties with respect to all or part of the subject matter hereof. Any amendment or modification to this Lease must be in writing and executed by the appropriate authorities of LESSOR and LESSEE.

31. INCORPORATION OF EXHIBITS. Exhibits "A-1", "A-2", and "B", each as attached to this Lease, are incorporated herein and made a part hereof.

32. SEVERABILITY. If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

33. ESTOPPEL CERTIFICATES. Lessor and LESSEE shall at any time and from time to time upon not less than thirty (30) days prior written request by the other, deliver to the requesting Party an executed and acknowledged written statement certifying that (a) this Lease is unmodified and in full force and effect (or if this Lease has been modified or if this Lease is not in full force or effect, stating the nature of the modification or the basis on which this Lease had been terminated, whichever is applicable); (b) to its knowledge, the requesting Party is not in default under this Lease (or if any such default exists, stating the specific nature and extent of the default); and (c) the dates to which the monthly rent and other monetary obligations under this Lease have been paid in advance. Each certificate delivered pursuant to this Section may be relied upon by any prospective purchaser or transferee of the Lessor's or LESSEE's respective interests in the Premises, including without limitation any prospective Approved Leasehold Mortgagee.

34. EFFECTIVE DATE. The "Effective Date" shall be the date upon which LESSEE delivers to LESSOR (a) written notice of LESSEE's exercise of the Option, and (b) a certified check or other immediately available funds in the amount of Two Thousand Three Hundred Dollars (\$2,300.00), in payment of the first month's rent, as required by Section 2 of the Lease.

35. HEADINGS. The Paragraph headings in this Lease contained are for convenience and reference only, and are not intended to and shall not define, govern, limit, modify or in any manner affect the scope, meaning, or intent of any provision in this Lease contained.

36. TERMINATION OPTION. Notwithstanding any provision contained in this Agreement to the contrary, LESSEE may, in LESSEE's sole and absolute discretion and at any time and for any or no reason, terminate this Lease without further liability by delivering prior written notice and the applicable Termination Fee to LESSOR. If LESSEE elects to terminate this Agreement after the date the Option is exercised and prior to the end of the initial ten (10) year Term, then LESSEE will pay to LESSOR a termination fee in an amount equal to six (6)

months' rent ("Initial Term Termination Fee.") as liquidated damages. If LESSEE elects to terminate this Lease after the date that any extension option is exercised by LESSEE under Section 3 and prior to the end of the applicable five (5) year extension Term, then LESSEE will pay to LESSOR a termination fee in an amount equal to three (3) months' rent ("Extension Term Termination Fee.") as liquidated damages. As applicable, the Initial Term Termination Fee and the Extension Term Termination Fee shall be referred to herein as the "Termination Fee."

37. APPROVALS BY CITY; CITY ACTING IN ITS PROPRIETARY CAPACITY.

No consent, approval or satisfaction of the City provided for hereunder, and no waiver by the City of any provisions hereof, shall be effective unless given in writing specifically referring to this Lease and executed by the City Manager or the Mayor for the City; no such consent, approval, satisfaction or waiver under or with respect to this Lease shall be inferred or implied from any other act or omission of the City or any agent or employee thereof. Unless otherwise expressly provided therein, no approval, consent or other action taken by the City under or pursuant to this Lease shall be deemed to waive any other rights or authority of the City in any capacity other than as the Lessor under this Lease.

Although City is a city of the State of California having regulatory powers, the execution of this Lease and the lease of the Leased Premised as contemplated by this Agreement is undertaken by the City in its proprietary capacity and not in its regulatory capacity. Lessee agrees that City retains all of its regulatory powers and the development contemplated is subject to the applicable laws and regulations of City and other governmental agencies having jurisdiction. Nothing contained in this Lease shall in any way restrict or diminish the rights, powers or jurisdiction of the City, its City Council, Planning Commission and other agencies with respect to the governance of the Leased Premises and all buildings, improvements, business and activities located on or conducted thereon. Lessee acknowledges that it will have to apply for land use entitlements and building permits and to comply with applicable laws and ordinances in order to implement the development of the Project. This Lease will not constitute any agreement, promise or assurance by LESSOR, in its proprietary capacity, to grant such land use entitlements or issue building permits, or that LESSOR is obligated to obtain the agreement or assurance from such agencies that such agencies will do so, nor is City obligated to amend any of its laws or regulations regarding land use entitlements or building permits, or to grant any entitlements or building permits.

38. WAIVER OF LESSOR'S LIEN. LESSOR hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Improvements or any portion thereof, which shall be deemed personal property for the purposes of this Lease, whether or not the same is deemed real or personal property under applicable laws, and LESSOR gives LESSEE the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in LESSEE's sole discretion and without LESSOR's consent.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.  
SIGNATURES FOLLOW.]**

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

**LESSOR:**

**LESSEE:**

**City of Torrance, a municipal corporation**

T-Mobile West Corporation, a Delaware corporation

By: \_\_\_\_\_  
Name: Frank Scotto  
Title: Honorable Mayor, City of Torrance

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTEST:**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Sue Herbers  
Title: City Clerk, City of Torrance

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

John Fellows III

By: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

Date: \_\_\_\_\_

**EXHIBIT "A-1"****DESCRIPTION OF LESSOR'S PROPERTY**

That portion of Lot "B" of the Rancho Los Palos Verdes, in the City of Torrance, County of Los Angeles, State of California, allotted to L. C. Lane by final decree of partition in Case No. 2373, of the Superior Court of said county, described as follows:

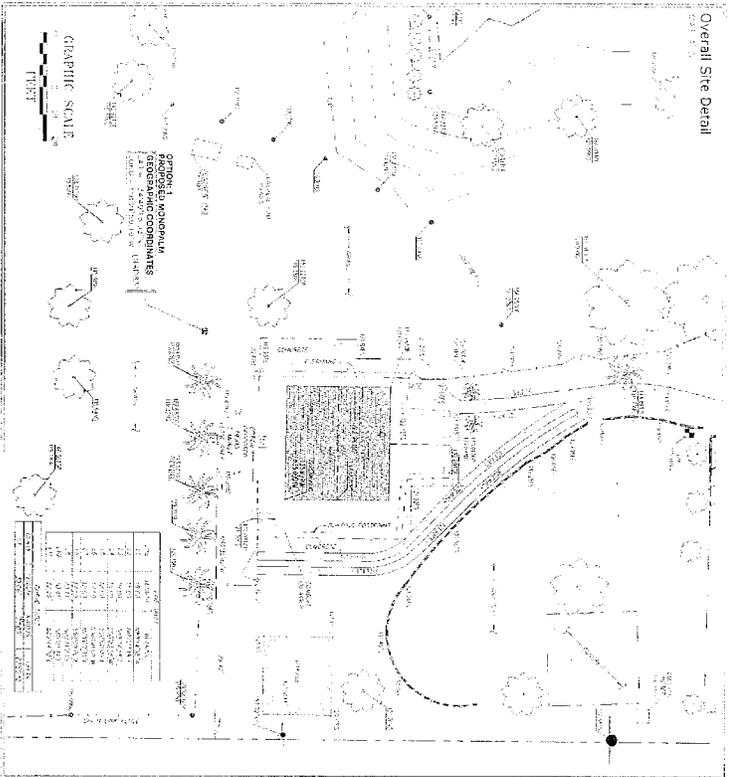
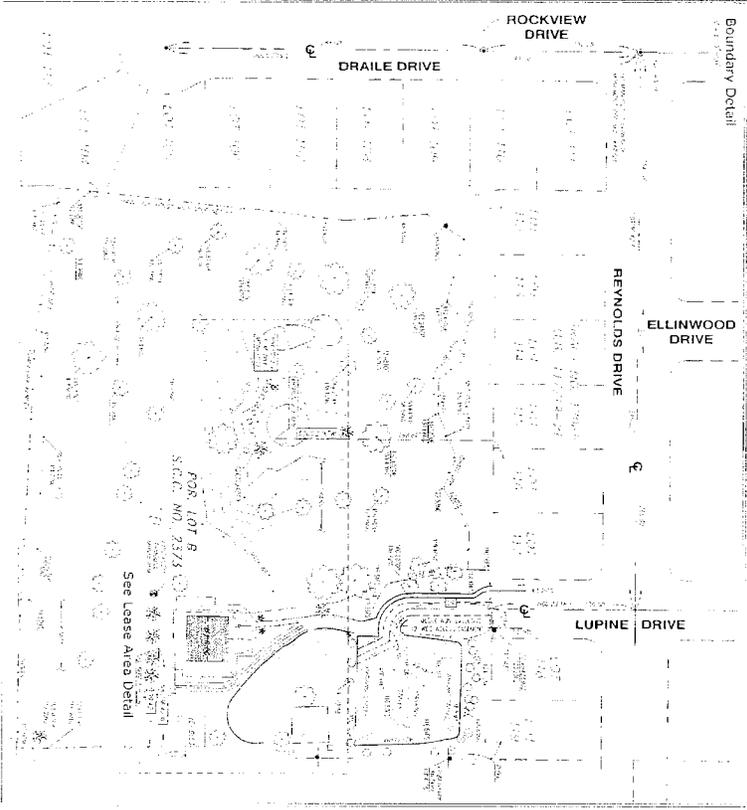
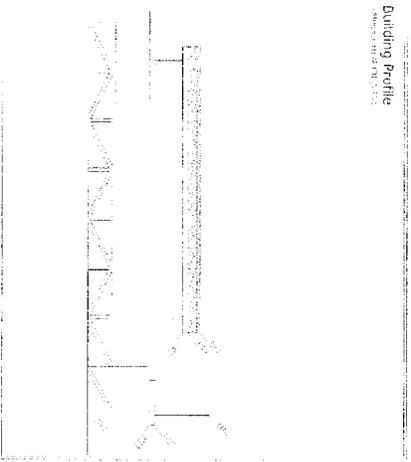
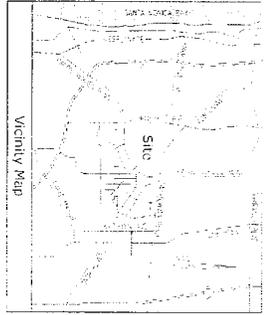
Beginning at the southeasterly corner of Lot 104 of Tract No. 17965, as per map recorded in book 447 pages 19 to 21 inclusive of Maps, records of said county; thence along the easterly prolongation of the southerly line of said lot 104, south  $89^{\circ}44'08''$  east 521.29 feet to the southerly prolongation of lot 119 of said Tract No. 17965; thence along said southerly prolongation North  $0^{\circ}15'52''$  east 430.82 feet to the southeasterly corner of said lot 119; thence along the southerly line of said lot 119 and said southerly line prolonged north  $89^{\circ}44'08''$  west 521.29 feet to the easterly line of lot 110 of said Tract No. 17965; thence south  $0^{\circ}15'52''$  west 430.82 feet to the point of beginning.

Excepting therefrom all oil, gas and hydrocarbon substances lying below a depth of 500 feet as granted to Arcadia Investment Company, by deed recorded March 14, 1952 in book 38472, page 290, of Official Records.

**EXHIBIT "A-2"**

**METES AND BOUNDS DESCRIPTION AND  
SKETCH OF PREMISES**

Plans depicting LESSEE's leased Premises and access and utility easements, consisting of one (1) page is attached hereto and incorporated herein by this reference.



**Title Report**  
 Prepared by: SEA AIR GOLF COURSE, INC.  
 Date: 11/21/2018

**Legal Description**  
 The subject property is located in the City of Torrance, California, within the County of Los Angeles. The subject property is bounded on the north by the property of SEA AIR GOLF COURSE, INC., on the south by the property of SEA AIR GOLF COURSE, INC., on the east by the property of SEA AIR GOLF COURSE, INC., and on the west by the property of SEA AIR GOLF COURSE, INC.

**Assessor's Parcel No.:** 56-000-000-000-000-000-000

**Access Easement**  
 The subject property is accessed from the public street, LUPINE DRIVE, via a private access easement. The easement is shown on the attached site plan and is subject to the terms and conditions set forth in the recorded easement agreement.

**Basis of Bearings**  
 The bearings and distances shown on this plan were obtained from a survey conducted by SEA AIR GOLF COURSE, INC. on 11/21/2018. The survey was conducted using a total station and was in accordance with the California State Board of Surveying and Mapping Act.

**Bench Mark**  
 The survey was conducted using the National Geodetic Survey (NAD 83) datum. The bench mark used for the survey is located at the intersection of LUPINE DRIVE and REYNOLDS DRIVE.

**Geographic Coordinates as Shown**

Point	NAD 83 X (Easting)	NAD 83 Y (Northing)
1	111,111.111	4,444,444.444
2	111,111.111	4,444,444.444
3	111,111.111	4,444,444.444
4	111,111.111	4,444,444.444
5	111,111.111	4,444,444.444
6	111,111.111	4,444,444.444
7	111,111.111	4,444,444.444
8	111,111.111	4,444,444.444
9	111,111.111	4,444,444.444
10	111,111.111	4,444,444.444

**Lease Area**  
 The lease area is shown on the attached site plan and is subject to the terms and conditions set forth in the recorded lease agreement. The lease area is bounded on the north by the property of SEA AIR GOLF COURSE, INC., on the south by the property of SEA AIR GOLF COURSE, INC., on the east by the property of SEA AIR GOLF COURSE, INC., and on the west by the property of SEA AIR GOLF COURSE, INC.

**Easements**  
 The easements shown on this plan are subject to the terms and conditions set forth in the recorded easement agreements. The easements are shown on the attached site plan and are subject to the terms and conditions set forth in the recorded easement agreements.

**Date of Survey**  
 11/21/2018

**SEA AIR GOLF COURSE**  
 2280 LUPINE DRIVE  
 TORRANCE, CALIFORNIA  
 LOS ANGELES COUNTY

**LA23213E**

**SEA AIR GOLF COURSE**

**CONSULTANT:**  
**CRJ VADA SURVEYING, INC.**  
 411 W. 10th Street, Suite 100  
 Torrance, CA 90501  
 (310) 532-1111

**PLANS PREPARED BY:**  
**NATIONAL**  
 PROFESSIONAL SURVEYING & CONSULTING, INC.  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 (310) 204-1111

**NO. DATE DESCRIPTION BY**

1	11/21/2018	01 E.L. (E.L.)/M.B.	SV
2	05/21/2018	01 E.L. (E.L.)/M.B.	SV

**SHEET NUMBER:**  
**LS-1**  
 SHEET OF 1

**TOPOGRAPHIC SURVEY**

**SEA AIR GOLF COURSE**

**EXHIBIT "B"**

**PROPOSED IMPROVEMENTS**

**See attached eighteen pages**



**SITE NUMBER: LA23213D** **CITY: TORRANCE**  
**SITE NAME: SEA AIR GOLF COURSE** **COUNTY: LOS ANGELES**  
**SITE TYPE: TENANT IMPROVEMENT** **JURISDICTION: CITY OF TORRANCE**

**T-Mobile**  
 Stick Together  
 10000 WILSON BLVD, SUITE 1000  
 LOS ANGELES, CA 90024

**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 22000 VANOWEN BLVD, SUITE 200  
 VANOWEN, CA 90240

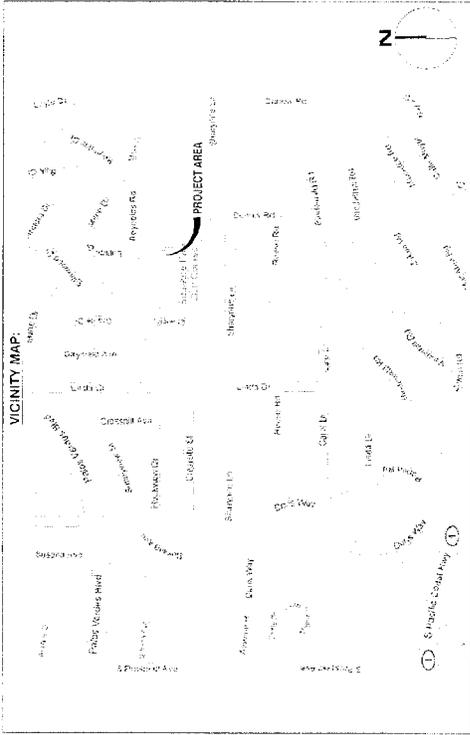
**CONSULTANT:**  
 TRILLIUM CONSULTING, INC.  
 10000 WILSON BLVD, SUITE 1000  
 LOS ANGELES, CA 90024

ID	DATE	DESCRIPTION	BY	CHK
1	08/17/06	ISSUE FOR REVIEW	AM	AM
2	10/11/06	CLIENT REVISIONS	AM	AM
3	10/22/06	CLIENT REVISIONS	AM	AM
4	11/14/06	CLIENT REVISIONS	AM	AM
5	01/16/07	DRAWING REVISIONS	AM	AM
6	06/27/06	ISSUE FOR REVIEW	AM	AM
7	07/18/06	FINAL CLIENT APPROVAL	AM	AM
8	08/14/06	ISSUE FOR REVIEW	AM	AM

**SITE INFORMATION:**  
**LA23213D**  
 Sea Air Golf Course  
 22000 VANOWEN BLVD  
 LOS ANGELES COUNTY

**SHEET TITLE:**  
**TITLE SHEET**

**SHEET NUMBER:**  
**T-1**



**RF CONFIGURATION INFORMATION**

SECTOR	SECTOR CENTERLINE	# OF ANTENNAS	ANTENNA HGT	# OF DIPS	DIP ANGLE	TYPE	TYPE HGT	TYPE HGT HORIZ	TYPE HGT VERT
1	100'	2	100'	0	0	1	100'	100'	100'
2	100'	2	100'	0	0	1	100'	100'	100'
3	100'	2	100'	0	0	1	100'	100'	100'
4	100'	2	100'	0	0	1	100'	100'	100'

**APPLICABLE CODES**  
 THE CITY OF TORRANCE HAS ADOPTED THE FOLLOWING ORDINANCES AND RESOLUTIONS WHICH APPLY TO THIS PROJECT:  
 1. TORRANCE ORDINANCE 100000 (2002) - COMMUNICATIONS REGULATIONS  
 2. TORRANCE RESOLUTION 100000 (2002) - COMMUNICATIONS REGULATIONS  
 3. TORRANCE ORDINANCE 100001 (2002) - COMMUNICATIONS REGULATIONS  
 4. TORRANCE RESOLUTION 100001 (2002) - COMMUNICATIONS REGULATIONS  
 5. TORRANCE ORDINANCE 100002 (2002) - COMMUNICATIONS REGULATIONS  
 6. TORRANCE RESOLUTION 100002 (2002) - COMMUNICATIONS REGULATIONS

**SHEET INDEX:**

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES AND TOWER DETAILS
T-3	FOUNDATION AND ANCHOR BOLTS
T-4	FOUNDATION AND ANCHOR BOLTS
T-5	FOUNDATION AND ANCHOR BOLTS
T-6	FOUNDATION AND ANCHOR BOLTS
T-7	FOUNDATION AND ANCHOR BOLTS
T-8	FOUNDATION AND ANCHOR BOLTS
T-9	FOUNDATION AND ANCHOR BOLTS
T-10	FOUNDATION AND ANCHOR BOLTS
T-11	FOUNDATION AND ANCHOR BOLTS
T-12	FOUNDATION AND ANCHOR BOLTS
T-13	FOUNDATION AND ANCHOR BOLTS
T-14	FOUNDATION AND ANCHOR BOLTS
T-15	FOUNDATION AND ANCHOR BOLTS
T-16	FOUNDATION AND ANCHOR BOLTS
T-17	FOUNDATION AND ANCHOR BOLTS
T-18	FOUNDATION AND ANCHOR BOLTS
T-19	FOUNDATION AND ANCHOR BOLTS
T-20	FOUNDATION AND ANCHOR BOLTS
T-21	FOUNDATION AND ANCHOR BOLTS
T-22	FOUNDATION AND ANCHOR BOLTS
T-23	FOUNDATION AND ANCHOR BOLTS
T-24	FOUNDATION AND ANCHOR BOLTS
T-25	FOUNDATION AND ANCHOR BOLTS
T-26	FOUNDATION AND ANCHOR BOLTS
T-27	FOUNDATION AND ANCHOR BOLTS
T-28	FOUNDATION AND ANCHOR BOLTS
T-29	FOUNDATION AND ANCHOR BOLTS
T-30	FOUNDATION AND ANCHOR BOLTS
T-31	FOUNDATION AND ANCHOR BOLTS
T-32	FOUNDATION AND ANCHOR BOLTS
T-33	FOUNDATION AND ANCHOR BOLTS
T-34	FOUNDATION AND ANCHOR BOLTS
T-35	FOUNDATION AND ANCHOR BOLTS
T-36	FOUNDATION AND ANCHOR BOLTS
T-37	FOUNDATION AND ANCHOR BOLTS
T-38	FOUNDATION AND ANCHOR BOLTS
T-39	FOUNDATION AND ANCHOR BOLTS
T-40	FOUNDATION AND ANCHOR BOLTS
T-41	FOUNDATION AND ANCHOR BOLTS
T-42	FOUNDATION AND ANCHOR BOLTS
T-43	FOUNDATION AND ANCHOR BOLTS
T-44	FOUNDATION AND ANCHOR BOLTS
T-45	FOUNDATION AND ANCHOR BOLTS
T-46	FOUNDATION AND ANCHOR BOLTS
T-47	FOUNDATION AND ANCHOR BOLTS
T-48	FOUNDATION AND ANCHOR BOLTS
T-49	FOUNDATION AND ANCHOR BOLTS
T-50	FOUNDATION AND ANCHOR BOLTS

**APPROVALS:**

THE SUBMITTER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE IS NOT PROVIDING ANY INFORMATION THAT IS FALSE, MISLEADING OR DECEPTIVE.

DATE: 08/14/06

SIGNATURE: [Signature]

TITLE: [Title]

**PROJECT SUMMARY:**

**SITE ADDRESS:** 22000 VANOWEN BLVD, LOS ANGELES, CA 90024

**PROPERTY OWNER:** SEA AIR GOLF COURSE

**APPLICANT:** T-MOBILE

**PROJECT DESCRIPTION:** INSTALLATION OF TWO TOWERS AND ANTENNAS FOR T-MOBILE SERVICE.

**BUILDING SUMMARY:** THE PROPOSED TOWERS WILL BE INSTALLED ON EXISTING FOUNDATIONS AT THE PROJECT SITE.

**CONSTRUCTION:** THE PROPOSED TOWERS WILL BE INSTALLED ON EXISTING FOUNDATIONS AT THE PROJECT SITE.

**CONSULTING TEAM:**

**PROJECT ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL ARCHITECT:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL CIVIL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL ELECTRICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL MECHANICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL CHEMICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL BIOLOGICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL CHEMICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER:** [Name], [Title], [Firm]

**REGISTERED PROFESSIONAL BIOLOGICAL ENGINEER:** [Name], [Title], [Firm]



PLANS PREPARED BY: NATIONAL ENGINEERING & CONSULTING, INC. 1000 S. GARDEN CITY BLVD. SUITE 200 GARDEN CITY, CA 94015

Table with columns: NO., DATE, DESCRIPTION, BY. Includes entries for 1/07/2013, 2/12/2013, 3/17/2013, 4/16/2013, 5/07/2013, 6/03/2013, 7/16/2013, 8/27/2013.

SITE INFORMATION LA23213D Sea Air Golf Course 3700 LIVINGHURST TORRANCE, CA 90503 LOS ANGELES COUNTY

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER T-2

GENERAL NOTES: 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES: 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

GENERAL NOTES: 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

GENERAL NOTES: 4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

GENERAL NOTES: 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES: 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

GENERAL NOTES: 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

GENERAL NOTES: 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

GENERAL NOTES: 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES: 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

GENERAL NOTES: 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

GENERAL NOTES: 12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

GENERAL NOTES: 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES: 14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

GENERAL NOTES: 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

GENERAL NOTES: 16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

GENERAL NOTES: 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES: 18. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

GENERAL NOTES: 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

GENERAL NOTES: 20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

GENERAL NOTES: 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES: 22. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

GENERAL NOTES: 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

GENERAL NOTES: 24. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

GENERAL NOTES: 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.







**T-Mobile**  
Stick Together  
3000 W. Century Blvd., Suite 100  
Los Angeles, CA 90045

PLANS PREPARED BY:  
**NATIONAL**  
CONSULTING & ENGINEERING, INC.  
10000 WILSON AVENUE, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
TEL: (310) 341-7000  
WWW.NATIONALCONSULTING.COM

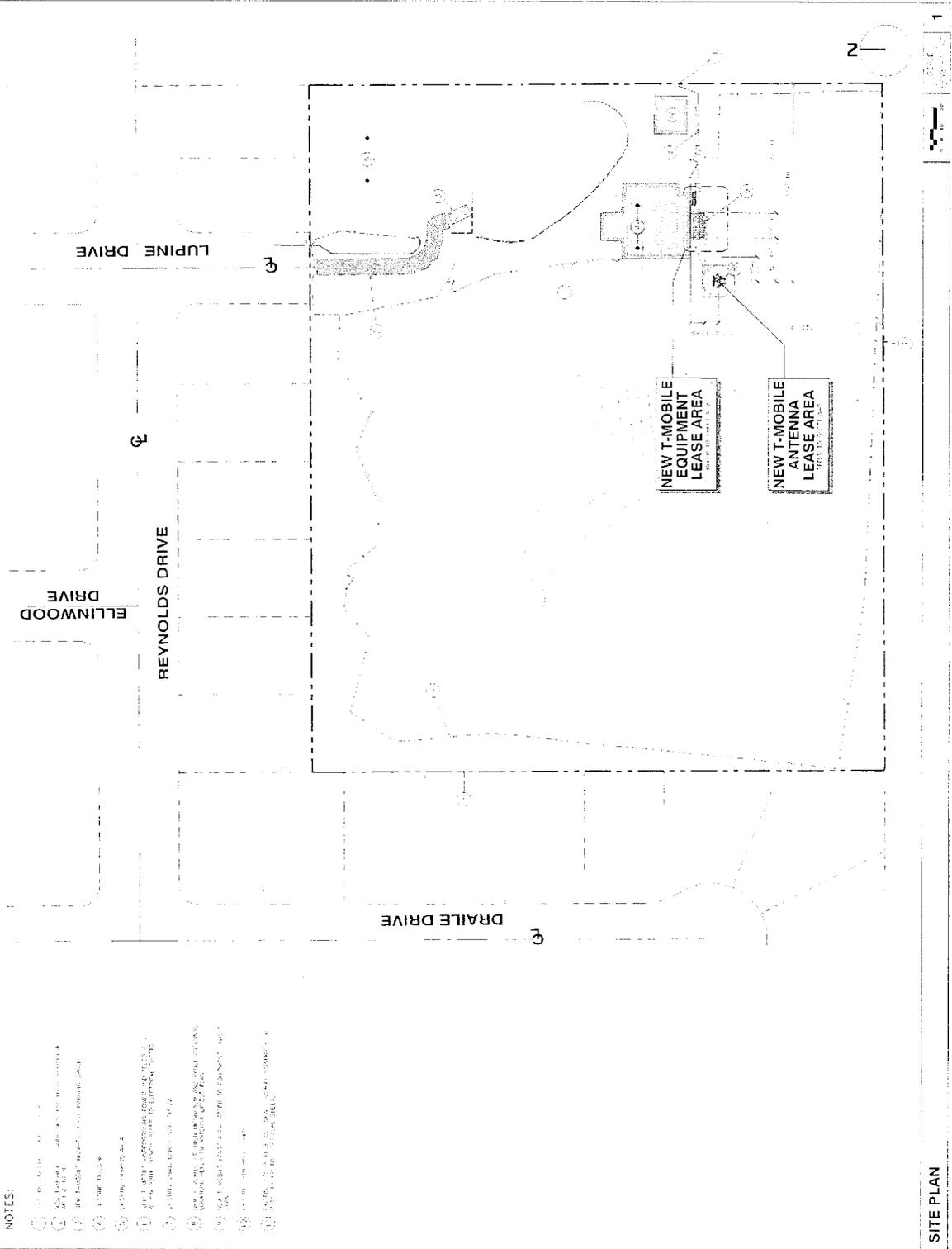
CONSULTANT:  
**TRILLIUM CONSULTING, INC.**  
1000 WILSON AVENUE, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
TEL: (310) 341-7000  
WWW.TRILLIUMCONSULTING.COM

NO.	Date	Description	BY
1	07/17/08	30% FOR REVIEW	PM
2	10/01/08	FOR APPROVAL	AM
3	10/27/08	FOR APPROVAL	PM
4	04/29/09	FOR APPROVAL	AM
5	07/16/09	PARKING REVIEW	AM
6	08/27/09	FOR APPROVAL	AM
7	09/16/09	FOR APPROVAL	AM
8	09/23/09	FOR APPROVAL	AM

SITE INFORMATION:  
**LA23213D**  
Sea Air Golf Course  
12000 Lupine Drive  
Van Nuys, CA 91411  
LOS ANGELES COUNTY

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A-1**



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET.
  2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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  11. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  12. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

SITE PLAN

**T-Mobile**  
Stick Together  
PLANS PREPARED BY:  
NATIONAL  
COMMUNICATIONS & CONSULTING, INC.

CONSULTANT:  
TELLIUM CONSULTING, INC.  
12111 WILSON BOULEVARD, SUITE 200  
LOS ANGELES, CALIFORNIA 90025  
TEL: 310.343.2200 FAX: 310.343.2201  
WWW.TELLIUMCONSULTING.COM

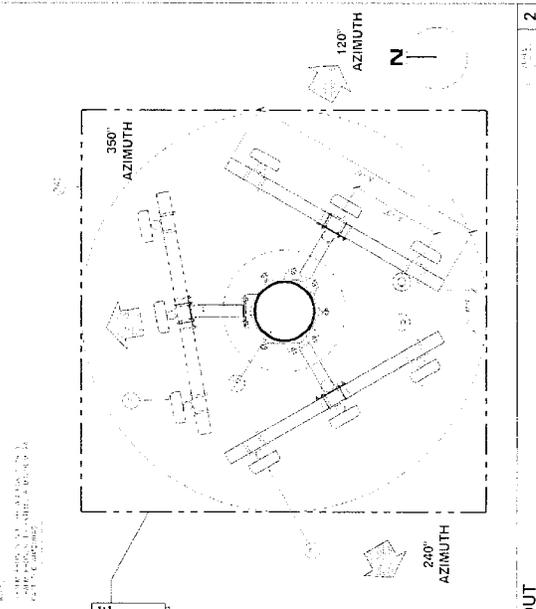
NO.	DATE	DESCRIPTION	BY
1	07/22/09	ISSUE FOR REVIEW	JKM
2	07/21/09	CLIENT REVISIONS	JKM
3	07/22/09	CLIENT REVISIONS	JKM
4	08/28/09	CLIENT REVISIONS	JKM
5	07/14/09	PLANNING REVISIONS	JKM
6	08/25/09	ISSUE DTS FOR REVIEW	JKM
7	08/28/09	ISSUE DTS FOR REVIEW	JKM
8	09/23/09	FINAL REVISIONS	JKM

**LA23213D**  
Sea Air Golf Course  
7220 RUPERT DRIVE  
LOS ANGELES, CALIFORNIA  
LOS ANGELES COUNTY

SEAL

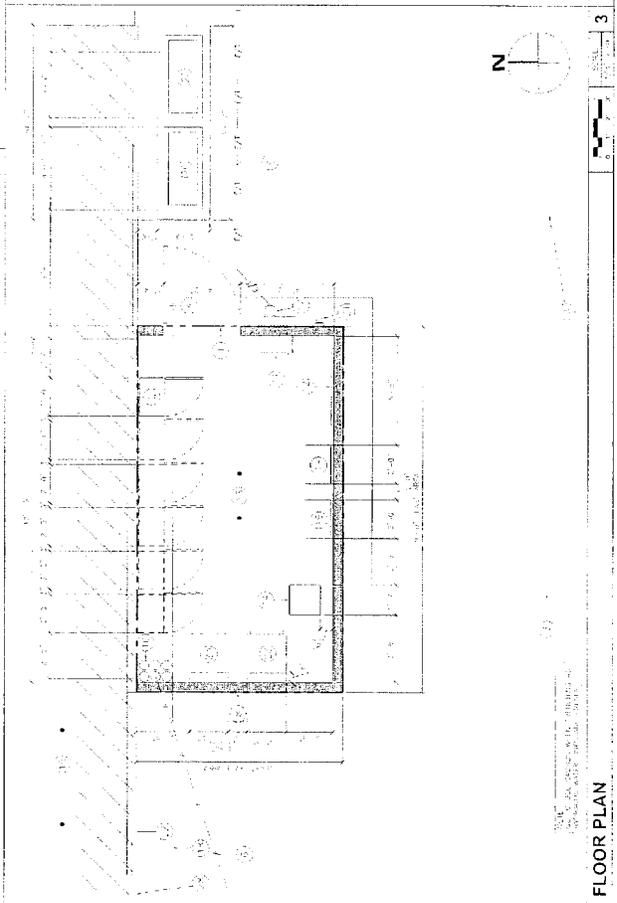
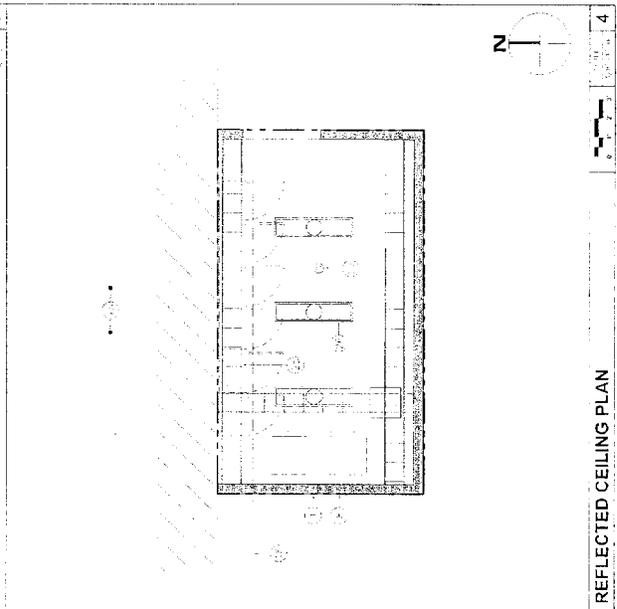
SHEET TITLE:  
**FLOOR PLAN, ANTENNA  
LAYOUT, REFLECTED  
CEILING PLAN, AND  
KEYNOTES**

SHEET NUMBER:  
**A-2**



**KEY NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA ELECTRICAL CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE BOARD OF ELECTRICAL EXAMINERS (CSEEB).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE BOARD OF ELECTRICAL EXAMINERS (CSEEB).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE BOARD OF ELECTRICAL EXAMINERS (CSEEB).
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA STATE BOARD OF ELECTRICAL EXAMINERS (CSEEB).



**T-Mobile**  
Stick Together  
10000 Wilshire Blvd, Suite 1000  
Los Angeles, CA 90024

PLANS PREPARED BY:  
**NATIONAL**  
ARCHITECTURAL & COMMUNICATIONS, INC.  
10000 Wilshire Blvd, Suite 1000  
Los Angeles, CA 90024  
Tel: 310.206.1000  
Fax: 310.206.1001

CONSULTANT:  
**PELLERIN CONSULTING INC.**  
1400 Wilshire Blvd, Suite 1000  
Los Angeles, CA 90024  
Tel: 310.206.1000  
Fax: 310.206.1001

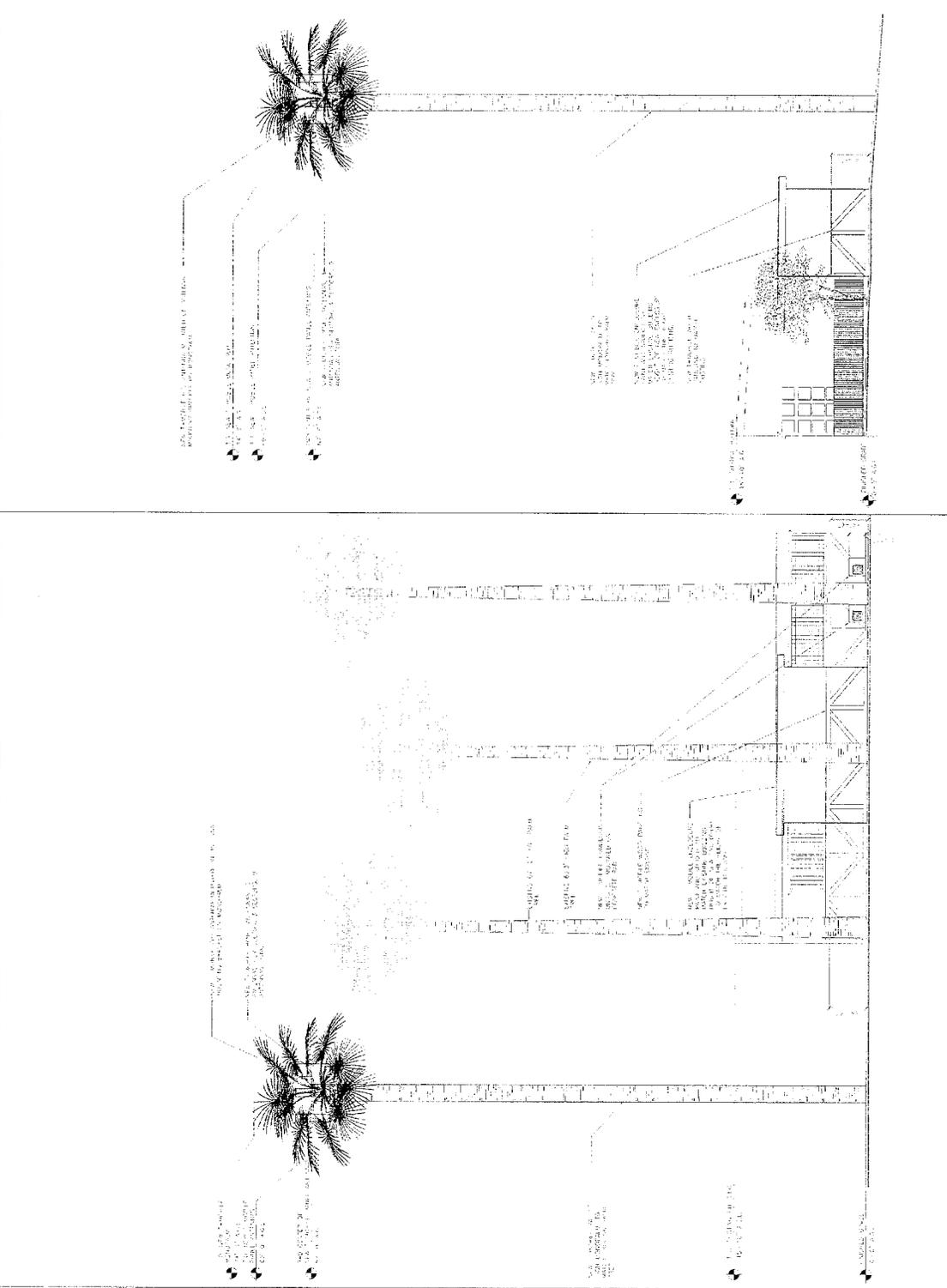
NO.	DATE	DESCRIPTION	BY
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2	10/01/08	CLIENT REVISIONS	JEP
3	10/22/08	CLIENT REVISIONS	PK
4	08/20/09	CLIENT REVISIONS	JEP
5	08/24/09	LANDING PLUMBING	JEP
6	08/24/09	800' CITY FOR REVIEW	JEP
7	09/15/09	100% CITY PLAN 10/1/09	JEP
8	09/20/09	DRM REVISIONS	PK

SITE INFORMATION:  
**LA23213D**  
Sea Air Golf Course  
10000 Wilshire Blvd  
Contract, CA 90024  
LOS ANGELES COUNTY

SEAL

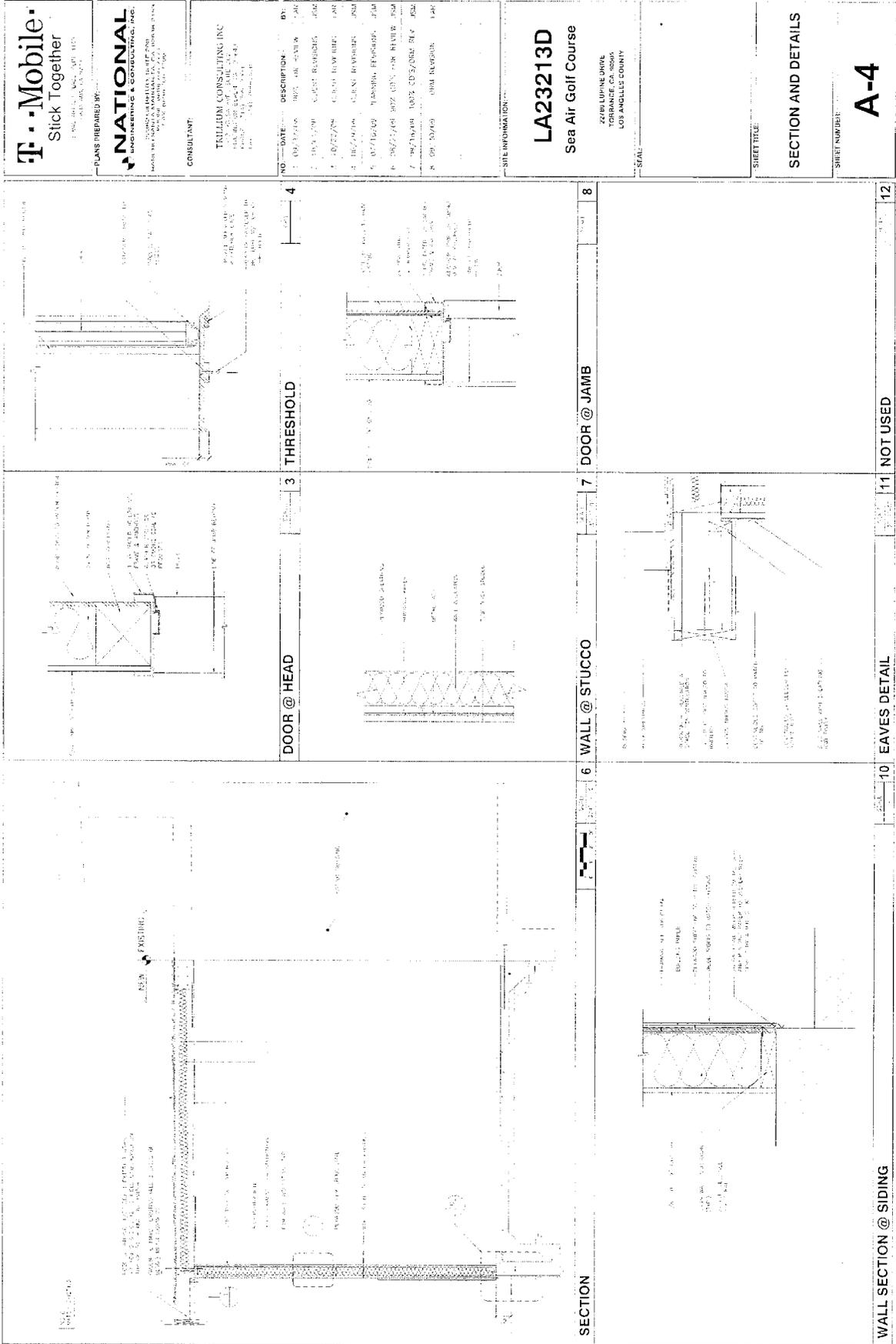
SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**A-3**



1      WEST ELEVATION      2

SOUTH ELEVATION



PLANS PREPARED BY:  
**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
1100 WEST 10TH STREET  
LOS ANGELES, CA 90015

CONSULTANT:  
TRILLIUM CONSULTING, INC.  
1200 WEST 10TH STREET  
LOS ANGELES, CA 90015

NO. DATE DESCRIPTION BY

1	05/12/04	50% FOR REVIEW	JRM
2	10/01/05	60% FOR REVIEW	JRM
3	10/22/05	100% FOR REVIEW	JRM
4	06/24/04	CONTRACT REVISIONS	JRM
5	07/16/04	PLANNING REVISIONS	JRM
6	08/27/04	CONTRACT REVISIONS	JRM
7	09/16/04	CONTRACT REVISIONS	JRM
8	09/28/04	CONTRACT REVISIONS	JRM

SITE INFORMATION

**LA23213D**  
Sea Air Golf Course

22800 LINDSEY DRIVE  
IRVINE, CA 92614  
LOS ANGELES COUNTY

SHEET TITLE:  
**ARCHITECTURAL  
DETAILS**

SHEET NUMBER:  
**A-5**

**1** RBS EQUIPMENT CABINET

**2** BBU EQUIPMENT MOUNTING

**3** GPS ANTENNA

**4**

**5** COAX STUB UP

**6** COAX TRENCH

**9** NOT USED

**10** COAX CABLE LADDER

**12**



**T-Mobile**  
Stick Together

PLANS PREPARED BY  
**NATIONAL**  
MANAGEMENT & CONSULTING, INC.  
10000 WILSON AVENUE, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
TEL: (310) 205-1000  
FAX: (310) 205-1001

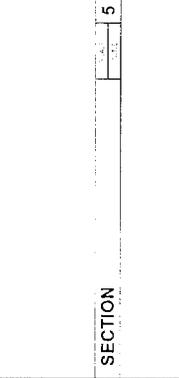
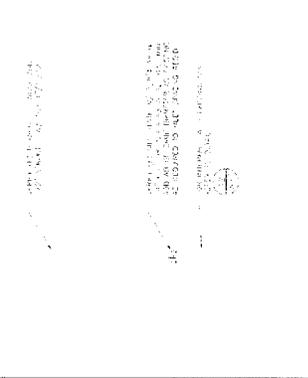
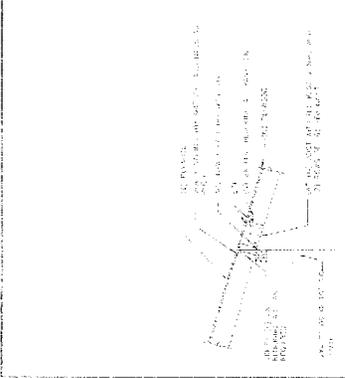
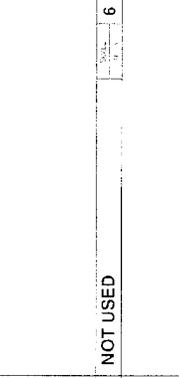
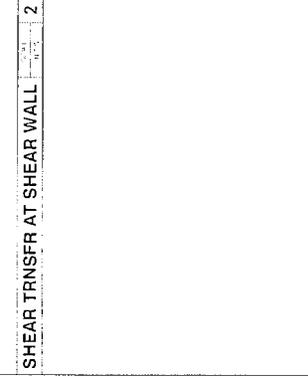
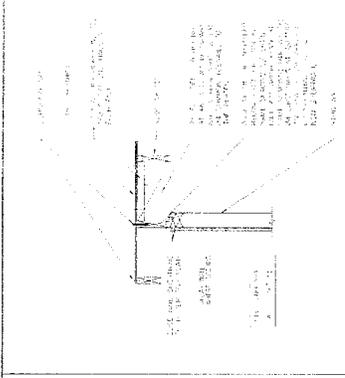
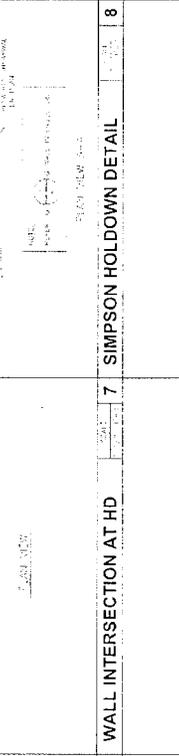
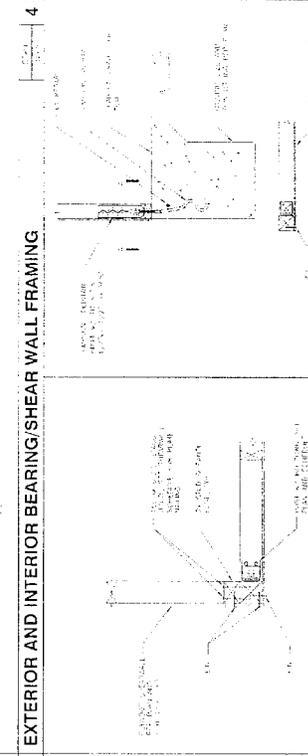
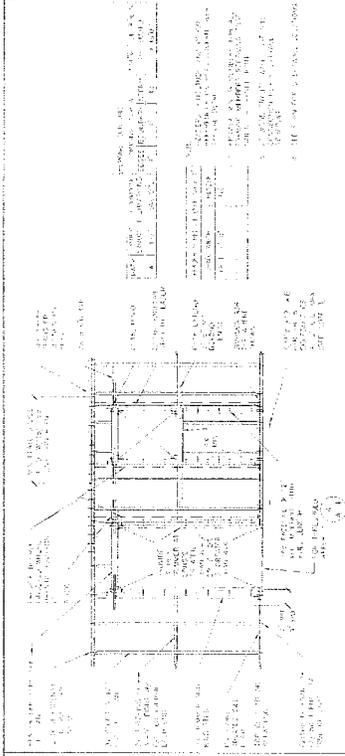
CONSULTANT  
**TRILLIUM CONSULTING INC.**  
1525 WILSON AVENUE, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
TEL: (310) 205-1000  
FAX: (310) 205-1001

NO.	DATE	DESCRIPTION	BY
1	06/12/06	ISSUE FOR REVIEW	TRM
2	06/21/06	C-1041 REVISIONS	CSA
3	07/22/06	C-1041 REVISIONS	TRM
4	08/23/06	C-1041 REVISIONS	TRM
5	07/18/06	PLANNING REVISIONS	JM
6	06/21/06	ISSUE FOR REVIEW	TRM
7	06/18/06	ISSUE FOR REVIEW	TRM
8	06/20/06	ISSUE FOR REVIEW	TRM

**LA23213D**  
Sea Air Golf Course  
27700 LUPPING DRIVE  
LOS ANGELES, CALIFORNIA  
LOS ANGELES COUNTY  
SCALE

SHEET TITLE:  
**SECTION AND STRUCTURAL DETAILS**

SHEET NUMBER:  
**S-2**



SECTION	5	6	7	8
NOT USED				

**F Mobile**  
Stick Together  
1700 S. MAIN ST., SUITE 100  
TULSA, OKLAHOMA 74106

PLANS PREPARED BY:  
**NATIONAL**  
ARCHITECTURAL & CONSULTING, INC.  
1000 N. UNIVERSITY AVENUE, SUITE 100  
TULSA, OKLAHOMA 74106  
PHONE: 918.438.1234  
FAX: 918.438.1235  
WWW.NATIONALARCHITECT.COM

CONSULTANT:  
**TRIUMPH CONSULTING INC.**  
1000 N. UNIVERSITY AVENUE, SUITE 100  
TULSA, OKLAHOMA 74106  
PHONE: 918.438.1234  
FAX: 918.438.1235  
WWW.TRIUMPHCONSULTING.COM

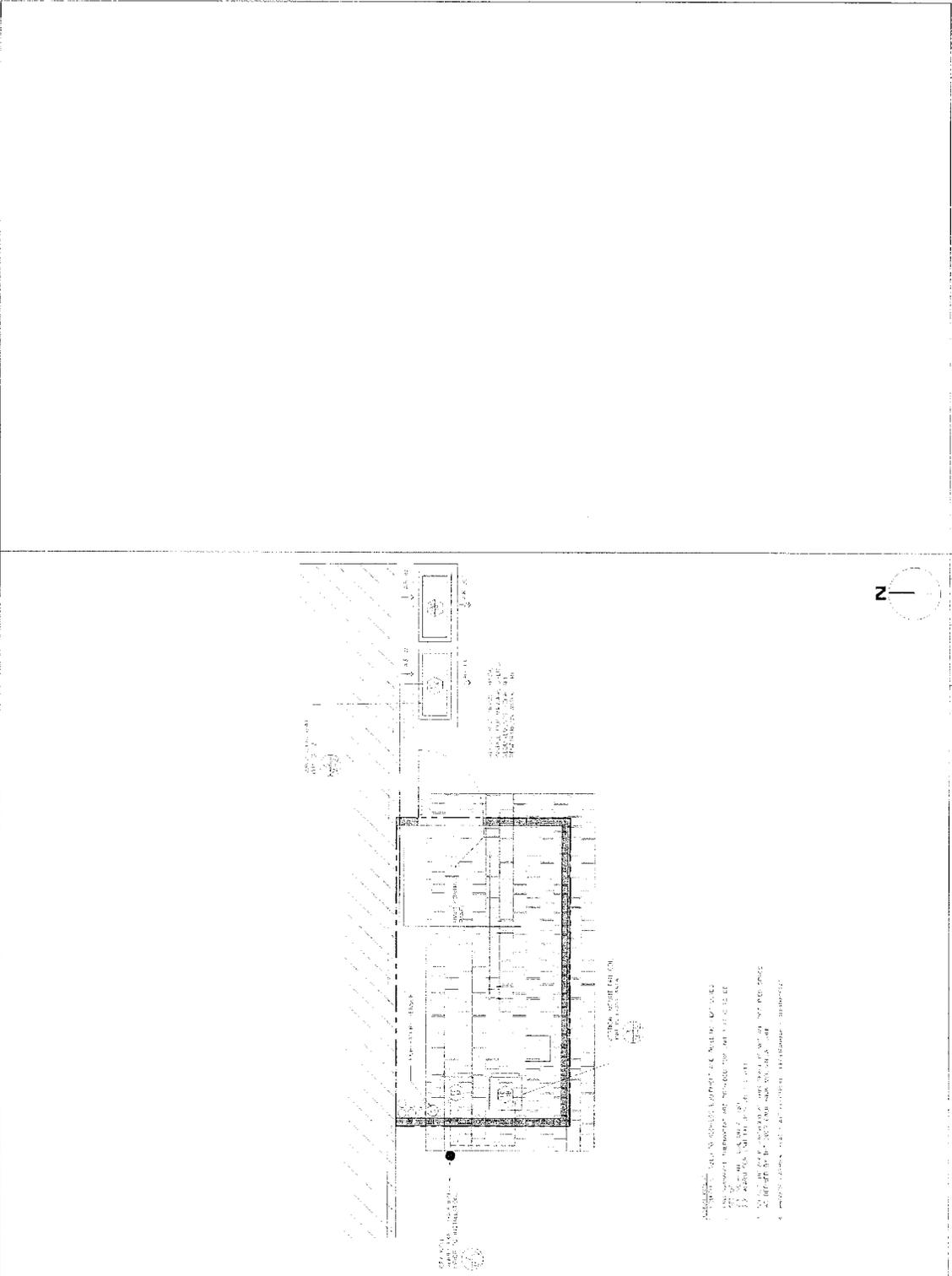
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2	04/01/09	CLIENT REVISIONS	JSM
3	07/22/09	CLIENT REVISIONS	JSM
4	08/28/09	CLIENT REVISIONS	JSM
5	07/16/10	PLANNING REVISIONS	JSM
6	08/25/10	CLIENT REVISIONS	JSM
7	09/16/10	100% DD SETTING REL.	JSM
8	09/23/10	NOV. REVISION	JSM

**SITE INFORMATION**  
**LA23213D**  
**Sea Air Golf Course**  
2200 LUPINE DRIVE  
TULSA, OKLAHOMA 74106  
TULSA COUNTY  
LOS ANGELES COUNTY

SEAL

SHEET TITLE: **HVAC PLAN**

SHEET NUMBER: **M-1**



NOT USED

1 2

HVAC PLAN

**Stick Together**

10000 Mobile Blvd, Suite 100  
Mobile, AL 36688

**NATIONAL**

MECHANICAL ENGINEERING & CONSULTING, INC.

10000 Mobile Blvd, Suite 100  
Mobile, AL 36688

**CONSULTANT:**

TRILLIUM CONSULTING INC.

10000 Mobile Blvd, Suite 100  
Mobile, AL 36688

**NO. DATE DESCRIPTION BY**

1	08/17/08	20% FOR REVIEW	FSR
2	10/01/08	PERM REVISIONS	JMS
3	10/22/08	CLIENT REVISIONS	JMS
4	04/29/09	CLIENT REVISIONS	JMS
5	10/27/09	PERM/REVISIONS	JMS
6	06/27/10	REVISED FOR REVIEW	JMS
7	08/16/10	REVISED FOR REVIEW	JMS
8	08/16/10	REVISED FOR REVIEW	JMS
9	08/16/10	REVISED FOR REVIEW	JMS

**SITE INFORMATION:**

**LA23213D**

**Sea Air Golf Course**

2280 LOPINE DRIVE  
MONTICELLO  
LOUISIANA COUNTY

**PLANS PREPARED BY:**

**PROJECT TITLE:**

**DATE:**

**SHEET NUMBER:**

**NOTES & SPECIFICATIONS**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).

**VERTICAL FAN COIL UNITS**

**CONDENSING UNIT PIPING**

**FAN COIL ANCHORAGE**

**DRY WELL**

**MECHANICAL MANDATORY NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
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7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL HANDBOOK (IMH) AND THE 2009 INTERNATIONAL PLUMBING HANDBOOK (IPH).

**MECHANICAL MANDATORY NOTES**

**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	CONDENSING UNIT PIPING
(Symbol)	DRY WELL
(Symbol)	FAN COIL ANCHORAGE
(Symbol)	VERTICAL FAN COIL UNITS

**8**



PLANS PREPARED BY: NATIONAL ENGINEERING & CONSULTING, INC.

CONSULTANT: TRILLIUM CONSULTING, INC.

NO. DATE DESCRIPTION BY

SITE INFORMATION: LA23213D Sea Air Golf Course

7000 LINDEN DRIVE, TORRANCE, CALIFORNIA 90503, LOS ANGELES COUNTY

SHEET TITLE: ELECTRICAL NOTES & SPECS, PANEL SCHED. & 1 LINE DIA.

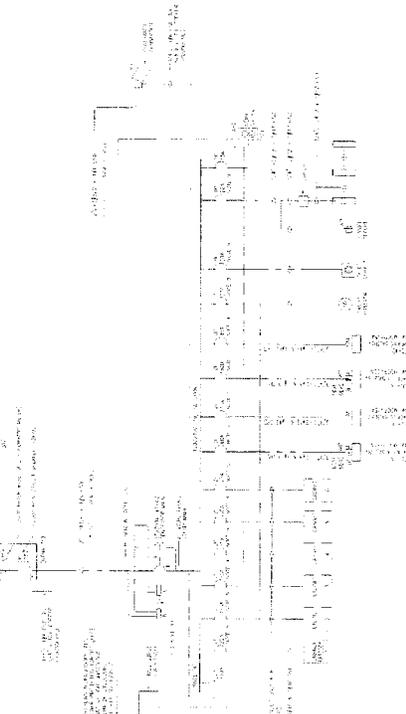
SHEET NUMBER: E-1

PANEL SCHEDULE table with columns for PANEL NO., BUS, DISCONNECT, BREAKER, etc.

PANEL SCHEDULE

SINGLE LINE DIAGRAM NOTES:

- 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2008 CALIFORNIA MECHANICAL CODE (CMC)...



SINGLE LINE DIAGRAM

GENERAL NOTES: 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2008 CALIFORNIA MECHANICAL CODE (CMC)...

TERMINOLOGY: 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2008 CALIFORNIA MECHANICAL CODE (CMC)...

NOTES: 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2008 CALIFORNIA MECHANICAL CODE (CMC)...

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PLANS PREPARED BY:  
**NATIONAL CONSULTING & CONSTRUCTION, INC.**  
10000 WILSON AVENUE, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
TEL: (310) 201-1100 FAX: (310) 201-1101

**CONSULTANT:**  
WILLIAM CONSULTING INC.  
1000 WILSON AVENUE, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
TEL: (310) 201-1100 FAX: (310) 201-1101

**NO. DATE DESCRIPTION BY**

1	09/12/08	SITE FOR REVIEW	PAK
2	10/01/08	SITE PLAN REVISIONS	PAK
3	02/27/09	FIELD REVISIONS	PAK
4	08/20/09	FIELD REVISIONS	PAK
5	02/18/09	CONCRETE REVISIONS	PAK
6	08/21/09	REVISED FOR REVIEW	PAK
7	09/15/09	REVISED FOR REVIEW	PAK
8	10/15/09	FINAL REVISIONS	PAK

**SITE INFORMATION:**  
**LA23213D**  
Sea Air Golf Course  
2770 LIMPING DRIVE  
LOS ANGELES, CALIFORNIA  
LOS ANGELES COUNTY

**SHEET TITLE:**  
**ELECTRICAL SITE PLAN  
POWER PLAN & ELECTRICAL  
DETAILS**

**SHEET NUMBER:**  
**E-2**

**RF CONFIGURATION INFORMATION**

TYPE	QUANTITY	AVG. RISE	AVG. RISE	AVG. RISE	AVG. RISE
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100

**KEY NOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
11. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).
12. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE (CEC).

**RF CONFIGURATION INFORMATION**

TYPE	QUANTITY	AVG. RISE	AVG. RISE	AVG. RISE	AVG. RISE
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100

**POWER & LIGHTING PLAN**

**ELECTRICAL POWER SITE PLAN**

**UTILITY METER**

**CABINET MOUNTING**

**NOT USED**

**JOINT TRENCH**

**T-Mobile**  
Stick Together

10000 S. LA BREA AVE., SUITE 100  
LOS ANGELES, CA 90045

PLANS PREPARED BY

**NATIONAL**  
ELECTRICAL CONTRACTING & CONSULTING INC.

10000 S. LA BREA AVE., SUITE 100  
LOS ANGELES, CA 90045

CONSULTANT

**TRILLIUM CONSULTING INC.**

10000 S. LA BREA AVE., SUITE 100  
LOS ANGELES, CA 90045

NO. DATE DESCRIPTION

1	07/17/08	REV. FOR REPORT	TRM
2	10/21/09	CLIENT REVISIONS	TRM
3	10/22/09	CLIENT REVISIONS	TRM
4	08/29/09	CLIENT REVISIONS	TRM
5	07/16/09	PLANNING REVISIONS	TRM
6	06/27/08	REV. FOR THE PERMITS	TRM
7	04/24/08	100% CONSTRUCTION SET	TRM
8	03/20/08	DEP. REVISION	TRM

**SITE INFORMATION**

**LA23213D**

Sea Air Golf Course

2288 LUPINE DRIVE  
LOS ANGELES, CA 90048  
LOS ANGELES COUNTY

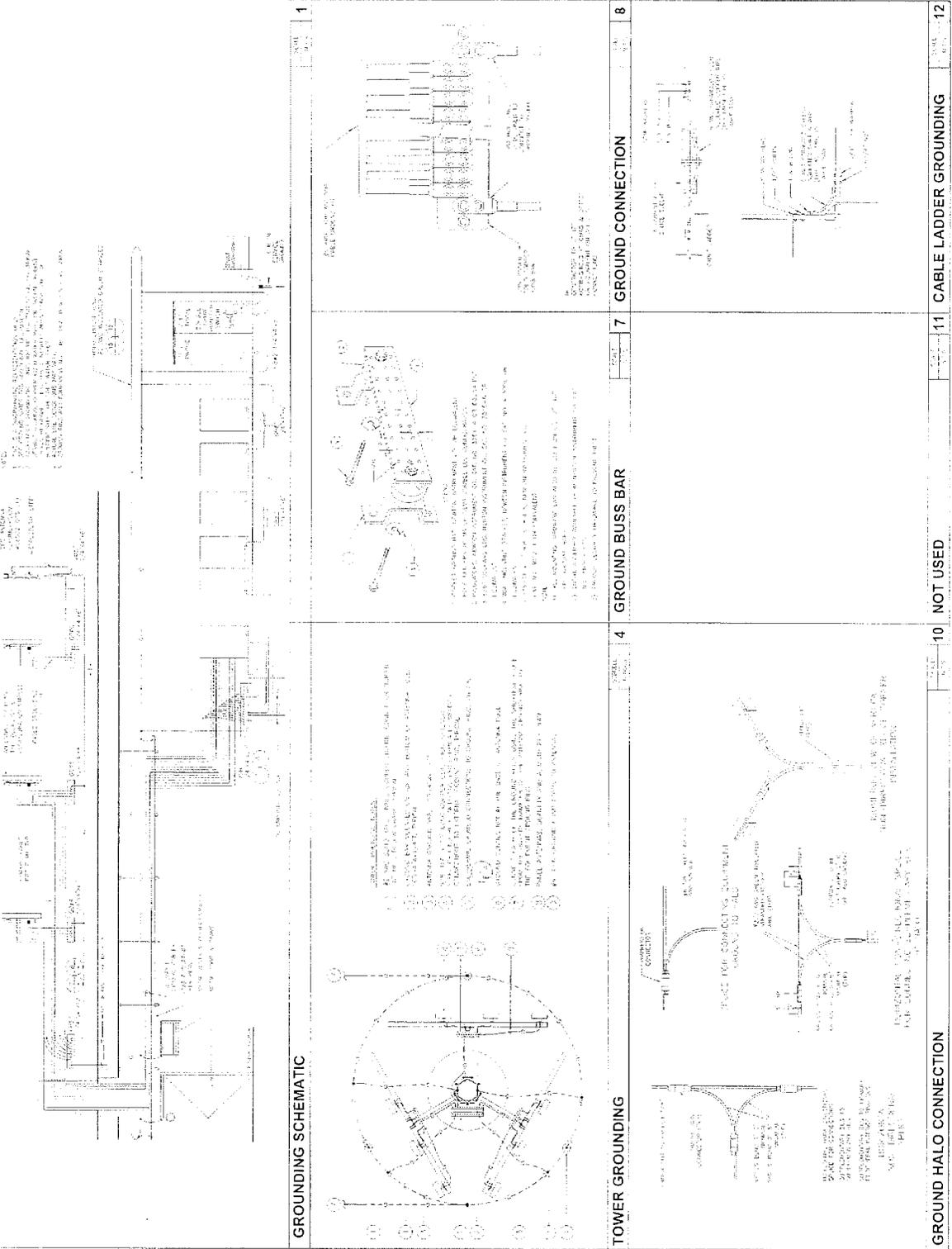
SEAL

SHEET TITLE:

**GROUNDING DETAILS**

SHEET NUMBER:

**E-3**



1	8	12
4	7	11
10	NOT USED	CABLE LADDER GROUNDING





FOR COMMISSION MEETING  
March 11, 2009

TO: PARKS AND RECREATION COMMISSION

FROM: BRIAN SUNSHINE, ASSISTANT TO THE CITY MANAGER

SUBJECT: APPROVAL TO LEASE A PORTION OF PROPERTY AT SEA AIRE GOLF COURSE FOR A T-MOBILE CELLULAR SITE

**RECOMMENDATION**

Recommendation of the City Manager that the Parks and Recreation Commission concur in a proposal to locate a Cellular site at Sea Aire Golf Course.

Funding

Not applicable. If approved and a Lease is executed the Lease will generate \$27,600 annually to the Parks and Recreation Revolving Fund.

**BACKGROUND/ANALYSIS**

The City has been approached by T-Mobile to Lease a portion of Sea-Aire golf course to construct and maintain a cellular antenna site. The proposal (Attachment A) is as follows:

Site size: 350 square feet  
 Initial Term: 5 years  
 Options: 4 x 5 years  
 Rent: \$27,000 annual rent  
 CPI: 3% annually  
 Antenna: Palm tree monopole set adjacent to like trees

The site size is similar to the Lease executed with Sprint at Victor Park. The proposal in Attachment A has been modified and the Lease rate will commence at \$27,600 per year to keep it competitive with an existing Lease at Victor Park. The proposal is to build a facility adjacent to the rear of the existing clubhouse facility which will be constructed to architecturally blend with the existing clubhouse.

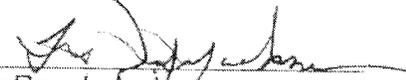
If the Commission concurs with the proposal, City Staff will begin to develop and negotiate a Lease with T-Mobile. Once developed, the Lease will be brought before the City Council for review.

Respectfully submitted,

LeROY J. JACKSON  
 CITY MANAGER

By   
 Brian K. Sunshine  
 Assistant to the City Manager

CONCUR:

  
 LeRoy J. Jackson  
 City Manager

Attachment: Proposal

November 12, 2008

Mr. Brian Sunshine  
3031 Torrance Blvd.  
Torrance, CA. 90503

**Re: Letter of Interest on behalf of T-Mobile**  
**Property Address: 22780 Lupine Dr, Torrance, CA. 90505**  
**T-Mobile Site (LA23213)**

Dear Mr. Sunshine:

As an authorized representative of T-Mobile, I have recently received a request from T-Mobile to work with them in acquiring space on the referenced property to locate a telecommunications facility for establishing service in the area to better serve the community and emergency services. The following outline represents the approximate equipment specifications and salient business points proposed for a lease agreement with T-Mobile.

1. Premises: An area of approximately 350 square feet of space together with a non-exclusive easement for reasonable and unrestricted access, twenty-four (24) hours per day, seven (7) days per week. Space to include antenna equipment, cable wiring, electrical service, telephone service, and back-up power source.
2. Use: Construction, maintenance and operation of a wireless telecommunications facility (including supporting structures) for the transmission and reception of radio communications signals.
3. Equipment: Six (6) equipment cabinets approximately 3' wide by 3' wide deep by 5' high.
4. Initial Term: Five (5) years.
5. Options: Four (4) options of five (5) years each.
6. Escalations: 3% per year
7. Rent: \$27,000.00 per year paid in twelve (12) equal monthly payments of \$2,250.00.
8. Testing: Prior to lease commencement, Landowner shall provide access, allowing T-Mobile to conduct any necessary inspections, surveys and tests to determine the suitability of the property for T-Mobile's use.
9. Access: 24 hours a day / 7 days a week.
10. Improvements: Constructed at T-Mobile's expense.
11. Utilities: Utilities paid by T-Mobile.

Page 2

This Letter of Interest does not address all the essential terms of the contemplated Communications Site Lease Agreement and that such essential terms will be subject to further negotiation. Until a formal agreement addressing all of the terms of the Lease at the above-referenced property has been developed and fully executed by all parties, neither party will have any legal obligation or liability to the other with respect to the matters set forth above.

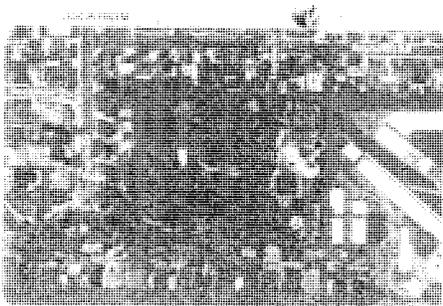
After your review of the enclosed documents, please do not hesitate to call me with any questions you may have. I will be glad to meet with you at your convenience to further explain and provide you with a better understanding of T-Mobile and the proposed installation. I can be reached at (714) 206-2879 or (714) 799-2000, Ext. 304.

Sincerely,

*Trillium Consulting*

Tom Johnson

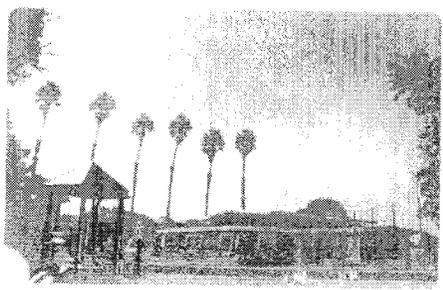
TJohnson@trilliumcos.com



EXISTING



PROPOSED



EXISTING

# LA23213E Sea Air Golf Course

27755 Via del Mar  
Marina del Rey, CA 90250

## VIEW 1

### APPLICANT

Mobile  
3501 Redondo  
Marina del Rey, CA 90250

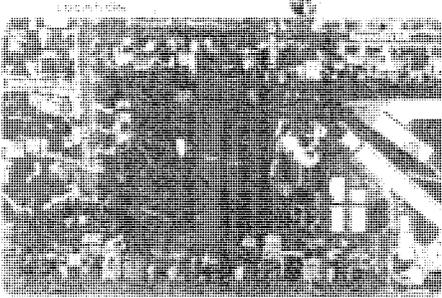
### CONTACT

Timothy Cappozzi, General Manager  
Mobile Phone  
310 454-7000  
310 454-7000 (ext. 200)  
310 462-5138



### BLUE WATER DESIGN

10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
BlueWaterDesign.com  
310 451 2042  
310 451 2043



EXISTING

View from 17th Street looking up from sidewalk

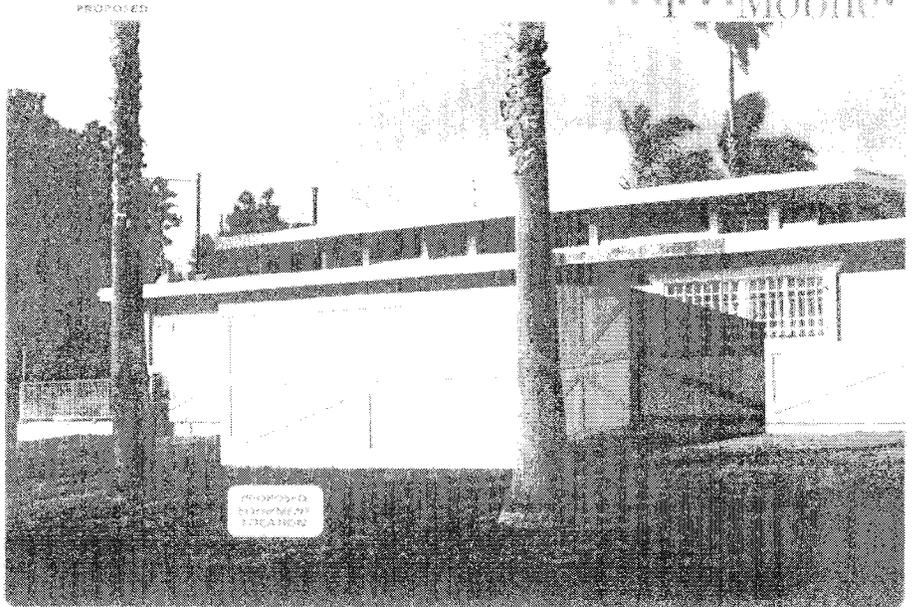


# LA23213E

Sea Air Golf Course

17th Street  
Santa Monica, CA 90405

## VIEW 2



PROPOSED

PROPOSED  
IMPROVEMENT  
EXCAVATION

View from 17th Street @ 17th

### APPLICANT

Mobile  
3741 17th Street  
Santa Monica, CA 90405  
(310) 314-2642

### CONTACT

Travis Thompson, Project  
Manager  
1711 Vista Ave. Suite 210  
Santa Monica, CA 90404  
(310) 314-2642



### BLUE WATER DESIGN

Blue Water Design, Inc.  
1711 Vista Ave. Suite 210  
Santa Monica, CA 90404  
(310) 314-2642



**Attachment E**

March 11, 2009

**MINUTES OF A REGULAR MEETING OF THE  
TORRANCE PARKS AND RECREATION COMMISSION****1. CALL TO ORDER**

The Torrance Parks and Recreation Commission convened in a regular session at 7:00 p.m. on Wednesday, March 11, 2009, in the West Annex meeting room at Torrance City Hall.

**2. ROLL CALL**

Present: Commissioners Cook, Gilbert, Hazell, Ning, Robbins, Taniguchi, and Chairperson Orpe.

Absent: None.

Also Present: Community Services Director Jones, Recreation Services Manager Brunette, Assistant to the City Manager Sunshine, Park Services Manager Wilson, and Park Services Supervisor Simoneau.

**3. FLAG SALUTE**

Park Services Manager Wilson led the Pledge of Allegiance.

**4. AFFIDAVIT OF POSTING**

**MOTION:** Commissioner Taniguchi moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. Commissioner Gilbert seconded the motion; a voice vote reflected unanimous approval.

**5. APPROVAL OF MINUTES****5A. MINUTES OF FEBRUARY 11, 2009**

**MOTION:** Commissioner Gilbert moved for approval of the February 11, 2009 Commission meeting minutes as submitted. Commissioner Hazell seconded the motion; a voice vote reflected unanimous approval.

**6. ORAL COMMUNICATIONS #1**

None.

**7. OLD BUSINESS****7A. DISCUSS DESIGN CONCEPTS FOR WILSON PARK POND**

Community Services Director Jones provided background on design concepts for the Wilson Park pond presented to the Commission on February 11, 2009. He noted that several audience members and Commissioners expressed concern over the potential loss of the pond as well as costs associated with design options. Staff was directed to explore the option of restoring the existing pond as a short-term alternative. He presented an option, as well as associated one-time and recurring estimated costs included in agenda material, that would reopen the pond as quickly as possible while making improvements to both the skimmer and circulation pumping systems. He mentioned that filling the pond only costs \$250 to \$300 and that draining and refilling the pond on an annual basis could be considered. He recommended that the Commission approve this alternative that would maintain the integrity of the pond as it was designed at minimal value in order to buy three to five years or even longer based on maintenance practices.

Commissioner Robbins stated that this option would cause minimal disruption to activities in Wilson Park and be much easier to sell to the City and public.

Responding to Commissioner Ning's inquiry, Park Services Supervisor Simoneau confirmed that biological chemicals introduced into the pond would not harm ducks, cats, dogs, or humans and that releasing fish or turtles is a citable offense by State law.

Glen Bazell, Date Avenue, presented a proposal to design and build a system that would separate solids and liquids by agitating the top surface of the solids of the pond. He stated that his proposal would cost approximately \$4,000 to design and build, that implementation would be made up of volunteer effort, and the only unknown is how to dispose of the solids. He estimated that his system could clean 16 cubic feet per eight hour period in a gradual process that could take up to six months for the entire pond.

Community Services Director Jones advised that there are companies licensed to collect and remove solids and brought up the possibility of using Mr. Bazell's proposal as a maintenance practice.

Commissioner Ning commented that implementation of staff's proposal makes sense and then the Division could experiment with the maintenance feature presented by Mr. Bazell.

Commissioner Taniguchi expressed appreciation to Mr. Bazell for his offer but stated that she supports the short-term solution presented by staff.

**MOTION:** Commissioner Robbins moved to approve the proposal presented by staff to renovate the Wilson Park pond and to continue to explore the proposal presented by Glen Bazell. Commissioner Taniguchi seconded the motion; a voice vote reflected unanimous approval.

## **7B. SKATE PARK UPDATE**

Recreation Services Manager Brunette provided an update on Wilson Skate Park included in the material of record. He reported that skate elements numbered 30-33 in Attachment A were removed in mid-February 2009 due to maintenance and safety concerns.

**7C. MADRONA MARSH PRESERVE UPDATE**

Recreation Services Manager Brunette reported that Madrona Marsh Preserve has been closed since mid-February 2009 due to harmful bacteria discovered during routine wet season water testing. He advised that much of the bacterium has been clearing naturally and that staff continues to test and monitor the water. He stated that it was also determined that Drain #1 leading into the Marsh is clogged and has high levels of enteric bacteria, noting that remediation measures are being taken.

Community Services Director Jones advised that staff suspects illegal dumping by businesses into Drain #1 as well as other storm drains in the City. He stated that many Departments as well as the Police Department are involved in the investigation and a vendor consultant is conducting an analysis.

**8. NEW BUSINESS****8A. APPROVAL TO LEASE TO T-MOBILE A CELLULAR SITE AT SEA AIRE GOLF COURSE**

Assistant to the City Manager and Land Management Chairperson Sunshine provided a slide presentation regarding a proposal to locate a cellular antenna site at Sea Aire Golf Course. He reported that the antenna would be a palm tree monopole set adjacent to like trees and that there would be a cabinet constructed adjacent to the existing clubhouse facility for support electronics. He noted that the five-year lease rate is \$27,600 annually with four five-year options and that funds would go back to the Parks and Recreation Revolving Fund.

In response to Commissioners' inquires, a representative from T-Mobile stated that a technician would need access once a month to conduct software updates, that lines would run underground from the cabinet to the monopole, and that construction would take no longer than 30 days.

**MOTION:** Commissioner Robbins moved to concur with a recommendation of the City Manager to approve a proposal to locate a cellular site at Sea Aire Golf Course. Commissioner Taniguchi seconded the motion; a voice vote reflected unanimous approval.

**9. STANDING COMMITTEE UPDATES****9A. FACILITIES COMMITTEE**

Has not met.

**9B. GRANTS COMMITTEE – GRANT PROGRAM**

Chairperson Orpe reported that monitoring non-profit social service agencies would be assigned at the next Committee meeting.

**9C. OPEN SPACE COMMITTEE**

Has not met.

**9D. PROGRAMS COMMITTEE**

Has not met.

**10. MONTHLY DEPARTMENT ACTIVITY**

**10A. ADMINISTRATIVE SERVICES DIVISION**

Community Services Director Jones distributed a revised brochure for the Tree Dedication Program, noting that it was determined that the cost difference was negligible to separate the costs for weekday and weekend rates. He stated that a line was added for additional donations and that the improved brochure would be considered by City Council in two weeks.

Commissioner Cook expressed concern that a cedar tree planted at Paradise Park is in the play area and Park Services Supervisor Simoneau explained that the people who made the tree dedication had other trees in the area and wanted to keep the family together.

**10B. PARK SERVICES DIVISION**

Park Services Manager Wilson noted that the Park Services Division Report for February 2009 was included in agenda packets.

**10C. RECREATION SERVICES DIVISION**

Recreation Services Manager Brunette noted that the Recreation Services Division Report for February 2009 was included in agenda packets.

In response to Commissioner Hazell's inquiry, Community Services Director Jones stated that the Sports Wall of Fame is listed within the City's capital budget projects list and is on hold pending approval.

**11. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**11A.** Chairperson Orpe welcomed Youth Council members Christina Kang from South High School and Shreyasi Ghosh from West High School.

**11B.** Commissioner Robbins offered the observation that the Wilson Park tree house is looking much better.

**11C.** Chairperson Orpe stated that he is a frequent visitor to Entradero Sump and sees no traffic or parking problems with West Torrance Little League.

**11D.** Chairperson Orpe announced the April 4, 2009 Pancake Breakfast at the Attic.

**11E.** Community Services Director Jones stated that staff is meeting with homeowners on March 12, 2009 to discuss property line issues for the Lomita-Anza right-of-way.

**11. ADJOURNMENT**

**MOTION:** At 8:04 p.m., Commissioner Hazell moved to adjourn the meeting to April 8, 2009 at 7:00 p.m. in the West Annex meeting room. Commissioner Ning seconded the motion and, hearing no objection, Chairperson Orpe so ordered.

Approved as Submitted April 8, 2009 s/ Sue Herbers, City Clerk
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## Attachment F

DATE: August 11, 2009  
TO: Telecommunications Committee Members  
FROM: Development Review Division  
SUBJECT: **TELECOM PERMIT (SAT09-00002)**

Request for approval of a Telecom Permit to allow the installation and operation of a 74-foot tall telecommunication facility with nine antennas designed as a false tree and the installation of associated equipment on property located within the Hillside Overlay District in the P-U Zone at 22780 Lupine Drive.

Applicant: Omnipoint Communications LLC, Inc (City of Torrance)  
Case No: SAT09-00002  
Location: 22780 Lupine Drive  
Zoning: P-U (Public Use), Hillside Overlay District

The subject parcel is the Sea Aire Golf Course, located just south of Reynolds Drive, just east of Draille Drive. The parcel is a City-owned park. The location of the proposed telecommunication facility was discussed and approved by the Parks and Recreation Commission on March 11th, 2009.

The proposed telecommunication facility will consist of nine antennas mounted on a false tree (mono-palm) that is 74-feet in height and its associated equipment cabinets located adjacent to the existing clubhouse building on the western portion of the lot. The applicant is proposing to install three sectors with three panel antennas each, centered at 67 feet high. One sector will face north, a second will face southeast and the third will face southwest. The antennas are proposed to be screened by the elements of the false tree including branches and fronds. The applicant is proposing to enhance coverage service in the immediate area. As part of this project, the applicant is proposing to install several equipment cabinets near the mono-palm, just south of the existing clubhouse building, enclosed by a new, approximately 203 square foot addition built to match the existing building's design and height. Two small condensing units will be installed outside the enclosure addition, adjacent to the building.

The mono-palm will feature a branch and frond design. Staff has incorporated design recommendations as conditions of approval including the use of three-dimensional bark cladding for the length of the pole, bringing the triangular antenna array further in to be less visible, using the maximum number of fronds per manufacturer's standards, ensuring that the fronds extend at least 24 inches beyond the antennas, and painting the mounting equipment and antennas to blend in with the elements of the mono-palm. The design modifications ensure that the mono-palm will have a high aesthetic quality.

In order to recommend approval of this application, the proposed telecommunication facility must conform to the height, location, technology and design standards. The maximum height allowed for a new false tree is regulated by the height specified in the

2. That if this Telecom Permit is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (Development Review)
3. That this Telecom Permit shall be subject to comply with all codes in Article 39 of Chapter 2 of Division 9 and all other applicable codes in the Torrance Municipal Code; (Development Review)
4. That the applicant shall file for each class of operation a completed two-page "Appendix A" form from A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance (available at [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety)); (Development Review)
5. That the applicant shall submit Emission Standards and Non-Interference Data showing the specific frequency range that the facility will use upon and throughout activation, certification that the facility will continuously comply with FCC emissions standards, and that use of the telecom facility will not interfere with other communication, radio or television transmission or reception; (Development Review)
6. That the applicant shall obtain all necessary permits and approvals including but not limited to FAA approval, building permits, etc.; (Development Review)
7. That the applicant shall provide for co-location opportunities for future carriers on the mono-palm and the height shall not be increased to the satisfaction of the Community Development Director; (Development Review)
8. That three-dimensional bark cladding from the base to the top of the trunk arm of the mono-palm shall be used to the satisfaction of the Community Development Director; (Development Review)
9. That the antenna array shall be brought further in to the satisfaction of the Community Development Director; (Development Review)
10. That the mono-palm shall incorporate the maximum number of fronds per manufacturer's standards to the satisfaction of the Community Development Director; (Development Review)
11. That the fronds extend at least 24 inches beyond the antennas to the satisfaction of the Community Development Director; (Development Review)
12. That the antenna mounting hardware and all exposed cables, tower mounted equipment, etc. be painted to further camouflage the site to the satisfaction of the Community Development Director; (Development Review)

zoning district. The facility is proposed in the Public Use (P-U) Zone which does not specify a maximum building height. The applicant has provided documentation from their RF engineer that the proposed site is intended to enhance coverage in the areas as far as Doris Way to the west, Beran Street to the north, Kent Avenue to the east and Bindewald Road to the south as shown in the coverage maps submitted with their application. Staff notes that there are a row of palm trees adjacent to the proposed mono-palm.

The proposed telecommunication facility, mono-palm, is defined as a new false tree which falls into a Location Priority that requires a special review by the Telecommunications Committee. As described in the Project Description (Attachment #2) submitted by the applicant, alternative sites were investigated but were not feasible due to leasing opportunities. The site identified will provide the coverage needed to fulfill the applicant's objectives. The false tree, as conditioned, will give the applicant the height needed to meet their coverage objectives while simultaneously providing the least visually intrusive structure. The telecommunication ordinance gives the reviewing authority the ability to require future co-location opportunities. Staff is recommending a condition that future co-locating facilities do not increase the height of the mono-palm.

Approval of this Telecom Permit is supported by the following findings:

- a) That this approval is necessary to allow the facility to function as intended and identified alternatives to the proposal are not feasible because the applicant did not find other available leasing opportunities, and this site allows the applicant to meet their intended coverage objective.
- b) The approved facility will not result in conditions which are materially detrimental to nearby property owners, residents and businesses, nor to public health or safety because the facility and equipment operate with very small amounts of noise, there are no fumes, smoke, or odors emitted, and the facility is unmanned requiring minimal maintenance trips therefore it will not impact current vehicular circulation on the public right of way or the private parcel.

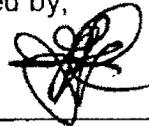
In the judgment of Staff, the proposed telecommunication facility, as conditioned, conforms to the technology, height, location and design standards of Sections 92.39.040 and 92.39.050 of the Torrance Municipal Code and staff recommends approval of the applicant's request, subject to the following conditions:

1. That the use of the subject property for a false tree telecom facility shall be subject to all conditions imposed in SAT09-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.39.070 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Telecommunications Committee relied in granting approval;

13. That the panel antennas and all related equipment cabinets shall be removed if the telecommunications site remains inactive for more than 180 days. (Development Review)
14. That a finalized lease agreement with the City shall be in place prior to the issuance of building permits. (Added by the Telecommunications Committee)

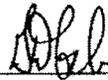
Furthermore, Code Requirements that are relevant to this project are attached for your review.

Prepared by,



Soc Angelo Yumul  
Planning Assistant

Recommended by,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Code Requirements
2. Project Description
3. Photo Simulations
4. Coverage Maps
5. Site Plan and Elevations

This request for a Telecom Permit (SAT09-00002) is  APPROVED  DENIED per Ordinance No. 3561, Section 92.39.060, Wireless Telecommunication Facilities, of the Torrance Municipal Code, Division 9.

8/27/09  
DATE



Brian Sunshine  
Telecommunications Committee Chair

Decisions made by the Telecommunications Committee are appealable to the Planning Commission within 15 calendar days following the above date of approval/denial.

## CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Community Development Director may not waive or alter the Code requirements. They are provided for information purposes only.

### Development Review:

- No light shall be permitted for the Telecom facility except for security lighting and such lighting shall be shielded so that direct rays do not shine on nearby properties. (92.39.050)
- No signage or identifying logos shall be displayed on the telecommunication facility. (92.39.050)
- Submit a radio frequency compliance and radiation report prepared by a qualified RF engineer within 30 days after installation of the telecom facility. (92.39.070)

### Building and Safety:

- Provide structural calculations for proposed work.
- Submit soil report for proposed work.

### Environmental:

- Verify that the equipment cabinets will comply with the Torrance Noise Ordinance. If an emergency generator is required, it must also comply with the Torrance Noise Ordinance.