

Appendix H
Service Letters

Service Letters

AT & T



AT&T
100 W Alondra Bl
Suite A-202
Gardena, CA 90248

T: 3102932261
F: 9999999999
www.att.com

July 02, 2019

AUSTIN J HUTCHERSON
AMJ CONSTRUCTION MGMT INC
7474 N. Figueroa Street, Suite 250
Los Angeles, California 90041

Re: Will Serve Letter, Non-Interference Letter.

Dear Mr. Hutchison:

This letter is written to confirm that the proposed project 113, 119, 121 South Soto Street, Los Angeles, CA 90033, California is within the Base Rate Area of the AT&T California serving area in the Los Angeles 6 Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur:

1. you, in your capacity as the developer, enter into a written service agreement with AT&T; and,
2. you, in your capacity as developer, pay all charges you are required by AT&T's Tariffs to pay.

If you have any questions I can be contacted on 310-293-2261.

Sincerely,

Troy Stanard
AT&T Engineering
310-293-2261

Service Letters

Charter Communications



Will Serve Letter

7/3/2019

Jack Wichersham
AMJ Construction Management, Inc.
7474 N Figueroa Street Ste. 250
Los Angeles, CA 90041

Project Name: WSL - 2316 E. 1st Los Angeles CA 90033/ Los Lirios Apartments
LOCATION: WSL - 2316, 2322 E. 1st & 119,113,121 S Soto St. Los Angeles CA 90033

Re: May Serve Letter by Charter Communications or an affiliate authorized to provide service ("Charter")

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- _____

Please forward this information to the construction manager listed below. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Construction Manager Contact:

Dianna Netherlain
SoCal Central Specialist, Business Development
3430 E Miraloma Ave
Anaheim CA 92806
714-414-1454
dianna.netherlain@charter.com

Sincerely,

Dianna Netherlain



2316 East 1st Street, Los Angeles, CA, USA

2322 East 1st Street, Los Angeles, CA, USA

113 South Soto Street, Los Angeles, CA, USA

119 South Soto Street, Los Angeles, CA, USA

121 South Soto Street, Los Angeles, CA, USA

2316, 2322 E 1ST ST & 113,119,121 S SOTO ST
MAP
Los Angeles, Ca 90033

Red-existing Charter aerial facilities within project limits.

Green-existing Charter underground facilities within project limits.



Service Letters

Los Angeles Department of Water and Power (Electric)



POWER NEW BUSINESS
DEVELOPMENT AND
TECHNOLOGY
APPLICATIONS DIVISION

SERVICE PLANNING & CUSTOMER
SUPPORT SUBSECTION

METROPOLITAN EAST SERVICE PLANNING

2633 Artesian Street, Suite 210, Los Angeles, CA 90031 (213) 367-6000 FAX: (213) 367-6027

Jeffrey T. Bergman
District Engineer

WILL SERVE

July 3, 2019

Mr. Jack Wickersham
AMJ Construction Management, Inc.
7474 North Figueroa St., Suite 250
Los Angeles, CA 90041

Dear Mr. Wickersham:

2316, 2322 East 1st Street

This is in response to your email letter dated July 2, 2019 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Los Angeles Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Mr. Jimmy He at (213) 367-6257.

Sincerely,

Jeffrey T. Bergman
District Engineer, Metro East Service Planning

c: Jimmy He
Bobby Fierro



POWER NEW BUSINESS
DEVELOPMENT AND
TECHNOLOGY
APPLICATIONS DIVISION

METROPOLITAN EAST SERVICE PLANNING

SERVICE PLANNING & CUSTOMER
SUPPORT SUBSECTION

2633 Artesian Street, Suite 210, Los Angeles, CA 90031 (213) 367-6000 FAX: (213) 367-6027

Jeffrey T. Bergman
District Engineer

WILL SERVE

July 3, 2019

Mr. Jack Wickersham
AMJ Construction Management, Inc.
7474 North Figueroa St., Suite 250
Los Angeles, CA 90041

Dear Mr. Wickersham:

113, 119, 121 South Soto Street

This is in response to your email letter dated July 2, 2019 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Los Angeles Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Mr. Jimmy He at (213) 367-6257.

Sincerely,

Jeffrey T. Bergman
District Engineer, Metro East Service Planning

c: Jimmy He
Bobby Fierro

Service Letters

City of Los Angeles Bureau of Engineering

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ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

07/09/2019

AMJ CONSTRUCTION MANAGEMENT, INC
7474 N FIGUEROA STREET, SUITE 250
LOS ANGELES, CA, 90041

Dear AMJ Construction Management, Inc,

SEWER AVAILABILITY: 113 SOUTH SOTO STREET

The Bureau of Sanitation has reviewed your request of 07/09/2019 for sewer availability at **113 SOUTH SOTO STREET**. Based on their analysis, it has been determined on 07/09/2019 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

Karan Patel
CE ASSOCIATE
Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Service Letters

Los Angeles Department of Water and Power (Water)



CUSTOMERS FIRST

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Jill Banks Barad

Christina E. Noonan

Susana Reyes

Susan A. Rodriguez, Secretary

David H. Wright, General Manager

July 10, 2019

Map No. 128-222

Mr. Jack Wickersham
AMJ Construction Management, Inc.
7474 North Figueroa Street, Suite 250
Los Angeles, California 90041

Dear Mr. Wickersham:

Subject: Water Availability - Will Serve
113, 119, 121 South Soto Street and 2316, 2322 East 1st Street
Stevenson's Subdivision of a Part of Lot 6, Block 60, Hancock Survey
APN Nos: 5183-009-904, -905, -906, -907, -910, Block 2, Lots 8, 9, 11-13

This is in reply to your request regarding water availability for the above-mentioned location. This property can be supplied with water from the municipal system subject to the Water System's rules of the Los Angeles Department of Water and Power (LADWP). It is also subject to all conditions set by LADWP.

Should you require additional information, please contact Amy Kurakusu at (213) 367-4908. Correspondence may be addressed to:

LADWP
Water Business Arrangements
Attention: Amy Kurakusu
P.O. Box 51111, Room 1425
Los Angeles, California 90051-5700

Sincerely,



Liz Gonzalez
Manager - Business Arrangements
Water Distribution Engineering

AK:md
c: Amy Kurakusu

Service Letters

Southern California Gas Company



701 N. Bullis Rd.
Compton, CA 90224-9099

July 16, 2019

AMJ Construction Management, Inc.
7474 N Figueroa St, Suite 250
Los Angeles, CA 90041
Attn: Jack Wickersham

**Subject: Will Serve - 119, 121, 113 South Soto Street, Los Angeles, CA 90033
2316, 2322 East 1st Street, Los Angeles, CA 90033**

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Oscar Mariscal

Oscar Mariscal
Pipeline Planning Assistant
SoCalGas-Compton HQ



701 N. Bullis Rd.
Compton, CA 90224-9099

July 16, 2019

AMJ Construction Management, Inc.
7474 N Figueroa St, Suite 250
Los Angeles, CA 90041
Attn: Jack Wickersham

**Subject: Maps - 119, 121, 113 South Soto Street, Los Angeles, CA 90033
2316, 2322 East 1st Street, Los Angeles, CA 90033**

Enclosed is the information you requested relating to the location of gas facilities within the area of your project. The information we have provided was obtained from a search of all our available records and are approximate in nature. Due to numerous factors, the depths of our facilities vary and should not be taken for granted. If exact depth location and information is required at points of possible interference, it will be necessary to physically check the facility in question.

It is extremely important that you furnish us with “**signed**” final plans and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze your plans and to design required alterations due to any conflicting facilities. Depending on the magnitude of the work involved, additional time may then be required to clear the conflict. Please keep us informed of construction schedules, preconstruction meetings, etc., so that our work can be scheduled accordingly.

Upon request, at least two (2) working days prior to the start of construction, we will locate and mark our active underground facilities for the contractor at no cost. Please call Underground Service Alert (USA) at (800) 422-4133.

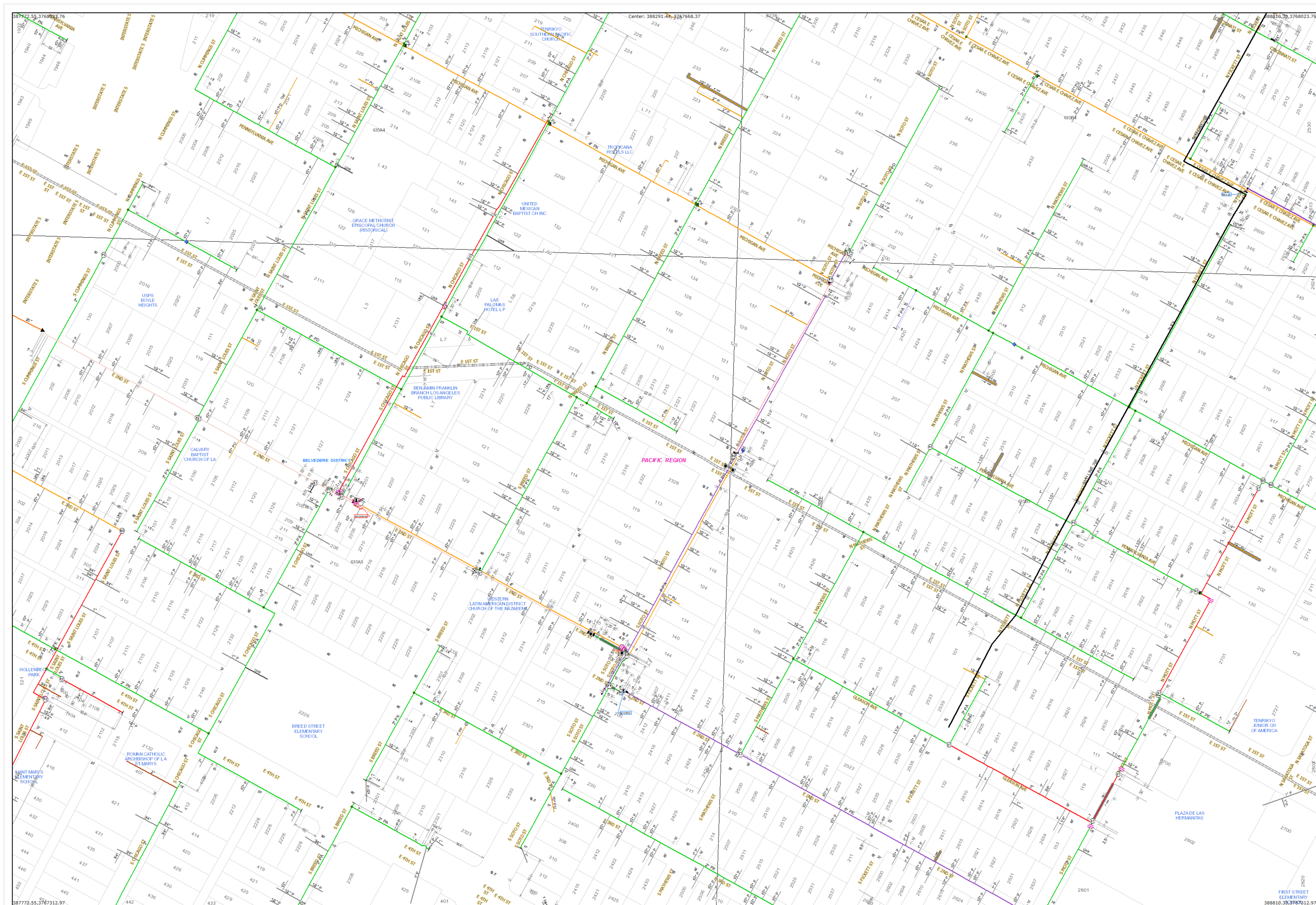
You will also have to contact our Transmission Department regarding the above-mentioned request. CPUC Regulations require notification of both SoCal Gas Distribution and Transmission of all work being conducted. Please contact SoCal Gas Transmission, at 9400 Oakdale Avenue, Chatsworth, CA 91313, socalgastransmissionutilityrequest@semprautilities.com. They will need a notification letter and plans.

If you have any questions or require additional information please contact me at (310) 687-2011

Sincerely,

Oscar Mariscal

Oscar Mariscal
Pipeline Planning Assistant
SoCalGas-Compton HQ



LIABILITY STATEMENT: The facilities and their depiction on these maps are believed to be reasonably accurate, but the maps are not to be used in lieu of field verification or calling USA at 800-427-4333. NO WARRANTY expressed or implied (including of merchantability or of fitness for a particular purpose) is made as to any matter, including but not limited to, the design, size, type or location of the facilities, their presence or absence, the accuracy of the maps, the means used to transmit the data, absence of viruses (if transmitted electronically, by disk or otherwise), data translation or transmission errors or omissions, correspondence with the user's system or its ability to interpret the data correctly or at all, or any other matter. The Gas Company has no liability for damages (direct, indirect, consequential, incidental or punitive) arising from the transmission, receipt or use by others of the maps or information contained in the maps.

