

SECOND AMENDMENT TO SPACE LEASE AGREEMENT

This Second Amendment to the Space Lease Agreement dated December 9, 2004 (this "Second Amendment") is made this 30th day of February, 2015, by and between **CITY OF COCONUT CREEK**, a municipal corporation, with its offices located at 4800 West Copans Road, Coconut Creek, FL 33063, as Landlord, hereinafter "City", and **T-Mobile South LLC, a Delaware limited liability company**, as successor in interest to Omnipoint Holdings, Inc., with its principal offices located at 12920 SE 38th Street, Bellevue, WA 98006, as Tenant, hereinafter "Tenant".

WHEREAS, City and Tenant entered into a Space Lease Agreement on December 9, 2004 (the "Agreement"), whereby Tenant leased from City a portion of real property (the "Land") and space on the City's telecommunications tower (the "Tower") at 5555 Regency Lakes Blvd., Coconut Creek, FL 33063, as more fully described in the Agreement; and

WHEREAS, City and Tenant entered into an Amendment to Space Lease Agreement on April 24, 2008 (the "First Amendment"), whereby Tenant modified Tenant's equipment located on the Tower and therefore increased the amount of Rent payable to the City; and

WHEREAS, City and Tenant desire to amend the Agreement in order to modify and replace existing Tenant's equipment on the Tower, which will not substantially increase the Tenant's loading factor on the Tower; and

WHEREAS, City is willing to permit Tenant to swap out and modify its equipment and frequencies to be used by Tenant on the subject Tower.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to be legally bound to this Amendment as follows:

1. Exhibit A, to the Agreement as modified by the First Amendment, which sets forth the description of the property leased and the transmit and receive frequencies allowed to be utilized by Tenant on the Tower, is hereby deleted in its entirety and replaced with Exhibit A-1, attached hereto, and made a part hereof. In the event of any discrepancy between Exhibit A and A-1, Exhibit A-1 shall control.
2. Tenant acknowledges and agrees that it shall cooperate with other tenants on the Tower in coordination of its proposed modifications. Tenant further acknowledges and agrees that this Second Amendment shall not become effective until City approval of the modifications and confirmation that the improvements do not adversely affect the structural stability and wind-loading capability of the Tower.

3. City and Tenant each hereby warrant to the other that the person executing this Second Amendment on behalf of the warranting party has the full right, power and authority to enter into, and execute, this Amendment on that 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 Amendment.
4. All remaining provisions of the Agreement and First Amendment not in conflict with the provisions in this Second Amendment shall remain in full force and effect as to all other terms and conditions, and shall remain binding on the parties hereto.
5. The Agreement, the First Amendment and this Second Amendment contain all agreements, promises or understandings between City and Tenant, and no verbal or oral agreements, promises or understandings shall be binding upon either the City or Tenant in any dispute, controversy or proceeding at law, and any addition, variation or modification to the Agreement and/or this Second Amendment shall be void and ineffective unless made in writing and signed by the parties. In the event any provision of the Agreement and/or this Amendment is found to be invalid or unenforceable, such a finding shall not affect the validity and enforceability of the remaining provisions of the Agreement and/or this Second Amendment.

(SIGNATURES TO FOLLOW)

IN WITNESS WHEREOF, the parties have set forth their hand and seal as of the date indicated above.

City:

**CITY OF COCONUT CREEK, a
municipal corporation**

ATTEST:

Leslie Wallace May
Leslie Wallace May, City Clerk

By: Rebecca A. Tooley
Rebecca A. Tooley, Acting Mayor

APPROVED AS TO FORM:

Terrill C. Pyburn
Terrill C. Pyburn, City Attorney

STATE OF FLORIDA

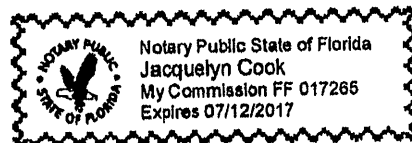
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17 day of March, 2015 by Rebecca A. Tooley, as Acting Mayor, City of Coconut Creek. He/she is personally known to me or has provided or has provided _____ as identification and he/she did/did not take an oath

Jacquelyn Cook
Notary Public, State of

JACQUELYN COOK
Printed, typed or stamped name of Notary

My commission number and expiration date:



Tenant:

T-Mobile South LLC

[Signature]
WITNESS
Print Name: Marilyn Lubin

By: *[Signature]*
Name: Harlan Kickhoefer
Title: Director, Network Eng. & Ops.
1/7/15

[Signature]
WITNESS
Print Name: LUCY O'FREYRE

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7th day of January, 2015 by Harlan Kickhoefer, as Director, Network Engineering & Operations, of T-Mobile South LLC. He/she is personally known to me or has provided or has provided _____ as identification and he/she did/did not take an oath

Emilienne O'Rourke
Notary Public, State of Florida

Emilienne O'Rourke
Printed, typed or stamped name of Notary

My commission number and expiration date:

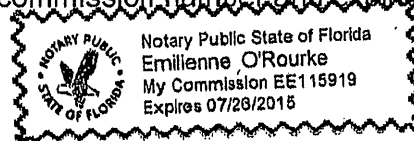


EXHIBIT A-1

to the Second Amendment dated _____, 20____ by and between the City of Coconut Creek, a municipal corporation, as Landlord, and T-Mobile South LLC, as Tenant.

DESCRIPTION OF PROPERTY & LIST OF ANTENNAS

Antennas:

- (6) RFS APX17DW-17DWVS-A20
- (3) ANDREW DBXNH-6565B-A2M

Remote Radio Units:

- (3) NOKIA FRIG W/O SOLAR SHIELD
- (2) NOKIA FXFC W/ SOLAR SHIELD
- (3) NOKIA FRLB W/ SOLAR SHILED

Amplifiers:

- (6) RFS DUAL ATMAP1412D-1A20

Cables:

- (1) 1.24" LOW CAPACITY HCS
- (12) 7/8 COAX
- (1) COMMScope 1.3 C4006L-NFNF

Junction Box:

- (1) RAYCAP ASU9338TYP01 COVP (at tower)
- (1) RAYCAP ASU9338TYP01 COVP (at Ground)

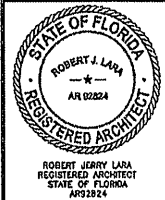
Frequencies:

1885-1910	1965-1990
1735-1755	2135-2155
698-704	728-734

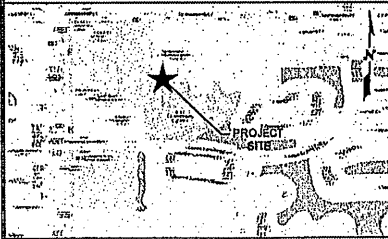
Tenant's Equipment located at the 110 foot level of the Tower. Revised Construction Drawings dated 10/20/2014 attached hereto are part of Exhibit A-1.

T-Mobile®
stick together®

L700 Mhz PROJECT



INDEX OF DRAWINGS



PARCEL #:	4842-06-16-0012
LATITUDE:	28° 16' 38.20" N
LONGITUDE:	80° 11' 58.10" W
ZONING JURISDICTION:	CITY OF COCONUT CREEK
ZONING CLASSIFICATION:	RECREATIONAL

REGENCY LAKES AT COCONUT CREEK 157-23 B PART OF
PARCEL A DISC'D AS COMM AT SW COR TR 8 S OF SAWGRASS
PK OF COMMERCE COMM SEC 8 E 214.18 S 30 E 426.56 TO
POB E 146.11 N 285.03 E 254.55 S 99.99 E 438.78 TO P/154
& WLY 97.31 S, WLY & S 147.42 SLY 5.58 WLY 213.60 WLY
200.11 S 330.41 TO POB AKA: PARK SITE-REGENCY LAKES AT
COCONUT CREEK

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES;

1. 2010 FLORIDA BUILDING CODE
WIND DESIGN CRITERIA:
 - A. ASCE 7-10
BASIC WIND SPEED=170 (ULTIMATE 3-SECOND GUST) MPH
RISK CATEGORY = II
EXPOSURE = C
 - B. ASCE 7-10 - 222-G
(ALLOWED PER EXEMPTION #5 OF 1806.1, FD62010)
BASIC WIND SPEED = 132 (NOMINAL 3-SECOND GUST) MPH
RISK CATEGORY = II
EXPOSURE = C
IMPORTANCE FACTOR = 1.0
2. ASCE 7-10
ASCE/ENR/TA-222-G
3. FLORIDA FIRE PREVENTION CODE - 2010
4. NATIONAL ELECTRICAL CODE (NFPA 70-2008)
5. CITY AND/OR COUNTY ORDINANCES

T-MOBILE USA
1300 CONCORD TERRACE
SUITE 200
SUNRISE, FL 33323

LANDLORD: CITY OF COCONUT CREEK
ADDRESS: 4800 WEST COPANS ROAD
CITY, STATE, ZIP: COCONUT CREEK, FL 33063

[illegible]

PROPERTY OWNER	_____
RF ENGINEER	_____
CONSTRUCTION	_____
SITE ACQUISITION	_____
ZONING	_____
NETWORK	_____
OPERATIONS	_____
CONTRACTOR	_____

DESIGN BASED ON RFDS VERSION V2.0
CONTRACTOR SHALL REQUEST
T-MOBILE FOR CURRENT RFDS PRIOR
TO CONSTRUCTION

FROM T-MOBILE'S OFFICE: HEAD NORTH THEN EAST ON SAWGRASS EXPY N FOR 17.2 MILES TO US-441, HEAD NORTH FOR 1.1 MILES TO REGENCY LAKES BLVD, TURN RIGHT AND HEAD EAST FOR 0.1 MILES TO SITE ON LEFT SIDE OF THE ROAD

Project:

LAKE SIDE PARK
0FB1173B
8555 REGENCY BOULEVARD
COCONUT CREEK, FL 33073

Drawing Title

COVER SHEET

Project No. 7140041	
Designer: CCT	Date: 07/10/14

Drawn By XL	Checked By RL
PM Review LP	Client Approval

Issue No.	Drawing No.
1	T-1

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~~SECOND AMENDMENT EXHIBIT A-1~~

- | Case No. | Case Name | Case Type | Case Status | Case Date | Case Time |
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| 1 | Case 1 | Case 1 | Case 1 | Case 1 | Case 1 |
| 2 | Case 2 | Case 2 | Case 2 | Case 2 | Case 2 |
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IMPORTANT NOTICE

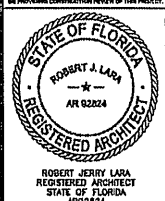
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PROJECT INFORMATION

- 1

SITE GENERAL NOTES

- 1



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T-Mobile
stick together[®]
1500 CONCORD TERRACE
SUITE 200
SUNWISER, FL 33323

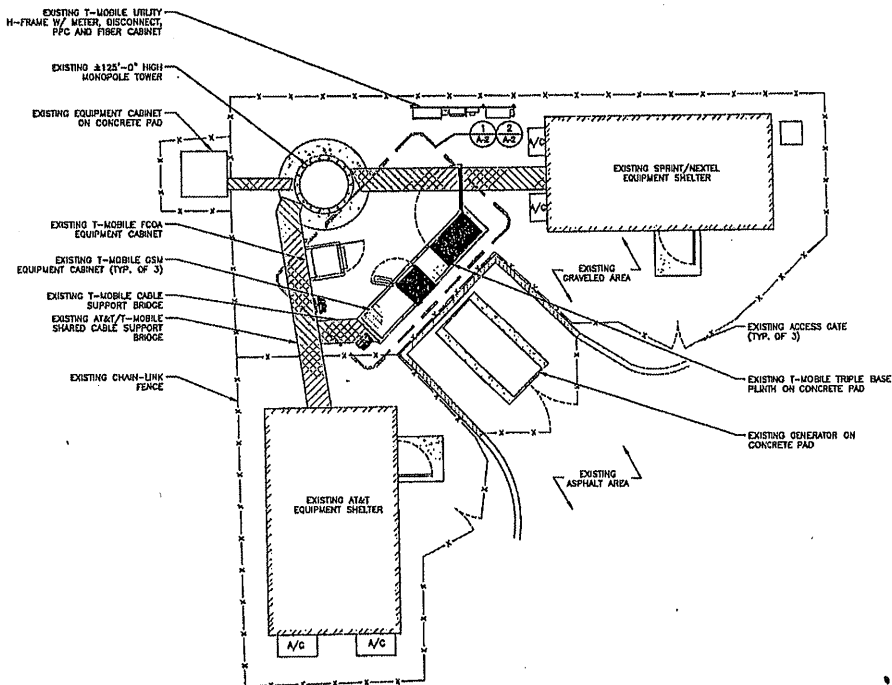
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Two South University Drive, Suite 243,
Plantation, FL 33324
Tel 864.577.4656 Fax 864.577.4658
FL C DP A 06308
FL Architect license # AA28002348
www.mcmhcnorthfl.com

LAKE SIDE PARK
6FB1173B
5555 REGENCY BOULEVARD
COCONUT CREEK, FL 33073

NOTES

6

SECOND AMENDMENT - EXHIBIT A-1



NOTE:
PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM THE DOCUMENTS PROVIDED BY CLIENT. NEITHER WARRANTY NOR GUARANTEE IS GIVEN BY THE ARCHITECT NOR HERSHFIELD CORPORATION TO THE ACCURACY NOR THE COMPLETENESS OF THE COPIED COMPOUND PLAN INFORMATION.

COMPOUND PLAN

RYON SCALE 1/4" = 1'-0"
1/8" = 1'-0"



STATE OF FLORIDA
REGISTERED ARCHITECT
ROBERT J. LARA
AR 020224

ROBERT JERRY LARA
REGISTERED ARCHITECT
STATE OF FLORIDA
AR020224

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1	09/12/14 FOR CLIENT COMMENTS
2	07/11/14 FOR CD SUBMITTAL
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Client: T-Mobile
1500 CONCORD TERRACE
SUITE 202
DADE CITY, FL 33523

Consultant: HERSHFIELD CORPORATION
1000 UNIVERSITY DRIVE, SUITE 300
PENSACOLA, FL 32508
TEL: 904.777.4444 FAX: 904.777.4433
FL ARCHITECT LICENSE # 0000000000
www.hershfieldcorp.com

Project: LAKE SIDE PARK
6FB1173B
6055 REGENCY BOULEVARD
COCONUT GROVE, FL 33078

Drawing Title: COMPOUND PLAN

Project No:	7100041
Design:	07/10/14
Drawn By:	SL
PI Review:	SL
LP:	SL
Issue No:	0
Drawing No:	A-1

Sheet 8 of 8 of 2 of 2 of 10

EXISTING SPRINT/NEXTEL-ELEVATED CABLE SUPPORT BRIDGE

EXISTING #120'-0" HIGH MONOPOLE TOWER

EXISTING T-MOBILE GSM EQUIPMENT CABINET

EXISTING AT&T/T-MOBILE SHARED ELEVATED CABLE SUPPORT BRIDGE

EXISTING T-MOBILE FCCA EQUIPMENT CABINET

EXISTING T-MOBILE SITE SUPPORT CABINET (LARGE)

EXISTING T-MOBILE J-BOX W/ OVP MOUNTED TO EXISTING CABLE SUPPORT BRIDGE POST

EXISTING T-MOBILE CABLE SUPPORT BRIDGE

EXISTING CHAIN-LINK FENCE

EXISTING GENERATOR ON CONCRETE PAD

EXISTING GRAVELED AREA

TRUE NORTH

EXISTING EQUIPMENT PLAN

24" x 36" SCALE: 1/2" = 1'-0"
11" x 17" SCALE: 1/4" = 1'-0"

1	PROPOSED EQUIPMENT PLAN
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24°x36° SCALE1 1/8" = 1'-0"
11°x17° SCALE2 1/4" = 1'-0"

STATE OF FLORIDA
 ROBERT J. LARA
 — ★ —
 AR 92824
 REGISTERED ARCHITECT

ROBERT JERRY LARA
REGISTERED ARCHITECT
STATE OF FLORIDA
AR92824

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Clerks	1990	1991	1992	1993
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Mobile

stick together.

Stick Together
1300 CONCORD TERRACE

STATE 200
DAWSON, FL 32123

Comments:

Two South University Drive, Suite 248,
Orlando, FL 32814

Tel 854-577-4656 Fax 854-577-4658
FL 001 94308

FL Architect business # AA28001388
www.johnsonherstfield.com

Projects
1. <i>Project 1</i>
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100. <i>Project 100</i>

LAKE SIDE PARK
65R1172B

5555 REGENCY BOULEVARD
COCONUT CREEK, FL 33073

Don. Tom. Miller

Overnight 1968

EQUIPMENT PLANS

7140041	
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CT	07/10/14
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XL	RL
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Full Review UP	Client Approval
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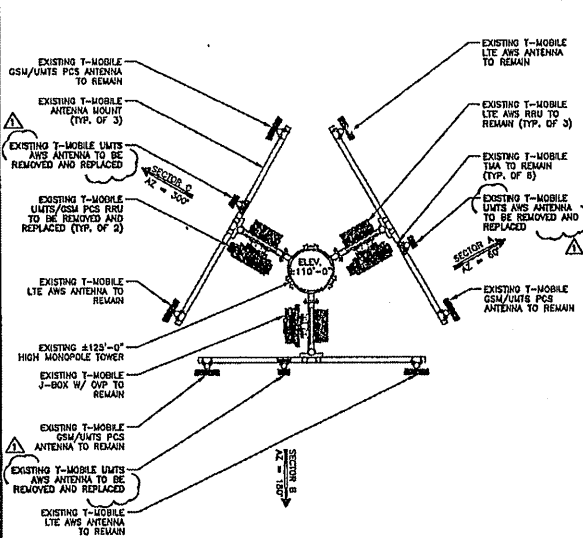
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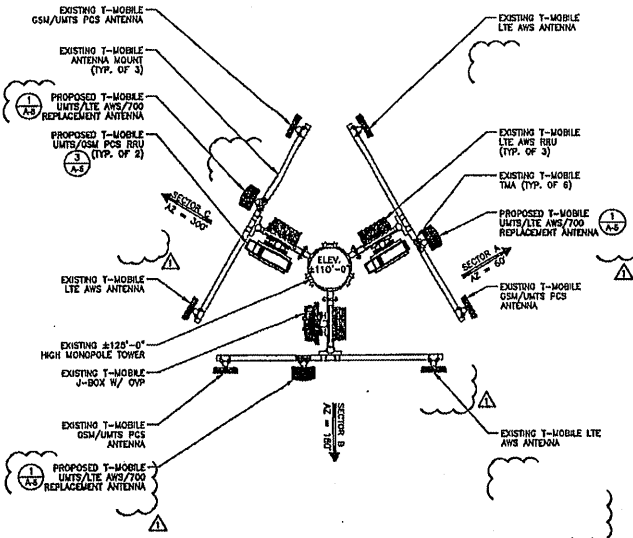
SECOND AMENDMENT - EXHIBIT A-1

NOTE:

NO WORK SHALL COMMENCE WITHOUT THE APPROVED ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. IF REQUIRED, THE CONTRACTOR SHALL MODIFY TOWER AND/OR ANTENNA MOUNTS AS INDICATED IN THE ABOVE MENTIONED STRUCTURAL REPORT OR ASSOCIATED MODIFICATION DESIGN DRAWINGS.

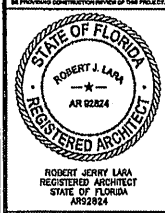


EXISTING ANTENNA LAYOUT (SECTORS A, B & C)



PROPOSED ANTENNA LAYOUT (SECTORS A, B & C)

RRUs AND COVP FINAL COUNT				
ITEM	EXISTING	PROPOSED	REMOVED	FINAL COUNT
J-BOX W/ COVP	1	0	0	1
LTE AWS RRU	3	0	0	3
UMTS PCS RRU	2	2	2	2
TWIN PCS TAA	0	0	0	0



ROBERT J. LARA
REGISTERED ARCHITECT
STATE OF FLORIDA
AR 022824

T-Mobile
stick together®
1300 OCEANVIEW TOWER
SUITE 200
BIRMINGHAM, AL 35203

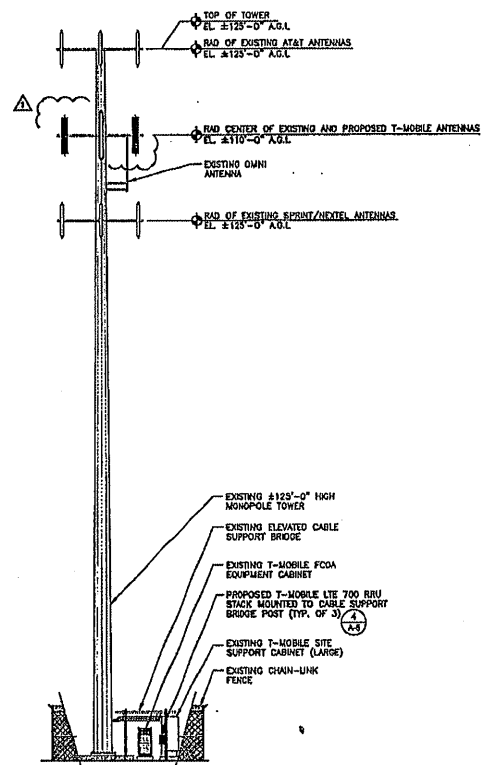
Project: LAKE SIDE PARK
6FB11738
5555 REGENCY BOULEVARD
COCONUT CREEK, FL 33073

Antenna Layouts

Project No.: 7100243
Drawing: 07
Date: 07/16/14
Checked By: [Signature]
Client Approved: [Signature]

Sheet: 1 of 3
A-3

FINAL EQUIPMENT INVENTORY	
ANTENNAS	
(S) (S) RFS APX170W-170WVS-A20	
(N) (S) ANDREW DEPOHN-8656B-A2M	⚠
REMOTE RADIO	
(S) (S) NOKIA FRT0 W/0 SOLAR SHIELD	
(N) (S) NOKIA REPLACEMENT FRT0 W/0 SOLAR SHIELD	
(N) (S) NOKIA FR1B W/ SOLAR SHIELD (AT GROUND)	
TOWER MOUNTED AMPLIFIERS	
(S) (S) RFS DUAL ATAMP1412D-1A20	
CABLES	
(S) (S) 1.24" LOW CAPACITY HCS	
(S) (S) 1/2" 7/8" COAX	
(S) (S) DOMMUSCOPE 1.3" C4080L-1NFNF	
FUNCTION BOARDS	
(S) (S) RAYCAP ASUB338TNP01 COMP (AT TOWER)	
(S) (S) RAYCAP ASUB338TNP01 COMP (AT GROUND)	



NOTE: E = EXISTING
N = NEW

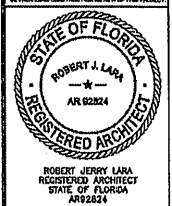
NOTE:
PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM THE
DOCUMENTS PROVIDED BY CLIENT. NEITHER WARRANTY NOR
GUARANTEE IS GIVEN BY THE ARCHITECT NOR MORRISON
HERSFIELD CORPORATION TO THE ACCURACY NOR THE
COMPLETENESS OF THE COPIED ELEVATION INFORMATION.

NOTE:

NOTE:
NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. IF REQUIRED, THE CONTRACTOR SHALL MODIFY TOWER AND/OR ANTENNA MOUNTS AS INDICATED IN THE ABOVE MENTIONED STRUCTURAL REPORT OR ASSOCIATED MODIFICATION DESIGN DRAWINGS.

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

DO NOT SCALE DIMENSIONS. DIMENSIONS MUST VARY AT LEAST 1/8" FROM ANY OTHER DIMENSION OF ANY OTHER DIMENSION. NO VARIATIONS OR MODIFICATIONS TO SHOW DIMENSIONS SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL DIMENSIONAL VALUES OF THE DRAWING AND DIMENSIONS BY THE LATEST REVISION. ALL DIMENSIONS AND SPECIFICATIONS MEASURED FROM THE PROPERTY OF THE OWNER'S OWN HEADQUARTERS CONSTRUCTION. THE DRAWING SHALL BE THE PROPERTY OF THE OWNER'S OWN HEADQUARTERS CONSTRUCTION. THE DRAWING SHALL BE THE PROPERTY OF THE OWNER'S OWN HEADQUARTERS CONSTRUCTION. THE DRAWING SHALL BE THE PROPERTY OF THE OWNER'S OWN HEADQUARTERS CONSTRUCTION.



5		
4		
3		
2		
1	10/20/14	RE-ISSUED FOR PERMIT
B	06/11/14	ISSUE FOR PERMIT
0	06/12/14	PER CLIENT COMMENTS
A	07/11/14	90% CO SUBMITTAL
No.	Date	Action

Client:

T-Mobile

stick together

1500 CONCORD TERRACE
SUITE 200
GAINESVILLE, FL 32603

Comments:

BBB

PHYSICIAN/PHYSICIAN ASSISTANT/PHYSICIAN
Two South University Drive, Suite 245,
Plantation, FL 33324
Tel: 954.577.4855 Fax: 954.577.4856
FL C O P A 08060
FL Archival business # AA29023348
www.doctorhathawaybbd.com

Projects

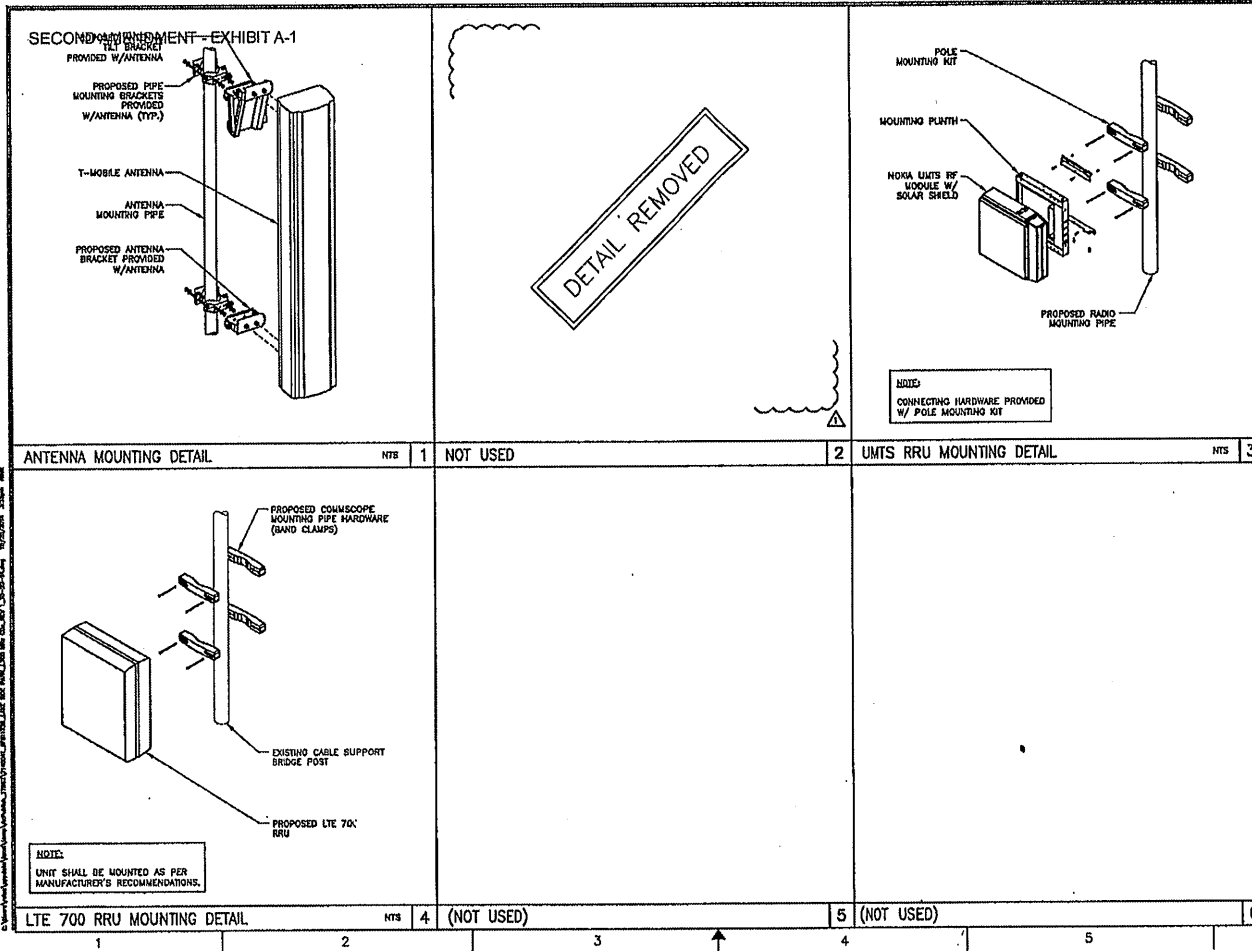
LAKE SIDE PARK
6FB1173B
5555 REGENCY BOULEVARD
COCONUT CREEK, FL 33073

Ordering Title:

ELEVATION

Project No. 7140041

Designer CT	Date 07/10/14
Drawn By JL	Checked By RL
Per Review LJ	Client Approval
Issue No. 1	Drawing No. A-4



STATE OF FLORIDA
REGISTERED ARCHITECT
ROBERT J. LARA
AR 92824

ROBERT J. LARA
REGISTERED ARCHITECT
STATE OF FLORIDA
AR 92824

8		
4		
3		
2		
1	10/20/14	RE-ISSUED FOR PERMIT
0	09/11/14	ISSUE FOR PERMIT
D	09/12/14	PER CLIENT COMMENTS
A	07/11/14	BOOK CD SUBMITTAL
No.	Date	Action

T-Mobile
stick together®
1320 OAKWOOD TERRACE
SUITE 200
SUWANEE, FL 31753

Consultant:
DOT
JENNIFER L. DODD, P.E.
Two South University Drive, Suite 200
Palm Beach, FL 33480
Tel: 561-777-1655 Fax: 561-777-1656
FL Architect Number: 00000000000000000000
www.dotinc.com

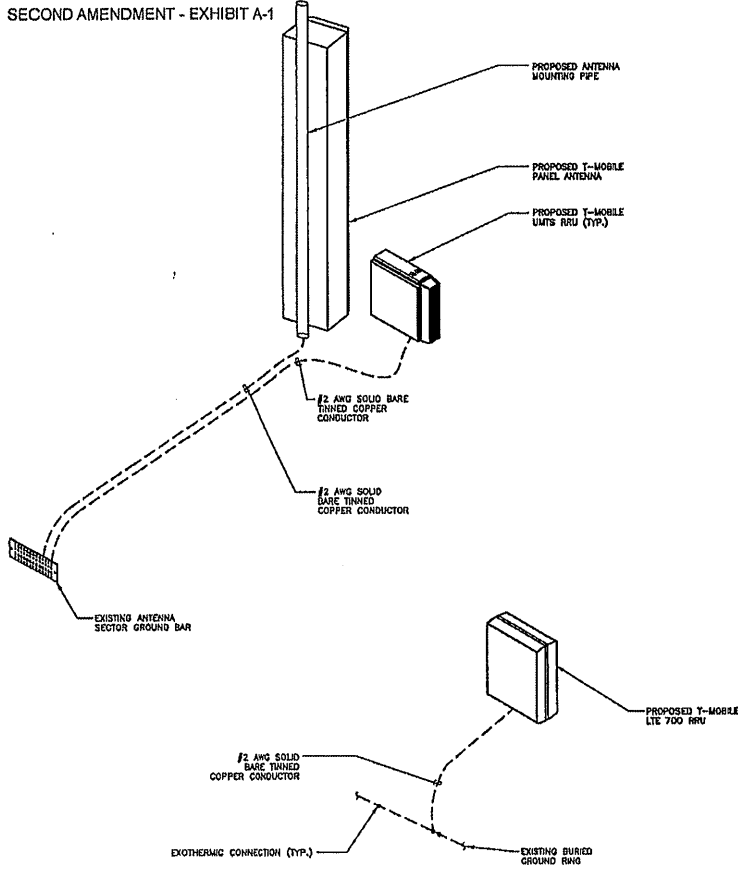
Project:
LAKE SIDE PARK
6681173B
5555 REGENCY BOULEVARD
COCONUT CREEK, FL 33073

Drawing Title:
DETAILS

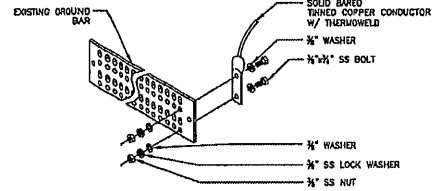
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Design:	CT
Drawn By:	CT
Checked By:	CT
PL Review:	UP
Issue No.:	1
Drawn No.:	A-5

DATE: 07/10/14

SECOND AMENDMENT - EXHIBIT A-1

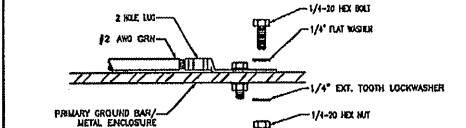


GROUNDING DIAGRAM (TYP.)



TYPICAL GROUND BAR CONNECTION DETAIL

NTS 2

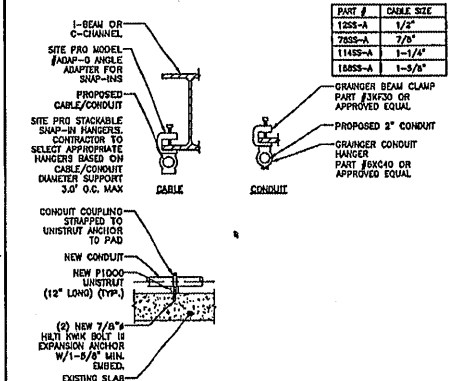


INSTALLATION NOTES

1. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
4. USE SOLID COPPER WIRE AND MECHANICAL 2-HOLE LUG FOR ALL EXTERIOR GROUNDING.

GROUND CONNECTION DETAIL

NTS 3



TYPICAL CONDUIT SUPPORT DETAILS

NTS 4

STATE OF FLORIDA
REGISTERED ARCHITECT
ROBERT J. LARA
AR 62224

ROBERT JERRY LARA
REGISTERED ARCHITECT
STATE OF FLORIDA
AR 62224

0 9/11/14 ISSUE FOR PERMIT
B 08/12/14 FOR CLIENT COMMENTS
A 07/11/14 FOR SUBMITTAL

DATE: 07/11/14
BY: [Signature]
CHECKED BY: [Signature]
DATE: 07/11/14

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1300 CONCORD TOWNSHIP
BAYVIEW, FL 33323

Consultants:
RFI
17000 W. 11th Avenue, Suite 100
Fort Lauderdale, FL 33324
Tel: 954.777.4600 Fax: 954.777.4600
FL C OF A 88008
www.rficonsultants.com

Project:
LAKE SIDE PARK
6881 170th
3555 REGENCY BOULEVARD
COCONUT CREEK, FL 33073

Drawing Title:
ELECTRICAL AND GROUNDING DETAILS

Project No.: 7140241
Designer: CT
Drawn By: [Signature]
P/E Review: LP
Issue No.: 0

Date: 07/19/14
Checked By: [Signature]
Client Approval: [Signature]
Drawing No.: E-1