



**EMPIRE 3** Consulting Engineers, Inc.

June 06, 2025

Project: **Landlord Improvements – Suite 100A**  
19019 Hawthorne Blvd.  
Torrance, CA 90503

E3 Job #: 25090-00-052

Re: Mechanical, Electrical & Plumbing (MEP) Site Survey Report

**Introduction:**

On June 03, 2025, Empire 3 Consulting Engineers has performed mechanical, electrical, and plumbing (MEP) engineering field observation survey of existing retail shopping center at the address mentioned above.

**Electrical Systems:**

The existing electrical service switchgear is rated at 800 amps, 120/240V, 3-phase, 4-wire, and is located in the electrical cabinet on the east side of Building 2. It is fed by the local utility provider, Southern California Edison. The tenant is currently equipped with a dedicated meter and 200A fuse. The switchgear appears to be in good working condition.

One electrical panel (Panel A) is located adjacent to the restroom wall. This panel is rated at 200A, 120/240V and also appears to be in good working condition. However, depending on future tenant requirements, the panel may require replacement or relocation.

*Refer to photos E-1 and E-2.*

**HVAC Systems:**

There are two rooftop units (RTUs) situated directly above the suite. Both units are manufactured by ICP, Model RHS072 dated April 2018, and are 6-ton heat pumps. At the time of inspection, both RTUs appeared to be in good working condition.

*Refer to photos M-1 and M-2.*



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**Plumbing Systems:**

**A. Water**

A single 1" water line serves the building. The water meter is located on the sidewalk at the south corner of the building. Though the line is underground, it appears to be in good condition.

*See photo P-1.*

**B. Sewer**

The existing sewer main lateral lines are located near the main entrance of the building. The size of the sewer line could not be confirmed due to its underground installation, but it is assumed to be 4".

*See photo P-2.*

**C. Gas**

There are no gas lines currently serving the building.

- END -



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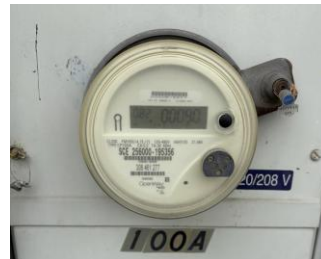
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Photo #: E-1



TENANT SPACE



EXISTING SWBD LOCATED AT BUILDING 2.



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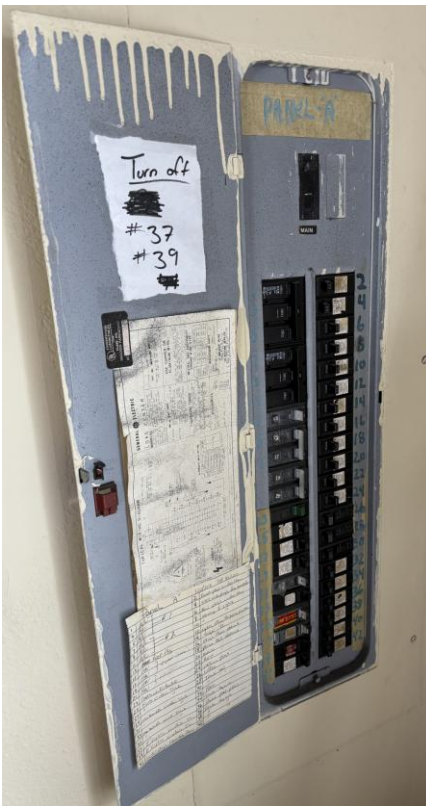
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Photo #: E-2



EXISTING PANEL IN TENANT SPACE.



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EXISTING RTU-1 ON ROOF OF TENANT SPACE.



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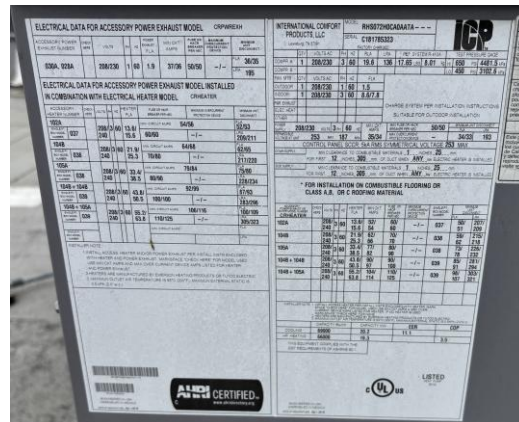
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Photo #: M-2



EXISTING RTU-2 ON ROOF OF TENANT SPACE.



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EXISTING WATER METERS LOCATED ON SOUTH CORNER OF BUILDING.



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EXISTING SEWER IN FRONT OF ENTRANCE.



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