



T

# Existing Coverage



○ = Proposed Cell location

□ GOOD □ FAIR □ MARGINAL

T

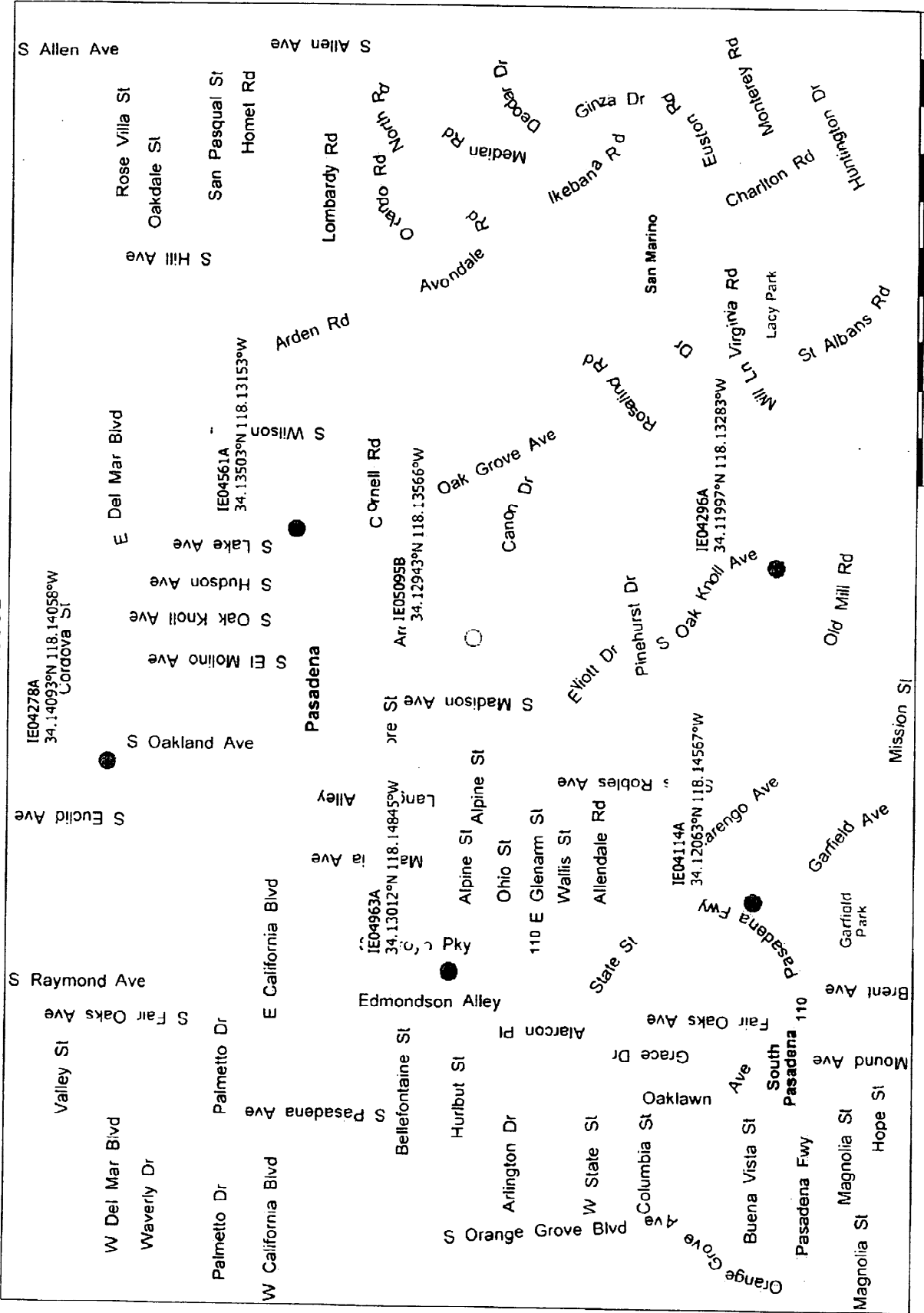
# Proposed Coverage



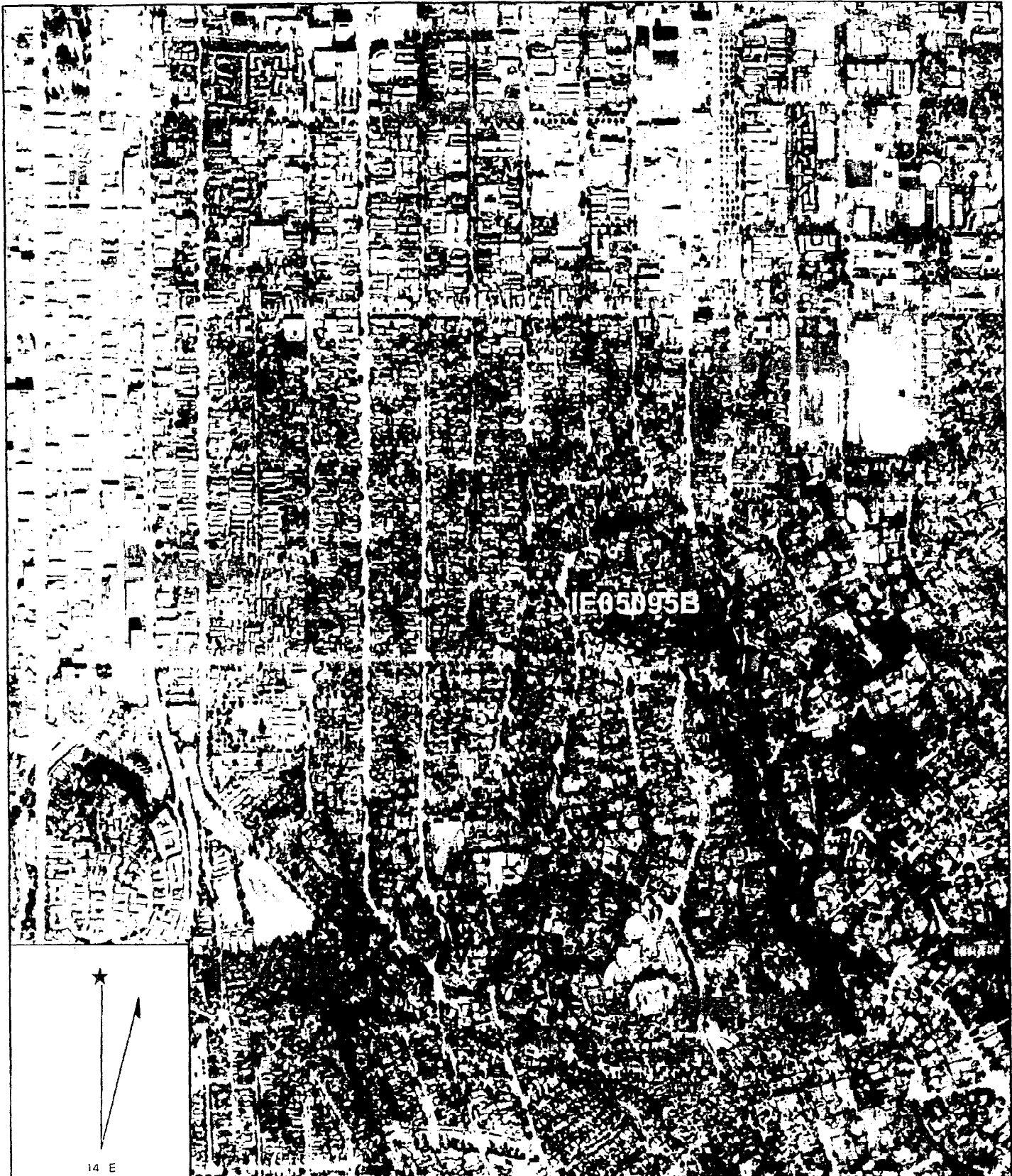
○ = Proposed Cell Location

□ GOOD □ FAIR □ MARGINAL

IE05095B







Name: PASADENA SE, CA  
Date: 2/10/2006  
Scale: 1 inch equals 998 feet

Location: 034.1293436° N 118.1372968° W  
Caption: IE05095B Oak Knoll Lamp Pole



# TARANTELLO & ASSOCIATES

3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626  
Phone: 949.833.2650 - Fax: 714.427.0876

March 15, 2007

Mr. Pete Shubin  
SEQUOIA DEPLOYMENT SERVICES, INC.  
One Venture, Suite 200  
Irvine, California 92618

RE: IE05095 Oak Knoll Lamp Post – Dr. R. Tarantello Affidavit

Dear Mr. Shubin:

At your request I have reviewed the photosims and information regarding the above T-Mobile property site installation for the purpose of evaluating the property value impact of the IE05095 Oak Knoll lamp post. I have prepared numerous studies assessing the property value implications (PVI) of wireless telecommunications facilities (WTFs) and based on my experience and expertise in conducting PVI studies, I have found that wireless telecommunications sites rarely have any measurable impact on property values.

I have included in this submittal my affidavit dated March 14, 2007. I have also attached the following documents to support my affidavit.

1. Dr. R. Tarantello curriculum vitae
2. Photosims 1 through 4
  - a.) East side of Oak Knoll Ave. looking south (before & after)
  - b.) East side of Oak Knoll Ave. looking north (before & after)
  - c.) East side of Oak Knoll Ave. looking south (before & after)
  - d.) East side of Oak Knoll Ave. looking east (before & after)
3. Project installation description and plan design surveys

It has been a pleasure working with you on this project and we look forward to the next assignment.

Sincerely,



Dr. R. Tarantello  
President

**TARANTELLO & ASSOCIATES**



**AFFIDAVIT OF ROCKY TARANTELLO**

I, Rocky Tarantello, PhD, hereby declare as follows:

1. I am a principal at Tarantello & Associates located at 320 Cadillac Avenue, Suite M, Costa Mesa, California 92626.
2. I am also a retired professor of Real Estate and Land Economics at the Marshall School of Business at the University of Southern California and also served as Principal and Chief Economist of Real Estate Research Corporation (RERC), one of the first real estate consulting firms of its type and which continues to be one of the most recognized commercial real estate research, valuation, and consulting firms in the nation. RERC has provided real estate research, publications, market studies, property valuations, investment criteria, and trends analysis for over 70 years.
3. I have prepared numerous studies assessing the property value implications (PVI) of wireless telecommunications facilities (WTFs), and I am a recognized expert in the field. My resume is attached.
4. Based on my experience conducting PVI studies, WTFs rarely have any measurable impact on property values.
5. I have reviewed the plans and photosims of the proposed T-Mobile antenna to be installed on a new 29'6" street light antenna pole with related equipment to be installed in an underground vault on property located adjacent to the existing street light pole on the east side of Oak Knoll Avenue at Alpine Street in Pasadena, California, and, in my expert opinion, this installation will not have any measurable impacts on property values in the adjacent neighborhoods.

I HEREBY ATTEST TO THE BEST OF MY KNOWLEDGE, UNDERSTANDING AND BELIEF THAT THE FOREGOING STATEMENTS ARE TRUE AND THAT I WOULD BE WILLING TO MAKE THESE STATEMENTS UNDER OATH IN A COURT OF LAW.

3/14/07  
Dated

  
Rocky Tarantello, PhD

# **TARANTELLO & ASSOCIATES**

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## **DR. R. TARANTELLO, CRE**

### **EDUCATION:**

Doctor of Business Administration - Real Estate and Urban Land Economics, 1976; University of Southern California

Master of Business Administration - Financial Management and Business Economics, 1971; University of Southern California

Bachelor of Science - Real Estate and Finance, 1970  
California State University - Los Angeles

### **PROFESSIONAL AFFILIATIONS:**

The Royal Institution of Chartered Surveyors, (Fellow of the Royal Institute FRICS)

Counselors of Real Estate, CRE #909

Lambda Alpha Land Economics Honorary Society

National and California Association of Realtors

American Real Estate Society

### **BUSINESS EXPERIENCE:**

President, Tarantello & Associates, a California based real estate investment, finance and transactional service company specializing in real estate research, investment, development feasibility, transactional consulting, finance, capital markets, bankruptcy and litigation support services.

Since 1978, has participated as a partner, principal or consultant in hundreds of projects throughout the United States. Owned, managed and developed single-family residential developments, multi-family rental projects, shopping centers, office buildings and health care facilities.

As a real estate debt and bankruptcy reorganization specialist, has participated in several of the largest debt restructures in California, as well as projects in New York and Tennessee. A leading expert in real estate capital markets and interest rates having participated in debt and equity real estate transactions in excess of several billion dollars.

# **TARANTELO & ASSOCIATES**

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## **BUSINESS EXPERIENCE:**

Served as Principal and Chief Economist for Real Estate Research Corporation (RERC) from 2001 until 2005. Has served as a charter member of the board of directors of one of the largest non-profit rental housing providers in the nation, Southern California Housing Development Corporation and also as the senior Vice President for the congressionally funded National Housing Development Corporation.

## **TEACHING EXPERIENCE:**

Associate Professor of Clinical Real Estate and Urban Land Economics; University of Southern California, 1979 to 2000.

Assistant Professor of Real Estate and Urban Land Economics; University of Southern California, 1976 to 1979.

Assistant Professor of Real Estate, Finance, and Urban Land Development; California State Polytechnic University, Pomona, 1971 to 1976.

## **HONORS, DISTINCTIONS AND AWARDS:**

J.C. Felts Creative Counseling Award, 1997  
Lambda Alpha, National Honorary Land Economics Society,  
1998 and 1997 President, Orange County Chapter  
University of Southern California "Outstanding Faculty Member,"  
1978-1979  
Beta Gamma Sigma, National Honorary Fraternity  
Wittenberg Fellowship for Doctoral Studies, 1976  
Wall Street Journal Achievement Award, 1971

## **ARBITRATIONS:**

Marina Cove, Ltd. and City of Redondo Beach, Rent Arbitration, Redondo Beach, California, September, 1997.

Jimsair Aviation Services, Inc. and San Diego Unified Port District, Rent Arbitration, San Diego, California, June, 1994.

Bazaar del Mundo and California State Department of Parks and Recreation, Rent Arbitration, San Diego, California, California, December, 1992.

# **TARANTELO & ASSOCIATES**

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## **EXPERT WITNESS TESTIMONIES:**

Global Naps Realty, Inc. v. Falcon Investment Group, LLC, et al., Los Angeles Superior Court, Case No. BC 245254, February 2002

Laurel Homes Associates-II v. Fidelity National Title Insurance Co., Riverside County Superior Court, Case No. 225236, March 29, 1999.

Santa Paula Rent Control Commission, Santa Paula, California, "Fair and Just Investment Returns," Mobile Home Park Rent, April 21, 1997.

Rancho Mirage Associates (Debtor), U.S. Bankruptcy Court, Central District of California, July, 1995.

Commonwealth Equity Trust (Debtor), U.S. Bankruptcy Court, Eastern District of California, Case No. 93-26727-C-11, July, 1994.

Armstrong Garden Centers, Inc. v. P/A Chino Town Center Investors, et. al., San Bernardino Superior Court, Case No. RCV 058108, July, 1994.

Jimsair Aviation Services, Inc. and San Diego Unified Port District, Rent Arbitration, San Diego, California, June, 1994.

Law Office of Ginsburg & Hlywa v. David Liscom, Orange County Superior Court, Case No. 705 191, February, 1994.

Sequoia Management (Debtor), U.S. Bankruptcy Court, Central District of California, Case No. SA 93-18024 JW, January, 1994.

Allen, et al., v. Lake Cadena, et al., San Bernardino Superior Court, November, 1993.

Hanover Anaheim Properties (Debtor), U.S. Bankruptcy Court, Central District of California, Case No. SA 92-13697 JR, November, 1992.

Moreno Industrial Development (Debtor), U.S. Bankruptcy Court, Central District of California, Case No. SB 91-15098 DN, November, 1992.

Okura & Co. vs. The Careau Group et.al., U.S. District Court, Central District of California, Case No. 90-0542 (SVW), November 1990.

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## **EXPERT WITNESS TESTIMONIES: (Cont'd)**

Karcher vs. Kavanaugh, Adele., Los Angeles Superior Court, Case No. C-586004, June 1990.

Santa Paula Rent Control Board, Mobile Home Park Rent Control Ordinance, February 13, 1989.

UWC-Canoga Ltd. vs. Irvel, Inc., L.A. Superior Court, Case No. C-433052, May, 1988.

Burkes, et. al., Orange County Superior Court, Case No. 396755, February 1988.

Beverly Hills Savings vs. The Financial Center, U.S. Bankruptcy Court, Case No. LA 86-24591 -LF, December, 1987.

Lloyds of London vs. Ansell, U.S. District Court, Case No. CV-85 4356 KN, November, 1987.

Kilroy vs. Kilroy, L.A. Superior Court, Case No. D141-898, December, 1986.

Olive Davis, et al, vs. City of Newport Beach, Orange County Superior Court, Case No. 32-95-85, July, 1986.

Juan Segundo Jr., et al vs. City of Rancho Mirage and C/W Kapp vs. City of Cathedral City, Federal District Court, Case Nos. CV 82-4338 AAH and CV 84-3678, June-July 1985.

Oceanside City Council, Mobile Home Park Rent Control Ordinance - October 22, 1985.

San Jose City Council, Mobile Home Park Rent Control Ordinance - May 28, 1985.

City of Orange City Council, Commercial Development Potential -February 19, 1985.

San Jose Rent Stabilization Board, The Economic Impact of Rent Control on Investor Returns - September 24-25, 1984.

President's Commission on Housing - presentation on October 28, 1981.

Los Angeles County Rent Control Advisory Board, Fair and Just Return in Rent Controlled Units - April 9, 1980.

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## EXPERT WITNESS TESTIMONIES: (Cont'd)

Los Angeles City Council, Rent Control - July 25, 1978.

California Assembly, Committee on Housing and Community Development - May 3, 1978.

U.S. House of Representatives, Committee on Banking, Finance and Urban Affairs - January 17, 1978.

## SELECTED PUBLICATIONS:

### Books:

Real Estate Issues in the Health Care Industry, Kluwer Academic Publishers, 1996.

Tarantello, Rocky A.; Findlay III, Chapman M; and Messner, Stephen D. Real Estate Portfolio Analysis. Lexington, Massachusetts: Lexington Books published by D.C. Heath and Company, 1983.

A Multi-Period Real Estate Investment Simulation Model: A Financial Management Rate of Return (FMRR) Approach, with M. C. Findlay and S. D. Messner, Center for Real Estate and Urban Land Studies, University of Connecticut, 1981.

The Future of the Real Estate Industry, Center for Futures Research, University of Southern California, 1974.

### Refereed Journal Articles:

"Real Estate Experts: Some Further Observations," Real Estate Issues, Vol. 24, Number 3, Fall 1999.

"Affordable Housing Through Non-Profit/Private-Public Partnerships," with Sen. John Seymour Real Estate Issues, Vol. 23, Number 3, Fall 1998.

"Expert v. Advocate: The Ethical Dilemma of Expert Testimony," Real Estate Issues, Fall/Winter 1994.

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## SELECTED PUBLICATIONS: (Con't)

### Refereed Journal Articles: (Con't)

"Determining the Appropriate Interest Rate in Mortgage Loan Cram-Downs," with Jess Bressi, Real Estate Issues, Vol. 18, Number 2, Fall/Winter 1993.

"Determining the Appropriate Discount Rate for Calculating The Present Value of Deferred Plan Payments: Historical Experience and Theoretical Underpinnings," with Jess Bressi, California Bankruptcy Journal, Summer, 1989.

"The Inflation Dependency of Leveraged Investment," Real Estate Issues, Vol. 10, Number 2, Fall/Winter 1985.

"FMRR: A Programmable Calculator Implementation," with G. Tenzer, The Real Estate Appraiser and Analyst, 1981.

"Risk Analysis in Real Estate, Part I: Is There Even an Old IRR Literature under Risk," with M. C. Findlay and S. Messner, The Real Estate Appraiser and Analyst, July-August, 1979.

"An MBA Program in Real Estate With a Financial Emphasis," with M. C. Findlay, Journal of Financial Education, Vol.6, (pp. 17-18), 1977.

"Real Estate Education at U.S.C.", Journal of Financial Education, January, 1978.

Abstract: "A CAPM View of VRMs", with R. V. Eastin and M.C. Findlay, Journal of Financial and Quantitative Analysis, November, 1976.

"California Real Estate: It's the Morning After", USC Business, Winter/Spring 1991.

"Continuation of Single Digit Rates Likely", Building Orange County, June/July, 1986.

"Mortgage Lending: Buying the Assumptions", Building Orange County, June/July 1985.

"1985 Outlook for Real Estate and the Economy", Building Orange County, December/January 1985.

"Post Election Interest Rates: What to Expect", Building Orange County, October/November 1984.

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## **SELECTED PUBLICATIONS: (Con't)**

### **Refereed Journal Articles: (Con't)**

"Presidential Elections and Housing Economics", Building Orange County, March/April 1984.

"The Plight of the Thrifts", Executive Magazine, Vol. 8, No. 2, February 1982.

"The Plight of the Thrift Industry", A.B. Laffer Associates, August 17, 1981.

"Free Market System Solution to Housing Problem", BIA/Orange County; October 1980.

"Rent Control and the Housing Crisis in Southern California", Parts I and II, with M. C. Findlay, Real Estate Illustrated, Vol. I, Nos. 9 and 10, March 1980.

"Why Firms Leave Los Angeles", Local Governments' Decisions and the Local Tax Base, The Lincoln Institute for Land Policy, October, 1979.

"Faulty Vision: The Economic Shortsightedness of Rent Control", California Real Estate, December 1978.

"Los Angeles Housing Costs, Economics and Public Policy", Southern California Business, February, 1978.

DBA Dissertation, Variable-Rate vs. Fixed-Rate Mortgage Instruments: A Theoretic Approach, March 1976.

## **PROFESSIONAL AND ACADEMIC:**

Guest Speaker, Global Alternative Investment Management Conference, "State of the Real Estate Industry," Palm Beach, Florida, January 27, 2003.

Guest Speaker, Institute for Real Estate Management, "2003 Real Estate Forecast," Irvine, California, January 8, 2003.



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Guest Speaker, Institute for Real Estate Management, "2003 Economic Forecast," San Diego, California, December 6, 2002.

### **PROFESSIONAL AND ACADEMIC: (Con't)**

Guest Speaker, National Association of Realtors National Convention, "2003 Commercial/Industrial Forecast," New Orleans, Louisiana, November 8, 2002.

Guest Speaker, InvestCredit Bank AG, "Real Estate Investment, Finance and Project Development," Prague, Czech Republic, June 27, 2002.

Guest Speaker, Institute for Real Estate Management, Orange County Annual Conference, "The State of the Economy," Anaheim, California, June 4, 2002.

Guest Speaker, University of California, Irvine, Graduate School of Management, "2002 Real Estate Conference," Irvine, California, May 7, 2002.

Guest Speaker, Institute for Real Estate Management, "2002 Real Estate Forecast," Newport Beach, California, January 9, 2002.

Guest Speaker, Institute for Real Estate Management, "2002 Economic Forecast," San Diego, California, December 7, 2001.

Guest Speaker, Young President's Organization, "Real Estate Capital Markets and Investment Strategy," Beverly Hills, California, November 14, 2001.

Guest Speaker, National Association of Realtors National Convention, "2002 Commercial/Industrial Forecast," Chicago, Illinois, November 2, 2001.

Guest Speaker, University of California, Irvine/NAIOP, "Current Trends in Real Estate Investment," Irvine, California, October 30, 2001.

Guest Speaker, San Diego Union Tribune Annual Investment Conference, "Real Estate Market Outlook," San Diego, California, May 12, 2001.

Guest Interview, KABC Radio, "Real Estate Today," San Diego, California, May 12, 2001

Guest Speaker, California State University, Fullerton, "Economic Forecast," Fullerton, California, February, 20, 2001.

## **TARANTELLO & ASSOCIATES**

3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626  
Phone: 949.833.2650 - Fax: 714.427.0876

Guest Speaker, Institute for Real Estate Management, "2001 Economic Forecast," Irvine, California, January 11, 2001.

### **PROFESSIONAL AND ACADEMIC: (Con't)**

Guest Speaker, Institute for Real Estate Management, "Real Estate Market Forecast," San Diego, California, December 5, 2000.

Guest Speaker, Institute for Real Estate Management, "Investment Market Trends," Anaheim, California, June 1, 2000.

Guest Speaker, California State University, Fullerton, "Affordable Housing," Fullerton, California, March, 29, 2000.

Guest Speaker, Commercial Investment Real Estate Management "Real Estate Capital Markets and Investment," Los Angeles, California, January 19, 2000.

Guest Speaker, Institute for Real Estate Management, "Economic Forecast," Irvine, California, January 19, 2000.

Guest Speaker, Ohio State University and the Ohio State Appraisal Institute, "U.S. Affordable Housing Programs," Columbus, Ohio, December 10, 1999.

Guest Speaker, Institute for Real Estate Management, "2000 Real Estate Forecast," San Diego, California, December 3, 1999.

Guest Speaker, National Association of Realtors/Counselors of Real Estate, "Joint Economic Forecast," Orlando, Florida, November 12, 1999.

Guest Speaker, Institute for Real Estate Management, "2000 Real Estate Forecast," Lake Buena Vista, Florida, November 11, 1999.

Guest Speaker, Bank Austria Creditanstalt, "Real Estate Project Finance, Risk Analysis and Investment," Prague, Czech Republic, June 24, 1999.

Guest Speaker, Institute for Real Estate Management, "1999 Real Estate Forecast," San Diego, California, December 4, 1998.

Guest Speaker, National Association of Realtors, "1999 Global Economic Forecast," Anaheim, California, November 6, 1998.

# **TARANTELLO & ASSOCIATES**

3520 Cadillac Avenue, Suite M, Costa Mesa, California 92626  
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Guest Speaker, Counselors of Real Estate, "1999 Real Estate Forecast," Newport Beach, California, November 3, 1998.

## **PROFESSIONAL AND ACADEMIC: (Con't)**

Guest Speaker, National Association of Corporate Real Estate Executives (NACORE), "Commercial Rental Markets and Negotiating Tactics," Costa Mesa, California, February 17, 1998.

Guest Interview, "Real Estate Today," KFMB Radio, CBS Affiliate, San Diego, California, January 10, 1998.

Guest Speaker, Institute for Real Estate Management, "1998 Economic Forecast," San Diego, California, December 5, 1997.

Guest Speaker, National Association of Realtors, "1998 Economic Forecast," New Orleans, Louisiana, November 14, 1997.

Guest Speaker, Institute for Real Estate Management, "1998 Real Estate and Economic Forecast," New Orleans, Louisiana, November 13, 1997.

Guest Speaker, Employee Relocation Location Council, "U.S. Housing Markets and the Economy," Dallas, Texas, May 16, 1997.

Guest Speaker, National Association of Realtors, "1997 Commercial Property Forecast," San Francisco, California, November 15, 1996.

Guest Speaker, Real Estate Owned Managers Association of California, "California Real Estate Market Update," Palm Springs, California, March 11, 1996.

Guest Speaker, Commercial Investment Real Estate Institute, "1996 Industrial Property Market Forecast," Orange County, California, March 6, 1996.

Guest Interview, Real Estate Today, KFMB Radio, CBS Affiliate, San Diego, California, December 2, 1995.

Guest Speaker, Institute for Real Estate Management, "1996 California Real Estate Forecast," San Diego, California, December 1, 1995.

## **TARANTELLO & ASSOCIATES**

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Guest Speaker, Lambda Alpha Land Economics Society, "Curriculum Building in Real Estate Education," Long Beach, California, June 21, 1995.

### **PROFESSIONAL AND ACADEMIC: (Con't)**

Guest Speaker, Apartment Association of Orange County, "Residential Investment Property Forecast," Anaheim, California, May 18, 1995.

Guest Speaker, Institute for Canadian Real Estate Investment Managers, "American Real Estate Investments and Real Estate Investment Trusts," Toronto, Canada, February 16-17, 1995.

Guest Speaker, University of Southern California Health Care Symposium, "The Health Care Facilities Audit," Los Angeles, California, February 9, 1995.

Guest Speaker, Commercial Investment Real Estate Institute, "1995 Industrial Property Forecast," Orange County, California, January 31, 1995.

Guest Interview, The Morning Show, KFMB TV, CBS Affiliate, San Diego, California, January 4, 1995.

Guest Speaker, Counselors of Real Estate, "1995 Economic Forecast," Anaheim, California, November 4, 1994.

Guest Speaker, National Association of Realtors, "Regional Trends and Their Effects on Commercial Real Estate," Anaheim, California, November 4, 1994.

Guest Speaker, Institute for Real Estate Management, "1994 California Real Estate Forecast," San Diego, California, December 3, 1993.

Guest Speaker, American Society of Real Estate Counselors, "1994 Real Estate Forecast," Miami, Florida, November 12, 1993.

Guest Speaker, Vista, California Economic Development Council, "1993 Regional Economic Overview," Vista, California, April 24, 1993.

Guest Speaker, American Society of Real Estate Counselors, "1993 Real Estate Forecast," Honolulu, Hawaii, November 13, 1992.

## **TARANTELLO & ASSOCIATES**

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Guest Speaker, University of Judaism Moriah Society, "The California Real Estate Market," Beverly Hills, California, November 4, 1992.

### **PROFESSIONAL AND ACADEMIC: (Cont'd)**

Guest Speaker, The Appraisal Institute, "1993 Real Estate Forecast," Orange County, California, October 21, 1992.

Guest Speaker, Medical Group Management Association, "Analyzing Health Care Facility Costs," San Diego, California, June 15, 1992

Guest Speaker, Cushman & Wakefield Western Region, "1992 Real Estate Forecast," Los Angeles, California, March 5, 1992

Guest Speaker, Institute of Real Estate Management, "State and Regional Economic Forecast," Orange County, California, February 12, 1992.

Guest Speaker, Commercial Industrial Real Estate Investment Council CIREIC, "1992 Real Estate Forecast," Newport Beach, California, November 19, 1991.

Guest Speaker, National Association of Realtors, "Case Study in Real Estate Consulting," Las Vegas, Nevada, November 5, 1991.

Guest Speaker, Real Estate Investment Association of California, "Opportunities for the 90's," Buena Park, California, July 23, 1991.

Guest Speaker, Society of Industrial and Office Realtors, "Real Estate Counseling," Newport Beach, California, May 16, 1991.

Guest Speaker, Building Industry Association, "California Real Estate Investment Forecast," Los Angeles, California, May 14, 1991, Anaheim, California, May 16, 1991.

Guest Speaker, USC Commerce Associates, "Southern California Market Forecast," Los Angeles, California, April 24, 1991.

Guest Speaker, Orange County Apartment Association, "Residential Income Property Economics," Anaheim, California, March 21, 1991.

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Guest Speaker, Commercial, Industrial Development Association, "The Orange County Real Estate Market," Irvine, California, February 21, 1991.

Guest Speaker, Harvard College Alumni Association, "Real Estate Forum," Los Angeles, California, February 6, 1991.

### **PROFESSIONAL AND ACADEMIC: (Cont'd)**

Guest Speaker, Century City Chamber of Commerce, "California Real Estate Forecast," Los Angeles, California, December 11, 1990.

Guest Speaker, Building Owners and Managers Association, "The Los Angeles Office Market," Los Angeles, California, January 17, 1990.

Guest Speaker, California Community College Association, "Outlook for California Real Estate," Irvine, California, May 5, 1989.

Guest Speaker, International Council of Shopping Centers, "An Economic Look into the 1990's," Anaheim, California, February 24, 1989.

Guest Speaker, California Society of CPA's, "California Market Overview," Newport Beach, California, October 19, 1988.

Guest Speaker, Wharton Alumni Association, "California Office Trends," Beverly Hills, California, June 14, 1988.

Guest Speaker, American Institute of Architects, "The Orange County Slow Growth Initiative," Irvine, California, May 19, 1988.

Guest Speaker, National Association of Industrial and Office Parks, "Orange County Office and Industrial Trends", Newport Beach, California, February 5, 1987.

Guest Lecturer, Stanford University Graduate School of Business, "Real Estate Development Strategies," Palo Alto, California, January 26, 1987.

Guest Lecturer, Dept. of Interior, Bureau of Indian Affairs, "Ground Lease Provisions for Indian Allottees," Palm Springs, California, April 16, 1986.

Guest Lecturer, University of Chicago, "Real Estate Research and The Development Process," Chicago, Illinois, November 15, 1985.

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Guest Lecturer, University of Chicago Graduate School of Business, "The Business of Real Estate Consulting," Chicago, Illinois, April 25, 1985.

Guest Speaker, Union Oil Corporation, "The Impact of Real Estate Economics on Timing and Location Choice," Rancho Santa Fe, California, September 17, 1984.

### **PROFESSIONAL AND ACADEMIC: (Cont'd)**

Guest Speaker, Touche Ross & Co., "Real Estate Economics," Scottsdale, Arizona, May 17, 1982.

Guest Speaker, County Planning Commissioners Conference, "SB 200 and the Peripheral Canal," Newport Beach, California, March 18, 1981.

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## **BIOGRAPHICAL SKETCH**

### **Dr. R. Tarantello**

Dr. Tarantello is a well known national speaker and has spoken both nationally and internationally on such topics as the national economy, real estate market conditions, investment markets, capital markets and industry trends. He has over 30 years of extensive experience in real estate development, investment, market research, commercial/industrial acquisitions, and litigation counseling throughout the United States.

Dr. Tarantello is President of Tarantello & Associates, a Costa Mesa, California based real estate investment, finance and transactional service company specializing in real estate research, investment, development feasibility, transactional consulting, finance, capital markets, damage and lost profit analysis, complex valuations, bankruptcy plan feasibility, debt restructuring and interest rate determinations. Dr. Tarantello joined Real Estate Research Corporation (RERC) as a principal and chief economist in 2001 as served in this position until August 2005. He has served as a charter member of the board of directors of one of the largest non-profit rental housing providers in the United States, Southern California Housing Development Corporation and as Vice President of Acquisitions for National Housing Development Corporation.

Dr. Tarantello has been a Professor of Real Estate and Land Economics at the University of Southern California from 1976 to 2000. He received his Doctor of Business Administration and Master of Business Administration degrees from U.S.C. and a Bachelor of Science in Business Administration from California State University at Los Angeles.

Professional credentials include the Royal Institution of Chartered Surveyors (FRICS), Fellow of the Royal Institute, London, England; and the CRE designation of the Counselors of Real Estate, Lambda Alpha National Honorary Land Economics Society, and the National and California Associations of Realtors. Dr. Tarantello received the prestigious James Felt award from the Counselors of Real Estate in 1997 for his pro bono contributions to numerous non profit affordable housing projects.

3/07



..... **TP** .. Mobile ..

East side of Oak Knoll Ave.  
Looking South

**BEFORE**

T-Mobile #E05095  
GIS PROJECT NO. 66025-15  
Proposed Vail City Water Meter Location  
OAK KNOLL AVE. ALPINE ST.

T-MOBILE CONTRACTOR TO PLACE (1) 16"x48"x17" MYERS  
ELECTRICAL METER PEDESTAL WITH A 30" TALL SLUMP  
DECORATIVE WALL (BEIGE IN COLOR)

T-MOBILE CONTRACTOR  
TO PLACE (1) 5'-0" X 8'-6" X 5'-0" D  
EQUIPMENT VAULT WITH (2)  
FLUSH MOUNTED VENTS

..... T-Mobile

East side of Oak Knoll Ave.  
Looking South

AFTER

T-MOBILE 11501095

PROJECT NO. 66035-15

Proposed Vault & Meter Location  
OAK KNOLL AVE ALPINE ST.