



Peach City Community Radio Society
CRTC Application

Appendix 5B
Documentation - Availability of proposed Transmitter Site

Pertaining to the Availability of proposed Transmitter Site

This appendix contains documentation provided at the request of the Peach City Community Radio Society, indicating the availability of the proposed studio location and antenna placement. This appendix also contains documentation provided by the PenMar Community Arts Society regarding the status of a sublease of studio space and antenna location to the Peach City Community Radio Society.

Both documents pertain directly to the property at 361 Martin Street in Penticton British Columbia.

**0867473 BC LTD
1-1101 Main Street
Penticton, BC
V2A 5E6**

Dear Penmar Community Arts Society:

Re: Sublease to Peach City Community Radio Society ("Peach City Radio")

This letter outlines the following conditions for approval of a sublease to Peach City Community Radio Society:

1. Approval to sub-lease up to 250 square feet on the main floor of the Penmar Building to Peach City Radio. The sub-lease shall be on a cost recovery basis to yourselves and may include the annual base rent plus operating costs. The specific location of the space is as negotiated between yourselves and Peach City Radio; and
2. We acknowledge Peach City Radio is applying for a low power Community Radio Station license. In the event the license is granted they will need to place an antennae on the Penmar Building. We approve the placement of the required antennae subject to the following conditions:
 - a) Prior to the placement of the antennae Peach City Radio shall obtain all necessary permits and approvals, at their sole cost;
 - b) Peach City Radio's design, placement and attachment to the Penmar Building shall require approval of an engineer of our choosing;
 - c) Peach City Radio obtains liability insurance in respect of property or personal damage claims arising from the placement of the antennae and subsequent times. The amount of such insurance shall be reasonable as determined from time to time but in any event shall not be less than \$5,000,000.

Yours Sincerely



0867473 BC LTD

Trent Sismey, Owner



April 22, 2014

Canadian Radio-television & Telecommunications Commission
Ottawa, Ontario
Canada, K1A 0N2

To Whom It May Concern:

RE: Peach City Community Radio Society Application for Broadcast License

The board of directors of the Penmar Community Arts Society (the "Society", "We" and "Our") has approved in principle the sub-lease of specific space within our premises to the Peach City Community Radio Society ("Peach City Radio").

The Society is a non-profit society registered in British Columbia. We are currently seeking federal charitable status. We are the sole tenant of a 10,000 square foot building at 361 Martin Street in downtown Penticton, B.C. (the "Penmar Building"). We are currently renovating and upgrading the Penmar Building, which upon completion will house three auditoriums for presentation of film, live music, live theatre and community events.

The Phase 1A of the renovation, expected to be completed by the end of June 2014, will include the two smaller auditoriums, the lobby and approximately 200 – 250 square feet for studio and office for Peach City Radio. We expect to commence operations in this portion of the Penmar Building in late June 2014. Phase 1B of the renovation, expected to be completed in early fall 2014 will include a larger auditorium with stage for the live performances.

The second phase of renovation will create additional space usable as office or studio. Upon completion of the second phase, anticipated for 2016, larger space will be available for Peach City Radio.

Pursuant to the terms of our lease (Clause 10.1) we may sublet only with the written approval of the Landlord. We have requested approval of a sub-lease to Peach City Radio and have received written approval from the Landlord. Further, we have requested, and have received approval from the Landlord for Peach City Radio to place its antenna atop the Penmar Building when Peach City Radio is granted approval for a low power Community Radio Station.

Please do not hesitate to contact me should you require any clarification on this sub-tenancy.

Yours truly,

PENMAR COMMUNITY ARTS SOCIETY

Per

A handwritten signature in blue ink, appearing to read "M. Swales", is written over a light blue horizontal line.

Murray L. Swales, CA
Treasurer

Enclosures

125 Eckhardt Avenue East, Penticton, B.C. V2A 1Z5