

**JOINT REVOCABLE PERMIT
WITH
THE CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER**

The City of Los Angeles, a municipal corporation duly organized and existing under its charter and the constitution and laws of the State of California, and the City of Long Beach, a municipal corporation duly organized and existing under its charter and the constitution and laws of the State of California (individually, a “City” and together, the “Cities”), by and through their respective Boards of Harbor Commissioners, jointly own certain real property located in the County of Los Angeles. Pursuant to a recommendation adopted by the Board of Harbor Commissioners of the City of Los Angeles under Resolution No. _____ at its _____, 2026 meeting, and Resolution No. HD- _____ adopted by the Board of Harbor Commissioners of the City of Long Beach at its _____, 2026 meeting, the Cities hereby issue this Joint Revocable Permit (the “Permit”) and grant permission to the City of Los Angeles acting by and through its Department of Water and Power of (“Permittee”), to use the Permit Area (as defined in Paragraph 1) as set forth in Paragraph 2. This Permit shall be effective upon last execution by the Executive Director of the City of Los Angeles Harbor Department and the Chief Executive Officer of the City of Long Beach Harbor Department (referred to hereinafter as “Executive” singular or the “Executives” plural). Such date shall be known as the “Effective Date” for purposes of this Permit.

This Permit shall be subject to the following terms, conditions, and limitations:

1. PERMIT AREA. The Cities hereby grant Permittee permission to use the property listed in Exhibit A and more particularly shown in Exhibit B, both exhibits being attached hereto and made a part hereof (“Permit Area”).

2. PERMITTED USE. The Permit Area shall be used as a temporary construction laydown area, on a non-exclusive basis, as specifically described in Exhibit A, and for no other purpose without the prior written consent of the Executives, which may be withheld in their sole and absolute discretion. Permittee has inspected the Permit Area and agrees that it is suitable for the uses permitted herein. No officer, employee, agent, or property manager of either City has made any representation or warranty with respect to the Permit Area, except as described in writing and attached hereto as an addendum, and in entering into this Permit, Permittee agrees it relies only on the provisions of this Permit.

The Permittee shall ensure that Permittee, contractors, sub-contractors, invitees, and all others that enter the Permit Area implement appropriate stormwater Best Management Practices (BMPs) regardless of individual activities occurring at the Permit Area. All debris, soil, silt, sand, sawdust, rubbish, cement or concrete washings thereof, oil or petroleum products, or other materials from activities at the Permit Area shall be contained and not allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the United States, including on-site or off-site catch basins. All standard BMPs shall be employed to ensure that toxic materials, silt, debris, or excessive erosion do not enter waters of the United States during Permittee’s use of the Permit Area. Upon completion of any construction, Permittee shall remove from the Permit Area, any excess construction material or debris from the Permit Area and dispose it in an appropriate upland site.

If this Permit is associated with construction or a project subject to the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities Order No. 2022-0057-DWQ, NPDES No. CAS00002 (General Permit) from the State Water Resources Control Board (State Board), then a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by a qualified SWPPP developer (QSD) and appropriate coverage shall be obtained under the General Permit. Permittee shall implement appropriate BMPs, as identified by the QSD at the Permit Area, and the appropriate qualified SWPPP practitioner (QSP) shall complete required inspections at the Permit Area.

If this Permit Area is associated with construction or project are not subject to the General Permit listed above, the Permittee shall be responsible for installing and implementing appropriate BMPs to manage pollutants, stormwater runoff, and erosion control to the satisfaction of the Cities.

3. PERMIT FEE.

3.1 Amount and Time of Payment. Permittee shall pay to the Cities, as a permit fee, for the use of the Permit Area, without deduction, set off, demand or prior notice, the annual sum of Thirty Thousand Eight Hundred Seventy-Seven dollars and Four Cents (\$30,877.04) or as subsequently adjusted pursuant to this Paragraph, Paragraph 3.2, and Paragraph 3.3 and payable monthly in the amount of Two Thousand Five Hundred Seventy-Three Dollars and Nine Cents (\$2,573.09) (the "Permit Fee"). In addition, a one-time Permit Processing Fee of Two Thousand Five Hundred Dollars (\$2,500.00) shall be paid to the Cities to cover costs associated with the administration of this Permit. The Permit Processing Fee shall be paid in advance on or before the Effective Date. The Permit Fee and the Permit Processing Fee shall be made payable to Cal Pacific Land Services, Inc. Trust Account and delivered to the Cities' designated property manager, which shall be Cal Pacific Land Services, Inc., 7245 Garden Grove Blvd., Ste. M, Garden Grove, CA 92841, or as otherwise instructed by written notice of the Executives.

3.2 Intentionally Omitted.

3.3 Intentionally Omitted.

3.4 Intentionally Omitted.

3.5 Books and Records. All books, accounts and other records showing the affairs of Permittee with respect to its business transacted at, upon or over the Permit Area (collectively, "Permit Records") shall be maintained in Los Angeles County, and shall be subject to copying, examination, audit and transcription by either City, from time to time. In the event it becomes necessary to make such copying, examination, audit or transcription at any place other than within fifty (50) miles of the Permit Area, then all costs and expenses necessary or incident to such copying, examination, audit or transcription, shall be paid by Permittee. The Permit Records shall be retained during the term of this Permit so that the Permit Records are available. After this Permit terminates, Permittee shall maintain the Permit Records for at least two (2) years. Upon request in writing by either City, Permittee shall, within fifteen (15) days of the request, furnish a statement of the exact location of all Permit Records and the name and telephone number of the custodian of the Permit Records. Permit Records will include, but not be

limited to, general ledgers, charts of accounts, subledgers including cash receipts journals, cash disbursement journals and all original receipts and documents which support the information provided to the Cities.

3.6 Security Deposit. Permittee shall provide a cash deposit, certificate of deposit, surety bond, irrevocable letter of credit or other form of security (the "Security Deposit") in the name of the Cities and acceptable to the Executive Directors and City Attorneys of the Cities in an amount equal to Zero at this time, as security for Permittee's faithful performance of its obligations under this Permit, including but not limited to the restoration of the Permit Area and the removal of the Facilities (as defined in Paragraph 5.1) by Permittee as required by this Permit upon any termination, revocation or forfeiture of this Permit. The Cities shall pay no interest on the Security Deposit. If the financial condition of Permittee substantially changes such that Permittee may not be able to meet its restoration obligations, either Executive Director may require an increase of the Security Deposit.

4. TERM; REVOCABILITY; TERMINATION.

4.1(a) Term. This Permit shall have a term of one (1) year from its Effective Date unless terminated earlier as set forth in this Paragraph 4 or as said term may be extended by written amendment approved by all parties.

4.1(b) Revocability without Cause. This Permit is revocable by any party without cause upon fifteen (15) days' written notice to the other parties. Upon termination of this Permit, Permittee shall vacate, and surrender possession of, the Permit Area (subject to Permittee's obligations under Paragraphs 5 and 7 below). If this Permit is revoked by either of the Cities pursuant to this Paragraph 4.1(b), Permittee shall be entitled to a prorated refund of the Permit Fee for the month in which such revocation occurs. If this Permit is revoked by Permittee pursuant to this Paragraph 4.1(b), Permittee shall not be entitled to receive back any portion of the Permit Fee already paid by it.

4.2 Termination. The Executive of either City may terminate this Permit in the event: (i) Permittee fails to perform any term or condition of this Permit within ten (10) days after written notice from the Cities or either of them; (ii) Permittee makes a general assignment or general arrangement for the benefit of creditors; (iii) a petition for adjudication of bankruptcy or for reorganization or rearrangement is filed by or against Permittee and is not dismissed within thirty (30) days; (iv) a trustee or receiver is appointed to take possession of substantially all of Permittee's assets located at the Permit Area or of Permittee's interest in this Permit and possession is not restored to Permittee within thirty (30) days; or (v) substantially all of Permittee's assets, or Permittee's interest in the Permit Area are subjected to attachment, execution or other judicial seizure which is not discharged within thirty (30) days. If any court having jurisdiction in the matter renders a final decision which prevents the performance by the Cities of any of their obligations under this Permit, then any party hereto may terminate this Permit by providing written notice to the other parties. Additionally, a seizure of the Permit Area by the Internal Revenue Service shall automatically terminate this Permit. Upon termination of this Permit: (i) Permittee shall immediately vacate, and surrender possession of, the Permit Area and (ii) all rights and obligations hereunder (with the exception of Permittee's obligations under Paragraphs 3.5, 5, 7 and 14) shall thereupon terminate.

4.3 Application. This Permit is granted pursuant to an application or applications filed by Permittee with the Cities. If any application or any of the attachments thereto contain any misstatement of fact, which in the judgment of either Executive affected the decision to grant this Permit, that Executive may terminate this Permit. Termination pursuant to this Paragraph shall not be termination by forfeiture.

4.4 No Relocation Assistance. Permittee understands and agrees that nothing contained in this Permit shall create any right in Permittee for relocation assistance or payment from the Cities upon the termination or revocation of this Permit. Permittee acknowledges and agrees that it shall not be entitled to, and waives any right to, any relocation assistance or payment pursuant to the provisions of Title 1, Division 7, Chapter 16, of the Government Code of the State of California (Sections 7260 *et seq.*) or any other applicable law with respect to any relocation of its business or activities upon the termination or revocation of this Permit for no reason or any reason whatsoever.

5. FACILITIES; ALTERATIONS.

5.1 Intentionally Omitted.

5.2 Port of Los Angeles Harbor Engineer Permit. All excavation and/or construction work undertaken on property owned by the City of Los Angeles Harbor Department requires the Permittee obtain, pay for, and abide by the terms and conditions of the Harbor Engineer Permit. Notwithstanding any other provision of this Permit, no such work is authorized on property owned by City of Los Angeles Harbor Department without Permittee obtaining said Harbor Engineer Permit.

5.3 Port of Long Beach Harbor Development Permit. Notwithstanding any other provision of this Permit, if Permit Area, or any portion thereof, is within the Port of Long Beach Harbor District, all excavation and/or construction work related to the Permitted Use within such Permit Area requires the Permittee obtain, pay for, and abide by the terms and conditions of a Port of Long Beach Harbor Development Permit. No work is authorized on property within the Port of Long Beach Harbor District without Permittee obtaining said Port of Long Beach Harbor Development Permit.

5.4 Intentionally Omitted.

5.5 Intentionally Omitted.

5.6 Intentionally Omitted.

5.7 Removal Upon Termination; Restoration. No later than the date upon which this Permit terminates (the "Termination Date"), Permittee, at its cost, shall remove any personal property placed by it on the Permit Area and restore those portions of the Permit Area that were disturbed, damaged, or otherwise altered by Permittee's use to a condition acceptable to the Executives of both Cities, given the nature of the Permitted Use. Permittee shall repair, at Permittee's expense, any damage to the Permit Area caused by the removal of any such personal property. Permittee understands and agrees it is responsible for restoration of the Permit Area as required by Paragraph 2 and this Paragraph 5.7, including the clean-up and disposal of any

Hazardous Substances (as defined in Paragraph 7.1 below) arising from and exacerbated by Permittee's activities and required pursuant to Paragraph 7 on or before the Termination Date. If, for any reason, removal of personal property from the Permit Area or restoration of the Permit Area as required by this Paragraph 5.7 is not completed by the Termination Date, then Permittee is obligated to pay the Cities, as compensation during such restoration, a permit fee in an amount equal to the then fair market rental value of the Permit Area as reasonably determined by the Cities; however, the new permit fee shall not be less than provided in Paragraph 3. Additionally, if any personal property of Permittee has not been removed and the Permit Area not restored to an acceptable condition by the Termination Date, the Cities shall have the right, but not the obligation, to remove any such property and to restore the Permit Area at Permittee's expense. Permittee shall pay to the Cities, upon demand, all costs incurred by the Cities in removing such property and restoring the Permit Area, together with interest from the date the Cities incur any cost or expense, at the maximum rate allowed by law on any such sum. The restoration requirements of this Paragraph 5.7 shall apply only to personal property and improvements installed or placed by Permittee and to damage or contamination to the Permit Area caused or exacerbated by Permittee.

5.8 Restoration Plan. Upon request of either Executive, Permittee shall, at its expense, provide to the Cities a site characterization study and site restoration plan in a form acceptable to the Cities. The study and plan shall be used in part by the Cities to determine if Permittee has breached its obligations pursuant to Paragraph 7 below.

5.9 Waiver. The Cities, at their election, may waive the requirement that Permittee remove all or a portion of the personal property from the Permit Area and that Permittee restore the Permit Area. However, unless such waiver is in writing executed by both Cities stating such waiver is "permanent and final," Cities reserve the right to require Permittee at any time in the future to remove all or a portion of the personal property from the Permit Area or to restore the Permit Area despite such waiver. This provision survives the termination of this Permit.

5.10 Removal; Relocation. Whenever and as often as the Executives deem convenient or necessary, Permittee, at its cost, shall remove or relocate Permittee's personal property on the Permit Area and restore the Permit Area. Permittee shall commence such removal, alteration or change of location within sixty (60) days after notice from the Executives, and shall proceed to complete such work with due diligence.

5.11 Failure to Commence Work. In case Permittee fails to commence work in compliance with the notice given pursuant to Paragraph 5.10 within sixty (60) days after such notice (unless Permittee is unable to comply with such instructions due to strikes, riots, acts of God or acts of public enemies), the Executives may, but shall not be required to, cause the work required in such notice to be done; and Permittee agrees to pay the Cities' cost thereof within thirty (30) days after delivery of an itemized bill.

5.12 Intentionally Omitted.

5.13 Intentionally Omitted.

5.14 Intentionally Omitted.

6. MAINTENANCE. The Cities have no duty to make any improvement or repair to the Permit Area or any improvements thereon. Permittee's sole and exclusive remedy by reason of any condition of the Permit Area (whether such condition now or hereafter exists) shall be to terminate this Permit and vacate the Permit Area. Any and all uses of the Permit Area by Permittee, its agents, contractors and their employees shall be at their sole risk, cost and expense. Permittee, at its cost, shall keep and maintain the Permit Area and all personal property thereon during its use and occupancy thereof, in good order, condition and repair, free and clear of all rubbish, debris and litter.

7. HAZARDOUS SUBSTANCES.

7.1 Hazardous Substances. As used in this Permit, the term "Hazardous Substance" means any product, substance, chemical, material or waste, the presence, nature, quantity and/or intensity of which, either by itself or in combination with other materials on the Permit Area, is either: (i) potentially injurious to the public health, safety or welfare, the environment or the Permit Area; (ii) regulated or monitored by any governmental authority; or (iii) a basis for potential liability of the Cities to any governmental agency or third party under any applicable statute or common law theory. Hazardous Substances shall include, but not be limited to, any substance or material deemed hazardous or toxic pursuant to any federal, state, or local statute or regulation. Permittee shall not direct, suffer or permit any of its agents, contractors, employees, licensees or invitees at any time to handle, use, manufacture, store, release or dispose of any Hazardous Substances in or about the Permit Area. A Hazardous Materials Business Plan (HMBP) permit is required for businesses handling reportable quantities of Hazardous Substances. If hazardous materials are planned to be used and stored above the threshold at the temporary laydown areas, HMBP shall be submitted to the appropriate agency having jurisdiction of the laydown area as per the requirements of the California Health and Safety Code Div. 20, Chap. 6.95, Art. 1 and California Code of Regulations Title 19, Div. 5, Chap. 1.

7.2 Notification; Removal. During its use and occupancy of the Permit Area, Permittee shall notify, in addition to appropriate regulatory agencies, the Executives within two (2) days following the release of any Hazardous Substances onto or from the Permit Area. Upon the release, discharge or spill of any Hazardous Substances arising from or caused by Permittee, its employees, agents, invitees or affiliated predecessors in interest, Permittee, at its cost, shall promptly remove and/or remediate and dispose of all such Hazardous Substances in accordance with the provisions of Paragraph 7.3 below, and restore the Permit Area to the condition they were in prior to the release of the Hazardous Substances. Permittee also agrees to provide to the Cities a surety bond to assure removal of such Hazardous Substances from the Permit Area if at any time the Cities demand such bond and in an amount determined by Cities in their sole and absolute discretion.

7.3 Excavation. If Permittee discovers or believes that any material being excavated from the Permit Area contains any Hazardous Substances, Permittee, at its cost, shall: (i) promptly notify both Executives of Permittee's discovery or belief; (ii) at the request of either Executive, initiate chemical and/or physical analyses of the suspected Hazardous Substances in accordance with federal and state hazardous waste determination; (iii) promptly submit all laboratory or other test results upon receipt thereof to both Executives; (iv) develop and submit, for approval by both Executives, a remediation plan providing for the disposal and/or treatment of the hazardous materials; (v) treat and dispose of or remove the Hazardous Substances in

accordance with all applicable federal, state and local laws; (vi) if Hazardous Substances are removed, replace the same with clean, structurally suitable fill material and cause the excavation to be backfilled and compacted; and (vii) promptly submit copies of all waste manifests to both Executives. Waste manifests shall identify Permittee and its contractors, not the Cities, as the generator of any Hazardous Substances removed pursuant to this provision.

8. UTILITIES. Permittee shall pay all charges for services or utilities furnished to the Permit Area or used in connection with its occupancy, and shall pay all deposits, connection fees, charges and meter rentals required by the supplier of any such service, including the Cities.

9. LEGAL COMPLIANCE. Permittee shall comply with all applicable laws, regulations, ordinances, rules, policies, guidelines, specifications, procedures and orders of any government entities (“Laws”) in connection with its use and occupancy of the Permit Area and obtain all necessary licenses, consents and permits from all federal, state and local governmental authorities having jurisdiction over the Permit Area and Permittee’s activities thereon.

10. NO ASSIGNMENT. Permittee shall not assign, sublet or transfer this Permit or any interest herein (whether by operation of law or otherwise) without the prior written consent of the Cities. The transfer, on a cumulative basis, of twenty-five percent (25%) or more of the voting control of Permittee shall constitute an assignment for this purpose. Any attempted transfer or assignment without the prior written consent of the Cities shall be void and confer no rights whatsoever upon a transferee or assignee. In addition, Cities shall have the right to terminate this Permit if any assignment or transfer, whether voluntary, by operation of law, or otherwise is made or attempted without the prior written consent of the Cities. Each request for consent to an assignment shall be in writing, accompanied by information relevant to the Cities’ determination as to the financial and operational responsibility and appropriateness of the proposed assignee, including but not limited to the intended use and/or required modification of the Permit Area, if any, together with a nonrefundable processing fee of Three Thousand Dollars (\$3,000) or ten percent (10%) of the current annual Permit Fee applicable to the Permit Area which are the subject of the proposed assignment, whichever is greater, as consideration for the Cities considering and processing the request. Permittee agrees to provide to the Cities such other or additional information and/or documentation pertaining to the requested consent as may be reasonably requested by the Cities.

11. ACCESS. The Cities’ representatives shall have access to and across the Permit Area during normal business hours and, in the event of an emergency, at any other time for inspection, repair of publicly owned utilities and structures and for fire and police department purposes.

12. RIGHTS-OF-WAY. The Permit Area is subject to all existing and future rights of way and entry thereon for the installation, relocation, removal, operation and maintenance of rail lines, sewers, pipelines, conduits, and telephone, telegraph, light, heat and power lines (whether underground or overhead).

13. RAILROAD APPROVAL AND NOTICE, EMERGENCY NOTIFICATION.

13.1 Rail Carrier Approval. Permittee shall comply with all permits, notifications, protective and safety requirements imposed by the Railroads, and Permittee shall

pay all associated costs. In addition, the Cities have included in this Permit, Safety Protocols, hereto attached as Exhibit D. Permittee agrees to perform all safety precautions, approvals and notices associated with activities in the vicinity of the rail lines as set forth in Exhibit D. Exhibit D may be updated from time to time by the Executives or their designees upon fourteen (14) days' written notice to Permittee.

13.2 Alameda Corridor. If an emergency should arise requiring immediate attention for Permit Areas in the Alameda Corridor, Permittee shall call the maintenance contractor for the Alameda Corridor Transportation Authority ("ACTA"), presently Railworks at (323) 490-0671 (after hours, (646) 584-2619); the ACTA Construction and Maintenance Manager at (323) 855-8068; ACTA at (562) 247-7777; and Pacific Harbor Line's ("PHL") Badger Bridge at (310) 830-0660.

13.3 Intentionally Omitted.

13.4 Intentionally Omitted.

14. INDEMNIFICATION. Permittee shall indemnify, defend (using counsel selected by the Cities) and hold harmless: (a) the City of Long Beach; (b) the City of Los Angeles acting by and through its Harbor Department; (c) ACTA; (d) the Railroads; and (e) each of their respective council members, mayors, trustees, boards, officers, employees, agents, contractors, property managers, representatives and designees (collectively, "Indemnified Parties") from and against any and all actions, suits, proceedings, claims, demands, damages, loss, liens, costs (including court costs and attorneys' fees including the allocated cost of in-house counsel), expenses or liabilities, of any kind or nature whatsoever, for injury to or death of persons or damage to property, including property owned by or under the care and custody of the Cities, which may be brought, made, filed against, imposed upon or sustained by the Indemnified Parties, or any of them, and arising from or attributable to or caused by any acts or omissions of Permittee or any of the Indemnified Parties relating to or arising out of the Permit Area, or by reason of any actual or asserted failure of Permittee to keep, observe or perform any provision of this Permit, except to the extent that such injury, death or damage is caused by the active negligence or willful misconduct of the Indemnified Parties or any of them.

As between Permittee and the City of Long Beach, any defense obligation under this section shall be carried out through counsel approved by the City of Long Beach. In the event of a conflict between the preceding terms and the Los Angeles City Charter Section 272 and Section 275, the Los Angeles City Charter shall control. Defense of the City of Los Angeles acting by and through its Harbor Department shall be provided in a manner consistent with applicable law governing representation of the City of Los Angeles. By agreeing to the provisions in this Paragraph 14, the City of Long Beach does not waive any conflicts of interest arising from or related to the joint representation of the City of Long Beach and any or all of the other Indemnified Parties.

The indemnity provisions in Paragraph 14 shall survive for four (4) years after the revocation, termination or expiration of this Permit.

15. INSURANCE.

15.1 Specific Coverages Required. Permittee shall procure and maintain at its expense and keep in force at all times during the term of this Agreement the types and amounts of insurance specified in Exhibit E, attached hereto and incorporated reference herein. Permittee shall also comply with the terms and conditions of said Exhibit E.

15.2 Adjustment. If during the term of this Permit, in the opinion of either Executive the coverages or the limits of insurances described in this Paragraph are not adequate, Permittee shall modify the insurance coverage or increase the limits as required by either Executive.

15.3 Accident Reports. Permittee shall report in writing to Cities within fifteen (15) days after it, its officers or managing agents have knowledge of any accident or occurrence involving death of or injury to any person or persons, or damage in excess of Fifty Thousand Dollars (\$50,000) to property, occurring upon the Premises, or elsewhere within the Harbor Districts, if Permittee's officers, agents or employees are involved in such an accident or occurrence while undertaking the permitted uses. Such report shall contain to the extent available: (1) the name and address of the persons involved; (2) a general statement as to the nature and extent of injury or damage; (3) the date and hour of occurrence; (4) the names and addresses of known witnesses; and (5) such other information as may be known to Permittee, its officers or managing agents.

16. TAXATION. THIS PERMIT MAY CREATE A POSSESSORY INTEREST IN FAVOR OF PERMITTEE, WHICH MAY BE SUBJECT TO TAXES. PERMITTEE SHALL PAY, PRIOR TO DELINQUENCY, ANY SUCH TAXES, AND ANY OTHER ASSESSMENTS OF WHATEVER CHARACTER LEVIED UPON ANY INTEREST CREATED BY THIS PERMIT. PERMITTEE SHALL ALSO PAY ALL LICENSE AND PERMIT FEES REQUIRED FOR THE CONDUCT OF ITS OPERATIONS. PERMITTEE SHALL DELIVER SATISFACTORY EVIDENCE OF ALL SUCH PAYMENTS TO EACH EXECUTIVE UPON DEMAND. NOTHING IN THIS PARAGRAPH 16 SHALL BE CONSTRUED AS A WAIVER OF ANY TAX EXEMPTION OR OTHER IMMUNITY OF PERMITTEE UNDER APPLICABLE LAW.

17. NOTICE. Any notice, demand, request, consent or communication that any party desires or is required to give to the other parties shall be in writing and either be served personally, or sent by prepaid, certified US Mail, addressed as follows:

To the Cities: Chief Executive Officer
Long Beach Harbor Department
P.O. Box 570
Long Beach CA 90801-0570

And: Executive Director
Los Angeles Harbor Department
425 South Palos Verdes Street
San Pedro, CA 90731

With copies to: Port of Long Beach
P.O. Box 570
Long Beach CA 90801-0570
Attention: Director of Real Estate

Port of Los Angeles
425 South Palos Verdes Street
Post Office Box 151
San Pedro, CA 90731
Attention: Director of Cargo/Industrial Real Estate

Cal Pacific Land Services, Inc.
7245 Garden Grove Blvd., Ste. M
Garden Grove, CA 92841
Attn: Ports' Property Manager

Or such other Property Management firm as may be designated by the Cities from time to time.

To Permittee: Department of Water and Power of the City of Los Angeles
111 North Hope Street, Room 813
Los Angeles, CA 90012
Attention: Power System

With copies to: Department of Water and Power of the City of Los Angeles
111 North Hope Street
Los Angeles, CA 90012
Attention: General Counsel

Any party may change its address by notifying the other parties of the change of address in accordance with this Paragraph. Notice shall be deemed communicated upon delivery if personally served and within seventy-two (72) hours from the time of mailing if mailed as provided in this Paragraph.

18. NO DISCRIMINATION. Permittee agrees, and as a condition to the continuance of this Permit, that it shall not discriminate in its employment practices against any employee or applicant for employment because of the employee's or applicant's race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status or medical condition or in any manner prohibited by any applicable law, including any laws established by the Cities. Permittee hereby agrees to comply with all reporting requirements related to such laws. Any contracts relating to the Permit Area entered into by Permittee shall contain this provision. The provisions of Section 10.8.4 of the Administrative Code of the City of Los Angeles are attached hereto as Exhibit F, and are hereby incorporated herein and made a part hereof.

19. CONFLICT OF INTEREST. It is understood and agreed that the parties to this Permit have read and are aware of the provisions of Sections 1090 *et seq.* and Sections 87100 *et seq.* of the Government Code relating to conflict of interest of public officers and employees, as

well as the conflict of interest policies of the Cities. All parties hereto agree that they are unaware of any financial or economic interest of any public officer or employee of the Cities relating to this Permit. Notwithstanding any other provision of this Permit, it is further understood and agreed that if such a financial interest does exist at the inception of or at any time during the continuance of this Permit, the Executive of either City may immediately terminate this Permit by giving notice to Permittee. Termination pursuant to this Paragraph shall not be termination by forfeiture.

20. MISCELLANEOUS PROVISIONS.

20.1. Effect of Waiver. No waiver by any party at any time of any terms or conditions of this Permit shall be a waiver at any subsequent time of the same or any other term or condition. The acceptance of a late Permit Fee by the Cities shall not be deemed a waiver of any other breach by Permittee of any term or condition of this Permit other than the failure of Permittee to make timely the particular payment so accepted.

20.2 Intentionally Omitted.

20.3 Costs of Cities. Whenever this Permit requires Permittee to reimburse the Cities for costs of the Cities, such costs are agreed to include all direct and indirect costs which the Cities incur whether with the Cities' own forces or with independent contractors. These costs include salaries and all other costs the Cities incur for their employees, including attorneys, all material and equipment costs, together with an administrative handling charge and allocation of general overhead expense as determined by the Cities in good faith and reasonable documented upon request.

20.4 No Joint Venture. Nothing contained in this Permit shall have the effect of creating a joint venture or partnership between or among the parties, or of rendering one liable for any of the debts or obligations of any other, unless expressly provided in this Permit. Further, nothing contained in this Permit shall have the effect of creating a joint venture or partnership between the Cities or to render either of such entities liable for the debts, obligations or actions of the other, nor shall either the City of Los Angeles Harbor Department or the City of Long Beach be liable or responsible hereunder for any default, failure of performance, action or inaction of the other solely as a result of this Permit.

20.5 Actions of the Cities. All actions (except as otherwise specified in this Permit), approvals, decisions and consents of the Cities under this Permit shall require the consent of both the City of Los Angeles Harbor Department and the City of Long Beach in the Cities' sole and absolute discretion.

20.6 Governing Law; Venue. This Permit shall be governed by and construed in accordance with the laws of the State of California, without reference to the conflicts of law rules and principles of such State. The parties agree that all actions or proceedings arising in connection with this Permit shall be tried and litigated exclusively in the State and Federal courts located in the County of Los Angeles, State of California, in the judicial district required by court rules. The aforementioned choice of venue is intended by the parties to be mandatory and not permissive in nature, thereby precluding the possibility of litigation between the parties with respect to or arising out of this Permit in any jurisdiction other than that specified in this Paragraph, except that the

Cities or either of them may in their sole and absolute discretion file and pursue actions in other forums in order to obtain such relief as the Cities or either of them deem appropriate.

20.7 Construction; Headings. The language in all parts of this Permit shall be in all cases construed simply according to its fair meaning and not strictly for or against any of the parties. Paragraph headings in this Permit are solely for convenience of reference and shall not govern the interpretation of any of the provisions of this Permit. Whenever required by the context of this Permit, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter genders shall each include the other. References in this Permit to days shall mean calendar days unless otherwise expressly provided.

20.8 Severability. Each provision of this Permit shall be interpreted so as to be effective and valid to the fullest extent possible. In the event, however, that any provision contained herein shall for any reason be held invalid, illegal or unenforceable in any respect, then, in order to effect the purposes of this Permit it shall be construed as if such provision had never been contained herein.

20.9 Amendments. This Permit shall not be altered, modified, or amended except by an instrument in writing, agreed to and signed by all parties. Any such alterations, modifications, or amendments are subject to all applicable approval processes required by, without limitation, either of the Cities' Charter and Administrative Codes.

20.10 No Liens. Permittee shall pay or cause to be paid all costs and charges for work done by it or caused to be done by it in, on, or to the Permit Area and for all materials furnished for or in connection with such work. Permittee shall keep the Permit Area free from any mechanics' liens, vendors' liens or any other liens arising out of any work performed, materials furnished or obligations incurred by Permittee. In the event that there shall be recorded against the Permit Area or the property of which the Permit Area are a part any claim or lien arising out of any such work performed, materials furnished or obligations incurred by Permittee and such claim or lien is not removed or discharged, or Permittee has not provided a bond therefor, within ten (10) days of filing, the claim or lien shall constitute a default hereunder and the Cities shall have the right but not the obligation to pay and discharge the lien without regard to whether such lien shall be lawful or correct. Nothing contained in this Permit shall be deemed the consent or agreement of the Cities to subject the Cities' interest in the Permit Area to liability under any mechanics' or other lien law.

20.11 Signs. Except for signs, markings and notices required by agencies with jurisdiction, Permittee shall not install, place, inscribe, paint or otherwise attach any sign, advertisement, notices, marquee or awning on any part of the Permit Area without the prior written consent of the Cities.

20.12 Security Measures. Permittee hereby acknowledges that the Permit Fee payable to the Cities hereunder does not include the cost of guard service or other security measures, and that the Cities have no obligation whatsoever to provide security. Permittee assumes all responsibility for the security and protection of the Permit Area, Permittee, its agents and invitees and their property from the acts of third parties.

20.13 Small/Very Small Business Enterprise Program. It is the policy of the City of Los Angeles Harbor Department to provide Small Business Enterprises (SBE), Very Small Business Enterprises (VSBE) and Minority-Owned, Women-Owned, Disabled Veteran Business Enterprises and all Other Business Enterprises (MBE/WBE/DVBE/OBE) an equal opportunity to participate in the performance of contracts affording such participation opportunities. Permittee is encouraged to assist the City of Los Angeles Harbor Department in implementing this policy by taking all reasonable steps to ensure that all available business enterprises, including SBEs, VSBEs, MBEs, WBEs, DVBEs, and OBEs have an equal participation opportunity which might be presented under this Permit.

20.14 Service Contract Worker Retention and Living Wage Policy. The Board of Harbor Commissioners of the City of Los Angeles adopted Resolution No. 5771 on January 13, 1999 agreeing to adopt the provisions of Los Angeles City Ordinance No. 171004 relating to Service Contract Worker Retention (SCWR) as the policy of the Harbor Department. Further, Charter Section 378 requires compliance with the City's Living Wage (LW) requirements. Permittee shall comply with these policies wherever applicable. Violation of this provision, where applicable, shall entitle the City of Los Angeles to terminate this Permit and otherwise pursue legal remedies that may be available.

20.15 Business Tax Registration Certificates. Permittee represents that it has obtained and presently holds the Business Tax Registration Certificates required by the City of Los Angeles and/or the City of Long Beach, as applicable. Permittee will provide each City evidence that such certificates have been obtained. Permittee shall maintain all such certificates required of it by each of the Cities and shall not allow any such certificates to be revoked or suspended.

20.16 Manager; Representatives. The Cities may designate one or more property managers, representatives, designees or employees to serve as their respective contact person or persons for purposes of this Permit. Permittee agrees to cooperate with any other persons or entities occupying, managing, using or performing work on the various portions of the Permit Area, including but not limited to ACTA and its designees.

20.17 Equal Benefits Policy. The Board of Harbor Commissioners of the City of Los Angeles adopted Resolution No. 6328 on January 12, 2005, agreeing to adopt the provisions of Los Angeles City Ordinance 172,908, as amended, relating to Equal Benefits, Section 10.8.2.1 et seq. of the Los Angeles Administrative Code, as a policy of the Harbor Department. Permittee shall comply with the policy wherever applicable. Violation of the policy shall entitle the City to terminate this Permit with Permittee and pursue any and all other legal remedies that may be available.

21. ADDITIONS. There is attached to this Permit an addendum, consisting of numbered Paragraphs 24 through 26, inclusive, the provisions of which are made a part of this Permit as though set forth herein in full.

22. DELETIONS. Paragraphs 3.2, 3.3, 3.4, 5.1, 5.4, 5.5, 5.6, 5.12, 5.13, 5.14, 13.3, 13.4, 20.2, and Exhibit C are deleted and are not considered as part of this Permit, and they are so marked.

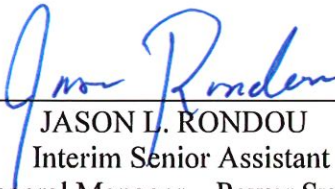
23. COUNTERPARTS. This Permit may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Permit on the date to the left of their signatures.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its Department of Water and Power Commissioners

_____, 2026

By: _____


JASON L. RONDOU
Interim Senior Assistant
General Manager – Power System

APPROVED AS TO FORM AND LEGALITY

5-6-2026, 2026

HYDEE FELDSTEIN SOTO, Los Angeles City Attorney
_____, General Counsel

By _____


JOHN CARVALHO, Deputy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 6, 2026 before me, Sandra A. Jensen, Notary Public
(insert name and title of the officer)

personally appeared Jason Rondou,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sandra A Jensen (Seal)



THE CITY OF LONG BEACH, a municipal corporation, acting by and through its Board of Harbor Commissioners

_____, 2026

By: _____
Dr. NOEL HACEGABA
Chief Executive Officer

APPROVED AS TO FORM
_____, 2026
DAWN MCINTOSH, Long Beach City Attorney

By _____
THOMAS Y. OH, Deputy City Attorney

THE CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners

_____, 2026

By: _____
EUGENE D. SEROKA, Executive Director
Los Angeles Harbor Department

Attest: _____
AMBER M. KLESGES, Secretary

APPROVED AS TO FORM AND LEGALITY
May 13, 2026
HYDEE FELDSTEIN SOTO, Los Angeles City Attorney
STEVEN Y. OTERA, General Counsel

By  _____
HEATHER M. MCCLOSKEY, Deputy

ADDENDUM

24. UNOBSTRUCTED ACCESS. Permittee shall ensure that ingress and egress to and from the ACTA Maintenance Yard via Farragut Avenue remains unobstructed at all times.

25. PERMIT AREA SECURITY. Permittee shall be solely responsible for providing security for the Permit Area, which may include but is not limited to, temporary security fencing.

26. MONITORING WELLS. There are multiple monitoring wells existing within and surrounding the Permit Area as shown on the map set forth in Exhibit G. After the Effective Date of the Permit but prior to using the Permit Area for the Permitted Use, Permittee shall install k-rails around each monitoring well that is in close proximity of the Permit Area or has the possibility of being damaged during Permittee's use of the Permit Area.

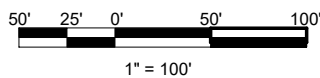
EXHIBIT A

Schedule of Permit Areas

Department of Water and Power of the City of Los Angeles on Port of Long Beach / Port of Los Angeles
Jointly Owned Railroad Rights of Way

MJRP Index No.	Railroad Right of Way	Mile Post	Location	Proposed Use:	Proposed Year of Occupancy	Permit Areas			Annual Fee
						In Public Way	Approximate Length (ft.)	Approximate Width (ft.)	
1	Manuel (PHL) Subdivision	Opp, of 21.47	South of E Opp Street, just east of Foote Avenue	Temporary Construction Laydown Area	2026	No	97	92	\$ 30,877.04
TOTAL ANNUAL FEE									\$ 30,877.04
TOTAL MONTHLY FEE									\$ 2,573.09

EXHIBIT B



JOINT PORTS RIGHT OF WAY ———

This Exhibit is not a representation or warranty of the extent of, or boundaries of, the Port's Property or of the exact location of permitted facility shown.

BASE MAP: COUNTY OF LOS ANGELES ASSESSOR OFFICE

CAL PACIFIC LAND SERVICES, INC. 7245 Garden Grove Blvd, Ste. M Garden Grove, CA 92841 714/7799-0900	PORT OF LONG BEACH/PORT OF LOS ANGELES			
	PERMITTEE			
	LOS ANGELES DEPARTMENT OF WATER AND POWER			
	RR MANUEL (PHL) SUBDIVISION	MP Opp. 21.47	FACILITY CONSTRUCTION LAYDOWN AREA	
	CITY LOS ANGELES (WILMINGTON)		COUNTY LOS ANGELES	
SCALE AS SHOWN	THOMAS GUIDE -- --	REVISION 1	DATE 9/29/2025	SHEET NO. 1 OF 1

EXHIBIT C

INTENTIONALLY OMITTED

EXHIBIT D

LOS ANGELES
CALIFORNIA

ALAMEDA CORRIDOR
TRANSPORTATION AUTHORITY

LONG BEACH
CALIFORNIA

Alameda Corridor Transportation Authority Right-of-Way Work Permit Protocols

The Alameda Corridor Transportation Authority (ACTA) railroad right-of-way (“Railroad Property”) is owned by the Harbor Departments of the Cities of Los Angeles and Long Beach (“Ports”). The Work Permit Protocols set out below are applicable to the Permittee and any of its contractors, agents or other parties entering the right-of-way pursuant to the Permit.

The work contemplated must be permitted either under a Joint Ports issued Revocable Permit or under a permit issued by the railroad which previously sold the right of way to the Ports. The Ports must review and approve the Railroad Work Plan described below prior to commencement of work.

1.0 Conditions for Physical Access to the Railroad Property.

All Permittees, whether under an existing permit or a newly issued Joint Revocable Permit (JRP) must conform to the following conditions for physical access to the Railroad Property.

1.1 ACTA is responsible for track integrity within the Railroad Property. Permittee is responsible for any damage to the existing track or right-of-way due to any construction, alteration and/or operations. A pre-inspection of the site prior to work is required to verify existing conditions.

The Permittee or its Contractor shall mark the rails and Railroad Property lines at the centerline of the proposed casing and 10’ north and 10’ south of the casing centerline. Elevations shall be shot, under the direction of a licensed land surveyor, at the property lines and each rail along each of the three reference lines. A numbering scheme, plan schematic, horizontal coordinates and spreadsheet shall be developed and provided to record elevations on each day that elevations are checked, as noted below.

Threshold limits within the ACTA right-of-way are 0.25” of movement of rail (horizontal or vertical). If it is determined that settlement or movement exceeds these threshold limits, the Contractor and ACTA flagger on-site shall be immediately notified. The Contractor shall suspend all operations until site conditions are reassessed and remediation is coordinated with Permittee or its Contractor and ACTA.

Monitoring of settlement shall be performed at minimum intervals as follows:
a) once before construction, b) daily during the passage of boring/jacking/drilling activities under the RR tracks, c) the day thereafter, d) 14 days thereafter, and e) 30 days after the completion of boring/jacking/drilling activities under the railroad tracks.

EXHIBIT D

- 1
2 Reports of the lateral and elevation readings shall be submitted to ACTA and
3 Cal Pacific after the completion of construction, after the survey reading on
4 the 14th day, and after the survey reading on the 30th day.
5
- 6 1.2 A Railroad Work Plan shall be submitted to the Ports and ACTA at least 14
7 days prior to any work for approval of any access to the Railroad Property. A
8 copy of the required Work Plan is included as Attachment 2.
- 9 1.3 The Permittee or their Contractor must make arrangements for access with
10 ACTA's Manager of Corridor Rail Facilities (see Attachment 1). Failure to do
11 so or failure to abide by his/her requirements and instructions will be cause for
12 termination of the JRP/license and will result in personnel being removed
13 from the right-of-way.
- 14 1.4 At the Ports' or ACTA's discretion, a full time qualified inspector employed
15 by the Ports, Ports' Property Manager or ACTA and paid by the entity
16 requiring access for any work or access to the Ports owned Railroad Property
17 may be required.
- 18 1.5 Daily written email or faxed reports of work within the Railroad Property shall
19 be required. These reports will include all activity within the railroad right-of-
20 way (including work force, equipment, date/time, and actual work performed)
21 and a description of any injuries, accidents, or unusual circumstances which
22 occur. The Ports' Property Manager shall distribute the daily reports to ACTA
23 and Ports.
- 24 1.6 Any work within 25 feet measured perpendicular from centerline of the
25 nearest track (including the length of crane boom) within the railroad right-of-
26 way shall require a Flagperson. This includes above and below ground work.
27 The Flagperson shall be provided by ACTA and paid for by the entity doing
28 work or requiring access to the Railroad Property. The request for a
29 Flagperson shall require no less than a 14-day advance written notice to
30 ACTA from the entity doing work or requiring access. ACTA will provide a
31 Flagperson at their own discretion. The ACTA contact for a Flagperson on the
32 ACTA railroad right-of-way shall be the Construction and Maintenance
33 Manager (see Attachment 1).
- 34 1.7 Daily contact shall be required between ACTA and the entity doing work or
35 access to the Railroad Property. The ACTA contact is the Construction and
36 Maintenance Manager.
37
- 38 1.8 All excavations shall be continuously shored. Temporary shoring shall be
39 designed for a minimum of E80 loading using AREMA standards and the
40 method of shoring shall be approved by ACTA's Engineer or subcontractor at

EXHIBIT D

1 Permittee's expense. The shoring plans shall be included in the Railroad
2 Work Plan submitted by the permittee or their sub-contractor.

3 1.9 All work shall be performed during daylight hours, Monday through Friday,
4 unless approved otherwise in writing by the Ports and ACTA. Work shall
5 progress in a manner so that all work shall be completed in the least possible
6 time.

7 1.10 Temporary Horizontal Construction Clearances

8 A minimum temporary horizontal construction clearance of 12 feet, measured
9 perpendicular or normal from the centerline of the nearest track to all physical
10 obstructions including but not limited to formwork, stockpiled materials,
11 parked equipment, bracing or other construction supports, shall be provided.
12 Temporary horizontal construction clearance shall provide space for drainage
13 ditches parallel to the standard roadbed section or provide an alternative
14 system that maintains positive drainage. Greater clearances may be required
15 for special cases to satisfy local operating conditions such as required sight
16 distance for signals. All access roads along the right-of-way shall remain
17 unobstructed at all times so that maintenance and emergency vehicles may
18 pass unrestricted through work areas. The work and storage areas shall be
19 kept free of tripping hazards at all times. All excavated materials shall be
20 stockpiled in an area approved in writing by the Ports and ACTA. The
21 temporary horizontal clearances are subject to local operating requirements
22 and ACTA approval. All walkway shall be maintained be in compliance with
23 California Public Utilities Commission regulations at all times.

24 1.11 Temporary Vertical Clearances

25 A minimum temporary vertical construction clearance of 22 feet 6 inches
26 measured above top of rail for all tracks shall be provided. The temporary
27 vertical clearance shall not be violated due to deflection of formwork. Greater
28 temporary vertical clearances may be required. The temporary vertical
29 clearances are subject to local operating requirements and ACTA approval.

30 1.12 All personnel of the Permittee and or its Contractors and/or subcontractors
31 shall possess a valid railroad Roadway Worker Card if work is to be
32 performed within 25 feet of the nearest track and shall abide by all safety rules
33 and instructions from the Flagperson and the Ports and/or ACTA Engineers.
34 Public safety and safeguarding the tracks and the trains that operate on those
35 tracks are paramount. Work over or near the tracks will require one or more
36 of the following personnel at the Ports and/or ACTA's sole discretion and at
37 the Permittee's cost.

EXHIBIT D

- 1 1.18 The Contractor shall install a warning marker over the pipeline at each end of
- 2 the rail right-of-way as approved by ACTA.
- 3
- 4 1.19 Design and construction shall comply with Ports' Rail Property Pipeline
- 5 Crossing Application conditions and AREMA Part 5, Section 5.1 requirement
- 6 for pipes carrying flammable liquids.
- 7
- 8 1.20 The following additional attachments are provided with this Exhibit: Contact
- 9 List (Attachment 1) and Railroad Work Plan (Attachment 2). The Contact List
- 10 is current as of the effective date of the Permit, however, during the term of
- 11 the Permit Permittee shall be obligated to verify the accuracy of Attachment 1
- 12 by contacting Ports' Property Manager and requesting verification.

13 Written Notices to the Agencies may be made to the following Entities:

14 Port of Long Beach
15 415 W. Ocean Blvd.
16 Long Beach, CA 90802
17 Attention: Director of Real Estate

18

19 Port of Los Angeles
20 425 South Palos Verdes Street
21 San Pedro, CA 90731
22 Attention: Director of Cargo/Industrial Real Estate

23

24 Alameda Corridor Transportation Authority
25 3760 Kilroy Airport Way, Suite 200
26 Long Beach, CA 90806
27 Attn: Chief Executive Officer

28

29 Cal Pacific Land Services, Inc. (Ports' Property Manager)
30 7245 Garden Grove Blvd., Ste. M
31 Garden Grove, CA 92841
32 Attn: Ports' Property Manager

33

34 Or such other property management firm as may be designated by the Ports

35 from time to time.

36 These protocols are approved as of September 18, 2015.

**EXHIBIT D
(Attachment 1)**

LOS ANGELES
CALIFORNIA

ALAMEDA CORRIDOR
TRANSPORTATION AUTHORITY

LONG BEACH
CALIFORNIA

Alameda Corridor Track Contact List – July, 2020

1. Alameda Corridor Transportation Authority:

- Chief Executive Officer: Michael Leue (562/247-7080, cell (562/253-2089), mleue@acta.org
- Project Coordinator: Jorge Pantoja (562/247-7074), cell (310/ 413-5736), pantoja@trenchteam.com
- Construction and Maintenance Manager: Manny Hernandez (562/247-7073), cell (323/855-8068), hernandez@trenchteam.com
- Environmental Manager: Elaine Silvestro (562/247-7087), cell (310/650-3359), silvestro@trenchteam.com

2. Badger Bridge

- For Alameda Corridor Emergency, also call: (310/830-0660)

3. Railworks Track Services

- For Alameda Corridor Emergency, also call: Eddie Garcia (424)347-2121
- Railworks Area Operations Manager: Eric Goetschel (815) 791-8683
- Railroad Crossing/Signals: Mike Mejia (310) 961-1122

4. Port of Long Beach

- Real Estate: Carlos Marquez (562/283-7464) carlos.marquez@polb.com
- Real Estate: Mari Takahashi (562/283-7458) mari.takahashi@polb.com
- Rail Operations: Juan Mora – 562/283-77770 -juan.mora@polb.com

5. Port of Los Angeles

- Real Estate: Marisa Katnich (310/732-0340) MKatnich@portla.org
Keith Heeley (310/732-3514) Kheeley@portla.org
- Engineering: Dina Aryan-Zahlan (310/732-3510) Daryan-zahlan@portla.org
- Rail Operations: Guillermo Martinez (310/732-3090) gmartinez@portla.org

6. Cal Pacific Land Services, Inc.

- Chuck Wadell: 714/799-0900 (714/679-9091 cell) cwadell@calpacland.com

This Contact List may change from time to time. Permittee shall be at all times responsible for contacting Cal Pacific, the Ports' Property Manager, for the most current list.

**EXHIBIT D
(Attachment 2)**

LOS ANGELES
CALIFORNIA

ALAMEDA CORRIDOR
TRANSPORTATION AUTHORITY

LONG BEACH
CALIFORNIA

Alameda Corridor Railroad Work Plan – Date: _____

**REQUIREMENTS WHEN WORKING WITHIN, ADJACENT TO, ABOVE, OR
BENEATH RAILROAD RIGHT-OF-WAY**

START DATE: _____

DURATION (Start & End Date): Start on _____ and End on _____

TRACK LOCATION: Track number _____ Track located
_____ (See attached plan.)

START & STOP TIMES: Begin each day at _____ and end at _____

DESCRIPTION OF WORK: The work includes

_____ (See attached plan.)

WORK CREW: The work will be performed by _____. The equipment used
will be _____.

PURCHASE ORDER NUMBER (Attach Approved Joint Revocable Permit) _____

SAFETY PROTECTION:

The Railroad Work Plan is submitted fourteen (14) days in advance of any work within twenty five (25) feet of track centerline. ACTA will confirm if a Flagperson or watchman is required.

If a Flagperson is required or if equipment is within twenty five (25) feet from the nearest track measured perpendicular to the centerline, then flagging will be provided by ACTA. When a Flagperson is required, a new work plan request will be submitted to ACTA a minimum of fourteen (14) working days prior to any work being performed. The Railroad track closure will be at the full discretion of ACTA and the railroads which operate on ACTA tracks. The ACTA primary contact is the Environmental Manager (562/247-7087, cell (310/650-3359). The ACTA secondary contact is the Project Coordinator (562/247-7074, cell (562/335-8528).

If an Inspector is required by ACTA or the Ports, the charges relating to such Inspector will be paid for by the Permittee or Permittee's Contractor. Inspection will be arranged by ACTA.

EXHIBIT D
(Attachment 2)

- 1 **Note:** The Contractor shall submit the Railroad Work Plan to Cal Pacific Land Services, Inc., the
- 2 Ports' Property Manager (714/799-0900). All related permits shall be obtained prior to
- 3 submitting the Railroad Work Plan.

EXHIBIT E

Joint Revocable Permit 25- 28/HD 25-_____

Los Angeles Department of Water and Power Insurance Requirements

As a condition precedent to the effectiveness of this Permit, and without limiting Permittee's obligations of indemnity, Permittee shall procure and maintain in full force and effect during the term the following types of insurance. Package policies which contain more than a single coverage type and share primary per occurrence and/or aggregate limits are not permitted.

Excess or umbrella policies, if used, shall be following form and shall provide coverage that is equal to or broader than the underlying coverage. The policies and limits specified in this section are minimum requirements. Cities' right to access insurance coverage shall not be limited by these minimums. Should Permittee maintain insurance policies with limits of liability or types of coverage in excess of or broader than those required, such higher limits and broader coverage shall be available to Cities.

Required Policies

Commercial General Liability

Commercial General Liability insurance shall be provided on an Insurance Services Office (ISO) CGL Form No. CG 00 01 or its equivalent. Policy limits shall be no less than **\$1,000,000 per occurrence** for all coverage provided and **\$2,000,000 general aggregate**.

Defense shall be excess of limits. Coverage shall include coverage for (1) products – completed operations, (2) contractual liability, (3) independent contractors, (4) third-party action over claims, (5) explosion, collapse, or underground hazard (XCU), and (6) coverage shall be provided for property damage or bodily injury that occurs on or within fifty feet of railroad property using ISO CG 24 17 or its equivalent.

Business Automobile Insurance

Automobile Liability Insurance shall be written on ISO Business Auto Coverage Form CA 00 01 or the equivalent, including symbol (1) (any Auto). The limit shall be no less than **\$1,000,000 combined single limit** per accident.

Workers' Compensation

Workers' Compensation Insurance, as required by the State of California, and Employer's Liability Insurance with a limit of not less than **\$1,000,000 per accident** for bodily injury and disease.

EXHIBIT E

General Provisions for All Policies

Additional Insureds and Waiver of Subrogation

All commercial liability policies shall name the Indemnified Parties as additional insureds on a primary and non-contributory basis. The additional insured status shall be afforded by an endorsement at least as broad as ISO Form CG 20 10 and CG20 37 (or their equivalent) and shall cover both ongoing and completed operations. The endorsements shall not exclude contractual liability or restrict coverage to the sole liability of Permittee.

Permittee, on behalf of itself and its insurers, waives all rights of recovery or subrogation against the Indemnified Parties. This waiver applies to any loss, damage, or injury covered by any insurance policy required under this Permit, regardless of whether such insurance is maintained by Permittee, City, or any other party.

Deductible/Self-Insured Retention

The Cities reserves the right to approve any deductible or self-insured retention. Such deductible or self-insured retention shall not diminish the coverage afforded to the Cities and shall be borne by the Permittee.

It is hereby understood that Permittee is a municipal owned utility that is self-insured concerning any claim(s) that may arise as a result of the use of the Permit Area. Permittee shall provide a Letter of Self Insurance in the form attached to this exhibit confirming, among other things, the limits meet the coverage amount(s) required under this Permit. Additionally, Permittee shall be responsible for its contractors and subcontractors and shall cause its contractors and subcontractors to maintain insurance coverage in accordance with the requirements of this Permit, including any Railroad Protective Liability.

Evidence of Insurance:

City of Long Beach:

Concurrently with the execution of this Permit, and as a condition precedent to its effectiveness, Permittee shall deliver policy declaration pages and endorsements to the Executive for approval via email to riskdocs@polb.com.

City of Los Angeles:

For the City of Los Angeles, electronic submission is the required method of submitting Permittee's insurance documents. Permittee's insurance broker or agent shall register with the City's online insurance compliance system KwikComply at <https://kwikcomply.org/> and submit the appropriate proof of insurance on Permittee's behalf of both Cities:

Upon request by the Cities, Permittee shall furnish a copy of the binder of insurance and/or a full

EXHIBIT E

policy for any insurance policy required herein. This obligation is intended to, and shall, survive the expiration or earlier termination of this Permit.

At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance has been renewed or extended shall be filed with the Executive of each City.

Failure to Maintain Coverage

Permittee agrees to immediately suspend and cease all operations under this Permit if the required insurance is not in effect and approved by the Cities. The Cities shall have the right to withhold any payment due to Permittee until Permittee has fully complied with these insurance provisions.

Acceptability of Insurers

Each policy shall be from a company with a current A.M. Best's rating of no less than A-:VII, and authorized to do business in the State of California.

Contractual Liability

The coverage provided shall apply to the obligations assumed by the Permittee under the indemnity provisions of this Permit. However, this insurance provision in no way limits the indemnity provisions, and the indemnity provisions in no way limit this insurance provision.

EXHIBIT F

AFFIRMATIVE ACTION PROGRAM PROVISIONS

Sec. 10.8.4 Affirmative Action Program Provisions.

Every non-construction and construction Contract with, or on behalf of, the City of Los Angeles for which the consideration is \$25,000 or more shall contain the following provisions which shall be designated as the AFFIRMATIVE ACTION PROGRAM provisions of such Contract:

A. During the performance of a City Contract, the Contractor certifies and represents that the Contractor and each Subcontractor hereunder will adhere to an Affirmative Action Program to ensure that in its employment practices, persons are employed and employees are treated equally and without regard to or because of race, color, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status, domestic partner status or medical condition.

1. This section applies to work or services performed or materials manufactured or assembled in the United States.

2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.

3. The Contractor shall post a copy of Paragraph A., hereof, in conspicuous places at its place of business available to employees and applicants for employment.

B. The Contractor shall, in all solicitations or advertisements for employees placed, by or on behalf of, the Contractor, state that all qualified applicants will receive consideration for employment without regard to their race, color, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status, domestic partner status or medical condition.

C. At the request of the Awarding Authority or the DAA, the Contractor shall certify on an electronic or hard copy form to be supplied, that the Contractor has not discriminated in the performance of City Contracts against any employee or applicant for employment on the basis or because of race, color, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status, domestic partner status or medical condition.

D. The Contractor shall permit access to, and may be required to provide certified copies of, all of its records pertaining to employment and to its employment practices by the Awarding Authority or the DAA for the purpose of investigation to ascertain compliance with the Affirmative Action Program provisions of City Contracts and, upon request, to provide evidence that it has or will comply therewith.

E. The failure of any Contractor to comply with the Affirmative Action Program provisions of City Contracts may be deemed to be a material breach of a City Contract. The failure shall only be established upon a finding to that effect by the

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Awarding Authority, on the basis of its own investigation or that of the DAA. No finding shall be made except upon a full and fair hearing after notice and an opportunity to be heard has been given to the Contractor.

F. Upon a finding duly made that the Contractor has breached the Affirmative Action Program provisions of a City Contract, the Contract may be forthwith cancelled, terminated or suspended, in whole or in part, by the Awarding Authority, and all monies due or to become due hereunder may be forwarded to and retained by the City of Los Angeles. In addition thereto, the breach may be the basis for a determination by the Awarding Authority or the Board of Public Works that the Contractor is a non-responsible bidder or proposer pursuant to the provisions of Section 10.40 of this Code. In the event of such determination, the Contractor shall be disqualified from being awarded a contract with the City of Los Angeles for a period of two years, or until he or she shall establish and carry out a program in conformance with the provisions hereof.

G. In the event of a finding by the Fair Employment and Housing Commission of the State of California, or the Board of Public Works of the City of Los Angeles, or any court of competent jurisdiction, that the Contractor has been guilty of a willful violation of the California Fair Employment and Housing Act, or the Affirmative Action Program provisions of a City Contract, there may be deducted from the amount payable to the Contractor by the City of Los Angeles under the contract, a penalty of ten dollars for each person for each calendar day on which the person was discriminated against in violation of the provisions of a City Contract.

H. Notwithstanding any other provisions of a City Contract, the City of Los Angeles shall have any and all other remedies at law or in equity for any breach hereof.

I. The Public Works Board of Commissioners shall promulgate rules and regulations through the DAA and provide to the Awarding Authorities electronic and hard copy forms for the implementation of the Affirmative Action Program provisions of City contracts, and rules and regulations and forms shall, so far as practicable, be similar to those adopted in applicable Federal Executive Orders. No other rules, regulations or forms may be used by an Awarding Authority of the City to accomplish this contract compliance program.

J. Nothing contained in City Contracts shall be construed in any manner so as to require or permit any act which is prohibited by law.

K. By affixing its signature to a Contract that is subject to this article, the Contractor shall agree to adhere to the provisions in this article for the duration of the Contract. The Awarding Authority may also require Contractors and suppliers to take part in a pre-registration, pre-bid, pre-proposal, or pre-award conference in order to develop, improve or implement a qualifying Affirmative Action Program.

1. The Contractor certifies and agrees to immediately implement good faith effort measures to recruit and employ minority, women and other potential employees

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in a non-discriminatory manner including, but not limited to, the following actions as appropriate and available to the Contractor's field of work. The Contractor shall:

- (a) Recruit and make efforts to obtain employees through:
 - (i) Advertising employment opportunities in minority and other community news media or other publications.
 - (ii) Notifying minority, women and other community organizations of employment opportunities.
 - (iii) Maintaining contact with schools with diverse populations of students to notify them of employment opportunities.
 - (iv) Encouraging existing employees, including minorities and women, to refer their friends and relatives.
 - (v) Promoting after school and vacation employment opportunities for minority, women and other youth.
 - (vi) Validating all job specifications, selection requirements, tests, etc.
 - (vii) Maintaining a file of the names and addresses of each worker referred to the Contractor and what action was taken concerning the worker.
 - (viii) Notifying the appropriate Awarding Authority and the DAA in writing when a union, with whom the Contractor has a collective bargaining agreement, has failed to refer a minority, woman or other worker.
- (b) Continually evaluate personnel practices to assure that hiring, upgrading, promotions, transfers, demotions and layoffs are made in a non-discriminatory manner so as to achieve and maintain a diverse work force.
- (c) Utilize training programs and assist minority, women and other employees in locating, qualifying for and engaging in the training programs to enhance their skills and advancement.
- (d) Secure cooperation or compliance from the labor referral agency to the Contractor's contractual Affirmative Action Program obligations.
- (e) Establish a person at the management level of the Contractor to be the Equal Employment Practices officer. Such individual shall have the authority to disseminate and enforce the Contractor's Equal Employment and Affirmative Action Program policies.
- (f) Maintain records as are necessary to determine compliance with Equal Employment Practices and Affirmative Action Program obligations and make the records available to City, State and Federal authorities upon request.

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(g) Establish written company policies, rules and procedures which shall be encompassed in a company-wide Affirmative Action Program for all its operations and Contracts. The policies shall be provided to all employees, Subcontractors, vendors, unions and all others with whom the Contractor may become involved in fulfilling any of its Contracts.

(h) Document its good faith efforts to correct any deficiencies when problems are experienced by the Contractor in complying with its obligations pursuant to this article. The Contractor shall state:

- (i) What steps were taken, how and on what date.
- (ii) To whom those efforts were directed.
- (iii) The responses received, from whom and when.
- (iv) What other steps were taken or will be taken to comply and when.
- (v) Why the Contractor has been or will be unable to comply.

2. Every contract of \$25,000 or more which may provide construction, demolition, renovation, conservation or major maintenance of any kind shall also comply with the requirements of Section 10.13 of the Los Angeles Administrative Code.

L. The Affirmative Action Program required to be submitted hereunder and the pre-registration, pre-bid, pre-proposal or pre-award conference which may be required by the Awarding Authority shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

1. Apprenticeship where approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
2. Classroom preparation for the job when not apprenticeable;
3. Pre-apprenticeship education and preparation;
4. Upgrading training and opportunities;
5. Encouraging the use of Contractors, Subcontractors and suppliers of all racial and ethnic groups; provided, however, that any contract subject to this ordinance shall require the Contractor, Subcontractor or supplier to provide not less than the prevailing wage, working conditions and practices generally observed in private industries in the Contractor's, Subcontractor's or supplier's geographical area for such work;
6. The entry of qualified women, minority and all other journeymen into the industry; and

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7. The provision of needed supplies or job conditions to permit persons with disabilities to be employed, and minimize the impact of any disability.

M. Any adjustments which may be made in the Contractor's work force to achieve the requirements of the City's Affirmative Action Program in purchasing and construction shall be accomplished by either an increase in the size of the work force or replacement of those employees who leave the work force by reason of resignation, retirement or death and not by termination, layoff, demotion or change in grade.

N. This ordinance shall not confer upon the City of Los Angeles or any Agency, Board or Commission thereof any power not otherwise provided by law to determine the legality of any existing collective bargaining agreement and shall have application only to discriminatory employment practices by Contractors engaged in the performance of City Contracts.

O. All Contractors subject to the provisions of this article shall include a similar provision in all subcontracts awarded for work to be performed under the Contract with the City and shall impose the same obligations including, but not limited to, filing and reporting obligations, on the Subcontractors as are applicable to the Contractor. Failure of the Contractor to comply with this requirement or to obtain the compliance of its Subcontractors with all such obligations shall subject the Contractor to the imposition of any and all sanctions allowed by law, including, but not limited to, termination of the Contractor's Contract with the City.

