

JOINT REVOCABLE PERMIT
NAME OF PERMITTEE

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 _____ meeting delegating its authority to its Executive Director, and Resolution No. HD-_____ adopted by the Board of Harbor Commissioners of the City of Long Beach at its _____, 20__ meeting, the Cities hereby issue this Joint Revocable Permit (the “Permit”) and grant permission to _____, a _____ (“Permittee”), to operate and maintain, whether owned or operated by Permittee (“Facility”), and/or perform certain work on said Facility. The Facility (and work, if applicable) is more particularly described on the Schedule of Permit Area attached hereto and made a part hereof as Exhibit A. 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 attached hereto and made a part hereof.

2. **PERMITTED USE.** The Permit Area shall be used to operate and maintain, on a non-exclusive basis, the Facilities, and/or perform the work, as specifically described in Exhibit A, over, under and/or across the Permit Area 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.

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 _____ and ____ Cents (\$xx,xxx.xx) or as subsequently

POLA NO.
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adjusted pursuant to this Paragraph, Paragraph 3.2, and Paragraph 3.3 and payable monthly in the amount of _____ (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 Adjustment. The Cities may, in their sole and absolute discretion, increase the Permit Fee upon sixty (60) days' written notice to Permittee.

3.3 Annual Adjustment. The Permit Fee shall be increased annually for each year the Permit is in effect on every annual anniversary of the Effective Date ("Adjustment Date"). The Permit Fee shall be adjusted by comparing the Consumer Price Index for All Urban Consumers (base year 1982-84=100) for Los Angeles-Long Beach-Anaheim, published by the United States Department of Labor, Bureau of Labor Statistics (the "Index"), using the month that is two months prior to the Adjustment Date (the "Current Index"), with the Index published 14 months before the Adjustment Date (the "Beginning Index"). If the Current Index has increased over the Beginning Index, the Permit Fee for the then-current Permit Year shall be set by multiplying the current Permit Fee by a fraction, the numerator of which is the Current Index and the denominator of which is the Beginning Index. In no event shall the Permit Fee be less than the Permit Fee applicable during the immediately preceding Permit Year. If the Index is discontinued or revised during the period in which this Permit is in effect, another government index or computation shall be selected by the Cities and used in order to obtain substantially the same result as if the Index had not been discontinued. On adjustment of the Permit Fee as provided herein, the Cities shall provide notice in writing to the Permittee of the adjusted Permit Fee. When such notice is provided to Permittee, Permit Fee amount shown in said notice shall constitute a legally binding agreement of the parties without further municipal, corporate or other action.

3.4 Late Charge; Default Interest. Permittee acknowledges that if any payment required under this Permit is not paid within ten (10) days after the same becomes due and payable, the Cities will incur extra administrative expenses, in addition to expenses incident to receipt of timely payment, and the loss of the use of funds in connection with the delinquency in payment. Because the actual damages suffered by the Cities by reason of such extra administrative expenses and loss of use of funds would be impracticable or extremely difficult to ascertain from the nature of the circumstances, Permittee agrees that five percent (5%) of the amount of the delinquent payment or \$100.00 (whichever is greater), and the imposition of the default interest rate provided for below, shall be the amount of damages to which the Cities are entitled, upon such breach, in compensation therefor. Permittee shall, therefore, in such event, without further notice, pay to the Cities liquidated damages in the amount of five percent (5%) of the amount of such delinquent payment or \$100.00 (whichever is greater) and interest as provided below. The provisions of this Paragraph are intended to govern only the determination of damages in the event of a breach in the performance of the obligation of Permittee to make timely payments hereunder. Nothing in this Permit shall be construed as an express or implied agreement by the Cities to forbear in the

collection of any delinquent payment, or be construed as in any way giving Permittee the right, express or implied, to fail to make timely payments hereunder, whether upon payment of such damages or otherwise. The right of the Cities to receive payment of such liquidated and actual damages, and receipt thereof, are without prejudice to the right of the Cities to collect such delinquent payments and any other amounts provided to be paid hereunder or to declare a default hereunder. Further, any amounts owing under this Permit and not paid when due shall bear interest at a rate equal to ten percent (10%) per annum, payable monthly on the first day of each and every month.

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 for the four (4) most recent years are available. After this Permit terminates, Permittee shall maintain the Permit Records for the four (4) most recent years 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 Executives and City Attorneys of the Cities in an amount equal to three months' rent or One Thousand Dollars (\$1,000.00), whichever is higher, 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 may require an increase of the Security Deposit.

4. REVOCABILITY; TERMINATION.

4.1 Revocability without Cause. This Permit is revocable by any party upon sixty (60) days' written notice to the other parties without cause. 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 City pursuant to this Paragraph 4.1, Permittee shall be entitled to a prorated refund of the Permit Fee for the year in which such revocation occurs. If this Permit is revoked by Permittee pursuant to this Paragraph 4.1, 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 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 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 General. Permittee, at its cost, may install or construct Facilities on the Permit Area, and alter, repair, relocate, reconstruct or remove Facilities; provided, however, Permittee shall first obtain the written consent of both Executives, which may be withheld in their sole and absolute discretion, and any necessary permits prior to the commencement of any work of improvement, relocation, alteration, removal or repair. Permittee shall retain title to all such Facilities.

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 Plans. The Facilities shall be installed only in accordance with approved plans and specifications previously submitted to the Cities with the application for this Permit. Permittee shall proceed diligently and in a workmanlike manner in the installation, repair, relocation, reconstruction or removal of the Facilities. Any and all work shall be done by Permittee in accordance with all applicable Laws (as defined in Paragraph 9 below).

5.5 Damage; Repair. If the Facilities become damaged or malfunction, Permittee, at its cost, shall immediately make such repairs as will insure the future safe and proper operation of the Facilities. Permittee shall perform such cleanup and repairs as shall be required by the Cities.

5.6 As-Built Drawings.

5.6.1 Within thirty (30) days after the completion of the installation of the Facilities, Permittee shall furnish to Cities four (4) sets of survey notes and “as-built” drawings, signed by a California licensed land surveyor, who shall certify to the correctness of the horizontal and vertical alignment of the Facilities.

5.6.2 All of the “as-built” drawings furnished pursuant to Paragraph 5.6.1 shall be drawn to a scale in which the number of feet per inch shall not exceed two hundred (200). The drawings shall show the accurate alignment of the Facilities by centerline traverses. The elevations of the tops of the Facilities shall be shown on the drawings. All survey work, both horizontal and vertical, shall be to the latest third order of accuracy as established by the National Geodetic Survey.

5.6.3 In the event Permittee is granted permission to install, relocate or remove pipelines, tanks or pressure vessels, Permittee shall furnish to the Cities, in addition to the “as-built” drawings thereof required by this Paragraph, four (4) sets of revised composite drawings drawn to a scale in which the number of feet per inch does not exceed two hundred (200). The revised composite drawings shall be submitted on or before March 1 of each calendar year, this Permit remains in force and effect and shall show all pipelines owned or operated by Permittee and the total lineal footage thereof in existence as of December 31 of the calendar year just ended.

5.6.4 Where applicable, “as-built” drawings shall be available at the Permit Area at all times and copies thereof shall be provided to the Cities upon thirty (30) days’ written notice.

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 the Facilities and any personal property placed by it on the Permit Area and restore the Permit Area to a condition acceptable to the Executives of both Cities. Permittee shall repair, at Permittee’s expense, any damage to the Permit Area caused by the removal of any Facilities or personal property. Permittee understands and agrees it is responsible for complete restoration of the Permit Area, including the clean-up of any Hazardous Substances (as defined in Paragraph 7.1 below) required pursuant to Paragraph 7 on or before the Termination Date. If, for any reason, removal of Facilities and personal property from the Permit Area or restoration of the Permit Area 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 the Facilities and any personal property of Permittee have 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 Paragraph 5.7 shall apply to Permittee whether improvements were installed by Permittee or any prior users of the premises.

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 Facilities or 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 Facilities or 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, relocate or alter the Facilities constructed 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 Executive s, 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 Rules Governing Pipelines. After installation, and in any event for the duration of this agreement, Permittee shall comply with pipeline testing and inspection requirements of the Pipeline Code, the Pipeline Safety Act, the California Public Utilities Code, California Public Utilities Commission regulations for pipelines, any other state and/or federal agency not mentioned above, and as required by the California State Fire Marshal (CSFM) under the Pipeline Safety Act. The Cities reserve the right to request tests for facilities not under the direct authority of the CSFM, the California Public Utilities Commission, the Federal Office of Pipeline Safety (FOPS), and the State of California Bureau of Conservation/Geologic Energy Management Division (CalGEM).

5.13 Location of Subsurface Pipelines and Structures. Notwithstanding Paragraph 5.6, Permittee shall maintain at Permittee's nearest office to the Permit Area the as-built drawings that identify the precise position of any pipelines, utilities or improvements of any type Permittee places on the Permit Area, whether placed above or below ground. Upon at least two (2) days' written notice from the Cities, Permittee shall commence exploration for any subsurface structures under Permittee's control or servicing Permittee's operation within the Permit Area. Exploration and preparation of all documentation recording the location of substructures shall be completed within the time specified in the notice. The subsurface exploration shall verify the vertical and horizontal location of all substructures. Documentation reflecting the results of the exploration shall be provided to the Executives. If Permittee fails or refuses within the time specified in the notice to begin or fails to prosecute diligently to complete the work of locating any substructure under Permittee's control or servicing Permittee's operation within the Permit Area, the Cities shall have the right to enter onto the Permit Area and perform the work designated in the notice. All subsurface exploration required by the provisions contained herein, whether performed by Permittee or the Cities, shall be performed at Permittee's expense. In addition, Permittee agrees to bear the cost of any and all damage of whatever nature caused by any act, omission or negligence of the Cities and any and all of their boards, officers, agents, consultants, and employees in the performance of the subsurface exploration as required by this provision. Notwithstanding any work performed by the Cities or the Cities' contractors under this provision, Permittee shall remain obligated to maintain the Permit Area in a safe condition, both during and after completion of the work.

5.14 Pipeline Tests or Inspections. Within thirty (30) days from the commencement date of the permit, Permittee shall provide the Executives with a master schedule showing dates for pipeline testing and inspection(s) in accordance with the requirements referenced in Paragraph 5.12 above. The master schedule shall include an itemized list with corresponding line item reference numbers for each pipeline covered under the subject permit, corresponding required test(s) or inspection(s), date(s) of test(s) or inspection(s), method(s) of test(s) or inspection(s), applicable agency, the frequency of required test(s) or inspection(s), and the California State Fire Marshal Line No. and the California State Fire Marshal Test ID No., if

applicable. If Permittee's existing pipelines are modified, or new pipelines are added to Permittee's premises, Permittee shall provide Cities with written notice, including an updated master schedule with any addition or subtraction of pipelines. This notice should cover testing or inspection requirements of all agencies mentioned in Paragraph 5.12, as well as any other additional required test(s) or inspection(s).

If Permittee's pipeline test(s) or inspection(s) are approved by the applicable agency requiring or overseeing the test(s) or inspections(s), Permittee shall confirm in writing approval of the test(s) or inspections(s) and/or submit documentation including master schedule reference number for pipeline(s) being reported on, date(s) of test(s) or inspection(s), method(s) of test(s) or inspection(s) and general non-technical summary of results.

Permittee shall submit a summary of its certified test or inspection approval results to the Executives within thirty (30) days after they have been approved by the agencies which required the pipeline testing or inspection(s), and the records of such test(s) shall be retained by Permittee for as long as is required by applicable law, but in any event not less than three (3) years. Records of all tests will be made available for inspection by the Executives or their designees at their request.

If Permittee's pipeline test(s) or inspection(s) are disapproved, and/or there are irregularities with Permittee's pipeline test(s) or inspection(s), indicating a leak or other operational deficiency, Permittee shall notify the Executives within three (3) days of disapproval and/or receipt of test(s) or inspection(s) results with a non-technical summary of the results including the circumstances that resulted in the disapproval or test(s)/inspection(s) irregularities as well as all test documentation produced and a description and schedule for implementation of corrective action as directed by the applicable agency requiring or overseeing the test(s) or inspection(s).

Cities' receipt of any notice and/or documentation regarding any pipeline tests, inspection results, and/or irregularities with Permittee's pipelines does not constitute a waiver of any kind of Permittee's obligations under this Permit or under Applicable Laws and does not waive any rights and/or remedies of Cities.

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 Facilities 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 or state 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.

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; (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 are 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. In non-emergency situations, Permittee shall obtain the written approval from the rail carriers ("Railroads") that operate on the rail line traversing the Permit Area prior to the commencement of any work within the Permit Area in connection with the construction, repair, renewal, modification, reconstruction, relocation or removal of the Facilities, excepting only periodic inspection of the Facilities. 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 Exhibits D-1, D-2, and D-3. Permittee agrees to perform all safety precautions, approvals and notices associated with activities in the vicinity of the rail lines as set forth in Exhibits D-1, D-2, and D-3. Exhibits D-1, D-2, and D-3 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 Pacific Harbor Line. If an emergency should arise requiring immediate attention for Permit Areas in the Pacific Harbor Line, Inc. right-of-way, Permittee shall call PHL's Badger Bridge at (310) 830-0660, the ACTA Construction and Maintenance Manager at (323) 855-8068, ACTA at (562) 247-7777 and Balfour Beatty at (562) 285-0366.

13.4 Union Pacific Railroad Company. If an emergency should arise requiring immediate attention for Permit Areas in the Union Pacific Railroad Company right-of-way (Former San Pedro Branch), Permittee shall call the Union Pacific Police at (888) 877-7267

14. INDEMNIFICATION. Permittee shall indemnify, defend (using counsel selected by the Cities) and hold harmless: (a) the Cities; (b) ACTA; (c) the Railroads; and (d) 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. The indemnity required herein shall survive 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. Not more frequently than once each year, if 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.

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
Fax No.: (562) 283-7451

Port of Los Angeles
425 South Palos Verdes Street
Post Office Box 151
San Pedro, CA 90731
Attention: Director of Cargo/Industrial Real Estate
Fax No.: (310) 547-4611

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: _____

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 Termination of Prior Agreements. This Permit supersedes Agreements described in Exhibit A, as of the effective date of this Permit. This Permit shall not operate to extinguish the indemnity and hazardous materials and premises restoration obligations imposed by said Agreements.

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.

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 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 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 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 all City of Los Angeles contracts in all areas where such contracts afford such participation opportunities. Permittee shall assist the City of Los Angeles in implementing this policy and shall use its best efforts to afford the opportunity for SBEs, VSBEs, MBEs, WBEs, DVBEs, and OBEs to achieve participation in subcontracts where such participation opportunities present themselves and attempt to ensure that all available business enterprises, including SBEs,

VSBES, MBEs, WBEs, DVBEs, and OBEs, have equal participation opportunities which might be presented under the 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 N/A, inclusive, the provisions of which are made a part of this Permit as though set forth herein in full.

22. DELETIONS. Paragraph(s) _____ 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.

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

_____, 202_

By: _____
Mario Cordero
Chief Executive Officer
Long Beach Harbor Department

APPROVED AS TO FORM

_____, 20__
DAWN MCINTOSH, Long Beach City Attorney

By _____
_____ Deputy City Attorney

THE CITY OF LOS ANGELES
HARBOR DEPARTMENT

Dated: _____, 202_

By: _____
EUGENE D. SEROKA
Executive Director

APPROVED AS TO FORM AND LEGALITY

_____, 20__
HYDEE FELDSTEIN SOTO, Los Angeles City Attorney
STEVEN Y. OTERA, General Counsel

By _____
_____, Deputy

PERMITTEE

_____, 20__

By: _____
Name:
Title:

_____, 20__

By: _____
Name:
Title:

EXHIBIT A

PLACEHOLDER

EXHIBIT B
(DRAWING)
PLACEHOLDER

EXHIBIT C

PERMIT FEE - RENTAL RATES

Surface: Rental rate is \$3.46 per square foot per year.

Subsurface: Rental rate is \$1.73 per square foot per year.*

Aerial: Rental rate is \$1.73 per square foot per year.*

* calculated at 50% of surface rental rate.

Notes:

1. All rates are subject to adjustments as defined in Paragraph 3.2, Adjustment, and 3.3, Annual Adjustment, of this Permit.
2. All rental amounts for all crossings are subject to a minimum annual rental amount of \$2,000 per crossing or as shown on Exhibit A hereof.

EXHIBIT D-1

1
2 **LOS ANGELES**
3 **CALIFORNIA**

ALAMEDA CORRIDOR
TRANSPORTATION AUTHORITY

LONG BEACH
CALIFORNIA

4
5 **Alameda Corridor Transportation Authority Right-of-Way Work Permit Protocols**

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

11
12 The work contemplated must be permitted either under a Joint Ports issued Revocable
13 Permit or under a permit issued by the railroad which previously sold the right of way to
14 the Ports. The Ports must review and approve the Railroad Work Plan described below
15 prior to commencement of work.
16

17 **1.0 Conditions for Physical Access to the Railroad Property.**

18 All Permittees, whether under an existing permit or a newly issued Joint Revocable
19 Permit (JRP) must conform to the following conditions for physical access to the
20 Railroad Property.
21

22 **1.1** ACTA is responsible for track integrity within the Railroad Property.
23 Permittee is responsible for any damage to the existing track or right-of-way
24 due to any construction, alteration and/or operations. A pre-inspection of the
25 site prior to work is required to verify existing conditions.
26

27 The Permittee or its Contractor shall mark the rails and Railroad Property
28 lines at the centerline of the proposed casing and 10’ north and 10’ south of
29 the casing centerline. Elevations shall be shot, under the direction of a
30 licensed land surveyor, at the property lines and each rail along each of the
31 three reference lines. A numbering scheme, plan schematic, horizontal
32 coordinates and spreadsheet shall be developed and provided to record
33 elevations on each day that elevations are checked, as noted below.
34

35 Threshold limits within the ACTA right-of-way are 0.25” of movement of rail
36 (horizontal or vertical). If it is determined that settlement or movement
37 exceeds these threshold limits, the Contractor and ACTA flagger on-site shall
38 be immediately notified. The Contractor shall suspend all operations until site
39 conditions are reassessed and remediation is coordinated with Permittee or its
40 Contractor and ACTA.
41

42 Monitoring of settlement shall be performed at minimum intervals as follows:
43 a) once before construction, b) daily during the passage of
44 boring/jacking/drilling activities under the RR tracks, c) the day thereafter, d)
45 14 days thereafter, and e) 30 days after the completion of
46 boring/jacking/drilling activities under the railroad tracks.

EXHIBIT D-1

- 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

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 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 Fax No. 562-283-7761

19

20 Port of Los Angeles
21 425 South Palos Verdes Street
22 San Pedro, CA 90731
23 Attention: Director of Cargo/Industrial Real Estate
24 Fax No. 310-547-1725

25

26 Alameda Corridor Transportation Authority
27 3760 Kilroy Airport Way, Suite 200
28 Long Beach, CA 90806
29 Attn: Chief Executive Officer
30 Fax No. 562 247-7090

31

32 Cal Pacific Land Services, Inc. (Ports' Property Manager)
33 7245 Garden Grove Blvd., Ste. M
34 Garden Grove, CA 92841
35 Attn: Ports' Property Manager
36 Fax No. 714-799-0500

37

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

39 from time to time.

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

**EXHIBIT D-1
(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: Carlo Luzzi (562/283-7278) carlo.luzzi@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 (310/732-3804) 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-1
(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-1
(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 D-2

LOS ANGELES
CALIFORNIA

PACIFIC HARBOR
LINE, INC.

LONG BEACH
CALIFORNIA

Pacific Harbor Line, Inc. Railroad Right-of-Way Work Permit Protocols

The Pacific Harbor Line, Inc. (PHL) operated 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 Railroad Property pursuant to the Permit.

The Ports shall review and issue the revocable permit and Railroad Work Plan (RRWP).

1.0 Conditions for Physical Access to the Railroad Property:

All Permittees, whether under an existing license or Permit or a newly issued Permit must conform to the following conditions for physical access to the Railroad Property.

- 1.1 PHL 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 and/or Contractor acknowledge that trains and/or locomotives may be expected at any time and on any track. The Contractor shall report any accidents, injuries, track defects within the Railroad Property to PHL and the Ports by the first available means of communication.
- 1.2 A Railroad Work Plan (RRWP) shall be submitted to the Ports’ Real Estate and Engineering Divisions at least 14 days prior to any work taking place in order to receive approval for access to the Railroad Property. A sample Work Plan is included with this Exhibit as Attachment 2.
- 1.3 Upon approval of the RRWP the Permittee or their Contractor shall make arrangements for access with PHL’s Roadmaster (see Attachment 1 Contact List). Failure to do so or failure to abide by his/her requirements and instructions will be cause for termination of the Permit/license and will result in personnel being removed from the Railroad Property.
- 1.4 A full time qualified inspector employed by the Ports or the Ports’ Property Manager and paid by the entity requiring access for any work or access to the Railroad Property shall be required.
- 1.5 Daily written email or faxed reports of work within the Railroad Property shall be required. These reports will include all activity within the railroad right-of-way

EXHIBIT D-2

(including work force, equipment, date/time, and actual work performed) and a description of any injuries, accidents, or unusual circumstances which occur. The Ports' Property Manager shall distribute the daily reports to PHL and the Ports.

- 1.6 For any work or equipment within, or the potential to be within, ten (10) feet measured from the track centerline shall require a PHL Railroad Flagperson paid by the Permittee or Contractor to PHL. This includes above and below ground work. The Flagperson shall be provided by PHL and paid for by the entity doing work or requiring access to the Railroad Property. The PHL contact for any Flagperson on the PHL operated right-of-way shall be the Roadmaster (see Attachment 1 Contact List).
- 1.7 Daily contact shall be required between PHL and the entity doing work or accessing the Railroad Property. The PHL contact is the Roadmaster.
- 1.8 All excavations shall be continuously shored. Shoring shall be designed for a minimum of E80 loading using AREMA standards, and the method of shoring shall be approved by Ports' Engineering Staff or subcontractor at Permittee's expense. The shoring plans shall be included in the RRWP by the permittee or their sub-contractor.
- 1.9 All work shall be performed during daylight hours, Monday through Friday, unless approved otherwise in writing by the Ports and PHL. Work shall progress in a manner so that it shall be completed in the least possible time.
- 1.10 No material or equipment shall be stored, stacked or parked within 10 feet of any track centerline (or the nearest rail). The work and storage areas shall be kept free of tripping hazards at all times. All excavated material shall be stockpiled in an area approved in writing by the Ports and PHL.
- 1.11 A minimum temporary vertical construction clearance of 22 feet 6 inches measured above top of rail for all tracks shall be provided. The temporary vertical clearance shall not be violated due to deflection of formwork. Greater temporary vertical clearances may be required. The temporary vertical clearances are subject to local operating requirements and PHL approval.
- 1.12 The Permittee and/or its Contractors shall abide by all safety rules and instructions from the PHL Flagperson and the Ports' Engineers. Public safety and safeguarding the tracks and the trains that operate on those tracks are paramount. Work over or near the tracks will require one or more of the following personnel at the Ports and/or PHL's sole discretion and at the Permittee's cost (Flagperson, Signal Maintainer, Inspector and/or Engineer).
- 1.13 The Permittee or Permittee's representative will keep a copy of the Ports' fully executed agreement, Permit(s), exhibits and all attachments including a complete Railroad Work Plan at the job site at all times during construction on the Railroad

EXHIBIT D-2

Property. Failure to provide the necessary information or documents at the job-site will result in the removal of the Permittee, its employees, contractors, and equipment from the Railroad Property.

- 1.14 The Permittee or its Contractor shall mark the rails and RR 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 Ports' 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 PHL flagger on-site shall be immediately notified. The Contractor shall suspend all operations until site conditions are reassessed and remediation is coordinated by Permittee or its Contractor with Ports' Property Manager and PHL.

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

Reports of the lateral and elevation readings shall be submitted to the Ports' Property Manager, currently Cal Pacific Land Services, Inc., after the completion of construction, after the survey reading on the 14th day, and after the survey reading on the 30th day.

- 1.15 A final job walkthrough shall be provided 14 calendar days after the completion of the work. The final job walkthrough shall be confirmed in writing upon completion. The PHL contact is the Roadmaster. Written confirmation shall be provided to the Ports and PHL.
- 1.16 Permittee shall provide "As-built" drawings to the Ports within thirty (30) days after completion of the work; and will update them to reflect any future changes and supply copies to the Ports.
- 1.17 The following attachments are provided with this Exhibit: Contact List (Attachment 1) and Railroad Work Plan (Attachment 2). The Contact List is current as of the effective date of the Permit, however, during the term of the Permit, Permittee shall be obligated to verify the accuracy of Attachment 1 by contacting Ports' Property Manager and requesting verification.

EXHIBIT D-2

- 1.18 All excavation/jacking/boring operations shall be observed for the presence of petroleum products, chemicals, or contaminated soil. Deeply discolored soil or suspected contaminated soil shall be segregated from uncontaminated soil; suspected contaminated soil and related materials shall be sampled and tested for classification in accordance with applicable regulatory requirements and shall be disposed of in accordance with such requirements.
- 1.19 Construction procedures for jacking/boring/drilling under the railroad tracks shall be included in the RRWP.
- 1.20 The Contractor shall install a warning marker over the pipeline at each end of the Ports' right-of-way.
- 1.21 Design and construction shall comply with Ports' Rail Property Pipeline Crossing standards and AREMA Part 5, Section 5.1 requirement for pipes carrying flammable liquids.

Written notices to the Agencies may be made to the following entities:

Port of Long Beach
415 W. Ocean Blvd.
Long Beach, CA 90802
Attention: Director of Real Estate
Fax No. 562-283-7761

Port of Los Angeles
425 South Palos Verdes Street
San Pedro, CA 90731
Attention: Director of Cargo/Industrial Real Estate
Fax No.: 310-547-1725

Chief Engineer
Pacific Harbor Line, Inc.
705 N. Henry Ford Avenue
Wilmington, CA 90744
Fax No.: 310-513-6789

Cal Pacific Land Services, Inc. ("Ports' Property Manager")
7245 Garden Grove Blvd., Ste. M
Garden Grove, CA 92841
Attn: Ports' Property Manager
Fax No.: 714-799-0500

EXHIBIT D-2

Or such other property management firm as may be designated by the Ports from time to time.

These protocols are approved as of September 18, 2015.

**EXHIBIT D-2
(Attachment 1)**

LOS ANGELES
CALIFORNIA

PACIFIC HARBOR
LINE, INC.

LONG BEACH
CALIFORNIA

Pacific Harbor Line Track Contact List

1. Pacific Harbor Line, Inc:

- Chief Engineer: Monte Stokes, (310/984-5780), mstokes@anacostia.com
- Roadmaster: Jose Rodriguez (310-984-5778), jrodriguez@anacostia.com

2. Badger Bridge

- For PHL Emergency, call: 310/830-0660

3. Highball Signal

- For PHL Emergency, call: 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) Kheelley@portla.org
- Engineering: Dina Aryan-Zahlan (310/732-3804) Daryan-zahlan@portla.org
- Rail Operations: Guillermo Martinez (310/732-3090) gmartinez@portla.org

6. Cal Pacific Land Services, Inc.

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

This Contact List shall change from time to time. Permittee shall be at all times responsible for contacting Cal Pacific Land Services, Inc. for the most current list.

**EXHIBIT D-2
(Attachment 2)**

LOS ANGELES
CALIFORNIA

PACIFIC HARBOR
LINE, INC.

LONG BEACH
CALIFORNIA

Pacific Harbor Line, Inc. 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 (RRWP) is submitted to the Ports' Property Manager within a minimum of fourteen (14) calendar days in advance of any work within twenty five (25) feet of track centerline. This fourteen (14) calendar day notice starts upon receipt and confirmation of the Work Plan by the Ports' Property Manager. The Ports and PHL will confirm if a Flagperson is required.

If a Flagperson is required, or if equipment is within or has the potential to be within, ten (10) feet from the track centerline or has the potential to foul the track, then flagging will be provided by PHL only and paid by the Permittee or Permittee's Contractor. The PHL primary contact is the Roadmaster (310/984-5778). The PHL secondary contact is the Chief Engineer (310/984-5780).

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

Note: The Contractor shall submit the Work Plan to Cal Pacific Land Services, Inc., the Ports' Property Manager (714/799-0900) The Ports' Property Manager will submit the Railroad Work Plan to the respective Ports' Engineering Departments for review and approval. All related permits shall be obtained prior to submitting the Work Plan.

EXHIBIT D-3

**LOS ANGELES
CALIFORNIA**

**UNION PACIFIC
RAILROAD COMPANY**

**LONG BEACH
CALIFORNIA**

UPRR San Pedro Branch Railroad Right-of-Way Work Permit Protocols

The former Union Pacific Railroad Company (UPRR) San Pedro Branch railroad right-of-way (“Railroad Property”) is owned by the Harbor Departments of the Cities of Los Angeles and Long Beach (Ports). It is operated pursuant to agreements dated December 22, 1994 between the Ports and the UPRR. 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.

1.0 Conditions for Physical Access to the Railroad Property:

All Permittees, whether under an existing permit or a newly issued MJRP must conform to the following conditions for physical access to the Railroad Property.

1.1 The UPRR is responsible for track integrity within the railroad right-of-way. 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 and/or Contractor acknowledge that trains and/or locomotives may be expected at any time and on any track. The Contractor shall report any accidents, injuries, track defects within the railroad right-of-way to the UPRR and the Ports by the first available means of communication.

1.2 A Railroad Work Plan (RRWP) shall be submitted a minimum of 14 days prior to any work to the Ports and UPRR for approval of any access to the railroad right-of-way. A copy of the required Work Plan is included as Attachment 2.

1.3 Upon approval of the RRWP, the Permittee or their Contractor must make arrangements for access with the UPRR’s Manager of Track Maintenance (see Attachment 1, Contact List). Failure to do so or failure to abide by his/her requirements and instructions will be cause for termination of the MJRP/license and will result in personnel being removed from the right-of-way.

1.4 At the Ports or UPRR’s discretion, a full time qualified inspector, employed by the Ports, Ports’ Property Manager or UPRR and paid by the entity requiring access for any work or access to the Ports owned Railroad Property may be required. The inspector will provide for railroad safety.

EXHIBIT D-3

1 pass unrestricted through work areas. The work and storage areas shall be
2 kept free of tripping hazards at all times. All excavated materials shall be
3 stockpiled in an area approved by the Ports and the UPRR. The temporary
4 horizontal clearances are subject to local operating requirements and UPRR
5 approval. All walkways shall be maintained to be in compliance with
6 California Public Utilities Commission regulations at all times.

7 1.11 Temporary Vertical Clearances:

8 A minimum temporary vertical construction clearance of 22 feet 6 inches
9 measured above top of high rail for all tracks shall be provided. The
10 temporary vertical clearance shall not be violated due to deflection of
11 formwork. Greater temporary vertical clearances may be required. The
12 temporary vertical clearances are subject to local operating requirements and
13 UPRR approval.

14 1.12 All personnel of the Permittee and or its Contractors and/or subcontractors
15 shall possess a valid railroad Roadway Worker Card if work is to be
16 performed within 25 feet of the nearest tracks and shall abide by all safety
17 rules and instructions from the Flagperson and the Ports and/or UPRR
18 Engineers. Public safety and safeguarding the tracks and the trains that operate
19 on those tracks are paramount. Work over or near the tracks will require one
20 or more of the following personnel at the Ports and/or UPRR’s sole discretion
21 and at the Permittee’s cost.

22 1.12.1 Flagperson, Signal Maintainer, Inspector, and/or Engineer:
23 Requires 14-day advance notice and will be provided at the current
24 UPRR rate to be provided at time of service.

25 1.13 Railroad Approval: Before entering upon or performing work of any kind on
26 the permit area, Permittee shall obtain the written approval of the operator of
27 the railroad traversing the permit area. Permittee shall comply with all permit,
28 notification, protective, and safety requirements imposed by the Railroad, and
29 Permittee shall pay all associated costs.

30 1.14 The Permittee or Permittee’s representative will keep a copy of the Ports’
31 fully executed agreement, exhibits and all attachments including a complete
32 Railroad Work Plan at the job site at all times during the encroachment on the
33 Property. Failure to provide the necessary information or documents at the job
34 site will result in the removal of the Permittee, their employees and equipment
35 from the Railroad Property.

36 1.15 The Permittee or its Contractor shall mark the rails and RR property lines at
37 the centerline of any proposed bore and 10’ north and 10’ south of the bore
38 centerline. Elevations shall be shot, under the direction of a licensed land

EXHIBIT D-3

1 surveyor, at the property lines and each rail along each of the three reference
2 lines. A numbering scheme, plan schematic, horizontal coordinates and
3 spreadsheet shall be developed and provided to record elevations on each day
4 that elevations are checked as noted below.
5

6 Threshold limits within the Ports' right-of-way are 0.25" of movement of rail
7 (horizontal or vertical). If it is determined that settlement or movement
8 exceeds these threshold limits, the Contractor and UPRR flagger on-site shall
9 be immediately notified. The Contractor shall suspend all operations until site
10 conditions are reassessed and remediation is coordinated by Permittee or its
11 Contractor with Ports' Property Manager and UPRR.
12

13 Monitoring of settlement shall be performed at minimum intervals as follows:
14 a) once before construction, b) daily during the passage of boring/jacking
15 activities under the RR tracks, c) the day thereafter, d) 14 days thereafter, and
16 e) 30 days after the completion of boring/jacking activities under the RR
17 tracks.
18

19 Reports of the lateral and elevation readings shall be submitted to Cal Pacific
20 after the completion of construction, after the survey reading on the 14th day,
21 and after the survey reading on the 30th day.

22 1.16 All excavation/jacking/boring operations shall be observed for the presence of
23 petroleum products, chemicals, or contaminated soil. Deeply discolored soil or
24 suspected contaminated soil shall be segregated from uncontaminated soil;
25 suspected contaminated soil and related materials shall be sampled and tested
26 for classification in accordance with applicable regulatory requirements and
27 shall be disposed of in accordance with such requirements.

28 1.17 Construction procedures for jacking/boring/drilling under the RR tracks shall
29 be included in the RRWP.

30 1.18 The Contractor shall install a warning marker over the pipeline at each end of
31 the Ports' right-of-way.

32 1.19 Design and construction shall comply with Ports Rail Property Pipeline
33 Crossing standards and AREMA Part 5, Section 5.1 requirement for pipes
34 carrying flammable liquids.

35 1.20 A final job walkthrough shall be provided within 14 days upon written
36 notification to the Ports and UPRR of completion of the work. UPRR and
37 Permittee shall prepare a list of the items remaining to be completed. The
38 Permittee shall promptly remedy the defective and/or uncompleted portions of
39 the work to UPRR's satisfaction. The UPRR contact is the Manager of Track
40 Maintenance. Written confirmation shall be provided to the Ports and UPRR

EXHIBIT D-3

1 that all items of the final job walkthrough have been completed to the
2 satisfaction of UPRR. Failure to promptly complete the final job walkthrough
3 list of items remaining to be completed shall result in the work being
4 completed by UPRR and Permittee shall pay all associated costs.

5 1.21 Permittee shall provide "As-built" drawings within 30 days upon completion
6 of the work to UPRR and Cal Pacific Land Services, Inc., the Ports' Property
7 Manager. The UPRR contact for the "As-builts" is Projects
8 Review/Engineering and Manager of Special Projects (see Attachment 1).
9 Permittee shall keep "As-builts" current with copies made available to UPRR
10 and the Ports.

11 1.22 See the following additional attachments: Contact List (Attachment 1) and
12 Railroad Work Plan (Attachment 2). While the Ports make every effort to
13 update and keep the Contact List current (Attachment 1), Permittee shall
14 verify the accuracy of Attachment 1 by contacting the Ports' Property
15 Manager and requesting verification.

16 1.23 Notices to Member Agency Contacts in Writing:

17 Port of Long Beach
18 415 W. Ocean Blvd.
19 Long Beach, CA 90802
20 Attention: Director of Real Estate
21 Fax No. 562-283-7761

22
23 Port of Los Angeles
24 425 South Palos Verdes Street
25 San Pedro, California 90731
26 Attention: Director of Cargo/Industrial Real Estate
27 Fax No.: 310-547-1725

28
29 General Superintendent of Transportation Services
30 Union Pacific Railroad Company
31 19100 Slover Avenue
32 Bloomington, California 92316
33 Fax No.: 402-997-3809

34
35 Cal Pacific Land Services, Inc. (Ports' Property Manager)
36 7245 Garden Grove Blvd., Ste. M
37 Garden Grove, CA 92841
38 Attn: Ports' Property Manager
39 Fax No.: 714-799-0500

40 Or such other Property Management firm as may be designated by the Cities
41 from time to time. These protocols are approved as of September 18, 2015.

**EXHIBIT D-3
(Attachment 1)**

LOS ANGELES
CALIFORNIA

UNION PACIFIC
RAILROAD COMPANY

LONG BEACH
CALIFORNIA

UPRR San Pedro Branch Track Contact List –April, 2018

1. Union Pacific Railroad:

- Primary Contact: Charlie Smith – 402/594-3964 csmith@up.com
- Government Affairs: Lupe Valdez - 562-566-4612 – lcvalez@up.com
- UPRR Emergency Hotline 24/7 for Reporting Issues – 888-877-7267
- Tracks / Maint. / Capital Plan: Charlie Smith – 402/594-3964 csmith@up.com
- Encampments: Antonio Paz – 951/830-1542 - ampaz@up.com
- Vegetation Control/Graffiti: Sarah Mueller 402/216-2411 - semueller@up.com
- Debris/Flagging/Hi-rail (Mngr. Track Maint.): Nathan Munoz 760/238-0857 - njmunoz@up.com
- Public Crossings/Public Projects: Ken Tom 951/707-7998 – ktom@up.com
- Bridges: Jamie Hill 916/751-9122 – jmhill@up.com
- Rail Crossing/Signals: Jose Rubio 626/935-7681 – jarubio@up.com
- 3rd Party Agreements: Justin Barager 402/544-4796 - jbarager@up.com
- Utilities & Real Estate: Thomas Leddy 402/544-8571 – tleddy@up.com
- Safety / Railroad Police: Ryan Lenhart 323/833-0022 – rlenhart@up.com

2. Port of Long Beach

- Operations: Carlo Luzzi 562/283-7278 carlo.luzzi@polb.com
- Operations: Tom Becker 562/283-7775 tom.becker@polb.com
- Operations: Matt Lyman 562/283-7779 matthew.lyman@polb.com
- Government Affairs: Bianca Villanueva 562/283-7785 bianca.villanueva@polb.com
- Real Estate: Carlos Marquez (562/283-7464) carlos.marquez@polb.com
- Real Estate: Mari Takahashi (562/283-7458) mari.takahashi@polb.com

3. Port of Los Angeles

- Real Estate: Marisa Katnich (310/732-0340) MKatnich@portla.org
- Keith Heeley (310/732-3514) Kheelley@portla.org
- Engineering: Dina Aryan-Zahlan (310/732-3804) Daryan-zahlan@portla.org
- Rail Operations: Guillermo Martinez (310/732-3090) gmartinez@portla.org

4. Long Beach Police Department

- City of Long Beach Police Emergency Phone Dispatch: 562/435-6711

Cal Pacific Land Services, Inc. (Ports' Property Manager)

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

This Contact List shall 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-3
(Attachment 2)**

LOS ANGELES
CALIFORNIA

UNION PACIFIC
RAILROAD COMPANY

LONG BEACH
CALIFORNIA

San Pedro Branch 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 Ending 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 work plan is submitted ten (10) days in advance of any work within twenty five (25) feet of track centerline. Prior to start of work, Permittee will request a watch person training session from Union Pacific Railroad Company (UPRR) for all work-crew working within 25 feet of the railroad track for the safety of the Contractor's personnel only. Watch persons are not an approved method of protection for working equipment. Once the watch person training is completed, we will submit an approved list to the Engineer prior to working within 25 feet of the track centerline. UPRR will confirm if a Flagperson is required.

If a Flagperson is required or if equipment is within ten (10) feet from the track centerline, then flagging will be provided by UPRR only. When a Flagperson is required, a new work plan request will be submitted to the Engineer and UPRR a minimum of ten (10) working days prior to any work being performed. If a full track closure/outage is necessary, a minimum notice of ten (10) working days will be provided to the Engineer and UPRR for each track closure. The Railroad track closure will be at the full discretion of the Engineer and UPRR. The UPRR primary contact is Tracks (909/685-2211). The UPRR secondary contact is the Manager of Track Maintenance (909/685-2469).

EXHIBIT D-3
(Attachment 2)

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

3
4 **Note:** The Contractor shall submit the Railroad Work Plan to Cal Pacific, the Ports' Property
5 Manager (714-799-0900). All related permits shall be obtained prior to submitting the work plan.

EXHIBIT E
(INSURANCE REQUIREMENTS
PLACEHOLDER

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

EXHIBIT F

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.