

**JOINT REVOCABLE PERMIT
MARQUEZ PRODUCE INC.**

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 _____, 20__ meeting, 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 Marquez Produce Inc., a California corporation ("Permittee"), to operate and maintain underground utilities ("Facility"), 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 the date of recordation of the Memorandum of Agreement described in Section 25 hereof but not before the date of the last execution by the Executive Directors of the respective Harbor Departments of the Cities (referred to hereinafter as "Executive Director" singular or the "Executive Directors" 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 the right 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 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 Executive Directors, 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 Sixteen Thousand Dollars and No Cents (\$16,000.00) or as subsequently adjusted pursuant to this Paragraph, Paragraph 3.2, and Paragraph 3.3 (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 shall be paid in advance on or

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before the Effective Date and thereafter on each anniversary of that 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 Executive Directors.

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 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"), for the month of the Adjustment Date (the "Current Index"), with the Index published 12 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 Executive Directors 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 Director 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 Director 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 Director affected the decision to grant this Permit, that Executive Director 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 Executive Directors, 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 Executive Directors 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 Director, 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.

5.10 Removal; Relocation. Whenever and as often as the Executive Directors 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 Directors, 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 Executive Directors 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/Division of Oil, Gas, and Geothermal Resources (DOGGR).

5.13 Location of Subsurface Pipelines and Structures. 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 Executive Directors. 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 Executive Directors 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 Executive Directors 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 Executive Directors 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 Executive Directors 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).

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, including but not limited to hydrocarbons, petroleum, gasoline, crude oil or any products or by-products thereof. 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 the Executive Directors 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 Executive Directors of Permittee's discovery or belief; (ii) at the request of either Executive Director, 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 Executive Directors; (iv) develop and submit, for approval by both Executive Directors, 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 Executive Directors. 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 carrier ("Railroad") 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 Railroad, and Permittee shall pay all associated costs. In addition, the Cities have included in this Permit, a Safety Protocols, hereto attached as Exhibit C. Permittee agrees to perform all safety precautions, approvals and notices associated with activities in the vicinity of the rail lines as set forth in Exhibit C. Exhibit C may be updated from time to time by the Executive Directors or their designees upon fourteen (14) days written notice to Permittee.

13.2 Union Pacific Railroad Company. If an emergency should arise requiring immediate attention for Permit Areas in the Union Pacific Railroad Company ("UPRR") right-of-way (Former San Pedro Branch), Permittee shall call the UPRR 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, the owner of any third party facility permitted under this Permit pursuant to Section 26 below, 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 D, attached hereto and incorporated reference herein. Permittee shall also comply with the terms and conditions of said Exhibit D.

15.2 Adjustment. Not more frequently than once each year, if in the opinion of either Executive Director 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 Director.

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 DIRECTOR 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, by facsimile transmission with electronic verification of transmission, or sent by prepaid, certified mail, addressed as follows:

To the Cities: Executive Director
Long Beach Harbor Department
4801 Airport Plaza Drive
Long Beach, CA 90815
Fax No.: (562) 283-7451

And: Executive Director
Los Angeles Harbor Department
425 South Palos Verdes Street
San Pedro, CA 90731
Fax No.: (310) 831-6936

With copies to: Port of Long Beach
4801 Airport Plaza Drive
Long Beach, CA 90815
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
Fax No.: (714) 799-0500

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

To Permittee: Marquez Produce Inc.
1890 E. 25th Street
Vernon, CA 90021
Attn: Rafael Marquez, President
Fax No: (213) 622-5357

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 or given by facsimile transmission 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 E, 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 Director 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. Paragraphs N/A 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.

24. INSTALLED CONDUITS. Two conduits are listed as "future use" in Exhibit A and shown in Exhibit B are for any future needs of the adjacent property. Permittee shall acquire written approval from the Executive Directors, in their sole and absolute discretion, prior to utilizing any future conduits.

Permittee acknowledges and agrees that Permittee is the sole party responsible for all terms and conditions set forth in this Permit regardless of any third party the Permittee allows usage of any conduit installed in the Permitted Area.

25. MEMORANDUM OF AGREEMENT. Permittee shall execute before a notary public and return to Cal Pacific Land Services, Inc. at the address shown above, a "Memorandum of Agreement Regarding Joint Revocable Permit POLA No. 19-08/POLB No. ____" ("MOA") in a form substantially in conformance with the document shown as Exhibit F. Cal Pacific Land Services, Inc. will arrange to have the MOA recorded by the Los Angeles County Recorder Office. In the event the County Recorder refuses to accept the document for recording, Permittee will

execute, have notarized and deliver a similar replacement document in a form the County Recorder will accept for recording. This Permit will not become effective until the MOA has been recorded.

Recording Information for MOA:

Recording Date: _____

Instrument No.: _____

26. SPECIAL CONDITION. Notwithstanding any other provision of this Permit, the Facilities will not be constructed or used as contemplated herein unless and until the at-grade crossing of 25th Street, Vernon, CA, adjacent to the Permit Area (DOT Crossing Number 747602G, California Public Utility Commission Crossing Number 001BG-485.77-C) has been protected by:

a. Installed and operable automatic warning devices, in a configuration approved by the California Public Utility Commission ("CPUC"), City of Vernon, the UPRR, and the Cities as owner of the railroad right of way, or

b. Prior to the installation and operation of said warning devices and subject to the approval of the CPUC and UPRR, Permittee may provide alternative protection by means of railroad flagging pursuant to an agreement between Permittee and the UPRR, or one of its subcontractors, during all times there is traffic entering or exiting the building served by the Facilities described herein.

"PERMITTEE"

Marquez Produce Inc.,
a California corporation

August 22, 2019

By: Rafael Marquez
Name: RAFAEL MARQUEZ
Title: PRESIDENT

August 22, 2019

By: Beatriz Marquez
Name: BEATRIZ MARQUEZ
Title: CFO

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of Los Angeles }

On 8/22/19 before me, Claudia Munoz, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rafael Marquez & Beatriz Marquez
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Claudia Munoz
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Joint Revocable Permit

Document Date: August 22, 2019 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

- Signer's Name: _____
- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Los Angeles

On 8/22/19 before me, Claudia Munoz, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rafael Marquez & Beatriz Marquez
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Claudia Munoz
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Joint Revocable Permit

Document Date: August 22, 2019 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

“CITIES”

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

_____, 20__

By: _____
Mario Cordero
Executive Director
Long Beach Harbor Department

Approved as to form this _____ day of _____, 20__.

CHARLES PARKIN, City Attorney

By: _____
David R. Albers, Deputy

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

_____, 20__

By: _____
Eugene D. Seroka
Executive Director
Los Angeles Harbor Department

Attest: _____
Secretary

Approved as to form and legality this 28th day of August, 2019.

MICHAEL N. FEUER, City Attorney
Janna B. Sidley, General Counsel

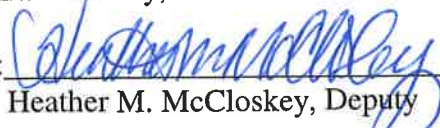
By: 
Heather M. McCloskey, Deputy

Exhibit A
SCHEDULE OF PERMIT AREAS
MARQUEZ PRODUCE INC.

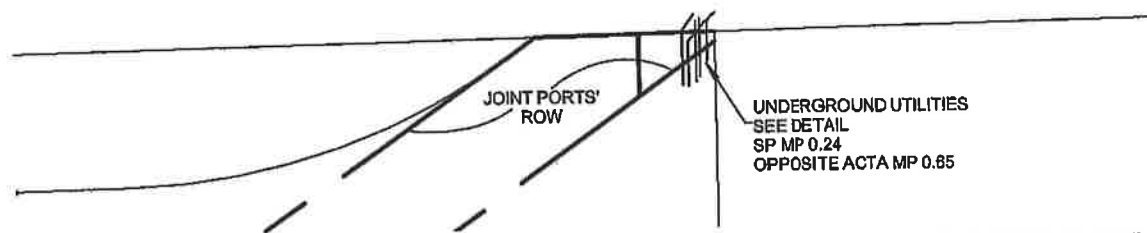
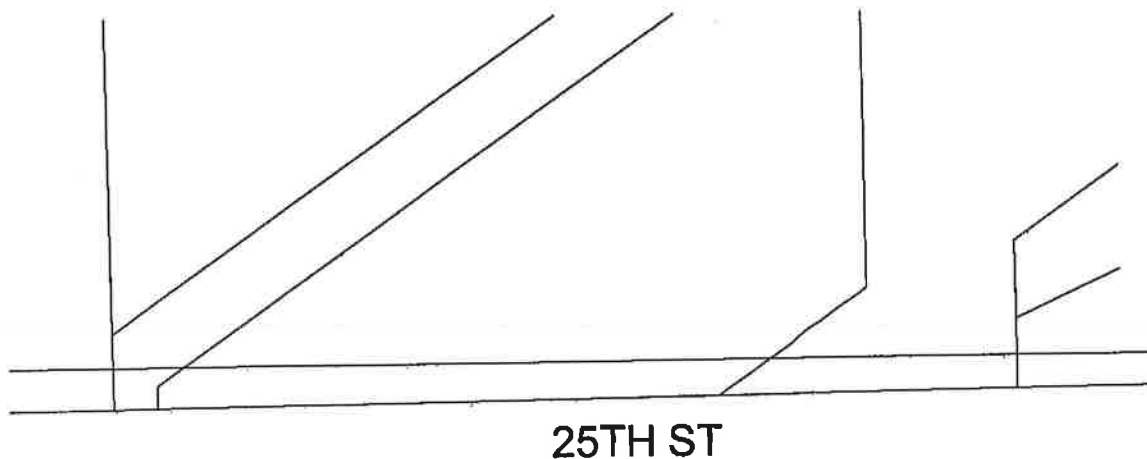
Facilities on Port of Long Beach/Port of Los Angeles
 Jointly Owned Railroad Rights of Way

MJRP Index No. (Exh. B Map No.)	Railroad Right of Way	Cal Pacific File No.	Former Railroad Lease Audit No.	Mile Post ACTA/SP	Date of Occupancy	Location	Facility Description	Facility Status	Permit Areas			
									In Public Way?	Length (ft.)	Width (ft.) (1)	Annual Fee
1	Northern Drill Track	TBD	N/A	0.65 (Opposite) /0.24	New Construction	715 +/- Feet East of Centerline Alameda St. at South Line of 25th St., Vernon	12" Storm Drain	Active	N	17	20	\$ 2,000.00
							6" Sanitary Sewer	Active	N	16	20	\$ 2,000.00
							2" Domestic Water	Active	N	12	20	\$ 2,000.00
							8" Fire Water	Active	N	11	20	\$ 2,000.00
							4" Conduit for AT&T	Active	N	8	20	\$ 2,000.00
							4" Conduit for Future City of Vernon Fiber Optic (2)	Future Use Option	N	8	20	\$ 2,000.00
							5" Conduit for City of Vernon Power (3x15kV Circuits)	Active	N	8	20	\$ 2,000.00
							5" Empty Conduit for Future Use (2)	Future Use Option	N	8	20	\$ 2,000.00
TOTAL											\$ 16,000.00	

(1) Width of Utility Corridor Shown.

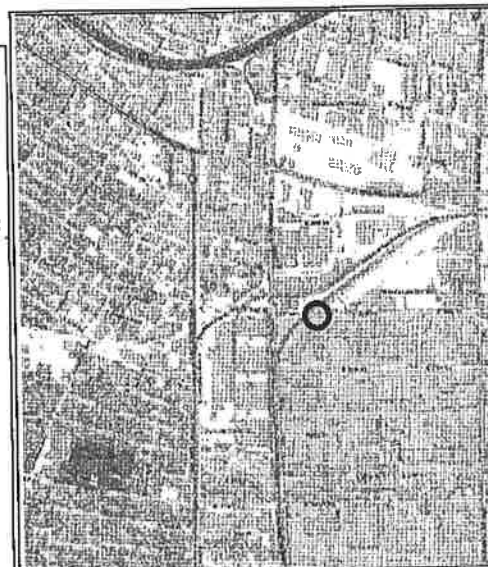
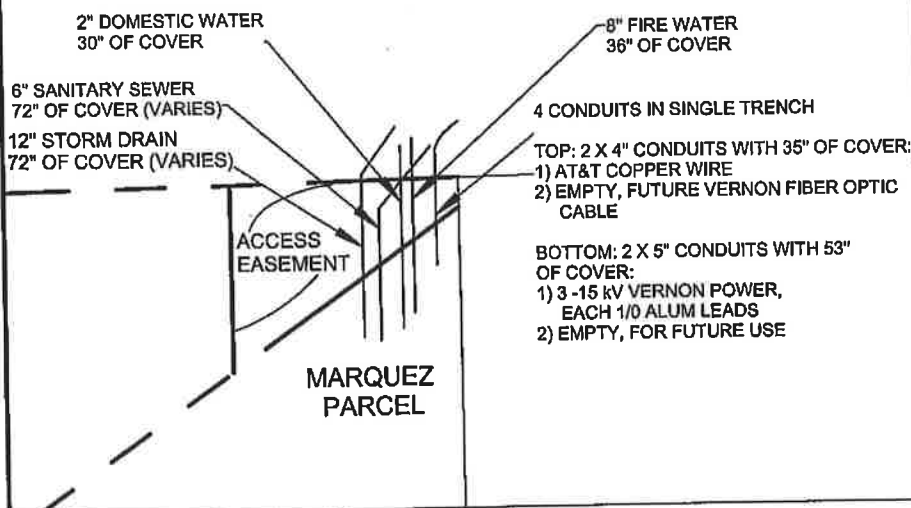
(2) Future Use of Spare Conduit is subject to Ports' Prior Written Approval.

EXHIBIT B



DETAIL
NO SCALE

LOCATION KEY



1" = 100'

AREA OF JOINT PORTS' ROW:
20' +/- WIDE X 11' +/- DEEP (AVE)

Pipeline Shown Dark in Ports' ROW

Ports' ROW Delineated by

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

CALL PACIFIC LAND SERVICES, INC. 7245 Garden Grove Blvd., Ste. M Garden Grove, CA 92641 714/769-0800					PORT OF LOS ANGELES/PORT OF LONG BEACH				
					PERMITTEE MARQUEZ PRODUCE INC.				
RR	SP SAN PEDRO SUB	MP AS SHOWN	FACILITY AS SHOWN						
CITY VERNON			COUNTY LOS ANGELES						
SCALE AS SHOWN		THOMAS GUIDE 874 G2		REVISION	DATE 8/7/19	SHEET NO.			

EXHIBIT C

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 C

- 1 1.5 Daily written email or faxed reports of work within the Ports' Railroad
2 Property may be required. These reports will include all activity within the
3 railroad right-of-way (including work force, equipment, date/time, and actual
4 work performed) and a description of any injuries, accidents, or unusual
5 circumstances, which occurs. Ports' Property Manager to distribute the daily
6 reports to UPRR and Ports.
- 7 1.6 Any work within 25 feet measured at track centerline (including the length of
8 crane boom) within the railroad right-of-way shall require a Flagperson. This
9 includes above and below ground work. The Flagperson shall be provided by
10 UPRR and paid for by the entity doing work or requiring access to the Ports'
11 Railroad Property. The request for a Flagperson shall require no less than a 14
12 day advance notice to UPRR from the entity doing work or requiring access.
13 UPRR will provide a Flagperson at their own discretion. The UPRR contact
14 for any Flagperson on the San Pedro Branch shall be the Manager of Track
15 Maintenance (Attachment 1, Contact List).
- 16 1.7 Daily contact shall be required between UPRR and the entity doing work or
17 access to the Railroad Property. The UPRR contact is the Manager of Track
18 Maintenance.
- 19 1.8 All excavations shall be continuously shored. Shoring shall be designed for a
20 minimum of E80 loading using AREMA standards and the method of shoring
21 shall be approved by UPRR engineering or subcontractor at Permittee's
22 expense. Prior to the start of work, the approved plans shall be sent to the
23 Ports and UPRR. The full length of all excavations on the railroad right-of-
24 way shall have trench plate covering when unattended.
- 25 1.9 All work shall be performed during daylight hours, Monday through Friday,
26 unless approved otherwise in writing by the Ports and UPRR. Work shall
27 progress in a manner that all work shall be completed in the least possible
28 time.
- 29 1.10 Temporary Horizontal Construction Clearances:
- 30 A minimum temporary horizontal construction clearance of 12 feet, measured
31 perpendicular or normal from the centerline of the nearest track to all physical
32 obstructions including but not limited to formwork, stockpiled materials,
33 parked equipment, bracing or other construction supports, shall be provided.
34 Temporary horizontal construction clearance shall provide space for drainage
35 ditches parallel to the standard roadbed section or provide an alternative
36 system that maintains positive drainage. Greater clearances may be required
37 for special cases to satisfy local operating conditions such as required sight
38 distance for signals. All access roads along the right-of-way shall remain
39 unobstructed at all times so that maintenance and emergency vehicles may
40 pass unrestricted through work areas. The work and storage areas shall be
41 pass unrestricted through work areas. The work and storage areas shall be

EXHIBIT C

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

6 1.11 Temporary Vertical Clearances:

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

13 1.12 All personnel of the Permittee and or its Contractors and/or subcontractors
14 shall possess a valid railroad Roadway Worker Card if work is to be
15 performed within 25 feet of the nearest tracks and shall abide by all safety
16 rules and instructions from the Flagperson and the Ports and/or UPRR
17 Engineers. Public safety and safeguarding the tracks and the trains that operate
18 on those tracks are paramount. Work over or near the tracks will require one
19 or more of the following personnel at the Ports and/or UPRR's sole discretion
20 and at the Permittee's cost.

21 1.12.1 Flagperson, Signal Maintainer, Inspector, and/or Engineer:
22 Requires 14-day advance notice and will be provided at the current
23 UPRR rate to be provided at time of service.

24 1.13 Railroad Approval: Before entering upon or performing work of any kind on
25 the permit area, Permittee shall obtain the written approval of the operator of
26 the railroad traversing the permit area. Permittee shall comply with all permit,
27 notification, protective, and safety requirements imposed by the Railroad, and
28 Permittee shall pay all associated costs.

29 1.14 The Permittee or Permittee's representative will keep a copy of the Ports'
30 fully executed agreement, exhibits and all attachments including a complete
31 Railroad Work Plan at the job site at all times during the encroachment on the
32 Property. Failure to provide the necessary information or documents at the job
33 site will result in the removal of the Permittee, their employees and equipment
34 from the Railroad Property.

35 1.15 The Permittee or its Contractor shall mark the rails and RR property lines at
36 the centerline of any proposed bore and 10' north and 10' south of the bore
37 centerline. Elevations shall be shot, under the direction of a licensed land
38 surveyor, at the property lines and each rail along each of the three reference
39 lines. A numbering scheme, plan schematic, horizontal coordinates and

EXHIBIT C

1 spreadsheet shall be developed and provided to record elevations on each day
2 that elevations are checked as noted below.

3
4 Threshold limits within the Ports' right-of-way are 0.25" of movement of rail
5 (horizontal or vertical). If it is determined that settlement or movement
6 exceeds these threshold limits, the Contractor and UPRR flagger on-site shall
7 be immediately notified. The Contractor shall suspend all operations until site
8 conditions are reassessed and remediation is coordinated by Permittee or its
9 Contractor with Ports' Property Manager and UPRR.

10
11 Monitoring of settlement shall be performed at minimum intervals as follows:
12 a) once before construction, b) daily during the passage of boring/jacking
13 activities under the RR tracks, c) the day thereafter, d) 14 days thereafter, and
14 e) 30 days after the completion of boring/jacking activities under the RR
15 tracks.

16
17 Reports of the lateral and elevation readings shall be submitted to Cal Pacific
18 after the completion of construction, after the survey reading on the 14th day,
19 and after the survey reading on the 30th day.

20 1.16 All excavation/jacking/boring operations shall be observed for the presence of
21 petroleum products, chemicals, or contaminated soil. Deeply discolored soil or
22 suspected contaminated soil shall be segregated from uncontaminated soil;
23 suspected contaminated soil and related materials shall be sampled and tested
24 for classification in accordance with applicable regulatory requirements and
25 shall be disposed of in accordance with such requirements.

26 1.17 Construction procedures for jacking/boring/drilling under the RR tracks shall
27 be included in the RRWP.

28 1.18 The Contractor shall install a warning marker over the pipeline at each end of
29 the Ports' right-of-way.

30 1.19 Design and construction shall comply with Ports Rail Property Pipeline
31 Crossing standards and AREMA Part 5, Section 5.1 requirement for pipes
32 carrying flammable liquids.

33 1.20 A final job walkthrough shall be provided within 14 days upon written
34 notification to the Ports and UPRR of completion of the work. UPRR and
35 Permittee shall prepare a list of the items remaining to be completed. The
36 Permittee shall promptly remedy the defective and/or uncompleted portions of
37 the work to UPRR's satisfaction. The UPRR contact is the Manager of Track
38 Maintenance. Written confirmation shall be provided to the Ports and UPRR
39 that all items of the final job walkthrough have been completed to the
40 satisfaction of UPRR. Failure to promptly complete the final job walkthrough

EXHIBIT C

1 list of items remaining to be completed shall result in the work being
2 completed by UPRR and Permittee shall pay all associated costs.

3 1.21 Permittee shall provide "As-built" drawings within 30 days upon completion
4 of the work to UPRR and Cal Pacific Land Services, Inc., the Ports' Property
5 Manager. The UPRR contact for the "As-builts" is Projects
6 Review/Engineering and Manager of Special Projects (see Attachment 1).
7 Permittee shall keep "As-builts" current with copies made available to UPRR
8 and the Ports.

9 1.22 See the following additional attachments: Contact List (Attachment 1) and
10 Railroad Work Plan (Attachment 2). While the Ports make every effort to
11 update and keep the Contact List current (Attachment 1), Permittee shall
12 verify the accuracy of Attachment 1 by contacting the Ports' Property
13 Manager and requesting verification.

14 1.23 Notices to Member Agency Contacts in Writing:

15 Port of Long Beach
16 4801 Airport Plaza Drive
17 Long Beach, California 90815
18 Attention: Director of Real Estate
19 Fax No.: 562-901-1739

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

26
27 General Superintendent of Transportation Services
28 Union Pacific Railroad Company
29 19100 Slover Avenue
30 Bloomington, California 92316
31 Fax No.: 402-997-3809

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

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

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

**EXHIBIT C
(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: Manuel Arambulo 909/685-2211 marambul@up.com
- Government Affairs: Lupe Valdez 562/566-4612 lcvaldez@up.com
- UPRR Emergency Hotline 24/7 for Reporting Issues: 888/877-7267
- Tracks/Maintenance: Manuel Arambulo 909/685-2211 marambul@up.com
- Encampments: Terry Morris 916/789-6232 tlmorris@up.com
- Graffiti/Debris/Weeds: Luis Travieso 915/261-5080 ldtravie@up.com
- Vegetation Control: Kristina Stonner 402/544-8007 kjstonne@up.com
- Debris/Flagging (Mgr. Track Maintenance): Luis Travieso 915/261-5080 ldtravie@up.com
- Public Crossing/Public Projects: Peggy Ygbuhay 916/789-5033 pygbuhay@up.com
- Flagging: 3rd Party Contractor: Paul Rojas 909/265-5020 projasjr@up.com
- Bridges: Demian Brunty 402/680-4094 dbrunty@up.com
- Rail Crossing/Signals: Jose Rubio 626/935-7681 jarubio@up.com
- 3rd Party Agreements: Melissa Grosz 402/544-5217 melissagrosz@up.com
- Utilities & Real Estate: Valerie Harrill 402/544-8801 vaharrill@up.com
- Safety/Railroad Police: Lt. Cleo Thurmond, Jr. 951/207-2273 cthurmon@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: Debra Shepack 562/283-7459 debra.shepack@polb.com

3. Port of Los Angeles

- Engineering: Guillermo Martinez, Jr. 310/732-3090 gmartinez@portla.org
- Real Estate: Regner Globus 310/732-3291 rglobus@portla.org
- Real Estate: Tony Yeh 310/732-3514 tyeah@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 C
(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 C
(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 D

INSURANCE – MARQUEZ PRODUCE INC.

As a condition precedent to the effectiveness of this Permit, Permittee shall procure and maintain in full force and effect during the term of this Permit the types and levels of insurance described below. The required insurance and the documents provided as evidence thereof shall be in the name of Permittee as indicated on this Permit. If policies are written with aggregate limits, the aggregate limit shall be at least twice the occurrence limits or as specified below. Excess or umbrella policies, if used, shall be following form and shall provide coverage that is equal to or broader than the underlying coverage. Insurance that requires the Cities to tender a claim or suit to their own insurers, or make their own insurance available, is not permitted.

Commercial General Liability:

Commercial General Liability insurance shall be provided on Insurance Services Office (ISO) CGL Form No. CG 00 01 or the equivalent, including provisions for defense of additional insureds and defense costs in addition to limits. Policy limits shall be no less than five million dollars (\$5,000,000) per occurrence for all coverage provided and five million dollars (\$5,000,000) general aggregate. Coverage shall be included on behalf of the insured for claims arising out of the actions of independent contractors. The policy shall contain no provisions or endorsements limiting coverage for contractual liability or third party over action claims. The policy shall not limit coverage for the additional insured to “ongoing operations” or in any way exclude coverage for completed operations, explosion, collapse, or underground hazards.

Defense costs shall be excess of limits. The policy must include work performed “by or on behalf” of the Permittee. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the Cities or any employee or agent of the Cities. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall not exclude contractual liability, restrict coverage to the sole liability of Permittee or contain any other exclusion contrary to this Permit. If this coverage is written on a claims-made basis, the retroactive date shall precede the effective date of this Permit. Continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Permit.

Cancellation: The policy shall not be cancelled or the coverage reduced by endorsement unless agreed to in writing by the Executives. Permittee agrees to provide written notice as required by this paragraph within 24 hours of initiating cancellation or receiving notice of cancellation from its insurer, insurance broker, or insurance agent.

The policy of insurance shall be endorsed as follows:

Additional Insured: The Indemnified Parties shall be added as additional insured with regard to liability and defense of suits or claims arising from the operations and activities performed by or on behalf of the Named Insured using ISO Forms CG 20 10 (2001) and

EXHIBIT D

INSURANCE – MARQUEZ PRODUCE INC.

CG 20 37 (2001) or their equivalent.

Additional Insured endorsements shall not: 1) be limited to “on-going operations”, 2) exclude “Contractual Liability”, 3) restrict coverage to the sole liability of the Permittee, or 4) contain any other exclusion contrary to this Permit.

Environmental Impairment Liability Insurance:

Environmental Impairment Liability insurance shall be provided on an Environmental Impairment Liability policy form or other policy form acceptable to the Indemnified Parties providing coverage for liability caused by pollution conditions arising out of the operations of Permittee. Coverage shall apply to bodily injury; property damage, including loss of use of damaged property or of property that has not been physically injured; cleanup costs; and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims. The policy limit shall be no less than five million dollars (\$5,000,000) per claim and five million dollars (\$5,000,000) general aggregate.

All activities contemplated in the Permit shall be specifically scheduled on the policy as “covered operations.” The policy shall provide coverage for the hauling of waste from the Permitted Premises to the final disposal location, including non-owned disposal sites. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. If the insured is using Subcontractors, coverage must include work performed “by or on behalf” of the insured. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the Indemnified Parties or any employee or agent of the Indemnified Parties.

If this coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the Permit and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Permit.

The policy of insurance required above shall be endorsed as follows:

Additional Insured: The Indemnified Parties shall be added as additional insureds with regard to liability and defense of suits or claims arising from the operations and activities performed by or on behalf of the Named Insured. Additional Insured endorsements shall not: 1) be limited to “on-going operations”, 2) exclude “Contractual Liability”, 3) restrict coverage to the sole liability of the Permittee, or 4) contain any other exclusion contrary to the Permit.

EXHIBIT D

INSURANCE – MARQUEZ PRODUCE INC.

Cancellation: The policy shall not be cancelled or the coverage reduced by endorsement until a thirty (30) day advance written notice of cancellation has been served upon the respective Executives of each Port, except ten (10) days advance written notice shall be allowed for non-payment of premium.

Business Automobile Insurance:

Automobile Liability Insurance shall be written on ISO Business Auto Coverage Form CA 00 01 or the equivalent, including symbol (8 & 9) (Hired and Non-Owned). Limit shall be no less than five million dollars (\$5,000,000) combined single limit per accident. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the Indemnified Parties or any employee or agent of the Indemnified Parties. If Permittee does not own any vehicles, this requirement may be satisfied by a non-owned vehicle endorsement to the general and umbrella liability policies provided that a separate policy limit is provided for this coverage as required by this Permit.

Cancellation: The policy shall not be cancelled or the coverage reduced by endorsement unless jointly agreed to in writing by the Cities. Permittee agrees to provide written notice as required by this paragraph within 24 hours of initiating cancellation or receiving notice of cancellation from its insurer, insurance broker, or insurance agent.

The policy of insurance required above shall be endorsed as follows:

Additional Insured: The Indemnified Parties shall be added as additional insureds with regard to liability and defense of suits or claims arising from the operations and activities performed by or on behalf of the Named Insured.

Additional Insured endorsements shall not: 1) be limited to “on-going operations”, 2) exclude “Contractual Liability”, 3) restrict coverage to the sole liability of the Permittee, or 4) contain any other exclusion contrary to this Permit.

Workers' Compensation:

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

Cancellation: The policy shall not be cancelled or the coverage reduced by endorsement unless agreed to in writing by the Cities. Permittee agrees to provide written notice as required by this paragraph to the Cities within 24 hours of initiating cancellation or receiving notice of cancellation from its insurer, insurance broker, or insurance agent.

EXHIBIT D

INSURANCE – MARQUEZ PRODUCE INC.

The policy of insurance required above shall be endorsed as follows:

Waiver of Subrogation: The waiver of subrogation shall state that the insurer waives all rights of subrogation against Indemnified Parties.

Deductible/Self-Insured Retention:

Any deductible or self-insured retention must be approved in writing by the Executives and shall protect the Indemnified Parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention. Any deductible or self-insured retention must be approved in writing in accordance with the Indemnified Parties' insurance guidelines.

Evidence of Insurance:

City of Long Beach:

The Permittee, concurrently with the execution of, and as a condition precedent to, the effectiveness of this Permit, shall deliver either endorsements on forms approved by the City of Long Beach acting by and through its Board of Harbor Commissioners ("Evidence of Insurance") or certified copies of the required policies containing the terms and conditions required by this contract to the Executive Director of the Port of Long Beach for approval as to sufficiency and to the City Attorney of the Port of Long Beach for approval as to form.

City of Los Angeles:

For the City of Los Angeles, electronic submission is the required method of submitting Permittee's insurance documents. KwikComply is the City's online insurance compliance system which is designed to be used by insurance brokers and agents to submit client insurance certificates directly to the City. Permittee's insurance broker or agent shall obtain access to KwikComply at <https://kwikcomply.org> and follow the instructions to register and submit the appropriate proof of insurance on Permittee's behalf.

Both Cities:

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

Failure to Maintain Coverage:

Permittee agrees to suspend and cease all operations hereunder during such period of

EXHIBIT D

INSURANCE – MARQUEZ PRODUCE INC.

time as the required insurance coverage is not in effect and evidence of insurance has not been approved by the Indemnified Parties.

Acceptability of Insurers:

Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A-:VII and authorized to do business in the State of California or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law. Any other rating must be approved in writing in accordance with the Indemnified Parties' insurance guidelines.

Contractual Liability:

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

EXHIBIT E

AFFIRMATIVE ACTION PROGRAM PROVISIONS

Sec. 10.8.4 Affirmative Action Program Provisions.

Every non-construction contract with or on behalf of the City of Los Angeles for which the consideration is \$100,000 or more and every construction contract with or on behalf of the City of Los Angeles for which the consideration is \$5,000 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 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, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.
 - 1. This provision 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 will, 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, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition.
- C. As part of the City's supplier registration process, and/or at the request of the awarding authority or the Office of Contract Compliance, 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, religion, ancestry, national origin, 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 Office of Contract Compliance, for the

EXHIBIT E

purpose of investigation to ascertain compliance with the Affirmative Action Program provisions of City contracts, and on their or either of their 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 contract. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such 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, such breach may be the basis for a determination by the awarding authority or the Board of Public Works that the said contractor is an irresponsible bidder or proposer pursuant to the provisions of Section 371 of the Los Angeles City Charter. In the event of such determination, such 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 (\$10.00) for each person for each calendar day on which such 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 Office of Contract Compliance 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

EXHIBIT E

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. The Contractor shall submit an Affirmative Action Plan which shall meet the requirements of this chapter at the time it submits its bid or proposal or at the time it registers to do business with the City. The plan shall be subject to approval by the Office of Contract Compliance prior to award 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 Plan. Affirmative Action Programs developed pursuant to this section shall be effective for a period of twelve months from the date of approval by the Office of Contract Compliance. In case of prior submission of a plan, the contractor may submit documentation that it has an Affirmative Action Plan approved by the Office of Contract Compliance within the previous twelve months. If the approval is 30 days or less from expiration, the contractor must submit a new Plan to the Office of Contract Compliance and that Plan must be approved before the contract is awarded.
1. Every contract of \$5,000 or more which may provide construction, demolition, renovation, conservation or major maintenance of any kind shall in addition comply with the requirements of Section 10.13 of the Los Angeles Administrative Code.
 2. A contractor may establish and adopt as its own Affirmative Action Plan, by affixing his or her signature thereto, an Affirmative Action Plan prepared and furnished by the Office of Contract Compliance, or it may prepare and submit its own Plan for approval.
- L. The Office of Contract Compliance shall annually supply the awarding authorities of the City with a list of contractors and suppliers who have developed Affirmative Action Programs. For each contractor and supplier the Office of Contract Compliance shall state the date the approval expires. The Office of Contract Compliance shall not withdraw its approval for any Affirmative Action Plan or change the Affirmative Action Plan after the date of contract award for the entire contract term without the mutual agreement of the awarding authority and the contractor.
- M. The Affirmative Action Plan required to be submitted hereunder and the pre-registration, pre-bid, pre-proposal or pre-award conference which may be required by the Board of Public Works, Office of Contract Compliance or the awarding authority shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

EXHIBIT E

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
 7. The provision of needed supplies or job conditions to permit persons with disabilities to be employed, and minimize the impact of any disability.
- N. Any adjustments which may be made in the contractor's or supplier's workforce to achieve the requirements of the City's Affirmative Action Contract Compliance Program in purchasing and construction shall be accomplished by either an increase in the size of the workforce or replacement of those employees who leave the workforce by reason of resignation, retirement or death and not by termination, layoff, demotion or change in grade.
- O. Affirmative Action Agreements resulting from the proposed Affirmative Action Plan or the pre-registration, pre-bid, pre-proposal or pre-award conferences shall not be confidential and may be publicized by the contractor at his or her discretion. Approved Affirmative Action Agreements become the property of the City and may be used at the discretion of the City in its Contract Compliance Affirmative Action Program.
- P. 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 or suppliers engaged in the performance of City contracts.
- Q. All contractors subject to the provisions of this section shall include a like 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

EXHIBIT E

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.

EXHIBIT F

MEMORANDUM OF AGREEMENT BETWEEN
THE CITY OF LOS ANGELES
THE CITY OF LONG BEACH AND
MARQUEZ PRODUCE INC.

This MEMORANDUM OF AGREEMENT ("MOA") REGARDING JOINT REVOCABLE PERMIT POLA NO. 19-08/POLB NO. ____ is entered into effective _____, 2019, by and between 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, 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, which jointly own certain real property located in the County of Los Angeles and Marquez Produce Inc., a California corporation, located at 2155 E. 14th Street, Los Angeles, California 90021 ("Permittee").

WHEREAS, in a deed dated December 22, 1994 and recorded on December 29, 1994 by the Los Angeles County Recorder as Instrument No. 94-2282144, the Southern Pacific Transportation Company ("SP") conveyed certain property to the Cities, reserving therefrom a non-exclusive roadway easement for vehicular and pedestrian ingress and egress ("Roadway Easement") described in Attachment 1 attached hereto and made a part hereof; and

WHEREAS, by a deed dated January 3, 2006 and recorded on January 6, 2006 by the Los Angeles County Recorder as Instrument No. 06-0034901, the Union Pacific Railway Company ("UP"), successor to the SP, conveyed certain property ("Dominant Estate"), described in Attachment 2 attached hereto and made part hereof, together with UP's rights, title, and interest in and to the Roadway Easement; and

WHEREAS, Permittee is the successor owner of the Dominant Estate; and

WHEREAS, Cities and Permittee have entered into that certain Joint Revocable Permit POLA NO. 19-08/POLB NO. _____ ("Permit") executed by the last party thereto on _____, 2019; and

WHEREAS, Cities and Permittee desire to file and record this MOA in the real property records of Los Angeles County, California to give notice of the existence of the Permit and certain provisions contained therein.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Notice. Notice is hereby given of the existence of the Permit and all of its terms, covenants and conditions to the same extent as if the Permit was fully set forth herein. Certain provisions of the Permit are summarized in Sections 2 and 3 below.

EXHIBIT F

2. Permitted Facilities. Subject to the terms and conditions thereof, the Permit allows the additional use of a portion of the Roadway Easement ("Permit Area") for the following underground utilities to serve the building constructed on the Dominant Estate:

- 12" Storm Drain
- 6" Sanitary Sewer
- 2" Domestic Water
- 8" Fire Water
- 4" Conduit for AT&T (multi-conductor copper pair)
- 4" Conduit empty (for future City of Vernon Fiber-Optic)
- 5" Conduit for City of Vernon electric (three 15kV lines)
- 5" Conduit empty (for unknown future use)

3. Permit Fee. The Permit has an annual fee which is subject to increase annually based on a Consumer Price Index, and at other times at the discretion of the Cities.

4. Effect of Termination of the Permit. In the event of termination of the Permit due to a default or otherwise pursuant to its terms and conditions, the Cities may record a Notice of Termination which shall serve as constructive notice that use of the Cities' property for utilities is not authorized and Cities may demand said utilities be removed from the Permit Area.

5. No Amendment to Permit. This MOA is executed and recorded solely for the purpose of giving notice and shall not amend nor modify the Permit in any way.

6. Covenant Running with the Land. So long as the Permit is in effect, it shall be a covenant running with the Dominant Estate and subject to the exceptions and reservations set forth in the Permit. In the event Permittee sells, transfers, conveys, assigns, grants, or otherwise disposes of any or all of its interest in the Dominant Estate, any such sale, transfer, conveyance, assignment, grant, or other disposition shall be expressly subject to the Permit and any instrument of conveyance shall so state.

IN WITNESS WHEREOF, this Memorandum of Agreement has been signed by or on behalf of each of the parties as of the date first above written.

<SIGNATURES ON FOLLOWING PAGES>

EXHIBIT F

“PERMITTEE”

Marquez Produce Inc.,
a California corporation

_____, 20__

By: _____

Name:

Title:

_____, 20__

By: _____

Name:

Title:

EXHIBIT F

“CITIES”

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

_____, 20__

By: _____
Mario Cordero
Executive Director
Long Beach Harbor Department

Approved as to form this ____ day of _____, 20__.

CHARLES PARKIN, City Attorney

By: _____
David R. Albers, Deputy

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

_____, 20__

By: _____
Eugene D. Seroka
Executive Director
Los Angeles Harbor Department

Attest:

Secretary

Approved as to form and legality this ____ day of _____, 20__.

MICHAEL N. FEUER, City Attorney
Janna B. Sidley, General Counsel

By: _____
Heather M. McCloskey, Deputy

EXHIBIT F

ATTACHMENT 1

LEGAL DESCRIPTION OF ROADWAY EASEMENT
RESERVED BY SP

A NONEXCLUSIVE EASEMENT FOR PRIVATE ROADWAY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS MORE PARTICULARLY REFERRED TO IN PARAGRAPH "E" OF THAT CERTAIN GRANT DEED RECORDED ON DECEMBER 29, 1994 AS INSTRUMENT NO. 94-2282144 OF OFFICIAL RECORDS, AND REFERRED TO IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2006 AS INSTRUMENT NO. 06-34901.

THAT PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 13 WEST, S. B. M., IN THE CITY OF VERNON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF ALAMEDA STREET AND TWENTY-FIFTH STREET, AS SAID CENTER LINES AND SAID STREETS ARE SHOWN ON THE MAP OF TRACT NO. 24393, RECORDED IN BOOK 641, PAGES 1, 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89°11' 30" EAST, ALONG SAID CENTER LINE OF TWENTY-FIFTH STREET, 802.97 FEET; THENCE SOUTH 55°31'00" WEST, ALONG A LINE THAT IS PARALLEL WITH THE SOUTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 55°31' EAST 1542.38 FEET IN THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND OF IRREGULAR WIDTH, DESCRIBED IN THE DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON NOVEMBER 21, 1904, IN BOOK 2178, PAGE 72 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER, TO THE TRUE POINT OF BEGINNING IN THE WESTERLY BOUNDARY OF A PARCEL OF LAND WHICH CONTAINS AN AREA OF 7 ACRES, SAID PARCEL OF LAND BEING BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF SAID TWENTY-FIFTH STREET; BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE 15-FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN AGREEMENT RECORDED IN BOOK 3529, PAGE 16 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; BOUNDED ON THE EAST BY THE WEST LINE OF THE EASTERLY PORTION OF BLOCK "B" OF THE HUNTINGTON INDUSTRIAL TRACT, AS PER MAP RECORDED IN, BOOK 6, PAGE 10 OF SAID MAPS AND BOUNDED ON THE WEST BY A LINE PARALLEL WITH SAID LAST MENTIONED LINE AND DISTANT WESTERLY THEREFROM TO INCLUDE WITHIN SAID BOUNDARIES 7 ACRES; THENCE CONTINUING SOUTH 55°31 '00" WEST TO A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 40.00

EXHIBIT F

FEET, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO SAID SOUTHERLY LINE OF TWENTY-FIFTH STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 40.00 FEET TO THE NORTHWEST CORNER OF SAID 7-ACRE PARCEL OF LAND; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID 7-ACRE PARCEL OF LAND TO THE TRUE POINT OF BEGINNING.

Portion of APN 6302-009-917 / 6302-009-920

EXHIBIT F

ATTACHMENT 2

LEGAL DESCRIPTION OF DOMINANT ESTATE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF VERNON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF ALAMEDA STREET, WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE WEST PORTION OF BLOCK "B" OF THE HUNTINGTON INDUSTRIAL TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHERLY ALONG ALAMEDA STREET, 637.93 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT "A" OF TRACT NO. 1561, AS PER MAP RECORDED IN BOOK 20 PAGE 80 OF SAID MAP RECORDS; THENCE EASTERLY ALONG SAID TRACT NO. 1561, 1798.33 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST PORTION OF BLOCK "B" ABOVE RECITED; THENCE NORTHERLY ALONG SAID LAST MENTIONED LINE 635.58 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE WEST PORTION OF SAID BLOCK "B"; THENCE WESTERLY ALONG SAID SOUTH LINE AND PROLONGATION THEREOF 1800.90 FEET, MORE OR LESS, TO THE BEGINNING.

EXCEPTING THEREFROM THAT PORTION BOUNDED NORTH BY THE SOUTH LINE OF THE 60 FOOT STRIP OF LAND CONVEYED TO THE CITY OF VERNON, FOR TWENTY-FIFTH STREET, BY DEED RECORDED IN BOOK 5813 PAGE 296 OF DEEDS; BOUNDED SOUTH BY THE NORTH LINE OF THE 15 FOOT STRIP OF LAND TO BE USED FOR RAILROAD PURPOSES, DESCRIBED IN AGREEMENT RECORDED IN BOOK 3529 PAGE 16 OF DEEDS; BOUNDED EAST BY THE WEST LINE OF THE EASTERLY PORTION OF BLOCK "B" ABOVE RECITED; AND BOUNDED WEST BY A LINE PARALLEL WITH SAID LAST MENTIONED LINE AND DISTANT WESTERLY THEREFROM TO INCLUDE WITHIN SAID BOUNDARIES 7 ACRES.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHERLY 30 FEET OF SAID PROPERTY INCLUDED IN THE BOUNDARIES OF TWENTY-FIFTH

EXHIBIT F

STREET, LYING EAST OF THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID 7 ACRE TRACT.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF TRACT NO. 1561, WITH THE WESTERLY LINE OF BLOCK "B" OF THE HUNTINGTON INDUSTRIAL TRACT; THENCE NORTHERLY ALONG SAID WESTERLY LINE 309 FEET, MORE OR LESS, TO A POINT 1 FOOT SOUTH OF THE SOUTHERLY LINE OF THE 15 FOOT RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 3529 PAGE 16 OF DEEDS; THENCE WESTERLY PARALLEL WITH SAID SOUTHERLY LINE 1124 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK "B", 309 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID TRACT NO. 1561; THENCE EASTERLY ALONG SAID NORTHERLY LINE 1124 FEET TO BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO CONSUMER'S ROCK AND GRAVEL CO., RECORDED ON SEPTEMBER 3, 1920 AS INSTRUMENT NO. 322, IN BOOK 7332 PAGE 77 OF DEEDS, RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF TRACT NO. 1561, AS PER MAP RECORDED IN BOOK 20 PAGE 80 OF MAPS, SAID POINT OF BEGINNING BEING DISTANT WEST ALONG SAID NORTH LINE 1124 FEET, FROM WEST LINE OF BLOCK "B" OF HUNTINGTON INDUSTRIAL TRACT, AS SHOWN ON MAP RECORDED IN BOOK 6 PAGE 10 OF MAPS; THENCE WEST ALONG SAID NORTH LINE OF SAID TRACT NO. 1561, A DISTANCE OF 3.63 FEET, THENCE NORTH ALONG A LINE PARALLEL TO AND DISTANT 1127.63 FEET, WEST FROM AFORESAID WEST LINE OF BLOCK "B" OF HUNTINGTON INDUSTRIAL TRACT, A DISTANCE OF 309 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND DISTANT 1 FOOT SOUTH FROM SOUTH LINE OF THAT CERTAIN 15 FOOT RIGHT OF WAY OF SOUTHERN PACIFIC COMPANY, RECORDED IN BOOK 3529 PAGE 16 OF DEEDS; THENCE EAST ALONG SAID LINE PARALLEL TO AND DISTANT 1 FOOT SOUTH FROM SAID SOUTH LINE OF SAID 15 FOOT RIGHT OF WAY, A DISTANCE OF 3.63 FEET TO A POINT, DISTANT 1124 FEET, WEST FROM SAID WEST LINE OF SAID BLOCK "B" OF THE HUNTINGTON INDUSTRIAL TRACT; THENCE SOUTH ALONG A LINE PARALLEL TO SAID WEST LINE OF SAID BLOCK "B", A DISTANCE OF 309 FEET, MORE OR LESS, TO THE BEGINNING.

EXHIBIT F

ALSO EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO GAUTIER LAND COMPANY, RECORDED ON FEBRUARY 3, 1938, AS INSTRUMENT NO. 13, IN BOOK 15617 PAGE 39, OFFICIAL RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED THEREIN, AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF ALAMEDA STREET, WITH THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND 60 FEET WIDE, CONVEYED TO CITY OF VERNON, FOR TWENTY-FIFTH STREET, BY DEED RECORDED IN BOOK 5813 PAGE 296 OF DEEDS; THENCE NORTH 88° 44' 00" EAST ALONG THE SOUTHERLY LINE OF SAID STRIP OF LAND 615.89 FEET TO A POINT; THENCE SOUTH 55° 04' 00" WEST, A DISTANCE OF 17.82 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 360 FEET (THE TANGENT TO SAID CURVE AT LAST MENTIONED POINT IS LAST DESCRIBED COURSE) A DISTANCE OF 211.53 FEET TO A POINT; THENCE SOUTH 88° 44' 00" WEST TANGENT TO LAST DESCRIBED CURVE AND PARALLEL WITH AND DISTANT SOUTHERLY 70.25 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID STRIP OF LAND A DISTANCE OF 379.59 FEET A POINT; THENCE NORTH 25° 40' 30" WEST 53 FEET TO A POINT IN EASTERLY LINE OF ALAMEDA STREET; THENCE NORTH 1° 13' 00" WEST, THEREON 22 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO AMES HARRIS NEVILLE CO., RECORDED ON JULY 22, 1949 AS INSTRUMENT NO. 124 IN BOOK 30599 PAGE 102, OFFICIAL RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC COMPANY, RECORDED IN BOOK 7137 PAGE 325 OF DEEDS, RECORDS OF SAID COUNTY, WITH THE EASTERLY LINE OF ALAMEDA STREET, EASTERLY ROADWAY 30 FEET WIDE, AS NOW ESTABLISHED; THENCE NORTH 88° 40' 10" EAST, ALONG SAID SOUTHERLY LINE 660.98 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN STRIP OF LAND 3.63 FEET WIDE, DESCRIBED IN THE DEED TO CONSUMERS ROCK AND GRAVEL COMPANY, RECORDED IN BOOK 7332 PAGE 77 OF DEEDS; THENCE ALONG THE WESTERLY LINE OF SAID STRIP OF LAND NORTH 0° 58' 56" WEST 296.93 FEET; THENCE SOUTH 88° 45' 45" WEST 302.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 359.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 32° 48' A DISTANCE OF 205.88 FEET TO THE POINT OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 377 FEET AND PASSING

EXHIBIT F

THROUGH THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 45° 31' 36" AN ARC DISTANCE OF 300 FEET TO THE POINT OF BEGINNING (A RADIAL LINE TO SAID CURVE AT LAST MENTIONED POINT BEARS NORTH 79° 33' 51" WEST).

ALSO EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF "SUBPARCEL 1B" AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES AND THE CITY OF LONG BEACH RECORDED DECEMBER 29, 1994 AS INSTRUMENT NO. 94-2282144 OF OFFICIAL RECORDS.

ALSO EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS RECORDED JANUARY 6, 2006 AS INSTRUMENT NO. 06-0034901, OF OFFICIAL RECORDS.

APN: 6302-009-039 and 6302-009-040