



RESOLUTION NO. _____

BOARD LETTER APPROVAL

Simon Zewdu

SIMON ZEWDU
Senior Assistant General Manager
Power System

Aram Benyamini (Feb 15, 2024 17:26 PST)

ARAM BENYAMIN
Chief Operating Officer

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE: February 14, 2024

SUBJECT: Memorandum of Understanding by and Between LADWP and the Los Angeles Harbor Department, Port of Los Angeles, for the Use of Property for the Wilmington Waterfront Promenade and Avalon Pedestrian Bridge/Promenade and Gateway Projects Parcels B&C of LADWP's Harbor Generating Station and Marine Tank Farm Located at 103 and 105 South Avalon Boulevard, Wilmington, CA 90744, Respectively, LADWP File No. P-102086

SUMMARY

The proposed Memorandum of Understanding (MOU) with the Los Angeles Harbor Department, Port of Los Angeles (POLA), will allow for the development, operation and maintenance of a public park on property owned by LADWP generally known as Parcels 'B' and 'C' of LADWP's Harbor Generating Station and Marine Tank Farm, located respectively at 103 and 105 South Avalon Boulevard, Wilmington, CA 90744.

The MOU will: (i) be for a maximum term of five years unless terminated earlier upon the completion of a proposed future exchange of property between LADWP and POLA; (ii) allow POLA to develop, operate and maintain a public park on LADWP property; (iii) require POLA to assume sole responsibility for the development, operation and maintenance of its public park; (iv) outline reimbursement amounts from LADWP to POLA for soil remediation and ancillary demolition costs on 'Parcel B'; and (iv) be of mutual benefit to LADWP and POLA with consideration in the form of the proposed future property exchange.

City Council approval is not required.

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners adopt the attached Resolution authorizing the execution of the MOU with POLA to develop, operate and maintain a public park on LADWP-owned property.

ALTERNATIVES CONSIDERED

No alternatives were considered.

FINANCIAL INFORMATION

LADWP assumed the responsibility of the demolition of a large fuel storage tank (Tank 450.002) on 'Parcel B,' which was completed in the first "phase" of work. The cost to LADWP was approximately \$140,000, with much of the remaining costs being borne by LADWP's then-tenant, Advanced Cleanup Technologies, Inc., as part of a Lease Agreement between the parties.

In the second "phase" of work, LADWP undertook the removal of heat exchangers and boiler units, fuel oil pipelines and supporting infrastructure, and the draining, fuel disposal, and the cleaning of a large (Tank 450.001) and small (Tank 30.001) fuel storage tank at 'Parcel B' and property immediately west of 'Parcel B,' estimated at a total cost of \$4,300,000 (budgeted).

LADWP will undertake soil remediation of 'Parcel C,' estimated at \$168,336.

POLA will undertake soil remediation and ancillary site demolition work for 'Parcel B,' estimated at \$5,237,000, to be reimbursed by LADWP.

POLA will be responsible for all public park improvements on the property, and all future operation and maintenance costs of the property. There will be no rental rates associated with POLA's use of the property, as the MOU is of mutual benefit to LADWP and POLA.

BACKGROUND

The proposed MOU between LADWP and POLA will provide needed green space in a heavily industrialized area of the City of Los Angeles (City). The property, known as Parcels 'B' and 'C', was formerly operated as part of LADWP's Harbor Generating Station and Marine Tank Farm facilities.

On January 15, 2019, LADWP and POLA entered into a non-binding term sheet to exchange certain properties in Wilmington, CA as a means of facilitating POLA's

Wilmington Waterfront Promenade project and LADWP's future electrification expansion in Wilmington, CA and on Terminal Island (Exchange).

The Exchange consists of the transfer of jurisdiction of a total of 7.389 acres from LADWP to POLA, including Parcels 'B' and 'C,' and 7.321 acres to LADWP (which includes various City streets to be vacated). Each party is to perform environmental remediation, to a mutually agreed industrial standard, on the property they are to transfer to the other, or otherwise reimburse the opposite party for said remediation work.

LADWP and POLA entered into a Right of Entry Permit on February 20, 2019, allowing POLA to enter Parcels 'B' and 'C' to commence certain construction activities in connection with the Exchange, which permit expires on February 20, 2024.

The proposed MOU permits POLA to develop, operate, and maintain improvements for its public park until the expiration of the MOU or such earlier date that jurisdiction of Parcels 'B' and 'C' is formally transferred to POLA as part of the Exchange. In addition, the proposed MOU memorializes a scope of work, mutual environmental standards, and reimbursement costs for LADWP and POLA for Parcels 'B' and 'C' in connection with the Exchange and POLA's proposed intended use.

ENVIRONMENTAL DETERMINATION

Determine item is in compliance with California Environmental Quality Act (CEQA) Guidelines Sections 15080-15097 (Environmental Impact Report [EIR] previously adopted). In accordance with CEQA, an EIR was prepared to analyze the impacts associated with the development of the Wilmington Waterfront Development Project, which included the development of Parcels 'B' and 'C' into a public park. On June 18, 2009, the Board of Harbor Commissioners certified the EIR, adopted the Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations and approved the project. Authorizing the use of LADWP property with this MOU is an administrative action by LADWP and will allow the proposed project to proceed.

CITY ATTORNEY

The Office of the City Attorney reviewed and approved the Resolution and MOU as to form and legality.

ATTACHMENTS

- Resolution
- Memorandum of Understanding

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE LOS ANGELES DEPARTMENT OF WATER AND POWER
AND
THE LOS ANGELES HARBOR DEPARTMENT
FOR THE USE OF PROPERTY FOR
THE WILMINGTON WATERFRONT PROMENADE AND AVALON PEDESTRIAN
BRIDGE/PROMENADE AND GATEWAY PROJECTS**

THE CITY OF LOS ANGELES, a municipal corporation, acting by and through its DEPARTMENT OF WATER AND POWER, Licensor (sometimes hereinafter referred to as "LADWP" or "Licensor"), for and in consideration of the keeping and performance by THE CITY OF LOS ANGELES, acting by and through its HARBOR DEPARTMENT, Port of Los Angeles ("Licensee"), whose address is 425 South Palos Verdes Street, San Pedro, California, of the terms and conditions hereof, gives permission to Licensee to use certain real property commonly referred to as Parcel B and Parcel C (sometimes hereinafter jointly referred to as "Licensed Area"), as depicted in Exhibit A, attached hereto and made a part hereof by this reference, which is owned by the City of Los Angeles and under the jurisdiction and control of LADWP, for the purpose of developing, operating and maintaining a public park. LADWP finds that: (1) the Licensed Area is not presently needed for LADWP purposes; (2) the grant of the license pursuant to this Memorandum of Understanding (MOU) will not interfere with LADWP's purposes.

RECITALS

This MOU is made with reference to the following facts:

- A. WHEREAS, Licensor and Licensee have proposed a property exchange ("Exchange") whereby Licensee would acquire from LADWP property generally described as Parcels A, B and C, and in return LADWP would acquire from Licensee property generally described as Parcels K, L, P, T, and U, as well as Fries Avenue, portions of W. A Street, and a portion of North Lagoon Avenue, generally described as Parcels N and S, through a street vacation to be requested by Licensor and supported by Licensee and the Los Angeles City Council Office, all of which parcels are depicted on Exhibit A; and
- B. WHEREAS, Licensor and Licensee entered into a Term Sheet dated October 4, 2018, setting forth certain terms and conditions of the Exchange subject to all approvals required by law; and
- C. WHEREAS, Licensor and Licensee entered into a Right of Entry Permit dated February 20, 2019, allowing Licensee to enter Parcel B and Parcel C to commence certain construction activities in connection with the Exchange, which permit expires February 20, 2024; and

- D. WHEREAS, it is the intent of Licensor and Licensee to negotiate in good faith for an equitable Exchange, as set forth above, including the exchange of additional properties; and
- E. WHEREAS, the proposed Exchange is incidental to Licensee's development of the Wilmington Waterfront Promenade and Avalon Pedestrian Bridge/Promenade and Gateway Projects ("Projects") and Licensor's need and desire to acquire property in the Wilmington area for its essential operational needs; and
- F. WHEREAS, neither Licensor nor Licensee can convey an interest in real property via a transfer of jurisdiction without the approval of the Board of Water and Power Commissioners (LADWP Board) and the Board of Harbor Commissioners (POLA Board) and the Los Angeles City Council, in their discretion; and
- G. WHEREAS, Licensee wishes to enter upon the Licensed Area to develop, operate and maintain a public park prior to the LADWP Board, POLA Board, and City Council's consideration of the proposed Exchange, and Licensee agrees to assume all risks associated with such advanced entry on the Licensed Area including the risk that the LADWP Board, POLA Board, and/or the City Council does not approve the proposed Exchange.

NOW, THEREFORE, THE FOREGOING PERMISSION is given upon and subject to the following terms and conditions:

- 1. The right and permission of Licensee to enter on the Licensed Area granted by this MOU is subordinate to the prior and paramount right of Licensor to use said Licensed Area for Licensor's purposes. Licensee undertakes and agrees to use said Licensed Area and to exercise these MOU rights jointly with Licensor, and will at all times exercise the permission herein given in such manner as will not interfere with the full use and enjoyment of said Licensed Area by Licensor, unless and until the proposed Exchange is completed.
- 2. Licensee acknowledges Licensor's jurisdiction of the Licensed Area and agrees never to assail or resist the same, and further agrees that Licensee's use and occupancy of the Licensed Area shall be referable solely to the permission given in this MOU, unless and until the proposed Exchange is completed.
- 3. Licensee's rights to enter on the Licensed Area under this MOU shall be exclusive, except for the operations of the Licensor and its licensees specified herein and any preexisting rights, easements and reservations. Licensee's rights to use the Licensed Area under this MOU shall be for all purposes consistent with a public park including recreational use by the general public and temporary, short-term use by third parties for public events including but not limited to food vending and event operations or promotions.
- 4. Licensee hereby assumes complete control and responsibility for all components

of developing, improving, maintaining, and operating a public park facility on the Licensed Area, depicted as Parcel B and Parcel C on Exhibit A, at its sole cost and expense. All plans for any development of the Licensed Area both above and below grade for the duration of the MOU shall be submitted to Licensor for its review and written approval at least ninety (90) calendar days prior to the commencement of any construction activities.

5. This MOU shall commence upon full execution after approval by the LADWP Board and POLA Board, or approval by the parties' respective authorized designee(s), and shall terminate on the earlier of five (5) years after the commencement date, or such date that the proposed Exchange is completed ("Term").
6. Licensee accepts and acknowledges the existing "AS IS" condition of the Licensed Area, including, but not limited to, all patent and latent defects and subject to all applicable laws, ordinances and regulations governing and regulating the use of the Licensed Area and any recorded covenants, conditions, restrictions, easements, licenses or right of ways. Licensee has had the opportunity to inspect the Licensed Area and Licensor makes no representations or warranties with respect to the condition of the Licensed Area, the uses that may be permitted thereon, or any patent or latent defects.
7. This MOU is of mutual benefit to Licensor and Licensee with consideration being in the form of the Exchange referenced in the Recitals.
8. In order to meet certain construction scheduling requirements for the proposed improvements on Parcel B, and working in consultation with Licensor, Licensee will complete the remediation of the soil of Parcel B and Licensor and/or Licensee shall complete remaining site removal and demolition work, as depicted in Exhibit B, attached hereto and made a part hereof by this reference, as mutually agreed by the parties. The cleanup levels for soil remediation for industrial use shall meet the regulatory screening levels from United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs), the Department of Toxic Substances Control (DTSC) Note 3 Screening Levels (SLs), and the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs). The Occupational Safety and Health Administration (OSHA) and South Coast Air Quality Management District (SCAQMD) requirements shall be used for asbestos and lead based paint survey and abatement for any building demolitions, as depicted in Exhibit B.

LADWP shall not be responsible for any liability or costs associated with the decommissioned fuel oil lines belonging to Ultramar Inc. and World Energy, LLC, located on the respective southern and southeastern portions of Parcel B, as depicted in Exhibit C and Exhibit D, attached hereto and made a part hereof by this reference. Licensee shall be responsible for said fuel oil lines and any work required on said lines as part of Licensee's development efforts.

9. Working in consultation with Licensee, Licensors will complete the remediation of the soil of Parcel C. The cleanup levels for soil remediation for industrial use shall meet the regulatory screening levels from United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs), the Department of Toxic Substances Control (DTSC) Note 3 Screening Levels (SLs), and the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs). Upon completion of said work and the acceptance of the results thereof by Licensee, Licensee shall provide Licensors with written acceptance of the remediation of said Parcel C.
10. LADWP shall reimburse Licensee for all costs incurred by Licensee for the environmental remediation of Parcel B to an industrial use standard, and the site removal and demolition work as depicted in Exhibit B, in an amount not to exceed \$ 5,163,056. The scope of work and estimated costs to remediate Parcel B to an industrial use standard, in addition to related site removal and demolition work, is set forth in Exhibit B.
11. In the event that the Exchange is not approved or is otherwise terminated at the expiration or earlier termination of this MOU and Licensee has commenced development of its public park facility on the Licensed Area, Licensors, in its sole discretion, may permit in writing, certain improvements related to Licensee's public park facilities to remain on the Licensed Area.
12. If Licensee remains in possession of all or any part of the Licensed Area after the expiration or termination of the Term hereof, with or without the express or implied consent of Licensors, such license shall be from month to month only, and not a renewal hereof or an extension for any further term and such month to month license shall be subject to every other provision, covenant and agreement contained herein. The foregoing provisions of this Section 12 are in addition to and do not affect right of re-entry or any rights of Licensors hereunder or as otherwise provided by law, and in no way shall affect any right which Licensors may otherwise have to recover damages from Licensee for loss or liability incurred by Licensors resulting from such failure by Licensee to surrender the Licensed Area. Nothing contained in this Section 12 shall be construed as consent by Licensors to any holding over by Licensee, and Licensors expressly reserves the right to require Licensee to surrender possession of the Licensed Area to Licensors as provided in this MOU upon the expiration or other termination of this MOU.
13. **Notices**
 - a. All notices from one party to the other given pursuant to the terms of this MOU under the laws of the State of California, including but not limited to notice under the provisions of Section 1161 of the California Code of Civil Procedure, shall be in writing and shall be deemed to have been fully given when deposited in the United States mail, certified or registered, postage prepaid,

and addressed to Licensee or Licensor at the addresses respectively specified below or to such other place as Licensee or Licensor may from time to time designate in a written notice to the other; or, in the case of Licensee delivered to Licensee at the Licensed Area or at any place where Licensee or any agent or employee of Licensee may be found. Licensee hereby agrees that service of notice in accordance with the terms of this MOU shall be in lieu of the methods of service specified in Section 1161 of the California Code of Civil Procedure. The provisions of subdivision (a) of Section 1013 of the California Code of Civil Procedure, extending the time within which a right may be exercised or an act may be done, shall not apply to a notice given pursuant to this MOU.

Notice to Licensor:

Los Angeles Department of Water and Power
Attention: Director of Real Estate
Real Estate Services Section
221 N. Figueroa Street, Suite 1600
Los Angeles, CA 90012

Notice to Licensee:

City of Los Angeles Harbor Department, Port of Los Angeles
Attention: Executive Director
425 South Palos Verdes Street,
San Pedro, California 90731

- b. Licensee shall notify Licensor of any changes in Licensee's mailing address and daytime telephone number within ten (10) days of changes. Any notice to Licensor shall be given by delivering such notice to the Real Estate Business Group of said Department or by sending such notice by mail addressed to the Real Estate Business Group, Department of Water and Power, P. O. Box 51111, Los Angeles, California 90051-0100.
14. Regardless of the manner or duration of use or occupancy of said Licensed Area by Licensee, and regardless of the permanent character of any works, improvements or structures constructed or installed therein or thereon by Licensee, Licensor may terminate this MOU, or a portion thereof as to either Parcel B or Parcel C, without cause in the event Licensor must repossess and use the Licensed Area for LADWP's essential operations by giving at least one hundred eighty (180) days' written notice of termination to Licensee. LADWP shall retain its unfettered discretion in determining whether the Licensed Area is needed for LADWP's essential operations and Licensee shall not contest LADWP's determination of need of the Licensed Area for LADWP's essential operations and its election to terminate this MOU pursuant to this Section.

15. This MOU, or a portion thereof as to either Parcel B or Parcel C, may be revoked by Licensors in the event of any failure or refusal on the part of Licensee to comply with or perform any of the terms or conditions herein. Notice of revocation shall be given by delivering the same to Licensee personally or by mailing the same to Licensee. Failure by Licensors to revoke this MOU for noncompliance of the terms or conditions by Licensee shall not constitute a waiver of the terms or conditions.
16. Upon the expiration or termination of this MOU, Licensee shall surrender the Licensed Area in a neat, clean and orderly condition. Licensee shall complete restoration of the Licensed Area to its original condition at the commencement date of this MOU or better prior to the expiration or termination of this MOU, except as to those improvements for which Licensors has agreed may remain pursuant to Section 11 hereinabove. Licensee shall call LADWP's Real Estate Services at (213) 367-0564 to make arrangements for a site inspection of Licensee's improvements on the Licensed Area in order to determine which improvements, if any, will be allowed to remain.

Upon expiration or termination of this MOU, Licensors shall expeditiously conduct an inspection of the Licensed Area to determine if restoration has been completed by Licensee. If Licensors determines that restoration has not been completed upon expiration or termination of this MOU, Licensors shall give Licensee written notice detailing the deficiencies of Licensee's restoration efforts. If Licensee fails to correct such deficiencies within sixty (60) days of the written notice, Licensors may restore said Licensed Area entirely at the expense of the Licensee. The cost for said restoration by Licensors shall be billed to Licensee, and Licensee shall promptly pay Licensors for the restoration costs within thirty (30) days of the billing date.

17. All work completed and the use of the Licensed Area, pursuant to the terms of this MOU, shall be completed in accordance with the terms and conditions specified in ordinances, statutes, permits, and regulations governing such instances; and the provisions of such ordinances, statutes, permits, and regulations are, by reference, made a part hereof as though incorporated verbatim herein.
18. Subject to the terms and provisions of this MOU, Licensee has inspected the Licensed Area, knows the condition thereof, and on behalf of itself and its successors, assigns, and sub-licensees, undertakes and agrees to financially indemnify and hold Licensors harmless from and against any and all liens and claims of liens, suits, causes of action, claims, administrative proceedings, charges, damages (including but not limited to indirect, consequential, and incidental), demands, judgments, civil fines, penalties, including but not limited to costs, expenses, and legal liability for environmental investigations, monitoring, containment, abatement, removal, repair, cleanup, restoration, remediation, penalties and fines arising from the violation of any local, regional, state, or federal law, or regulation, disbursements, and other environmental response costs or losses of any kind or nature whatsoever that are incurred by or asserted against

Licensors (collectively, "Claims"), for death, bodily injury or personal injury to any person, including but not limited to Licensee's employees, customers, invitees and agents, or persons who enter onto the Licensed Area, or damage or destruction or loss of use of any property of either party hereto, or third persons in any manner arising by reason of, incidental to, or connected in any manner to: 1) this MOU; 2) the Licensed Area; 3) the acts, errors or omissions to act or willful misconduct, or non-performance or breach by Licensee of any term and/or condition of this MOU; or 4) the release or spill of any legally designated hazardous material or waste, resulting from or incident to the presence upon or performance of activities by Licensee or its officers, agents, employees, contractors or sub-licensees with respect to the Licensed Area covered under this MOU, or 5) any demands, actions or causes of action, assessments, expenses, liabilities, interest and penalties or fees suffered, incurred, or sustained by any of the indemnified parties in connection with any of Licensee's or any Licensee party's construction activities at the Licensed Area.

Licensee's obligations under this Section 18 shall not apply to any Claims arising solely from the sole negligence or willful misconduct of Licensors.

This indemnity shall be in addition to any other rights or remedies which indemnitees have under law or under this MOU. This obligation under this Section 18 shall survive the expiration or termination of this MOU.

19. ASSUMPTION OF RISK

To the maximum extent allowed by law, Licensee assumes any and all risk of loss, damage or injury of any kind to any person or property, including without limitation, the Licensed Area, the LADWP property and any other property of, or under the control or custody of, Licensee, which is on or near the Licensed Area. Licensee's assumption of risk shall include, without limitation, loss or damage, accident or fire or other casualty on the LADWP property and Licensed Area resulting from Licensee's operations and that of its public park facilities on or near the Licensed Area. This assumption of risk is intended to and shall include and apply to any other persons or companies employed, retained or engaged by Licensee.

20. Licensee shall not seek indemnity from Licensors for any damage to the Licensee's or Licensee's invitees' equipment and/or improvements due to future construction or reconstruction by Licensors within the Licensed Area, except where such damage is caused by the sole negligence or willful misconduct of LADWP. Before commencing any such construction or reconstruction of the Licensed Area, Licensors shall provide Licensee with ten (10) business days' prior written notice to enable Licensee to protect its equipment and/or improvements, unless such construction or reconstruction is necessitated by an emergency.

21. Licensee shall pay for all materials placed upon, joined, or affixed to said Licensed

Area by or at the instance of Licensee, shall pay in full all persons who perform labor upon said Licensed Area at the instance of Licensee, and shall not cause or permit any liens of any kind or nature to be levied against said Licensed Area for any work completed or materials furnished thereon at the instance or request of Licensee. Licensee shall provide Licensors notice in writing of any liens levied against the Licensed Area. Licensee shall have fifteen (15) calendar days to cause the removal of any such liens and if such liens are not removed, Licensors may pay any amount owed and cause their removal. Licensors shall bill the Licensee for the amount paid out by Licensors in removing such liens. Licensee shall have fifteen (15) calendar days to repay the funds expended by Licensors necessary to remove such lien. Failure to comply with the requirements of this Section shall be considered a default and Licensors shall have the right but not the obligation to terminate this MOU. The exercise by Licensors of its right to terminate under this Section shall not be construed as a waiver of any of its right to any other remedy or lawful action to recover funds paid by Licensors.

22. **Assignment and Subletting:** Licensee shall not assign, sublease or, except where elsewhere stated, permit the use of the Licensed Area by any persons other than Licensee and its employees, or otherwise transfer (voluntarily, involuntarily, by operation of law) all or any part of its interest in this MOU or the Licensed Area without the prior written consent of Licensors, which shall not be unreasonably withheld or delayed.

Licensee may delegate the authority to authorize the use of the Licensed Area to a third party for public events consistent with the Licensed Area's use as a public park, as described in Section 3, with the prior written consent of Licensors.

23. **Insurance**

Self-Insurance: It is hereby understood that Licensee is self-insured concerning any claims that may arise as a result of the approved work and use of the Licensed Area. Licensee and its contractors shall ensure that any of its contractors obtain and keep in force during the term of this MOU, insurance coverages by insurers licensed and/or admitted to do business in California. Licensee shall be solely responsible for its independent contractors and subcontractors and shall cause its subcontractors to maintain insurance coverage consistent with usual and customary practices in their respective industries with limits applicable to the scope of work being performed.

24. Licensee hereby acknowledges that this MOU is a license only and does not constitute a lease of, invitation or obligation to lease, or any present or future interest in the Licensed Area.
25. Licensee, by executing this MOU and accepting the benefits hereof, understands that a property right pursuant to applicable ordinances and codes under tax law, may be created known as "possessory interest" and may be subject to property

taxation. Licensee will be responsible for payment of any property taxes upon such right. Licensee herewith acknowledges that notice required by Revenue and Taxation Code, Section 107.6 has been provided.

26. For information about a specific Possessory Interest assessment, please contact the Assessor's Office, Possessory Interest Section at (213) 974-3108, Los Angeles County Assessor, c/o Possessory Interest Section, Room 180, 500 West Temple Street Los Angeles, CA 90012, or via the internet at <https://assessor.lacounty.gov/possessory-interest>.
27. Licensee is hereby notified that facilities of other licensees of Licensors may exist on the Licensed Area. Licensee shall take reasonable precautions and actions to avoid infringement, interference, or damage to all such installations. Licensors and any of its licensees will take reasonable precautions and actions to avoid infringement, interference, or damage to Licensee's equipment and/or improvements. Licensee shall be responsible for the identification and protection of the existing facilities during construction of approved improvements. Licensee shall provide reasonable access to any other licensees, users, or easement holders.
28. There is expressly reserved unto Licensors and unto all authorized employees of Licensors the right of continuous access.
29. Licensee shall be responsible for the training of its personnel under all applicable laws including, but not limited to, training with regard to the operation of equipment, and the handling and disposal of hazardous materials and wastes in connection with the permission herein given.
30. During and upon expiration or termination of this MOU for whatever reason, the Licensee shall only be responsible, to the extent caused by or introduced onto the Licensed Area as a result of the use of the Licensed Area by Licensee, its Affiliates and/or invitees, for all investigations, cleanup costs and expenses including, but not limited to, any fines, penalties, judgments, litigation costs, and attorneys' fees incurred as a result of any and all discharge, leakage, spillage, emission of material which is, or becomes, defined as any pollutant, contaminant, hazardous waste or hazardous substance, under all Federal, State, local, or municipal laws, rules, orders, regulations, statutes, ordinances, codes, decrees, or requirements of any government authority regulating, or imposing liability or standards of conduct concerning any hazardous substance on, under, or about the Licensed Area, as now or may at any later time be in effect, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 [42 CFR §§9601 et seq.]; the Resource Conservation and Recovery Act of 1976 [42 CFR §§6901 et seq.]; the Clean Water Act, also known as the Federal Water Pollution Control Act [33 CFR §§1251 et seq.]; the Toxic Substances Control Act [15 CFR §§2601 et seq.]; the Hazardous Materials Transportation Act [49 CFR §§5101 et seq.]; the Federal Insecticide, Fungicide, Rodenticide Act [7 CFR §§136 et seq.]; the Superfund Amendments and Reauthorization Act [42 CFR §§9601

et seq.]; the Clean Air Act [42 CFR §§7401 et seq.]; the Safe Drinking Water Act [42 CFR §§300f et seq.]; the Solid Waste Disposal Act [42 CFR §§6901 et seq.]; the Surface Mining Control and Reclamation Act [30 CFR §§1201 et seq.]; the Emergency Planning and Community Right to Know Act [42 CFR §§11001 et seq.]; the Occupational Safety and Health Act [29 CFR §§651 et seq.]; the California Underground Storage of Hazardous Substances Act [H&SC §§25280 et seq.]; the California Hazardous Substances Account Act [H&SC §§25300 et seq.]; the California Hazardous Waste Control Act [H&SC §§25100 et seq.]; the California Safe Drinking Water and Toxic Enforcement Act [H&SC §§25249.5 et seq.]; the Porter- Cologne Water Quality Control Act [Wat.C. §§13000 et seq.] together with any amendments of, or regulations promulgated under the statutes cited above, and any other federal, state, or local law, statute, ordinance, or regulation now in effect or later enacted that pertains to hazardous substances on, under, or about the Licensed Area, including ambient air, soil, soil vapor, groundwater, surface water, or land use. Said cleanup shall be accomplished to the satisfaction of Licensors and any governmental body having jurisdiction there over.

31. Licensee shall pay for all costs, fees, or charges for the application, installation, operation, maintenance, use, or removal of any utilities or services required in the exercise of the permission herein given. Licensee shall not use any existing utility system prior to the transfer of financial responsibility to Licensee with the appropriate utility company supplying existing service.
32. Licensee may allow vehicles, licensed and approved for operation by the California Department of Motor Vehicles containing motor vehicle fluids (gasoline, diesel fuel or motor oil and fluids), on the Licensed Area, subject to the terms and conditions of this MOU. The Licensee will be responsible for implementing all best management practices to protect the property and appropriately monitoring all motor vehicles and Licensee shall be responsible for cleanup and damages caused by any motor vehicle fluids or hazardous materials deposited on the Licensed Area as a result of Licensee's operations and use of the Licensed Area.
33. All activities not directly related to vehicular access including, but not limited to, auto repair, refueling, washing, and change of oil are prohibited within the Licensed Area.
34. Flammable liquids and fueling of vehicles or equipment shall not be allowed on the Licensed Area at any time.
35. Licensee shall not use Licensors' property to satisfy any zoning demands, zoning variances, open space or parking requirements, and any other governmentally imposed conditions for building plans and permits.
36. At Licensee's expense, Licensee shall be responsible for obtaining all required permits (e.g. conditional use permits or other entitlements) and environmental review necessary to use the Licensed Area. All copies of permits and/or other

entitlements and all correspondence with any regulatory agency shall be copied to the Licensor.

37. Licensee shall take all necessary measures to minimize disturbances to neighboring businesses or nearby residences and shall assume the responsibility of resolving any complaints/disputes from adjacent property owners or the public, arising out of Licensee's use and enjoyment of the Licensed Area. Any inquiries or complaints brought to the attention of Licensor shall be directed to the Licensee. Licensee must post and maintain on site the required signage, which includes but not limited to the following information, at a designated location approved by Licensor:
 - a. For Information, requests, or to report issues, call 311 or (213) 473-3231.
38. During the term of this MOU, Licensee shall comply with Los Angeles Municipal Code Section 121, relating to water conservation as it pertains to the Licensed Area.
39. Licensee agrees that this MOU will not be recorded.
40. **Laws, Rules, and Regulations**
 - a. Licensee shall be, at its sole cost and expense, solely responsible for fully complying with any and all applicable present and/or future rules, regulations, restrictions, ordinances, statutes, laws and/or orders of any federal, state, and/or local government authority regarding its use of the Licensed Area.
 - b. Licensee shall be solely responsible for any and all civil and/or criminal penalties assessed as a result of its failure to comply with any of these rules, regulations, restrictions, ordinances, statutes, laws, orders, directives and or conditions.
41. Licensee agrees and obligates itself in performing this MOU not to discriminate against any employee or applicant for employment because of his/her race, religion, national origin, ancestry, sex, sexual orientation, age, physical handicap, marital status, domestic partner status, or medical condition.
42. This MOU shall be interpreted, governed by, and construed under the laws of the State of California and venue shall lie in the County of Los Angeles.
43. The parties do not intend to create rights in or grant remedies to any third party as a beneficiary of this MOU or of any duty, covenant, obligation, or undertaking established under this MOU.
44. Any waiver at any time by either party of its rights with respect to a default under this MOU, or with respect to any other matter arising in connection with this MOU,

shall not be deemed a waiver with respect to any subsequent default or other matter arising in connection therewith. Any delay in assessing or enforcing any right, shall not be deemed to be a waiver of such right, provided that all applicable statutory periods of limitation shall apply.

45. If any excavations are required by Licensee for its use of the Licensed Area, utility agencies within the proposed excavation sites shall be notified of impending work. Licensee shall be responsible for coordinating relocation of utilities, if any, within the project boundaries. Before commencing any excavations, Underground Service Alert (a.k.a. Dig Alert) shall be notified.
46. This MOU (including exhibits attached hereto) is the final expression of, and contains the entire agreement amongst the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.
47. This MOU may not be modified, changed, or supplemented except by written mutual agreement between Licensor and Licensee.
48. This MOU may be executed in one or more counterparts, and by the parties in separate counterparts, each of which, when executed, shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement. The parties further agree that facsimile signatures or signatures scanned into .pdf (or signatures in another electronic format designated by Licensor) and sent by e-mail shall be deemed original signatures.

[SIGNATURE PAGE TO FOLLOW]

Dated _____

**DEPARTMENT OF WATER AND POWER
OF THE CITY OF LOS ANGELES BY
BOARD OF WATER AND POWER COMMISSIONERS**

By signing below, the signatories attest that they have no personal, financial, beneficial, or familial interest in this contract.

By: _____
MARTIN L. ADAMS
General Manager and Chief Engineer

Date: _____

And: _____
CHANTE L. MITCHELL
Board Secretary

SIMON ZEWDU
Senior Assistant General Manager
Power System

CITY OF LOS ANGELES HARBOR
DEPARTMENT BY BOARD OF HARBOR
COMMISSIONERS

By: _____
EUGENE SEROKA
Executive Director

By: _____
AMBER M. KLESGES
Board Secretary
LICENSEE



Construction Cost Summary - LADWP Marine Tank Farm Removals

Proposed POLA scope of work (to be reimbursed by LADWP):		Total Cost
1	Demolition of Two-story building	\$963,015
2	Demolition of electrical station and room	\$202,377
3	Remediation of areas of berm (Non-RCRA Hazardous to a 10' depth) *subject to further sampling delineation	\$2,142,404
4	Removal of AC pavement, concrete slabs, curbs, vaults	\$178,231
5	Remediation and Sampling of MTF Tank foot print (Non-Hazardous to 2.5-foot depth) *subject to further sampling delineation	\$1,677,029
POLA total		<hr/> \$5,163,056

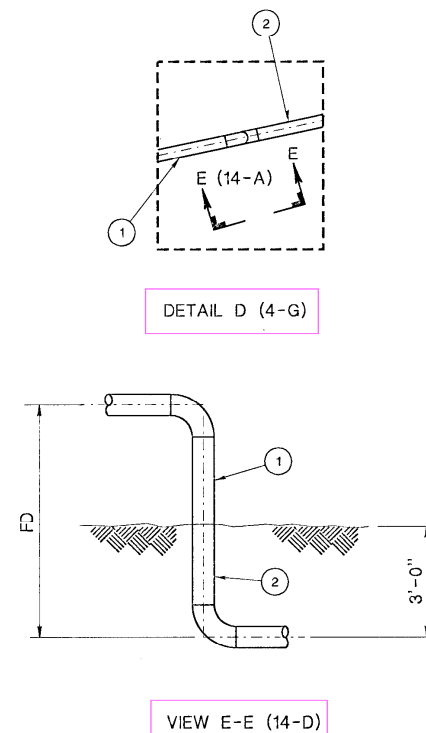
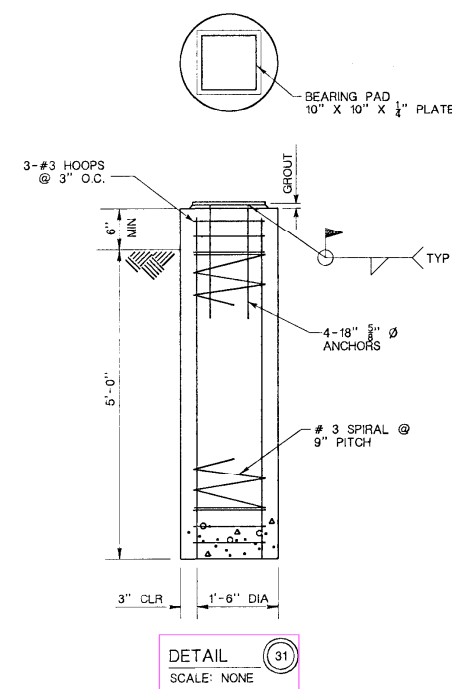
Item 3 estimated at 5,079 CY (Non-RCRA hazardous waste)

Item 5 estimated at 5,134 CY (Non-Hazardous waste)

Further sampling likely to decrease remediation volumes and sampling costs

LADWP Marine Tank Farm – Ultramar - Valero Fuel Oil Infrastructure



[illegible]

WHEREAS, the City of Los Angeles Harbor Department, Port of Los Angeles (POLA), wishes to operate and maintain a public park on property located at 103 & 105 South Avalon Boulevard, Wilmington, California 90744, said property being under the jurisdiction and control of the Board of Water and Power Commissioners (Board) of the City of Los Angeles (City); and

WHEREAS, the Los Angeles Department of Water and Power (LADWP) must maintain and keep its properties in the City in a presentable manner; and

WHEREAS, the residents in this area of the City would benefit and enjoy the development of public green space; and

WHEREAS, POLA will be solely responsible for all development, operation and maintenance costs of the public park to keep said property in a presentable condition; and

WHEREAS, LADWP and POLA have proposed an exchange of properties (Exchange) that is incidental to POLA's development of the Wilmington Waterfront Promenade, Avalon Pedestrian Bridge/Promenade and Gateway Projects (Projects), and LADWP's need and desire to acquire property in Wilmington, California, for its essential operational needs; and

WHEREAS, LADWP and POLA entered into a Right of Entry Permit dated February 20, 2019, allowing POLA to enter said LADWP-owned property to commence certain construction activities in connection with the Exchange, which permit expires February 20, 2024; and

WHEREAS, it is POLA's desire to enter on LADWP's said property to operate and maintain its public park in connection with its Projects prior to the completion of the Exchange; and

WHEREAS, POLA requests this Board to allow POLA to operate, use and maintain the property pursuant to the terms and conditions set forth in the Memorandum of Understanding (MOU) by and between LADWP and POLA for the Use of Property for the Wilmington Waterfront Promenade and Avalon Pedestrian Bridge/Promenade and Gateway Projects.

NOW, THEREFORE, BE IT RESOLVED that the form of the MOU, on file with the Secretary of the Board, and now before this Board in connection with this Resolution, whereby LADWP, for and in consideration of mutual benefits to be derived, gives permission to POLA to use LADWP's property for the purposes set out therein and upon the terms and conditions set forth in said MOU, be and the same is hereby authorized and approved.

BE IT FURTHER RESOLVED that pursuant to the City Charter, Section 605(b) the Board finds: (1) the property rights to be licensed are not presently needed for LADWP purposes; and (2) the grant of the license pursuant to this MOU will not interfere with LADWP's purposes.

BE IT FURTHER RESOLVED that the President or Vice President of this Board, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute said MOU for and on behalf of LADWP.

BE IT FURTHER RESOLVED that the President or Vice President of this Board, or the General Manager, or such person as the General Manager shall designate in writing, are hereby authorized and directed to amend and/or modify the subject MOU for items that are non-material and/or administrative in nature.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held

Secretary