



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

DEAN D. EFSTATHIOU, Acting Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **PD-6**

July 29, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RIGHT OF ENTRY AGREEMENT BETWEEN COUNTY OF LOS ANGELES AND
UNION PACIFIC RAILROAD COMPANY FOR ACQUISITION OF TEMPORARY
CONSTRUCTION EASEMENT TO PERMIT SEISMIC RETROFIT OF AZUSA
AVENUE BRIDGE OVER VALLEY BOULEVARD, UNION PACIFIC RAILROAD
COMPANY TRACKS, AND SAN JOSE CREEK CHANNEL
IN CITIES OF INDUSTRY AND LA PUENTE
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action is to delegate the authority to the Acting Director of Public Works or his designee to negotiate and enter into a right of entry agreement with the Union Pacific Railroad Company for the acquisition of a temporary construction easement, in the amount of \$78,065, required for the seismic retrofit of the subject bridge and to also negotiate and enter into a financial agreement with the City of Industry for the reimbursement of this cost.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Delegate the authority to the Acting Director of Public Works or his designee to negotiate and enter into a right of entry agreement with the Union Pacific Railroad Company to acquire a temporary construction

easement, in the amount of \$78,065, required for the seismic retrofit of the Azusa Avenue Bridge over Valley Boulevard, Union Pacific Railroad Company tracks, and San Jose Creek Channel in the Cities of Industry and La Puente.

2. Delegate the authority to the Acting Director of Public Works or his designee to negotiate and enter into a financial agreement with the City of Industry for the reimbursement of the cost of the temporary construction easement.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to delegate the authority to the Acting Director of Public Works or his designee to execute a right of entry agreement, in a form similar to the attached, providing for the County of Los Angeles (County) to purchase a temporary construction easement from Union Pacific Railroad Company (UPRR), in the amount of \$78,065, which is required for ingress and egress purposes during construction of the proposed project, and to also execute a financial agreement, in a form similar to the attached, with the City of Industry (City) to reimburse the County for the cost of the temporary construction easement.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6). The seismic retrofit of the Azusa Avenue Bridge will enhance the safety of motorists traveling on this bridge, thereby improving their quality of life.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The estimated cost of \$78,065 for the acquisition of the temporary construction easement is available in the Proposed Fiscal Year 2008-09 Road Fund Budget. The City is willing to reimburse the County for this acquisition cost under the terms of a financial agreement, in a form similar to the attached, which will be executed by the Acting Director of Public Works or his designee.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 8, 1998, and April 13, 1999, the County obtained jurisdiction from the Cities of Industry and La Puente, respectively, to seismically retrofit the Azusa Avenue Bridge over Valley Boulevard, UPRR tracks, and the San Jose Creek Channel. The temporary construction easement from UPRR is required during construction of the project for ingress and egress purposes.

Acquisitions in excess of \$25,000 require your Board's approval. The right of entry agreement between the County and the UPRR and the financial agreement between the County and the City will be approved as to form by County Counsel prior to its execution by the Acting Director of Public Works or his designee.

ENVIRONMENTAL DOCUMENTATION

On March 2, 1999, your Board found the project to seismically retrofit the bridge on Azusa Avenue over Valley Boulevard, UPRR tracks, and the San Jose Creek Channel to be statutorily exempt from the provisions of the California Environmental Quality Act.

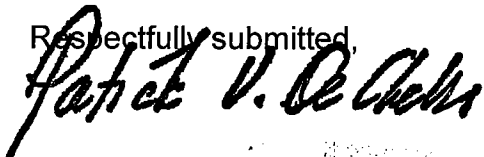
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The agreement would allow the County temporary construction rights on UPRR property required to carry out the Azusa Avenue Bridge seismic retrofit project.

CONCLUSION

Please return two adopted copies of this letter to the Department of Public Works, Programs Development Division.

Respectfully submitted,



DEAN D. EFSTATHIOU
Acting Director of Public Works

DDE:SA:pr

Attachments (2)

c: County Counsel

DRAFT

UPRR Folder No.: 2489-43

UPRR Audit No.: 246922

RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT is made and entered into as of _____ day of _____, 200__ by and between UNION PACIFIC RAILROAD COMPANY, a Delaware corporation (hereinafter the "Railroad"); and LOS ANGELES COUNTY, a political subdivision of the State of California, to be addressed at 900 South Fremont Avenue, Alhambra, CA 91803; Attn: Masashi Tsujii; Telephone: 626-458-3935 (hereinafter the "Licensee").

IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE 1 - DEFINITION OF LICENSEE

For purposes of this agreement, all references in this agreement to the Licensee shall include the Licensee's contractors, subcontractors, officers, agents and employees, and others acting under its or their authority.

ARTICLE 2- RIGHT GRANTED; PURPOSE

The Railroad hereby grants to the Licensee the right, during the term hereinafter stated and upon and subject to each and all of the terms, provisions and conditions herein contained, to enter upon and have ingress to and egress from the portion of Railroad's property in the vicinity of Mile Post 502.40, on the Alhambra Subdivision at or near City of Industry, Los Angeles County, California, for the purpose of:

- a temporary construction rights for the seismic retrofit of the existing Azusa Avenue Overpass grade separation crossing, (DOT No. 746-911R), as located and illustrated on the Railroad Location Print marked **Exhibit B** and the Detailed Print marked **Exhibit B-1**, each attached hereto and hereby made a part hereof.

The right herein granted to Licensee is limited to those portions of the Railroad's property specifically described herein, or designated by the Railroad representative named in Article 4.

ARTICLE 3 - TEMPORARY USE FEE

Upon the execution of this Agreement, the Licensee shall pay to the Licensor a one-time temporary use fee of **SEVENTY EIGHT THOUSAND SIXTY-FIVE DOLLARS (\$78,065.00)**.

ARTICLE 4 - TERMS AND CONDITIONS CONTAINED IN EXHIBITS A AND A-1

The terms and conditions contained in **Exhibits A and A-1**, hereto attached, are hereby made a part of this agreement.

ARTICLE 5 - ALL EXPENSES TO BE BORNE BY LICENSEE; RAILROAD REPRESENTATIVE

The Licensee shall bear any and all costs and expenses associated with any work performed by the Licensee, or any costs or expenses incurred by the Railroad relating to this agreement. All work performed by Licensee on Railroad's property shall be performed in a manner satisfactory to the representative local Manager of Track Maintenance and Manager Signal Maintenance of the Railroad or their authorized representatives (hereinafter the Railroad Representative):

James Connolly
Union Pacific Railroad Company
17225 East Arenth Avenue
City of Industry, CA 91748
Phone: (626) 935-7596
Fax: (626) 935-7599
Cell: (909) 685-0811

Jose Rubio
Manager Signal Maintenance
Union Pacific Railroad Company
2015 South Willow Street
Bloomington, CA 92316
Phone: 909-879-6145
Fax: 909-879-6192
Cell: 562-318-4153

ARTICLE 6 - TERM; TERMINATION

- a. The grant of right herein made to Licensee shall commence on the date of the beginning date of construction and continue for 24-months, unless sooner terminated as herein provided, or at such time as Licensee has completed its work on Railroad's property, whichever is earlier. Licensee agrees to notify the Railroad Representative in writing when it has completed its work on Railroad property.
- b. This agreement may be terminated by either party on ten (10) days written notice to the other party.

ARTICLE 7 - CERTIFICATE OF INSURANCE

- a. Before commencing any work, the Licensee will provide the Railroad with a Certificate issued by its insurance carrier providing the insurance coverage required pursuant to **Exhibit A-1** of this agreement in a policy which contains the following type of endorsement:
- " is named as additional insured with respect to all liabilities arising out of Insured's, as Licensee, performance of any work on the property of the Railroad."
- b. Licensee warrants that this agreement has been thoroughly reviewed by its insurance agent(s)/broker(s) and that said agent(s)/broker(s) has been instructed to procure insurance coverage and an endorsement as required herein.
- c. All insurance correspondence shall be directed to:

Union Pacific Railroad Company
1400 Douglas Street, MS1690
Omaha, Nebraska 68179-1690
UPRR Folder No.: 2489-43

**ARTICLE 8 - PROTECTION OF FIBER OPTIC CABLE SYSTEMS**

Fiber optic cable systems may be buried on Licensor's property. Protection of the fiber optic cable systems is of extreme importance since any break could disrupt service to users resulting in business interruption and loss of revenue and profits. Prior to beginning any work, the Licensee shall telephone the Railroad at 1-800-336-9193 (a 24-hour number) to determine if fiber optic cable is buried anywhere on the property set forth herein. If it is, the Licensee shall also comply with and be subject to the provisions contained in Section 6 of Exhibit A.

ARTICLE 9 - ENFORCEABILITY; CHOICE OF LAW; CHOICE OF FORUM

This agreement shall be governed, construed, and enforced in accordance with the laws of the state of California. Litigation arising out of or connected with this agreement may be instituted and maintained in the courts of the state of California, and the parties consent to jurisdiction over their person and over the subject matter of any such litigation, in those courts, and consent to service of process issued by such courts.

ARTICLE 10 - RAILROAD FLAGMAN; WHEN REQUIRED; FLAGGING CHARGES

a. No work of any kind shall be performed, and no person, equipment, machinery, tool(s), material(s), vehicle(s), or thing(s) shall be located, operated, placed, or stored within 25 feet of any of Railroad's track(s) at any time, for any reason, unless and until a Railroad flagman is provided to watch for trains, pursuant to the terms of the attached Exhibit "A". All expenses connected with the furnishing of said flagman shall be at the sole cost and expense of the Licensee, who shall promptly pay to Railroad all charges connected therewith, within 30 days after presentation of a bill therefore.

The rate of pay per hour for each man will be the prevailing hourly rate in effect for an eight hour day for the class of men used during regularly assigned hours and overtime in accordance with Labor Agreements and Schedules in effect at the time the work is performed. The current hourly rate of pay for Assistant Track Foreman is \$19.50 (July 2003). In addition to the cost of such labor, a composite charge of 152.33 % for vacation, holiday, health & welfare, supplemental sickness, Railroad Retirement & UC, supplemental pension, Empl. Liability & Property Damage and Administration will be included, computed on actual payroll.

b. One and one-half times the current hourly rate is paid for overtime, Saturdays and Sundays; two and one-half times current hourly rate for holidays.

c. Wage rates are subject to change, at any time, by law or by agreement between the Railroad and its employees, and may be retroactive as a result of negotiations or a ruling of an authorized Governmental Agency. Additional charges on labor are also subject to change. If the wage rate or additional charges are changed, the Licensee shall pay on the basis of the new rates and charges.

d. Reimbursement to the Railroad will be required covering the full eight hour day during which any flagman is furnished, unless he can be assigned to other Railroad work during a portion of such day, in which event reimbursement will not be required for the portion of the day during which the flagman is engaged in other work. Reimbursement will also be required for any day not actually worked by said flagman following his assignment to work on the project for which the Railroad is required to pay the flagman and which could not reasonably be avoided by the Railroad Company by assignment of such flagman to other work, even though the Licensee may not be working during such time.

e. Arrangements for flagging are to be made at least seventy-two (72) hours in advance of commencing work, with the Railroad Manager of Track Maintenance.

ARTICLE 11 - SPECIAL PROVISIONS

None.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate as of the date first herein written.

UNION PACIFIC RAILROAD COMPANY
(Federal Tax ID #: 94-6001323)

By: _____
PAUL G. FARRELL
Senior Manager Contracts

WITNESS:

COUNTY OF LOS ANGELES

By: _____
Title: _____

(Pursuant to ordinance, resolution, or other evidence of proper authority to execute this instrument, a copy of which shall be attached to the Railroad's original counterpart of this document.)

EXHIBIT A

TO RIGHT OF ENTRY AGREEMENT

TERMS AND CONDITIONS

Section 1 - NOTICE OF COMMENCEMENT OF WORK - FLAGGING.

The Licensee agrees to notify the Railroad Representative at least 48 hours in advance of Licensee commencing its work and at least 24 hours in advance of proposed performance of any work by the Licensee in which any person or equipment will be within 25 feet of any track, or will be near enough to any track that any equipment extension (such as, but not limited to, a crane boom) will reach to within 25 feet of any track. Upon receipt of such notice, the Railroad Representative will determine and inform the Licensee whether a flagman need be present and whether the Licensee need implement any special protective or safety measures. If any flagmen or other special protective or safety measures are performed by the Railroad, such services will be provided at Licensee's expense with the understanding that if the Railroad provides any flagging or other services the Licensee shall not be relieved of any of its responsibilities or liabilities set forth herein.

Section 2 - LIMITATION AND SUBORDINATION OF RIGHTS GRANTED.

- a). The foregoing grant of right is subject and subordinate to the prior and continuing right and obligation of the Railroad to use and maintain its entire property including the right and power of the Railroad to construct, maintain, repair, renew, use, operate, change, modify or relocate railroad tracks, roadways, signal, communication, fiber optics, or other wirelines, pipelines and other facilities upon, along or across any or all parts of its property, all or any of which may be freely done at any time or times by the Railroad without liability to the Licensee or to any other party for compensation or damages.
- b). The foregoing grant is also subject to all outstanding superior rights (including those in favor of licensees and lessees of the Railroad's property, and others) and the right of the Railroad to renew and extend the same, and is made without covenant of title or for quiet enjoyment.

Section 3 - NO INTERFERENCE WITH RAILROAD'S OPERATION.

No work performed by Licensee shall cause any interference with the constant, continuous and uninterrupted use of the tracks, property and facilities of the Railroad its lessees, licensees or others, unless specifically permitted under this agreement, or specifically authorized in advance by the Railroad Representative. Nothing shall be done or suffered to be done by the Licensee at any time that would in any manner impair the safety thereof. When not in use, Licensee's machinery and materials shall be kept at least 50 feet from the centerline of Railroad's nearest track, and there shall be no crossings of Railroad's tracks except at existing open public crossings.

Section 4 - PERMITS.

Prior to beginning any work, the Licensee, at its sole expense, shall obtain all necessary permits to perform any work contemplated by this agreement.

Section 5 - MECHANIC'S LIENS.

The Licensee shall pay in full all persons who perform labor or provide materials for the work to be performed by Licensee. The Licensee shall not create, permit or suffer any mechanic's or materialmen's liens of any kind or nature to be enforced against any property of the Railroad for any such work performed. The Licensee shall indemnify and hold harmless the Railroad from and against any and all liens, claims, demands, costs or expenses of whatsoever nature in any way connected with or growing out of such work done, labor performed, or materials furnished.

Section 6 - FIBER OPTIC CABLE SYSTEMS.

In addition to other indemnity provisions in this Agreement, the Licensee shall indemnify and hold the Railroad harmless from and against all costs, liability and expense whatsoever (including, without limitation, attorney's fees, court costs and expenses) arising out of any act or omission of the Licensee, its contractor, agents and/or employees, that causes or contributes to (1) any damage to or destruction of any telecommunications system on Railroad's property, and (2) any injury to or death of any person employed by or on behalf of any telecommunications company, and/or its contractor, agents and/or employees, on Railroad's property. Licensee shall not have or seek recourse against Railroad for any claim or cause of action for alleged loss of profits or revenue or loss of service or other consequential damage to a telecommunication company using Railroad's property or a customer or user of services of the fiber optic cable on Railroad's property.

Section 7 - COMPLIANCE WITH LAWS.

In the prosecution of the work covered by this agreement, the Licensee shall comply with all applicable federal, state and local laws, regulations and enactments affecting the work. The Licensee shall use only such methods as are consistent with safety, both as concerns the Licensee, the Licensee's agents and employees, the officers, agents, employees and property of the Railroad and the public in general. The Licensee (without limiting the generality of the foregoing) shall comply with all applicable state and federal

occupational safety and health acts and regulations. All Federal Railroad Administration regulations shall be followed when work is performed on the Railroad's property. If any failure by the Licensee to comply with any such laws, regulations, and enactments, shall result in any fine, penalty, cost or charge being assessed, imposed or charged against the Railroad, the Licensee shall reimburse and indemnify the Railroad for any such fine, penalty, cost, or charge, including without limitation attorney's fees, court costs and expenses. The Licensee further agrees in the event of any such action, upon notice thereof being provided by the Railroad, to defend such action free of cost, charge, or expense to the Railroad.

Section 8 - SAFETY INSTRUCTIONS.

Safety of personnel, property, rail operations and the public is of paramount importance in the prosecution of the work pursuant to this agreement. As reinforcement and in furtherance of overall safety measures to be observed by the Licensee (and not by way of limitation), the following special safety rules shall be followed:

- a). The Licensee shall keep the job site free from safety and health hazards and ensure that its employees are competent and adequately trained in all safety and health aspects of the job. The Licensee shall have proper first aid supplies available on the job site so that prompt first aid services can be provided to any person that may be injured on the job site. The Licensee shall promptly notify the Railroad of any U.S. Occupational Safety and Health Administration reportable injuries occurring to any person that may arise during the work performed on the job site. The Licensee shall have a non-delegable duty to control its employees, while they are on the job site or any other property of the Railroad to be certain they do not use, be under the influence of, or have in their possession any alcoholic beverage or illegally obtained drug, narcotic or other substance that may inhibit the safe performance of work by an employee.
- b). The employees of the Licensee shall be suitably dressed to perform their duties safely and in a manner that will not interfere with their vision, hearing or free use of their hands or feet. Only waist length shirts with sleeves and trousers that cover the entire leg are to be worn. If flare-legged trousers are worn, the trouser bottoms must be tied to prevent catching. The employees should wear sturdy and protective footwear. Employees shall not wear boots (other than work boots), sandals, canvas-type shoes or other shoes that have thin soles or heels that are higher than normal. In addition, the Licensee shall require its employees to wear personal protective equipment as specified by Railroad rules, regulations or Railroad officials overlooking the work at the job site. In particular, the protective equipment to be worn shall be:
 - 1). Protective head gear that meets American National Standard-Z89.1-latest revision. It is suggested that all hardhats be affixed with Licensee's or subcontractor's company logo or name.
 - 2). Eye protection that meets American National Standard for occupational and educational eye and face protection, Z87.1-latest revision. Additional eye protection must be provided to meet specific job situations such as welding, grinding, burning, etc.; and
 - 3). Hearing protection which affords enough attenuation to give protection from noise levels that will be occurring on the job site.
- c). All heavy equipment provided or leased by the Licensee shall be equipped with audible back-up warning devices. If in the opinion of the Railroad Representative any of Licensee's or any of its subcontractor's equipment is unsafe for use on the Railroad's right-of-way, the Licensee, at the request of the Railroad Representative, shall remove such equipment from the Railroad's right-of-way.

Section 9 - INDEMNITY.

- a). As used in this Section, "Railroad" includes other railroad companies using the Railroad's property at or near the location of the Licensee's installation and their officers, agents, and employees; "Loss" includes loss, damage, claims, demands, actions, causes of action, penalties, costs, and expenses of whatsoever nature, including court costs and attorneys' fees, which may result from: (a) injury to or death of persons whomsoever (including the Railroad's officers, agents, and employees, the Licensee's officers, agents, and employees, as well as any other person); and (b) damage to or loss or destruction of property whatsoever (including Licensee's property, damage to the roadbed, tracks, equipment, or other property of the Railroad, or property in its care or custody).
- b). As a major inducement and in consideration of the license and permission herein granted, the Licensee agrees to indemnify and hold harmless the Railroad from any Loss which is due to or arises from any cause and is associated in whole or in part with the work performed under this agreement, a breach of the agreement or the failure to observe the health and safety provisions herein, or any activity or omission arising out of performance or nonperformance of this agreement; regardless of whether caused solely or contributed to in part by the negligence or fault of the Railroad.
- c). Any liability of either party hereunder to one of its employees under any Workers' Compensation Act or the Federal Employers' Liability Act shall not be questioned or in any way challenged by the other party, nor shall any jury or court findings, resulting from any employee's suit against either party pursuant to any such Act(s), be relied upon or used by either party in any attempt to assert common law liability against the other.

Section 10 - RESTORATION OF PROPERTY.

In the event the Railroad authorizes the Licensee to take down any fence of the Railroad or in any manner move or disturb any of the other property of the Railroad in connection with the work to be performed by Licensee, then in that event the Licensee shall, as soon as possible and at Licensee's sole expense, restore such fence and other property to the same condition as the same were in before such fence was taken down or such other property was moved or disturbed, and the Licensee shall indemnify and hold harmless the Railroad, its officers, agents and employees, against and from any and all liability, loss, damages, claims, demands, costs and expenses of whatsoever nature, arising from the taking down of any fence or the moving or disturbance of any other property of the Railroad.

Section 11 - WAIVER OF BREACH.

The waiver by the Railroad of the breach of any condition, covenant or agreement herein contained to be kept, observed and performed by the Licensee shall in no way impair the right of the Railroad to avail itself of any remedy for any subsequent breach thereof.

Section 12 - ASSIGNMENT - SUBCONTRACTING.

The Licensee shall not assign, sublet or subcontract this agreement, or any interest therein, without the written consent of the Railroad and any attempt to so assign, sublet or subcontract without the written consent of the Railroad shall be void. If the Railroad gives the Licensee permission to subcontract all or any portion of the work herein described, the Licensee is and shall remain responsible for all work of subcontractors and all work of subcontractors shall be governed by the terms of this agreement.

EXHIBIT A-1

TO RIGHT OF ENTRY AGREEMENT

CONTRACT INSURANCE REQUIREMENTS

Contractor shall, at its sole cost and expense, procure and maintain during the life of this Agreement (except as otherwise provided in this Agreement) the following insurance coverage:

- A. Commercial General Liability Insurance.** Commercial general liability (CGL) with a limit of not less than \$5,000,000 each occurrence and an aggregate limit of not less than \$10,000,000. CGL insurance must be written on ISO occurrence form CG 00 01 12 04 (or a substitute form providing equivalent coverage).

The policy must also contain the following endorsement, which must be stated on the certificate of insurance:

- Contractual Liability Railroads ISO form CG 24 17 10 01 (or a substitute form providing equivalent coverage) showing "Union Pacific Railroad Company Property" as the Designated Job Site.

- B. Business Automobile Coverage Insurance.** Business auto coverage written on ISO form CA 00 01 (or a substitute form providing equivalent liability coverage) with a combined single limit of not less \$5,000,000 for each accident.

The policy must contain the following endorsements, which must be stated on the certificate of insurance:

- Coverage For Certain Operations In Connection With Railroads ISO form CA 20 70 10 01 (or a substitute form providing equivalent coverage) showing "Union Pacific Property" as the Designated Job Site.
- Motor Carrier Act Endorsement - Hazardous materials clean up (MCS-90) if required by law.

- C. Workers Compensation and Employers Liability Insurance.** Coverage must include but not be limited to:

- Contractor's statutory liability under the workers' compensation laws of the state(s) affected by this Agreement.
- Employers' Liability (Part B) with limits of at least \$500,000 each accident, \$500,000 disease policy limit \$500,000 each employee.

If Contractor is self-insured, evidence of state approval and excess workers compensation coverage must be provided. Coverage must include liability arising out of the U. S. Longshoremen's and Harbor Workers' Act, the Jones Act, and the Outer Continental Shelf Land Act, if applicable.

- D. Railroad Protective Liability Insurance.** Contractor must maintain Railroad Protective Liability insurance written on ISO occurrence form CG 00 35 12 04 (or a substitute form providing equivalent coverage) on behalf of Railroad as named insured, with a limit of not less than \$2,000,000 per occurrence and an aggregate of \$6,000,000. A binder stating the policy is in place must be submitted to Railroad before the work may be commenced and until the original policy is forwarded to Railroad.

- E. Umbrella Or Excess Insurance.** If Contractor utilizes umbrella or excess policies, these policies must "follow form" and afford no less coverage than the primary policy.

Other Requirements

- F.** All policy(ies) required above (except worker's compensation and employers liability) must include Railroad as "Additional Insured" using ISO Additional Insured Endorsements CG 20 26, and CA 20 48 (or substitute forms providing equivalent coverage). The coverage provided to Railroad as additional insured shall, to the extent provided under ISO Additional Insured Endorsement CG 20 26, and CA 20 48 provide coverage for Railroad's negligence whether sole or partial, active or passive, and shall not be limited by Contractor's liability under the indemnity provisions of this Agreement.

- G.** Punitive damages exclusion, if any, must be deleted (and the deletion indicated on the certificate of insurance), unless:

- insurance coverage may not lawfully be obtained for any punitive damages that may arise under this agreement, or
- all punitive damages are prohibited by all states in which this agreement will be performed.

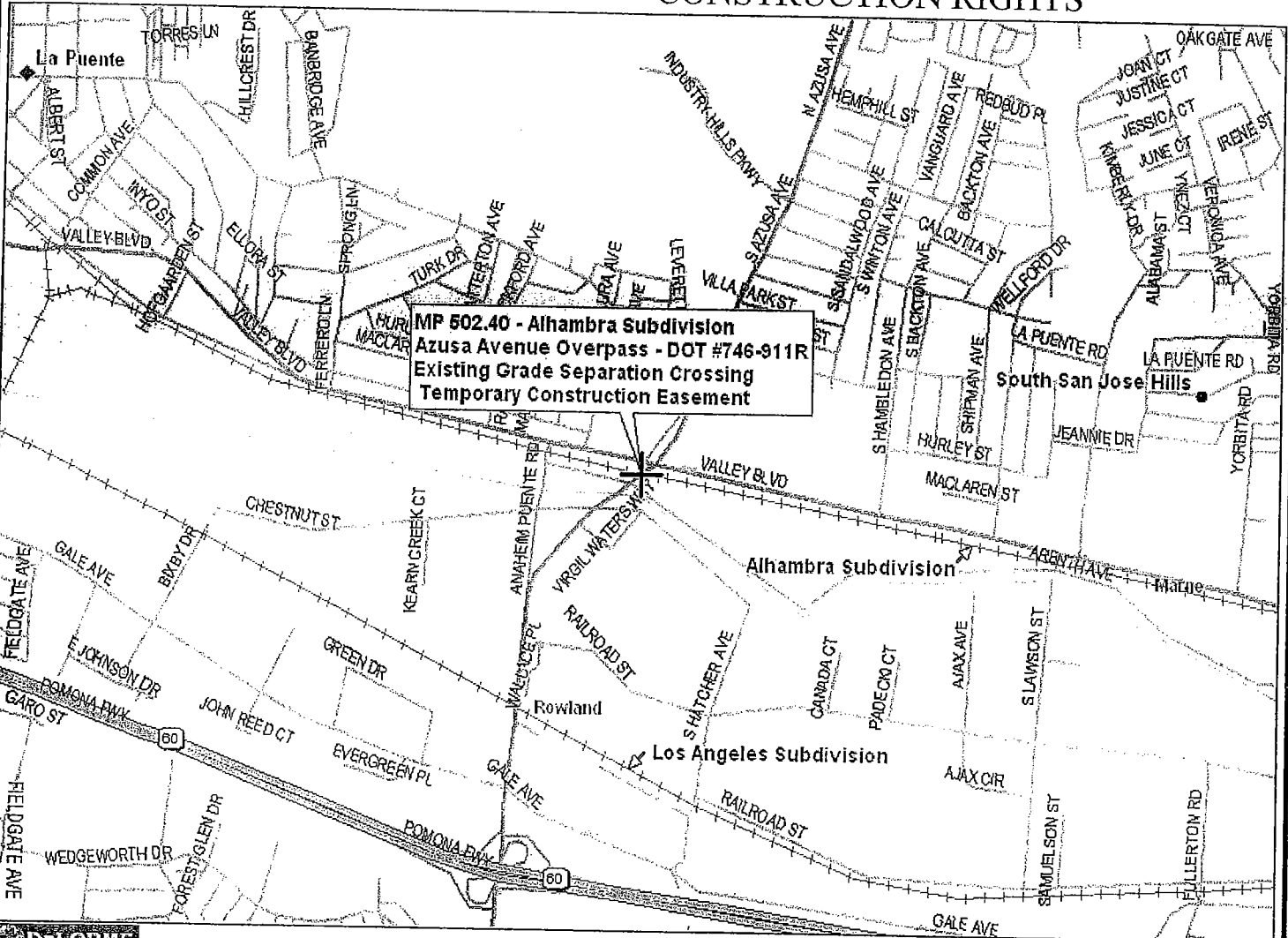
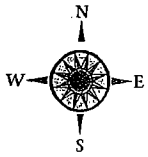
- H.** Contractor waives all rights against Railroad and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the workers compensation and employers liability or commercial umbrella or excess liability insurance obtained by Contractor required by this agreement.

- I.** Prior to commencing the work, Contractor shall furnish Railroad with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements in this Agreement.



- J. All insurance policies must be written by a reputable insurance company acceptable to Railroad or with a current Best's Insurance Guide Rating of A- and Class VII or better, and authorized to do business in the state(s) in which the work is to be performed.
- K. The fact that insurance is obtained by Contractor or by Railroad on behalf of Contractor will not be deemed to release or diminish the liability of Contractor, including, without limitation, liability under the indemnity provisions of this Agreement. Damages recoverable by Railroad from Contractor or any third party will not be limited by the amount of the required insurance coverage.

RAILROAD LOCATION PRINT FOR THE PROPOSED GRANT OF TEMPORARY CONSTRUCTION RIGHTS



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www.delorme.com



Data Zoom 13-0

BRIEF DESCRIPTION OF RIGHT OF WAY:

Loc Angeles County Parcel Nos. 9-3 and 9-19.

EXHIBIT B

UNION PACIFIC RAILROAD COMPANY

ALHAMBRA SUBDIVISION

MILE POST 502.40

GPS: N 34° 0.5223', W 117° 55.5590'

CITY OF INDUSTRY, LOS ANGELES CO., CA.

Railroad Location Print showing general location of Railroad right of way and temporary construction rights to be granted to

LOS ANGELES COUNTY.

Folder No. 2489-43

Date: May 7, 2008

WARNING

IN ALL OCCASIONS, U.P. COMMUNICATIONS DEPARTMENT MUST BE CONTACTED IN ADVANCE OF ANY WORK TO DETERMINE EXISTENCE AND LOCATION OF FIBER OPTIC CABLE
PHONE: 1-(800) 336-9193

CONTRACTOR'S ENDORSEMENT

A. As a condition to entering upon Licensor's right-of-way to perform work pursuant to this Agreement, Licensee's contractor:

(Name of Contractor)

of _____
(Contractor's Mailing Address)

(hereinafter "Contractor") agrees to comply with all the terms and provisions of this Agreement relating to the work to be performed and the insurance requirements set forth in **Exhibit A-1**.

B. Before the Contractor commences any work, the Contractor will provide the Licensor with a certificate issued by its insurance carrier providing the insurance coverage required pursuant to **Exhibit A-1** in a policy which contains the following type endorsement:

is named as an additional insured with respect to all liabilities arising out of Insured's performance of work on behalf of the Licensee.

B. All insurance correspondence shall be directed to:

*Union Pacific Railroad Company
1400 Douglas Street, MS1690
Omaha, Nebraska 68179-1690
UPRR Folder No.: 2489-43*

WITNESS:

(Name of Contractor)

By: _____

Title: _____

AGREEMENT

THIS AGREEMENT, made and entered into by and between the CITY OF INDUSTRY, a municipal corporation in the County of Los Angeles (hereinafter referred to as CITY) and the COUNTY OF LOS ANGELES, a political subdivision of the State of California (hereinafter referred to as COUNTY):

WITNESSETH

WHEREAS, Azusa Avenue is on the Highway Element of CITY'S General Plan and on COUNTY'S Highway Plan; and

WHEREAS, COUNTY adopted on March 2, 1999, a resolution declaring the portion of Azusa Avenue over Valley Boulevard, Union Pacific Railroad (UPRR) Company tracks, and San Jose Creek to be part of the COUNTY System of Highways, and CITY adopted, on October 8, 1998, Resolution No. 1770 consenting to the establishment of the portion of Azusa Avenue over Valley Boulevard, UPRR tracks, and San Jose Creek as part of the COUNTY System of Highways; and

WHEREAS, COUNTY proposes to acquire from UPRR temporary construction easement for temporary construction rights on UPRR property for the Azusa Avenue over Valley Boulevard, UPRR tracks, and San Jose Creek Bridge Seismic Retrofit Project (which work is hereinafter referred to as EASEMENT); and

WHEREAS, COUNTY proposes to enter into an agreement with UPRR for EASEMENT; and

WHEREAS, EASEMENT is entirely within the geographical boundary of CITY; and

WHEREAS, EASEMENT is of general interest to CITY and COUNTY; and

WHEREAS, COUNTY is willing to perform, or cause to be performed, temporary construction easement acquisition and clearance matters; and

WHEREAS, COST OF EASEMENT is Seventy-Eight Thousand Sixty-Five and 00/100 Dollars (\$78,065.00); and

WHEREAS, CITY agrees to finance the entire COST OF EASEMENT; and

WHEREAS, such a proposal is authorized and provided for by the provisions of Section 6500 et seq. of the Government Code and Section 1803 of the California Streets and Highways Code.

NOW, THEREFORE, in consideration of the mutual benefits to be derived by CITY and COUNTY and of the promises herein contained, it is hereby agreed as follows:

(1) DEFINITIONS:

- a. The term JURISDICTION as referred to in this AGREEMENT shall be defined as the area within the geographical boundary of each government entity mentioned in this AGREEMENT.
- b. COST OF EASEMENT as referred to in this AGREEMENT shall include the cost of acquiring the temporary construction easement from UPRR in the amount of Seventy-Eight Thousand Sixty-Five and 00/100 Dollars (\$78,065.00), as stipulated in a separate agreement between COUNTY and UPRR.

(2) CITY AGREES:

- a. To pay COUNTY, within thirty (30) calendar days after receipt of a billing invoice, the amount of Seventy-Eight Thousand Sixty-Five and 00/100 Dollars (\$78,065.00) for COST OF EASEMENT.
- b. To appoint COUNTY as CITY'S attorney-in-fact for the purpose of representing CITY in all negotiations to complete EASEMENT.

(3) COUNTY AGREES:

- a. To be responsible for all temporary construction easement acquisition activities and clearance matters for properties affected by EASEMENT.
- b. To furnish CITY, within thirty (30) calendar days after the execution of this AGREEMENT, a billing invoice in the amount of Seventy Eight Thousand Sixty-Five and 00/100 Dollars (\$78,065.00) for COST OF EASEMENT.
- c. To furnish CITY a copy of the executed agreement between COUNTY and UPRR for EASEMENT.

(4) IT IS MUTUALLY UNDERSTOOD AND AGREED AS FOLLOWS:

- a. That if CITY'S payment is not delivered to COUNTY office, which is described on the billing invoice prepared by COUNTY and delivered to CITY, within thirty (30) calendar days after the date of delivery to CITY of said invoice, COUNTY will not proceed with acquisition of EASEMENT.

- b. This AGREEMENT may be amended or modified only by mutual written consent of COUNTY and CITY. Amendments and modifications of a nonmaterial nature may be made by the mutual written consent of the parties' Directors of Public Works or their delegates or designees.

- c. Neither COUNTY nor any officer or employee of COUNTY, shall be responsible for any damage or liability occurring by reason of any acts or omissions on the part of CITY under or in connection with any work, authority, or jurisdiction delegated to or determined to be the responsibility of CITY under this AGREEMENT. It is also understood and agreed that, pursuant to Government Code, Section 895.4, CITY shall fully indemnify, defend, and hold COUNTY harmless from any liability imposed for injury (as defined by Government Code, Section 810.8) occurring by reason of any negligent acts or omissions on the part of CITY under or in connection with any work, authority, or jurisdiction delegated to or determined to be the responsibility of CITY under this AGREEMENT. Notwithstanding the foregoing, CITY shall not be obligated to indemnify or hold COUNTY harmless in connection with the COUNTY'S own active negligence or willful misconduct.

- d. Neither CITY nor any officer or employee of CITY shall be responsible for any damage or liability occurring by reason of any acts or omissions on the part of COUNTY under or in connection with any work, authority, or jurisdiction delegated to or determined to be the responsibility of COUNTY under this AGREEMENT. It is also understood and agreed that, pursuant to Government Code, Section 895.4, COUNTY shall fully indemnify, defend, and hold CITY harmless from any liability imposed for injury (as defined by Government Code, Section 810.8) occurring by reason of any negligent acts or omissions on the part of COUNTY under or in connection with any work, authority, or jurisdiction delegated to or determined to be the responsibility of COUNTY under this AGREEMENT. Notwithstanding the foregoing, COUNTY shall not be obligated to indemnify or hold CITY harmless in connection with the CITY'S own active negligence or willful misconduct.

- e. Any correspondence, communication, or contact concerning this AGREEMENT shall be directed to the following:

CITY: Mr. John Ballas
 City Engineer
 City of Industry
 15651 East Stafford Street
 City of Industry, CA 91744

SAMPLE

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed by their respective officers, duly authorized, by the CITY OF INDUSTRY on _____, 2008, and by the COUNTY OF LOS ANGELES on _____, 2008.

COUNTY OF LOS ANGELES

By _____
Acting Director of Public Works

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

CITY OF INDUSTRY

By _____
Mayor

ATTEST:

By _____
City Clerk

By _____
City Attorney