

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

CUSTOMER NATURAL GAS TRANSPORTATION/SERVICE AGREEMENT

35286

THIS AGREEMENT is made and entered into, as of May 28, 2019, by and between CHAI FIVE LAUNDRY SERVICES LLC DBA FOASBERG LAUNDRY & CLEANERS, INC., a California limited liability company ("Customer"), and the CITY OF LONG BEACH, a municipal corporation, through its ENERGY RESOURCES DEPARTMENT ("City" or "ER", and together with Customer, each a "Party") under the authority given by the City Council of the City of Long Beach in Chapter 15.36 of the Long Beach Municipal Code and Resolution Number RES-17-0049 approved May 9, 2017, or as amended, for transportation and service of gas within the City of Long Beach for Rate Schedule 5, 7 and 9 Customers.

NOW, THEREFORE, in consideration of the mutual terms, covenants, and conditions in this Agreement, the parties agree as follows:

1. TERM AND TERMINATION. This Agreement shall be effective on July 1, 2019 and terminate at midnight on July 31, 2022, subject to the terms and conditions set forth herein. Following the initial term, this Agreement shall automatically renew annually for a period of one (1) year, unless a Party delivers a written termination notice to the other Party at least ninety (90) days prior to the then-current termination date. Any Party may terminate this Agreement at any time by giving the other Party ninety (90) days prior written notice.

2. DEFINITIONS.
Agent / Contracted Marketer: Shall mean Shell Energy North America (SENA), or any replacement therefor designated in writing by ER.

Base Period: Shall mean the twelve (12) month period of time immediately prior to Customer obtaining Standby Customer status.

Business Day: Shall mean a day in which the City is open for business. A Business Day shall open at 7:30 a.m. and close at 4:30 p.m., Pacific Clock Time.

CPUC: Shall mean the California Public Utilities Commission or its

1 successor agency with regulatory jurisdiction over intrastate pipelines, tariff and gas
2 services in California.

3 Curtailment: When SoCalGas and/or ER (jointly or separately referred
4 hereafter in this definition as "Utility") or other operator of any other transmission pipeline
5 used by ER, initiates suspension of gas service, Utility may temporarily reduce the
6 daily quantity of gas it will transport or deliver or terminate service entirely for certain
7 service categories as needed for operational and/or contractual requirements.
8 Curtailment is implemented when, in the Utility's judgment, there exists a restriction or
9 limitation on Utility transmission or distribution pipelines necessary for the acceptance,
10 transportation or subsequent redelivery of gas resulting in Utility being unable to meet its
11 operational, contractual or gas customers' requirements or when the Utility has a deficiency
12 of gas supply available to meet its operational, contractual or sales customers'
13 requirements.

14 Force Majeure: Shall mean, without limitation, the following events: (i)
15 physical events such as acts of God, landslides, lightning, earthquakes, fires, storms or
16 storm warnings, such as hurricanes, which result in evacuation of the affected area, floods,
17 washouts, explosions, breakage or accident or necessity of repairs to machinery or
18 equipment or lines of pipe; (ii) weather related events affecting an entire geographic region,
19 such as low temperatures which cause freezing or failure of wells or lines of pipe; (iii)
20 interruption and/or curtailment of transportation and/or storage by transporters; (iv) acts of
21 others such as strikes, lockouts or other industrial disturbances, riots, sabotage,
22 insurrections or wars; and (v) governmental actions such as necessity for compliance with
23 any court order, law statute, ordinance, regulation or policy having the effect of law
24 promulgated by a governmental authority having jurisdiction.

25 Gas: Shall mean natural gas.

26 Imputed Value of the Commodity: For purposes of this Agreement, ER and
27 Customer intend that the imputed value equals ER's Noncore Commodity Charge.

28 ER's Noncore Commodity Charge: Shall mean an amount equal to ER's

1 weighted average cost per therm of gas supply purchased, necessary to meet the
2 forecasted Core and Non-Core demand for the month. In addition, the cost of gas shall
3 include the cost to administer the transportation, purchasing, remarketing, balancing, etc.,
4 of ER's natural gas requirements, as well as the cost for any financial transactions
5 implemented to reduce market exposure for the cost of gas.

6 Overnomination Event: In the event that SoCalGas determines that the
7 transportation nominations received for a specific date of gas flow ("flow date") exceeds its
8 expected system capacity (including storage) on such flow date, SoCalGas shall apply
9 Buy-Back service separately for each flow date that is overnominated as contained in Rule
10 No. 30.

11 Rate Schedule 5: Shall mean the rate described in Schedule No. 5 of the ER
12 Gas Rate Schedule, as the same may be amended or replaced.

13 Rate Schedule 7: Shall mean the rate described in Schedule No. 7 of the ER
14 Gas Rate Schedule, as the same may be amended or replaced.

15 Rate Schedule 9: Shall mean the rate described in Schedule No. 9 of the ER
16 Gas Rate Schedule, as the same may be amended or replaced.

17 Rule No. 30: Shall mean Rule No. 30 of the SoCalGas Tariff Book, as the
18 same may be amended or replaced.

19 SoCalGas: Shall mean Southern California Gas Company, a public utility
20 regulated by the CPUC.

21 Standby Customer: Shall have the meaning given in Section 3(F).

22 Standby Event: Any gas transportation customer who bypasses ER's service,
23 in whole or in part, by connection to and service from an alternate gas transportation
24 service provider while connected to ER's system, shall be subject to a monthly Standby
25 charge as a Standby Customer, in addition to the charges due under Rate Schedules 5, 7
26 and 9.

27 Therm: 100,000 British Thermal Units (BTU).

28 Undernomination Event: SoCalGas requires ER to deliver specific minimum

1 daily volumes, depending upon the SoCalGas storage inventory level, during the period
2 from November through March. In the event that ER does not meet the minimum required
3 delivery volume, SoCalGas shall apply the Daily Balancing Standby Rates for each flow
4 date as contained in Rule No. 30.

5 3. SCOPE.

6 A. Transportation/Service Program: ER shall transport Customer-
7 owned gas from the point of receipt into the SoCalGas transmission system to the
8 ER distribution system where the gas shall then be transported and delivered to
9 Customer by ER on a daily basis. ER or Agent/Contracted Marketer shall have the
10 right to accept or reject Customer's nominations into the ER system. Any
11 occurrence of Force Majeure shall relieve both parties of their obligation to perform,
12 including payment.

13 B. Nomination Procedures: The following nomination procedures
14 shall apply to gas transported and delivered to Customer by ER:

15 i. Gas nominations for flow on the first day of the month,
16 as well as daily gas nominations, must be received in writing via electronic
17 mail or facsimile by ER and Agent/Contracted Marketer no later than 9:00
18 a.m. Pacific Clock Time, a minimum of one (1) business day prior to the date
19 of flow.

20 ii. Nomination data must be received by ER and
21 Agent/Contracted Marketer in writing to include pertinent information on
22 transportation contracts, receipt points, suppliers and any other information
23 ER deems reasonably necessary as set forth in the attached Addendum A,
24 or revisions and amendments thereto.

25 iii. All determinations by ER or Agent/Contracted Marketer
26 as to allocation points and/or maximum daily quantities related thereto or as
27 to the procedures utilized for any allocation process, when made by ER, shall
28 be final.

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iv. In the event of an Overnomination Event declared by SoCalGas, any Customer (i) which is unable or unwilling to reduce its transportation nomination within the two (2) hour window allotted by SoCalGas, (ii) whose nominations exceed one hundred ten percent (110%) of its gas usage, as specified in Rule No. 30, and (iii) whose transported border volumes were credited to Customer and made whole by ER, shall be billed by ER the difference between ER's highest priced gas purchased in said month and the assessed Buy-Back charge credited to ER by SoCalGas.

v. In the event of a declared Undernomination Event, as defined herein, by SoCalGas, any Customer unable or unwilling to nominate and deliver volumes meeting the minimum requirement, as specified in Rule No. 30, shall be assessed a charge based on the rate per therm billed to ER by SoCalGas.

C. Curtailment: In the event of curtailment, any Customer unable or unwilling to curtail shall be assessed a penalty based on the charges per therm billed to ER by SoCalGas for volumes used by Customer in violation of curtailment.

D. Minimum Average Volume: All Rate Schedule 5 and 9 customers shall maintain a minimum annual average volume requirement of 250,000 therms of gas to qualify for this Transportation/Service Program. Average volume shall be calculated on a monthly basis and based on a rolling twelve (12) month period.

E. Under/Over Monthly Deliveries: If Customer's gas purchase deliveries from third parties are over or under Customer's actual consumption in any month, the under/over-delivery shall be resolved as follows:

i. Over-Deliveries- If Customer had over deliveries in any month, Customer will be subject to the following restrictions: ER shall permit Customer to carry- over to the following month over-delivery volumes of up to ten percent (10%) of Customer's consumption for the month in which the

1 over-delivery occurred. Any of Customer's volumes carried over will be
2 applied first to the following month's consumption. Any volumes of over-
3 deliveries in excess of ten percent (10%) of Customer's consumption may be
4 purchased by ER, at its sole discretion, by crediting to Customer an amount
5 that is equal to seventy-five percent (75%) of the lowest cost of gas
6 purchased by ER during the month in which the excess imbalance was
7 incurred.

8 ii. Under-Deliveries - If Customer's deliveries were not
9 sufficient to satisfy Customer's actual gas consumption in any month,
10 Customer shall be subject to the following restrictions: ER shall permit
11 Customer to carry-over to the following month under-delivery volumes of up
12 to five percent (5%) of Customer's consumption for the month in which the
13 under-delivery occurred. Any volumes of under- deliveries up to five percent
14 (5%) of Customer's consumption shall be applied to the following month's
15 consumption. Any volumes of under-deliveries in excess of five percent (5%)
16 of Customer's consumption shall be charged to Customer at one hundred
17 twenty-five percent (125%) of the highest cost of gas purchased by ER during
18 the month the imbalance was incurred, and the applicable transmission
19 charge per therm.

20 iii. Reconciliation- The under/over deliveries reconciliation
21 will occur at the end of each month and be incorporated into the Customer's
22 invoice for that monthly period.

23 iv. Balancing- Should SoCalGas impose additional stricter
24 balancing provisions upon ER, the stricter provisions will be adopted and
25 implemented by ER, as required by SoCalGas, and thereafter apply to
26 Customer. Customer shall be subject to changed balancing requirements at
27 the time such balancing is imposed by SoCalGas upon ER, irrespective of
28 prior written notice to Customer; however, ER will attempt to provide advance

1 written notice to Customer. Customer is advised that SoCalGas is
2 considering daily and/or weekly balancing under certain conditions, which
3 conditions are undetermined at present.

4 F. Standby Customer Status: In the case of a Standby Event,
5 Customer will be considered to have "Standby Customer" status and Customer shall
6 be subject to a Minimum Monthly Bill Component charge in addition to all other
7 rates, charges, or penalties provided under this Agreement.

8 i. The Minimum Monthly Bill Component shall be
9 determined by multiplying the total monthly gas volume utilized by Customer
10 during the same calendar month of the Base Period by the current Rate
11 Schedule 5, 7 or 9 rate, as applicable. If Customer's current monthly billing
12 period gas consumption volume multiplied by the current Rate Schedule 5, 7
13 or 9 rate is equal to or greater than the Minimum Monthly Bill Component,
14 then Customer will be excused from the Minimum Monthly Bill Component
15 for that specific month and the resulting Standby charge shall be zero.

16 ii. If Customer's actual gas consumption volume for a given
17 month, multiplied by the current Rate Schedule 5, 7 or 9 rate, as applicable,
18 is less than the Minimum Monthly Bill Component, then Customer's bill will
19 include a Standby charge equal to the difference between the Minimum
20 Monthly Bill Component and the current billing period gas consumption
21 volume multiplied by Customer's current Rate Schedule 5, 7 or 9 rate, as
22 applicable.

23 iii. The Standby charge will remain in place until the
24 Standby Customer notifies ER that the alternate gas transportation service
25 provider's interconnection has been physically and permanently removed
26 and ER inspects and verifies such removal. The Base Period remains the
27 same as long as the Standby charge remains in place.

28 iv. For the purpose of bypass, Customer shall notify ER in

1 writing within twenty-four (24) hours of either: (a) executing a contract with
2 an alternate gas transportation service provider or (b) installing a gas pipeline
3 interconnection with an alternate gas transportation service provider. Both
4 parties acknowledge that time is of the essence because SoCalGas requires
5 ER to deliver certain daily volumes into its system.

6 v. Upon written request by ER, Customer shall within forty-
7 eight (48) hours of receipt of such notice, provide ER access to its facility(ies)
8 in order to physically inspect and/or verify the existence or removal of any
9 non-ER operated gas pipeline interconnections.

10 vi. If Customer attains "Standby Customer" status on any
11 day other than the first day of the month, the standby charge due under this
12 Section 3(F) will nevertheless be charged as though Customer was a
13 "Standby Customer" for the entire calendar month.

14 G. Liability: Customer shall be liable for any damages, obligations
15 to third parties, fees, charges, surcharges, taxes or costs incurred by ER as a result
16 of transportation service under this Agreement, except claims arising out of gross
17 negligence by ER. All production, severance, excise, ad valorem and any other
18 similar taxes imposed or levied by city, state or any governmental agency on the
19 gas transported for Customer shall be paid by Customer. Customer shall indemnify,
20 defend and hold ER harmless from any liability against all taxes, damages, claims
21 of third parties, fees or charges, or any and all other claims except as stated above.

22 H. Commodity Procurement Option: In the alternative to
23 paragraphs A, Band E of Section 3, Customer may, at any time during the term of
24 this Agreement, elect to purchase gas from ER for all of its gas requirements under
25 the applicable ER Rate Schedules by providing advance written notification to ER
26 of its election. If Customer makes such an election, Customer must purchase all of
27 its gas commodity from ER for a minimum of one (1) year from the date it purchases
28 gas from ER. The price will be established by reference to the current applicable ER

1 Rate Schedule. Customer shall be responsible for payment of all taxes, surcharges
2 and/or penalties.

3 4. FINANCIAL OBLIGATION.

4 A. Customer Billing Account: Each month on or before the
5 twentieth (20th) day of the month, ER shall send Customer an invoice for the net
6 charges payable hereunder for the preceding month. Such charges shall be based
7 upon this Agreement and the appropriate prevailing ER Rate Schedule and current
8 ER Fees and Charges Schedule in effect at the time of billing. All net charges for
9 gas delivered to Customer shall be billed to Customer at the address designated in
10 Section 9.

11 B. Payment: Customer payments must be received no later than
12 15 days from the statement date on the invoice. Failure to timely pay may result in
13 immediate termination of gas service to Customer. Customer shall be charged a late
14 charge on any delinquent or unpaid balance according to the then-current applicable
15 Long Beach Municipal Code, ordinances and/or resolutions.

16 C. Gas Users Tax: Customer shall pay the tax imposed under the
17 Long Beach Municipal Code Section 3.68.040, as amended, based upon the total
18 cost, which includes but is not limited to, the Imputed Value of the Commodity,
19 transportation services, surcharges, tariffs, under/over-delivery charges, Standby
20 charges and all other charges and penalties. This tax shall be billed and paid with
21 the monthly invoice in Section 4(A).

22 D. Adjustments: All gas quantities transported and/or delivered to
23 ER under this Agreement shall be billed based on the best information available
24 from SoCalGas at the time of billing as determined by ER, but shall be subject to
25 adjustment based on subsequent adjustments, imbalances, under/over-deliveries,
26 CPUC regulatory decisions or other reconciliations of differences as incurred by ER
27 on behalf of the Customer.

28 E. Deposits: At the beginning or at any time during the term of this

1 Agreement or any extension thereof, ER may require Customer, as a condition of
2 continued gas service, to pay a deposit equivalent to two (2) times Customer's
3 estimated average monthly billing as a transport customer. The deposit shall be paid
4 in advance of delivery of gas service under this Agreement and as condition
5 precedent to the effectiveness of this Agreement, unless otherwise agreed in writing
6 by ER. The deposit may be paid in cash, by a certificate of deposit or a letter of
7 credit from a bank acceptable to ER.

8 F. Electronic Meter-Reading: Customer shall pay for the cost of
9 electronic meter-reading equipment and the installation of and monthly service
10 charges associated with such equipment installed on Customer's premises as a
11 condition of service under this Agreement. If electronic meter-reading equipment
12 exists on Customer's premises as of the date of Customer's execution of this
13 Agreement, then Customer shall pay for the monthly service charges and other
14 costs associated with such equipment.

15 G. Technical Support Fee: Customer shall pay for each service
16 visit made by ER software support technicians pursuant to the current ER Fees and
17 Charges Schedule. Notwithstanding the foregoing, Customer shall not be obligated
18 to pay any fees in connection with the initial software installation and training visit.

19 5. RELATED OBLIGATIONS.

20 A. Title/Indemnity: Customer warrants title to all gas delivered to
21 ER on behalf of Customer, except gas purchased pursuant to Section 3(H).
22 Customer shall indemnify and hold harmless ER and SoCalGas from and against
23 any and all claims, actions, liabilities, taxes, royalties, liens, charges, damages or
24 costs (including reasonable attorneys' fees for in-house or outside counsel) related
25 to gas delivered or failed to be delivered to the allocation points which have been
26 nominated and confirmed with ER and SoCalGas hereunder, except for claims
27 arising out of the gross negligence of ER or SoCalGas. The foregoing sentence
28 does not apply to gas purchased by Customer pursuant to Section 3(H) except as it

1 relates to payment for the commodity, taxes, charges and related services, and the
2 payment of attorneys' fees for collection actions.

3 B. Replacement of Gas: ER shall have no obligation to notify
4 Customer or to replace or substitute for Customer any quantities of gas not delivered
5 to SoCalGas or accepted by SoCalGas in connection with this Agreement, except
6 gas purchased pursuant to Section 3(H).

7 C. Assignment of Rights and Obligations: The rights and
8 obligations under this Agreement shall not be assigned by either party without the
9 prior written consent of the other party, which consent may be withheld at the sole
10 discretion of ER.

11 D. Failure of Third Parties: Customer shall pay any costs incurred
12 by ER because of any failure by third parties, acting as agents for Customer, to
13 perform their obligations related to this Agreement (including reasonable attorneys'
14 fees whether for in-house or outside counsel).

15 E. Third Party Penalties, Taxes and Fees: Any and all penalties,
16 taxes or other related or similar charges or fees incurred by ER or SoCalGas under
17 an interstate or intrastate supplier contract as a result of this Agreement and
18 accommodating transportation service shall be paid by the Customer.

19 F. Regulatory Action: This Agreement, rates and conditions are
20 subject to revision and modification as a result of legislative or regulatory action,
21 including CPUC and/or Federal Energy Regulatory Commission (FERC)
22 proceedings and orders, including without limitation the proposed Firm Receipt
23 Point Rights and Off-System Delivery Service.

24 G. Indemnity: Customer agrees to indemnify, defend and hold
25 harmless ER, its officers, agents and employees against any loss, damage, injury,
26 liability and expense arising out of any loss, damage, injury, claim, action, cause of
27 action or suit brought by any person, association or entity arising out of or on account
28 of this Agreement, except claims arising from the gross negligence of ER.

1 H. Third Party Charges: Under no circumstances shall ER be
2 liable to any third-party producer, marketer, broker or other supplier of gas under
3 this Agreement for any portion of the purchase price, including but not limited to the
4 gas commodity, transportation, tariffs, taxes, fees and surcharges. The Customer
5 shall be solely responsible for payments to the such third parties, except as provided
6 in Section 3(H).

7 6. DAMAGES. Except as provided herein, neither party shall be
8 assessed any special, punitive, consequential, incidental or indirect damages, whether in
9 contract or tort, for any actions or inactions related to this Agreement or the delivery or non-
10 delivery of gas, curtailment or transportation thereof.

11 7. AGENT. Customer desires a third party to act on its behalf as
12 Customer's agent ("Agent"), on and after the date hereof, until revoked by written notice
13 from Customer received by ER. Agent shall have full authority to act for and bind Customer
14 fully under this Agreement, and ER shall be authorized to rely thereon at all times in dealing
15 with the following Agent:

16
17 Agent's Name: Nelson Zager
18 Address: Foasberg Laundry and Dry Cleaning
19 640 E. Wardlow Road
20 Long Beach, CA 90807
21 Telephone: (562) 426-7345 (plant)
22 Telephone: (310) 292-4037 (cell)
23 Fax No.: (562) 595-9693
24 E-mail Address: nelsonzager@foasberg.com

25 8. PERSON TO CONTACT AT CUSTOMER'S METER LOCATION
26 REGARDING OPERATION SERVICE OR TRANSPORTATION. Customer desires the
27 following named person to be contacted for inquiries from ER regarding service and
28 transportation of gas or other operational matters (not related to Notice or Billing):

1 Meter Address: Same as Above

2 Customers having more than one City gas transport account must complete
 3 the attached Exhibit "B" listing all other gas transport accounts (meters). For billing
 4 purposes, the account listed above shall be considered the "balancing" account.

5 9. NOTICE. Any notice, request, demand or statement provided for in
 6 this Agreement shall be in writing and shall be sent to the parties hereto at the following
 7 addresses, and shall be effective upon receipt:

8

<p>9 Customer: 10 Nelson Zager 11 Address: Foasberg Laundry and Dry Cleaning 12 640 E. Wardlow Road 13 Long Beach, CA 90807 14 Telephone: (562) 426-7345 (plant) 15 Telephone: (310) 292-4037 (cell) 16 Fax No.: (562) 595-9693 17 E-mail Address: nelsonzager@foasberg.com</p>	<p>Energy Resources Dept: City of Long Beach 2400 E. Spring Street Long Beach, CA 90806-2285 Attn: Energy Service Telephone: (562) 570-2063 Fax No.: (562) 499-1088 Email: Dennis.Burke@longbeach.gov</p>
<p>18 19 20 Billing (if different from above, state if "same") 21 Customer: 22 Same as Above</p>	<p>Energy Resources Dept: City of Long Beach 2400 E. Spring Street Long Beach, CA 90806-2285 Attn: Energy Service Telephone: (562) 570-2063 Fax No.: (562) 499-1088 Email: Dennis.Burke@longbeach.gov</p>

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Operations and Nominations Contact: Customer: Same as Above	Energy Resources Dept: City of Long Beach 2400 E. Spring Street Long Beach, CA 90806-2285 Attn: Energy Service Telephone: (562) 570-2063 Fax No.: (562) 499-1088 Email: Dennis.Burke@longbeach.gov
Mailing address for correspondence (if different from above): Same as Above	

10. JURISDICTION. This Agreement shall be governed and construed in accordance with the laws of the State of California.

11. CAPTIONS AND ORGANIZATION. The various headings and numbers herein and the groupings of the provisions of this Agreement are for the purpose of convenience only and shall not be considered a part hereof, and shall have no effect on the construction or interpretation of any part of this Agreement.

12. NON-DISCRIMINATION CLAUSE. In the performance of this Agreement, Customer shall not discriminate against any person on the basis of race, color, religion, national origin, gender, sexual orientation, AIDS, AIDS-related condition, age, marital status, disability or handicap. Customer shall be in compliance with all applicable provisions of the Americans with Disabilities Act of 1990 (ADA). Compliance with the ADA shall be the sole and complete responsibility of Customer and Customer shall defend and hold ER harmless from any expense or liability arising from Customer's non-compliance therewith.

13. ENTIRE AGREEMENT. This Agreement sets forth the entire understanding of the parties and supersedes any prior understandings or discussions (whether written or oral) and incorporated herein by reference all Long Beach Municipal

1 Codes, ordinances and resolutions existing or as amended from time to time. This
2 Agreement shall only be amended by an instrument in writing properly executed by both
3 parties or as superseded by changes in the City of Long Beach Municipal Code,
4 resolutions, ordinances or other applicable rules and regulations.

5 IN WITNESS WHEREOF, the parties have caused this document to be duly
6 executed with all formalities required by law as of the date first stated above.

7 CHAI FIVE LAUNDRY SERVICES LLC
8 DBA FOASBERG LAUNDRY &
9 CLEANERS, INC., a California limited
10 liability company

11 June 4, 2019

12 By [Signature] NELSON ZAGER
13 Name NELSON ZAGER
14 Title MANAGER

15 6/27, 2019

16 By [Signature] PL
17 Name PATRICK WEST
18 Title CITY MGR

19 "Customer"

20 CITY OF LONG BEACH, a municipal
21 corporation

22 6/27, 2019

23 By [Signature]
24 City Manager

25 "City"

26 This Agreement is approved as to form on June 17, 2019.

27 CHARLES PARKIN, City Attorney

28 By [Signature]
Deputy

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664