

CITY OF LONG BEACH

29364

Property No. PLADA796G21

Account No. 1255

L I C E N S E A G R E E M E N T

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PARK USE

LICENSE AGREEMENT

THIS AGREEMENT, made as of the 18th day of October, 20 05, between SOUTHERN CALIFORNIA EDISON COMPANY (SCE), a corporation organized under the laws of the State of California, hereinafter called "Licensor", and CITY OF LONG BEACH hereinafter called "Licensee";

WITNESSETH: That Licensor, for and in consideration of the faithful performance by Licensee of the terms, covenants and agreements hereinafter set forth to be kept and performed by Licensee, does hereby give to Licensee the license to use that certain real property described below and depicted on Exhibit "A" attached hereto and made a part hereof the ("Property") solely for the purpose hereinafter specified, upon and subject to the terms, reservations, covenants and conditions hereinafter set forth.

The subject Property is located in the City of Long Beach, County of Los Angeles, State of California further described as follows:

The West 300.00 feet of Lot 43, Tract No. 10548, as per map recorded in Book 174, pages 15 to 23, inclusive, of Maps, in the office of the County Recorder of Said County.

EXCEPTING THEREFROM, that portion thereof lying Southerly of the following described line:

BEGINNING at a point in the West line of said Lot 43, said point being North 2° 24' 30" West, 455.46 feet from the Southwest corner of said Lot; thence South 89° 50' 20" East, 222.27 feet to the beginning of a curve concave to the South, tangent to said last mentioned course and having a radius of 2075.00 feet; thence Easterly along said curve 69.12 feet to a point, a radial line through said point bears North 2° 04' 11" East; thence North 85° 02' 42" East 8.99 feet to the Easterly line of the Westerly 300.00 feet of said Lot 43.

SUBJECT TO:

Covenants, conditions, restrictions, reservations, exceptions, rights and easements, whether or not of record including but not limited to, the following:

That certain easement for public road and highway purposes and for cuts and fills as condemned by final decree of condemnation in Superior Court of Los Angeles County, Case No. 592243, a certified copy of which was recorded In Book 40591, page 135 of Official Records, records of said County.

1. Use: (Modified) Licensee will use the Property for park purposes only. Licensor makes no representation, covenant, warranty or promise that the Property is fit for any particular use, including the use for which this Agreement is made and Licensee is not relying on any such representation, covenant, warranty or promise. Licensee's failure to make such use of the Property will be grounds for immediate termination of this Agreement in accordance with Article 28.

2. Term: Unless otherwise terminated as provided herein, this Agreement will be in effect for a term of five (5) years commencing on the first day of July, 2005 and ending on the last day of June, 2010. Licensee acknowledges that this Agreement does not entitle Licensee to any subsequent agreement, for any reason whatsoever, regardless of the use Licensee makes of the Property, the improvements Licensee places on or makes to the Property, or for any other reason.

3. **Consideration:** Licensee will pay to Licensor the sum of Two Thousand Nine Hundred Fifty-Four Dollars And 00 / 100 Dollars (\$2,954.00) upon the execution and delivery of this Agreement with subsequent annual payments to be made as follows:

Term	Year Due	Yearly Amount	Payment Due First Day Of
First Year	2005	\$2,954.00	July
Second Year	2006	\$2,954.00	July
Third Year	2007	\$2,954.00	July
Fourth Year	2008	\$2,954.00	July
Fifth Year	2009	\$2,954.00	July

All payments subsequent to the initial payment will be paid to the Southern California Edison Company, Post Office Box 800, Rosemead, California, 91770, Attention: Corporate Accounting Department - Accounts Receivable.

All accounts not paid within 30 days of the agreed upon due date will be charged a late fee on all amounts outstanding.

4. **Insurance:** During the term of this Agreement, Licensee shall maintain the following insurance or provide a certificate of self insurance:

- (a) Workers' Compensation with statutory limits, in accordance with the laws of the State of California and Employer's Liability with limits of not less than \$1,000,000.00. Licensee shall require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or gross negligent acts of the Licensor.
- (b) Commercial General Liability Insurance, including contractual liability and products liability, with a combined single limit of \$2,000,000.00. Such insurance shall: (i) name Licensor, its officers, agents and employees as additional insureds, but only for Licensee's acts or omissions; (ii) be primary for all purposes and (iii) contain standard cross-liability provisions.
- (c) Commercial Automobile Insurance with a combined single limit of \$1,000,000.00. Such insurance shall: (i) cover the use of owned, non-owned and hired vehicles on the Property and (ii) name Licensor, its officers, agents and employees as additional insureds.

Licensee shall provide Licensor with proof of such insurance by submission of certificates of insurance, pursuant to Section 35 "Notices," at least ten days prior to the effective date of this Agreement. Such insurance shall not be canceled nor allowed to expire nor be materially reduced without thirty days prior written notice to Licensor.

5. **Licensor's Use of the Property: (Modified)** Licensee agrees that Licensor, its successors and assigns, have the right to enter upon the Property, at any time, and the right to conduct any activity on the Property associated with Licensor's use of the Property. Exercise of these rights by Licensor, its successors and assigns, will not result in compensation to Licensee for any damages whatsoever to personal property and/or crops located on the Property.

6. Licensee's Improvements: Licensee must submit, for Licensor's prior written approval, complete improvement plans, including grading plans, identifying all existing and proposed improvements, a minimum of sixty (60) days prior to making any use of the Property. Licensee must submit, for Licensor's prior written approval plans for any modifications to such improvements. Written approval may be modified and/or rescinded by Licensor for any reason whatsoever. At any time, Licensee may be required to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without any compensation from Licensor. Licensor is not required, at any time, to make any improvements, alterations, changes or additions of any nature whatsoever to the Property. Licensee expressly acknowledges that any expenditures or improvements will in no way alter Licensor's right to terminate in accordance with Article 27.

7. Licensee's Personal Property: (Modified) All approved equipment and other property brought, placed or erected on the Property by Licensee shall be and remain the Property of Licensee, except as otherwise set forth herein. If Licensee is not in default hereunder, Licensee shall have the right to remove the same from the Property at any time prior to the expiration or earlier termination of this Agreement; provided, however, that Licensee shall promptly restore any damage to the Property caused by the removal.

8. Height Limitations: (Modified) Any equipment used by Licensee or its agents, employees or contractors, on and/or adjacent to the Property, will be used and operated so as to maintain a minimum clearance of twenty five (25) feet from all overhead electrical conductors. If requested by Licensor, at its sole discretion, Licensee shall promptly remove any tree and/or other planting from the Property.

Licensee's landscaping of the Property shall be governed by the provisions of this Article 8. All landscape plans for the Property shall be reviewed by Licensor's Line Clearing organization and approved by Licensor's Transmission Division prior to the start of any groundwork, construction activity or installation. Plans shall include: information concerning tree genus and species, mature tree height and canopy spread and specific tree locations dimensioned in relation to utility structures, including but not limited to tower footings, paths and roadways, conductor drip line, conductor catenaries, vaults, cabinets, controllers, antennas, etc. Licensor may, in its sole discretion, reject any landscaping that it determines may grow into areas that must remain clear for the safe and effective operation of its equipment and facilities. Apically (straight up), dominant trees will not be allowed within 25 feet (measured horizontally from the center of the trunk) of the drip line of any conductor. Decurrent (broad shaped), small stature trees may be allowed between conductor driplines. Failure by Licensor to reject plant materials or locations does not constitute approval by Licensor of plant selection or location.

Trees within fifteen feet of the conductor drip line will not be allowed to exceed CPUC requirements plus one year's growth at any time. The vertical height of trees on the Property shall not exceed their horizontal distance from existing and future drip lines less the CPUC specified radial conductor clearance, plus one year's growth. Tree stock within the conductor dripline shall be multi trunk or shall show evidence of having been pruned to encourage low branching. At no time shall vegetation be within CPUC specified radial conductor clearance plus one year's growth:

- For 66kV – 115kV: 15 feet plus one year's growth;
- 220kV and lower voltages supported on steel structures: 25 feet plus one year's growth;
- 500kV: 40 feet plus one year's growth.

Licensor shall have the right to inspect all landscaping (pre-existing and planted) on the Property at any time. At least annually, Licensor shall provide to Licensee a list of all landscaping found to violate these specifications, and scheduled for trimming by Licensor in accordance with the above specifications and ANSI A300. Trees will be trimmed to provide a minimum one year's growth clearance. Consideration will be given to the species of tree being trimmed, seasonal characteristics and other contributing factors. If the minimum clearance cannot be maintained for one full year or

pruning will cause detrimental harm or instability to the tree, the tree will be listed for removal. Palm trees are not allowed on the Property, and upon discovery, will be listed for removal.

All listed work will be presented to the Licensee in writing together with a work order for work to be performed and an estimated cost for that work. The Licensee shall return the approved work order prior to commencement of the work and within 45 days after receipt of the work order from Licensor. Upon completion of the listed work, Licensee will be notified in writing of the final costs. If the Licensee fails to respond within 45 days and/or payment in full for all listed work has not been received by Licensor by that time, Licensor will reinspect the site, list all trees that may have required pruning for removal, and commence to remove the listed trees. In this event, invoicing for this activity will be forwarded to Licensor's Real Estate Operations Division for collection from Licensee, as well as cancellation of the License Agreement.

The Licensee may, at its own risk, contract with a Utility Line Clearance Arborist for the listed work. Licensee shall notify Licensor in writing within 30 days after receipt of the work order from Licensor regarding its intent to do so, and complete the work within 45 days after Licensor's original notice. Any vegetation work that, in the sole discretion of Licensor's Line Clearance Organization, does not comply with the listed work, the specifications above, or PUC regulations, will be completed by Licensor and invoiced through Licensee's Real Estate Operations Division. Failure to pay the full amount of invoiced corrective work within 30 days of invoice will result in cancellation of the license agreement.

Licensee agrees that by installing plant material in or on the Property, the Licensee gains no increased asset value recoverable from Licensor. Licensee accepts all liability for injury or damage to persons and real or personal property caused or believed to be caused by the presence or condition of any vegetation maintained on the Property except to the extent that liability is related to or caused by Licensor's work with respect to said vegetation. If this License Agreement is cancelled by either party, all trees and landscaping installed by Licensee shall promptly be removed at Licensee's expense.

9. Access and Clearances: Licensee will provide Licensor with adequate access to all of Licensor's facilities on the Property and at no time will there be any interference with the free movement of Licensor's equipment and materials over the Property. Licensor may require Licensee to provide and maintain access roads within the Property, at a minimum usable width of sixteen (16) feet, together with commercial driveway aprons and curb depressions capable of supporting a gross load of forty (40) tons on a three-axle vehicle. The minimum width of all roads shall be increased on curves by a distance equal to 400/inside radius of curvature. All curves shall have a radius of not less than 50 feet measured at the inside edge of the usable road surface. Unless otherwise specified in writing by Licensor, Licensee will make no use of the area directly underneath Licensor's towers and will maintain the following minimum clearances at all times:

- a. A 50-foot-radius around suspension tower legs and 100-foot radius around dead-end tower legs.
- b. A 10-foot-radius around all steel and wood poles.

NOTE: Additional clearance may be required for structures. Plant material in 1 gallon containers (maximum size) may be permitted outside the 25-foot radius around tower legs.

10. Parking: Licensee will not park, store, repair or refuel any motor vehicles or allow parking, storage, repairing or refueling of any motor vehicles on the Property unless specifically approved in writing by Licensor.

11. Flammables, Waste and Nuisances: Licensee will not, nor allow others to, place or store any flammable or waste materials on the Property or commit any waste or damage to the Property or allow any to be done. Licensee will keep the Property clean, free from weeds, rubbish and debris, and in a condition satisfactory to Licensor. Licensee will be responsible for the control of and

will be liable for any damage or disturbance, caused by dust, odor, flammable or waste materials, noise or other nuisance disturbances. Licensee will not permit dogs on the Property.

12. Pesticides and Herbicides: Any pesticide or herbicide applications and disposals will be made in accordance with all federal, state, county and local laws. All horticulture Licensees are required to provide a copy of the annual License for Pest Exclusion/Nursery Program from the State of California, Department of Food and Agriculture. Licensee will dispose of all pesticides, herbicides and any other toxic substances declared to be either a health or environmental hazard as well as all materials contaminated by such substances, including but not limited to, containers, clothing and equipment in the manner prescribed by law.

13. Hazardous Waste: (Modified) Licensee will not engage in, or permit any party under its control to engage in, any activity on the Property that violates federal, state or local laws, rules or regulations pertaining to hazardous, toxic or infectious materials and/or waste. Licensee will indemnify and hold Licensor, its directors, officers, agents and employees, and its successors and assigns, harmless from any and all claims, loss, damage, actions, causes of action, expenses and/or liability arising from leaks of, spills of, and/or contamination by or from hazardous materials as defined by applicable laws or regulations, which may occur during and after the Agreement term, and are attributable to the actions of, or failure to act by, Licensee or any person claiming under Licensee.

14. Signs: Licensee must obtain written approval from Licensor prior to the construction or placement of any sign, signboard or other form of outdoor advertising.

15. Fencing: Licensee may install fencing on the Property with prior written approval from Licensor. Such fencing will include double drive gates, a minimum of sixteen (16) feet in width, designed to accommodate Licensor's locks, in locations specified by Licensor. Licensee will ground and maintain all fencing.

16. Parkways and Landscaping: Licensee will keep parkway and sidewalk areas adjacent to the Property free of weeds and trash. Licensee will maintain parkways and provide landscaping that is compatible with adjoining properties and that is satisfactory to Licensor.

17. Irrigation Equipment: Any irrigation equipment located on the Property prior to the commencement of this Agreement, including but not limited to pipelines, well pumping equipment and other structures, is the property of Licensor and will remain on and be surrendered with the Property upon termination of this Agreement. Licensee will maintain, operate, repair and replace, if necessary, all irrigation equipment at its own expense.

18. Underground Tanks: Licensee will not install underground or above-ground storage tanks, as defined by any and all applicable laws or regulations, without Licensor's prior written approval.

19. Underground Facilities: Any underground facilities installed or maintained by Licensee on the Property must have a minimum cover of three feet from the top of the facility and be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle. Licensee will compact any earth to a compaction of ninety percent (90%). Licensee will relocate its facilities at its own expense so as not to interfere with Licensor's proposed facilities.

20. Utilities: Licensee will pay all charges and assessments for, or in connection with, water, electric current or other utilities which may be furnished to or used on the Property.

21. Taxes, Assessments and Liens: (Modified) Licensee will pay all taxes and assessments which may be levied upon any crops, personal property, and improvements, including but not limited to, buildings, structures, and fixtures on the Property that are installed, erected or constructed by Licensee. Licensee will keep the Property free from all liens, including but not limited to, mechanics

liens and encumbrances by reason of use or occupancy by Licensee, or any person claiming under Licensee. If Licensee fails to pay the above-mentioned taxes, assessments or liens when due, Licensor will have the right to pay the same and charge the amount to the Licensee. All accounts not paid within 30 days of the agreed upon due date will be charged a "late fee" on all amounts outstanding up to the maximum rate allowed by law.

22. Expense: Licensee will perform and pay all obligations of Licensee under this Agreement. All matters or things herein required on the part of Licensee will be performed and paid for at the sole cost and expense of Licensee, without obligation on the part of Licensor to make payment or incur cost or expense for any such matters or things.

23. Assignments: This Agreement is personal to Licensee, and Licensee will not assign, transfer or sell this Agreement or any privilege hereunder in whole or in part, and any attempt to do so will be void and confer no right on any third party.

24. Compliance with Law: Licensee will comply with all applicable federal, state, county and local laws, all covenants, conditions and restrictions of record and all applicable ordinances, zoning restrictions, rules, regulations, orders and any requirements of any duly constituted public authorities now or hereafter in any manner affecting the Property or the streets and ways adjacent thereto. Licensee will obtain all permits and other governmental approvals required in connection with Licensee's activities hereunder.

25. Governing Law: The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions will be determined in accordance with the laws of the State of California.

26. Indemnification: Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or growing out of loss or damage to property, including that of Licensor, or injury to or death of persons, including employees of Licensor resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use or occupancy of the Property by Licensee or any person claiming under Licensee.

27. Termination: **(Modified)** This Agreement may be canceled and terminated by either Licensor or Licensee, at any time, upon thirty (30) days prior notice in writing. Licensee will peaceably quit, surrender and, prior to termination date, restore the Property to a condition satisfactory to the Licensor. Termination, cancellation or expiration does not release Licensee from any liability or obligation (indemnity or otherwise) which Licensee may have incurred. Licensee's continued presence after termination shall be deemed a trespass.

28. Events of Default: **(Modified)** The occurrence of any of the following shall constitute a material default and breach of this Agreement by Licensee:

- (a) Any failure by Licensee to pay the consideration due in accordance with Article 3, or to make any other payment required to be made by Licensee hereunder when due.
- (b) The abandonment or vacating of the Property by Licensee.
- (c) Any attempted assignment or subletting of this Agreement by Licensee in violation of Article 23.
- (d) The violation by Licensee of any resolution, ordinance, statute, code, regulation or other rule of any governmental agency in connection with Licensee's activities pursuant to this Agreement.

- (e) A failure by Licensee to observe and perform any other provision of this Agreement to be observed or performed by Licensee, where such failure continues for the time period specified in a written notice thereof by Licensor to Licensee.
- (f) Any attempt to exclude Licensor from the Property.
- (g) The making by Licensee of any general assignment for the benefit of creditors; the appointment of a receiver to take possession of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder where possession is not restored to Licensee within five (5) days; the attachment, execution or other judicial seizure of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder, where such seizure is not discharged within five (5) days.
- (h) Any case, proceeding or other action brought against Licensee seeking any of the relief mentioned in "clause g" of this Article which has not been stayed or dismissed within thirty (30) days after the commencement thereof.

29. **Remedies (Modified)**: In the event of any default by Licensee, then in addition to any other remedies available to Licensor at law or in equity, Licensor shall have the immediate option to terminate this Agreement and all rights of Licensee hereunder by giving written notice of termination to Licensee. Upon termination, Licensee shall have fifteen (15) days to remove its personal property from the Property, including but not limited to, buildings, structures and fixtures. Thereafter, Licensor shall have the right to remove and dispose of such personal property from the Property at Licensee's sole cost and expense. In addition, Licensor may immediately recover from Licensee all amounts due and owing hereunder, plus interest at the maximum rate permitted by law on such amounts until paid, as well as any other amount necessary to compensate Licensor for all the detriment proximately caused by Licensee's failure to perform its obligations under this Agreement.

30. **Non-Possessory Interest**: Licensor retains full possession of the Property and Licensee will not acquire any interest temporary, permanent, irrevocable, possessory or otherwise by reason of this Agreement, or by the exercise of the permission given herein. Licensee will make no claim to any such interest. Any violation of this provision will immediately void and terminate this Agreement.

31. **Waiver**: No waiver by Licensor of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by Licensee of the same or any other provision. Licensor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Licensor's consent to or approval of any subsequent act by Licensee.

32. **Authority**: This Agreement is pursuant to the authority of and upon, and is subject to the conditions prescribed by General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, which General Order No. 69-C, by this reference, is hereby incorporated herein and made a part hereof.

33. **Attorneys' Fees**: In the event of any action, suit or proceeding against the other, related to this Agreement, or any of the matters contained herein, the successful party in such action, suit or proceeding shall be entitled to recover from the other party reasonable attorney fees incurred.

34. **Electric and Magnetic Fields ("EMF")**: There are numerous sources of power frequency electric and magnetic field ("EMF"), including household or building wiring, electrical appliances and electric power transmission and distribution facilities. There have been numerous scientific studies about the potential health effects of EMF. Interest in a potential link between long-term exposures to EMF and certain diseases is based on the combination of this scientific research and public concerns.

While some 30 years of research have not established EMF as a health hazard, some health

authorities have identified magnetic field exposures as a possible human carcinogen. Many of the questions about specific diseases have been successfully resolved due to an aggressive international research program. However, potentially important public health questions remain about whether there is a link between EMF exposures in homes or work and some diseases including childhood leukemia and a variety of other adult diseases (e.g. adult cancers and miscarriages). While scientific research is continuing on a wide range of questions relating to exposures at both work and in our communities, a quick resolution of the remaining scientific uncertainties is not expected.

Since Licensee plans to license or otherwise enter SCE's property that is in close proximity to SCE's electric facilities, SCE wants to share with Licensee and those who may enter the property under this agreement, the information available about EMF. Accordingly, SCE has attached to this document, a brochure that explains some basic facts about EMF and that describes SCE's policy on EMF. SCE also encourages you to obtain other information as needed to assist you in understanding the EMF respect to your planned use of this property.

35. Notices: All notices required to be given by either party will be made in writing and deposited in the United States mail, first class, postage prepaid, addressed as follows:

To Licensor: Southern California Edison Company
Corporate Real Estate Department
Real Estate Operations Division
14799 Chestnut Street
Westminster, CA 92683

To Licensee: City of Long Beach
2760 Studebaker
Long Beach, CA 90815

Business Telephone No. (562) 570-3100

Licensee will immediately notify Licensor of any address change.

36. Recording: Licensee will not record this Agreement.

37. Complete Agreement: Licensor and Licensee acknowledge that the foregoing provisions and any addenda and exhibits attached hereto constitute the entire Agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate as of the day and year herein first above written.

SOUTHERN CALIFORNIA EDISON COMPANY

By Roslyn Delmar
LICENSOR

ROSLYN DELMAR
Right of Way Agent
Real Estate Operations
Corporate Real Estate Department

CITY OF LONG BEACH

By Gerald R. Miller
LICENSEE

Print Name: Gerald R. Miller

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APPROVED AS TO FORM

10/24, 20 05
ROBERT E SHANNON, City Attorney

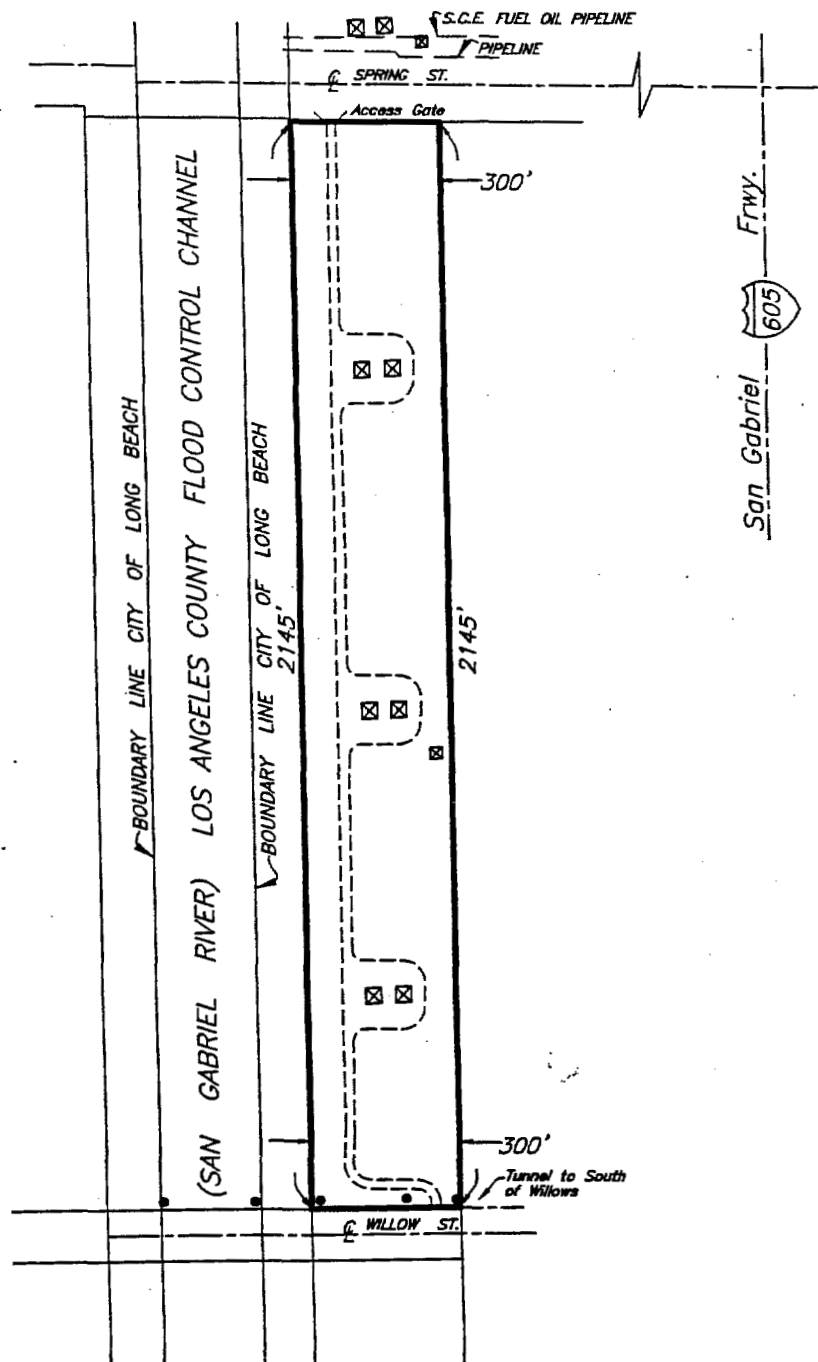
BY D. J. Guin
SENIOR DEPUTY CITY ATTORNEY

ADDENDUM

PARK USE

- A. Licensee must obtain the prior written approval from Licensor for the installation of any facilities, including any subsequent modifications. Licensee will maintain all facilities in a safe condition satisfactory to Licensor.
- B. At any time, Licensor may require the relocation of any portion of the facilities. Licensee will relocate same, at its expense, to a location satisfactory to Licensor within sixty (60) days after receiving notice to relocate from Licensor.
- C. At Licensee's expense, Licensee will post signs at all access points to the Property that read: "No Kite Flying, Model Airplanes or Metallic Balloons Permitted, High Voltage Wires Overhead."
- D. At Licensee's expense, Licensee will post signs at all access points of the Property that read: "No Motorcycles, Motorbikes, Horseback Riding or Hunting Permitted."
- E. Licensee must close the park at any time Licensor deems it necessary for the safety of the general public. If it is necessary to close the park for a period of more than three days, Licensee will notify the general public of the closure by posting at all access points to the property.
- F. At Licensee's expense, Licensee will install removable post-type barriers designed to accommodate Licensor's locks, to prevent unauthorized vehicular use or parking, including but not limited to, motorcycles, off-road vehicles, and "all-terrain" vehicles.
- G. Trespass discouragers shall be installed on Licensor's towers. The discourager installation will be performed by SCE. Licensee shall pay SCE in advance, for all SCE direct and indirect costs associated with the engineering, purchase, and installation of the discouragers. All towers shall be equipped with signs so worded as to warn the public of the danger of climbing the towers. Such signs shall be placed and arranged so that they may be read from the four corners of the structure. Such signs shall be neither less than 8 feet nor more than 20 feet above the ground except where the lowest horizontal member of the tower or structure is more than 20 feet above the ground in which case the sign shall be not more than 30 feet above the ground.
- H. Licensee must design and construct all walkways, underground sprinkler systems, lighting facilities, and drains to be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle.

Licensee's Initials



N.T.S.

LEGEND:




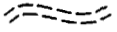

-  LANDS OF SOUTHERN CALIFORNIA EDISON CO. BEING LICENSED TO CITY OF LONG BEACH
-  APPROX. TOWER LOCATION (25' CLEARANCE)
-  APPROX. POLES LOCATION
-  20' Wide SCE Access Rd's

EXHIBIT "A"

TOTAL AREA (GROSS)		SQ.FT. 643,500	AC. 14.77
FACILITY NAME: ALAMITOS-DEL AMO 220KV T/L R/W		P.I.D. NO. 50120013	J.D. JAMIN ID: RED-13299
LICENSEE: CITY OF LONG BEACH		CITY: LONG BEACH	T.G.: 796G2
PROPERTY NO. : PLADA796G21	R/P AGENT: ROSLYN DELMAR		COUNTY: LOS ANGELES
LAND MAPPING: PV, PR, RF	ACCOUNT NO.: 1255		STATE: CA
SANDERS MAP NO.: 552111	OTHER REF.: SER. 93752A		 <p>SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company</p>
M.S.: 46-88	DATE: 09/24/2001		

OUR COMMITMENT

If future research shows that electric and magnetic fields associated with electricity are a health hazard, SCE will take every reasonable action necessary to protect our customers and employees.

To date, the scientific literature is not convincing enough to justify expensive measures to reduce electric and magnetic fields. In the meantime, there are questions that need to be answered and we will continue to search for those answers.

Since more research is needed to resolve this controversy, we will continue to support studies and encourage outside agencies to do the same.

SCE will continue to provide the most up-to-date information and services available to customers, employees, legislators, local governments and public interest groups about EMF.

RESOURCES

In addition to SCE's EMF team, there are many other EMF Resources including:

The California Department of Health Services:
510-622-4500 or <http://dnai.com/~emf/>

U.S. EMF RAPID Program Web page:
<http://www.niehs.nih.gov/emfrapid>

CPUC EMF Policy Web Page:
<http://www.cpuc.ca.gov/divisions/energy/environmental/emf/emfopen.htm>

American Cancer Society: 800-ACS-2345

GET THE INFORMATION

For EMF information, magnetic field measurements, or reservations for SCE's free EMF workshops, please call SCE's EMF Education Department at 626-812-7545 or visit www.sce.com and click on "Safety First" and find "Electric and Magnetic Fields" in the far right column.

905-0702

P.O. Box 800
Rosemead, CA 91770-9807


SOUTHERN CALIFORNIA
EDISON
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FIELDS




SOUTHERN CALIFORNIA
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An EDISON INTERNATIONAL Company

Electric and magnetic fields (EMF) are present wherever electricity flows - around appliances and power lines and in homes, schools, and offices. Since the 1970's, questions have been raised about the possible adverse health effects of these fields. After nearly 30 years of research, scientists have been unable to determine whether exposure to EMF causes disease in humans.

Since the EMF issue began, SCE has worked to responsibly resolve the EMF health effects question and to educate the public and our employees about EMF. SCE continues to maintain an EMF Education and Research group dedicated to answering EMF questions, supporting research, working with governmental agencies on the EMF issue and implementing SCE's EMF Policy.

SCE'S EMF POLICY

There are many sources of power frequency electric and magnetic fields, including internal household or building wiring, electrical appliances and electric power transmission and distribution facilities. There have been numerous scientific studies about the potential health effects of EMF. Interest in a potential link between long-term exposures to EMF and certain diseases is based on the combination of this scientific research and public concern.

After 30 years of research a health hazard has not been established to exist. Many of the questions about specific diseases have been successfully resolved due to an aggressive international research program. Potentially important public health questions remain about whether there is a link between EMF exposures in homes or work and some diseases, including childhood leukemia and a variety of other adult diseases (e.g., adult cancers and miscarriages). Because of this research some health authorities have identified magnetic field exposures as a possible human carcinogen.

While scientific research is continuing on a wide range of questions relating to exposures at both work and in our communities, a quick resolution of the remaining scientific uncertainties is not expected.

SCE is aware that there is concern about the potential health effects of power-frequency electric and magnetic fields. Notwithstanding the health, safety, and economic benefits of electricity, SCE recognizes and takes seriously its responsibility to help address these EMF concerns. In order to better understand EMF and to respond to the current uncertainty, SCE will continue to:

- Assist the California Public Utilities Commission (CPUC) and other appropriate local, state, and federal governmental agencies in the development and implementation of reasonable, uniform regulatory guidance.
- Provide balanced, accurate information to our employees, customers and public agencies, including EMF measurements and consultation to our customers upon request.
- Take appropriate no-cost and low-cost steps to minimize field exposures from new facilities and continue to consult and advise our customers with respect to existing facilities, subject to CPUC guidance.
- Support appropriate research programs to resolve the key scientific questions about EMF.
- Research and evaluate occupational health implications and provide employees who work near energized facilities with timely, accurate information about field exposures in their work environment.

"The scientific evidence suggesting that ELF-EMF exposures pose any health risk is weak. The IRLHS concludes that ELF-EMF exposure cannot be recognized at this time as entirely safe because of weak scientific evidence that exposures may pose a leukemia hazard."

National Institute of Environmental Health Sciences (NIEHS) Report to Congress, 1999

BASICS OF EMF

ELECTRIC FIELDS

- Produced by Voltage
- Measured in Volts per meter (V/m) or in kilovolts per meter (kV/m)
- Easily shielded (weakened) by conducting objects like trees or buildings
- Reduced in strength with increasing distance from source

MAGNETIC FIELDS

- Produced by current
- Measured in gauss (G) or tesla (T)
- 1 milligauss (mG) = 0.1 microtesla (uT)
- Not easily shielded (weakened) by most material
- Reduced in strength with increasing distance from source

EMF EDUCATION & SERVICE

SCE offers a number of EMF services to our customers and our employees:

EMF Information On Request: SCE maintains an EMF Research and Education Group trained to answer EMF questions. Customers and employees can call our EMF Specialists to discuss their questions and concerns. We'll also provide brochures, articles, studies and supplemental information on request.

Free EMF Measurements: SCE provides free measurements in homes, schools and businesses.

EMF Technical Consulting: EMF Specialists are available to try to help resolve any technical EMF questions that our customers and employees may have.

EMF Presentations: EMF Specialists are available for presentations to businesses, colleges, and organizations.

EMF Workshops at the EMF Education Center: SCE maintains a state of the art EMF Education Center in Irwindale, Calif. The EMF team conducts in-depth, half-day EMF workshops once a month.