

RIGHT OF ENTRY AGREEMENT
110 Jackson Street (APN 249-40-053)

This Right of Entry Agreement (“Agreement”), dated as of October 14, 2021 for reference purposes only, is entered into by and between APPLIED WATER RESOURCES CORPORATION dba AWR Environmental (“LICENSEE”), and the CITY OF SAN JOSÉ, a California municipal corporation (“CITY”), and shall become effective upon execution by the CITY.

RECITALS

- A. CITY is the owner of property described as Assessor’s Parcel Number 249-40-053, consisting of a wellness center between Jackson Street and N 3rd Street in San Jose, California, more particularly depicted on **Exhibit A-1** attached hereto (“Property”); and
- B. LICENSEE desires to enter upon a portion of the Property as described in **Exhibit A-2** attached hereto and incorporated herein (“Access Area”), in order to install a monitoring well; and
- C. CITY is willing to permit LICENSEE to access the Access Area proposed by LICENSEE for the purposes described herein.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

- 1. Right of Entry. CITY hereby grants to LICENSEE a temporary, revocable, non-assignable, and non-exclusive right of entry (“Right of Entry”) for the purpose of and upon the terms and conditions hereinafter described subject to all licenses, easements, leases, encumbrances and claims of title affecting the Property.
- 2. Purpose. Subject to the limits herein stated, the Right of Entry granted herein is a right to enter onto the Property for the sole purpose of installing and maintaining one 2-inch diameter ground water monitoring well within an 8-10” flush mounted monitoring well box on the east side of the existing building at the Property. The monitoring well box must be installed flush to the ground. Access to the Property is restricted to LICENSEE’s administrative and operations personnel. LICENSEE shall not allow members of the general public or other individuals or equipment to enter the Property. LICENSEE is permitted to periodically visit the Property during the Term (as defined in Section 3 below) to monitor the well. Prior to well installation, LICENSEE is required to provide CITY with a scope of work and proposed dates and times of access.
- 3. Term. Subject to the termination provision set forth in Section 5 below, the term of the Right of Entry (“Term”) shall begin upon execution of this Agreement by CITY (“Commencement Date”) and payment of the License Fee (defined below)

for the entire Term and shall terminate two years after the Commencement Date at 11:59 PM. If LICENSEE wishes to extend the Term, LICENSEE must notify the CITY in writing at least sixty (60) days prior to the Expiration Date and CITY must respond in writing to certify the extension of the Term. Any future term(s) shall be at the sole discretion of the City and terms and conditions may be subject to negotiation.

4. Terms and Conditions. The Right of Entry is given subject to the following terms and conditions.

4.1 Compensation. LICENSEE shall pay CITY a one-time fee of One Thousand Four Hundred Twenty-Seven Dollars (\$1,427.00), in return for the rights granted under this Agreement. LICENSEE shall provide CITY with findings and results from the monitoring well during the Term.

4.2 Compliance with Laws. LICENSEE shall obtain and maintain all necessary permits, licenses and approvals, from the relevant agencies having jurisdiction and comply with all current laws, ordinances, orders, rules, regulations and permits with respect to its use of the Property pursuant to this Agreement. No entry shall be made until CITY has received and approved a schedule for the proposed work including details of the work to be performed and a list of the names of all contractors of LICENSEE authorized by LICENSEE to enter the Property. In no event shall LICENSEE's use of the Property involve any alteration thereto, all of which shall be undertaken by LICENSEE at its sole cost. No stand-by backup electrical power generation facility is allowed to be installed or constructed on the Property. At all times during the Term, LICENSEE shall maintain the Property in a safe, clean and orderly condition.

4.3 As-Is Condition and Assumption of Risk. LICENSEE accepts the condition of the Property as-is and with all faults and acknowledges that: i) CITY is under no obligation to provide any additional preparations, improvements, utilities or equipment to the Property prior to use by LICENSEE, and ii) LICENSEE's use of the Property is entirely at its own risk. Without limiting the generality of the foregoing, LICENSEE acknowledges that it shall be solely responsible for instituting and carrying out security measures on the Property to prevent vandalism or theft (which measures, if any, shall be subject to the prior written approval of CITY), and that CITY shall not be responsible for providing any security at the Property and shall not be liable for any vandalism or theft that may occur on the Property. For avoidance of doubt, LICENSEE acknowledges that its use of the Property shall be at its own risk and that LICENSEE shall be responsible for all costs, risk or liability that occurs or arises during or as a result of its use or occupancy of the Property.

- 4.4 Release and Waiver. To the maximum extent permitted by law, LICENSEE on behalf of itself and its employees, owners, members, officers, agents, contractors and invitees (collectively, the "Licensee Parties" and each a "Licensee Party"), waives and releases CITY and its officers, employees and agents from any and all liability that occurs on the Property that is suffered by LICENSEE or any Licensee Party for any injury suit, action, claim, demand, loss, damage, liability, or liability for damages of any kind or nature, whether for loss of or damage to property, or injury to or death of persons, and whether or not known or suspected (collectively "Claims"), which may arise out of use of the Property by LICENSEE or any Licensee Party except such loss or damage as is caused by the sole active negligence or willful misconduct of CITY, its officers, employees or agents acting in their official capacities and acting within the scope of their official duties. The foregoing shall include any loss, damage, claim, or liability for damages or injury caused by or resulting from LICENSEE's or any Licensee Party's introduction or generation of Hazardous Materials, as defined in **Exhibit B**, on the Property, or the creation of increased hazard to the public from existing materials arising from the use of the Property by LICENSEE or any Licensee Party. However, LICENSEE shall not be responsible for any cleanup of Hazardous Materials not caused, generated or disturbed by LICENSEE or any Licensee Party.
- 4.5 Indemnification. To the maximum extent permitted by law, LICENSEE shall indemnify, defend, and hold harmless CITY and its officers, employees and agents against any and all Claims, resulting from or arising out of LICENSEE's or any Licensee Party's use of the Property, including, but not limited to, entries of LICENSEE or any Licensee Party, except such loss or damage as is caused by or the sole active negligence or willful misconduct of CITY, its officers, employees or agents acting in their official capacities and acting within the scope of their official duties. The foregoing shall include, but not be limited to, any Claims resulting from LICENSEE's or any Licensee Party's introduction or generation of Hazardous Materials, as defined in **Exhibit B**, on the Property, or the creation of increased hazard to the public from existing materials arising from the entries of LICENSEE or any Licensee Party. However, LICENSEE shall not be responsible for any cleanup of Hazardous Materials not caused, generated or disturbed by LICENSEE or any Licensee Party.
- 4.6 Survival. The provisions of subsections 4.3, 4.4, 4.5 and 4.10 shall survive expiration or termination of the Right of Entry as to liabilities and other Claims arising out of events that occur prior to the later of: (i) expiration or termination of the Right of Entry or (ii) the date LICENSEE vacates the Property and restores it to its original condition and free of hazards.

- 4.7 Insurance. During the term of this Right of Entry, LICENSEE shall have and maintain the minimum insurance requirements as set forth in the attached **Exhibit C**.
- 4.8 No Grant; Limited to Access Area. The Right of Entry constitutes a revocable license; nothing herein shall be construed as a grant of title or any interest in the Property. LICENSEE's use of the Property shall only include the Access Area shown on Exhibit A-2.
- 4.9 No Admission of Liability. Nothing herein shall be construed as an admission of liability by CITY of its responsibility as to any Hazardous Materials that may be found on the Property, nor, except as expressly provided herein, as an admission of liability by LICENSEE as to any Hazardous Materials which may be found on the Property.
- 4.10 Restoration of Property. LICENSEE is required to remove the monitoring well and all related materials from the Property upon expiration of the Term. LICENSEE shall fully restore the Property to its pre-existing condition or better upon expiration of the Right of Entry or upon vacating the Property prior to termination or expiration of the rights granted by this Agreement. If the restoration is not so performed by LICENSEE upon expiration or termination of this Agreement or upon LICENSEE's vacation of the Property prior to termination or expiration, CITY shall have the right, but not the obligation, to perform the necessary restoration after providing no less than thirty (30) days prior written notice to LICENSEE that it will do so. Upon receipt of the notice of restoration costs from CITY, LICENSEE agrees to reimburse CITY for such costs incurred, plus an additional amount equal to twenty percent (20%) thereof for administrative overhead within thirty (30) days. The demand for payment by CITY shall be prima facie evidence that the expense incurred was necessary and reasonable and that such expense was incurred by CITY on behalf of LICENSEE. This provision shall survive expiration or termination of the Right of Entry or this Agreement.
- 4.11 Graffiti Abatement. LICENSEE shall be responsible for the prompt abatement of any and all graffiti that occurs on the monitoring well box within the Access Area during the term of this Agreement. If LICENSEE fails to abate any graffiti in a prompt manner, CITY may immediately undertake such repairs and submit an invoice for the reasonable costs thereof to LICENSEE for reimbursement, and LICENSEE shall reimburse CITY within fifteen (15) days after its receipt of an invoice therefor and reasonable supporting documentation of the work completed.
- 4.12 City Access to Property. CITY shall continue to have the right to use and access the Property in its entirety and grant such use and access rights to third parties.

5. Termination of Right of Entry. CITY shall have the right to terminate the Right of Entry, without cause, by giving not less than seven (7) days prior written notice of termination to LICENSEE. CITY's Director of Economic Development is authorized to terminate the Right of Entry on behalf of CITY. Notwithstanding anything to the contrary in this Agreement, LICENSEE shall vacate the Property and restore it as provided in Section 4.10 by 11:59 p.m. on the date of termination.
6. No Liens or Encumbrances. LICENSEE shall not permit or suffer any liens or encumbrances to be imposed upon the Property or any building or structure thereon, as a result of LICENSEE's activities without promptly discharging the liens or encumbrances.
7. Assignment. LICENSEE may not assign this Agreement or its rights and obligations hereunder without obtaining CITY's prior written consent. Any assignment without such written consent shall be void. Any assignment by LICENSEE shall not relieve LICENSEE of its indemnification obligations set forth in this Agreement.
8. Entire Agreement; Amendment. This Agreement constitutes the entire understanding between the parties hereto with respect to the subject matter hereof, superseding all negotiations, prior discussions and preliminary agreements made prior to the date hereof. This Agreement may not be amended or revised except by a writing executed by both parties hereto.
9. Execution in Counterparts. This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. A copy, facsimile, or an original, with all signatures appended together, shall be deemed a fully executed agreement.
10. Authority. Each person signing below warrants and guarantees that s/he is legally authorized to execute this Agreement on behalf of the respective party and that such execution shall bind said party to the terms of this Agreement.
11. Notices. All notices given in conjunction with this Agreement shall be written, and shall be effective upon personal delivery to the other party or, if by mail, three (3) days after deposit in the U.S. Mail, first class postage prepaid to the applicable address stated below, or to such other address as the party may designate by written notice:

LICENSEE: AWR Environmental
 218 Landana St
 American Canyon, CA 94503
 Attn: Tyson Fulmer

CITY: City of San José
OED – Real Estate Services
200 E. Santa Clara Street, 12th Floor
San Jose, CA 95113
Attn: Real Estate Manager

12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
13. Venue. In the event that suit shall be brought by either party hereunder, the parties hereto agree that venue shall be exclusively vested in the state courts of California in the County of Santa Clara or if federal jurisdiction is appropriate, exclusively in the United States District Court in the Northern District of California, San José, California.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year written below.

“CITY”

APPROVED AS TO FORM:

CITY OF SAN JOSE,
a California municipal corporation

× Cameron Day
Cameron Day (10/14/2021)
Email: cameron.day@sanjoseca.gov

× Nanci Klein
Nanci Klein (10/14/2021)
Email: nanci.klein@sanjoseca.gov

CAMERON DAY
Deputy City Attorney

NANCI KLEIN
Director of Economic Development

“LICENSEE”

APPLIED WATER RESOURCES
CORPORATION dba AWR Environmental

× Steven Michelson
smichelson@awrcorp.net (10/14/2021)
Email: smichelson@awrcorp.net

Name: Steve Michelson

Title: Principal

EXHIBIT A-1

Aerial View of Property



EXHIBIT A-2

Access Area Map

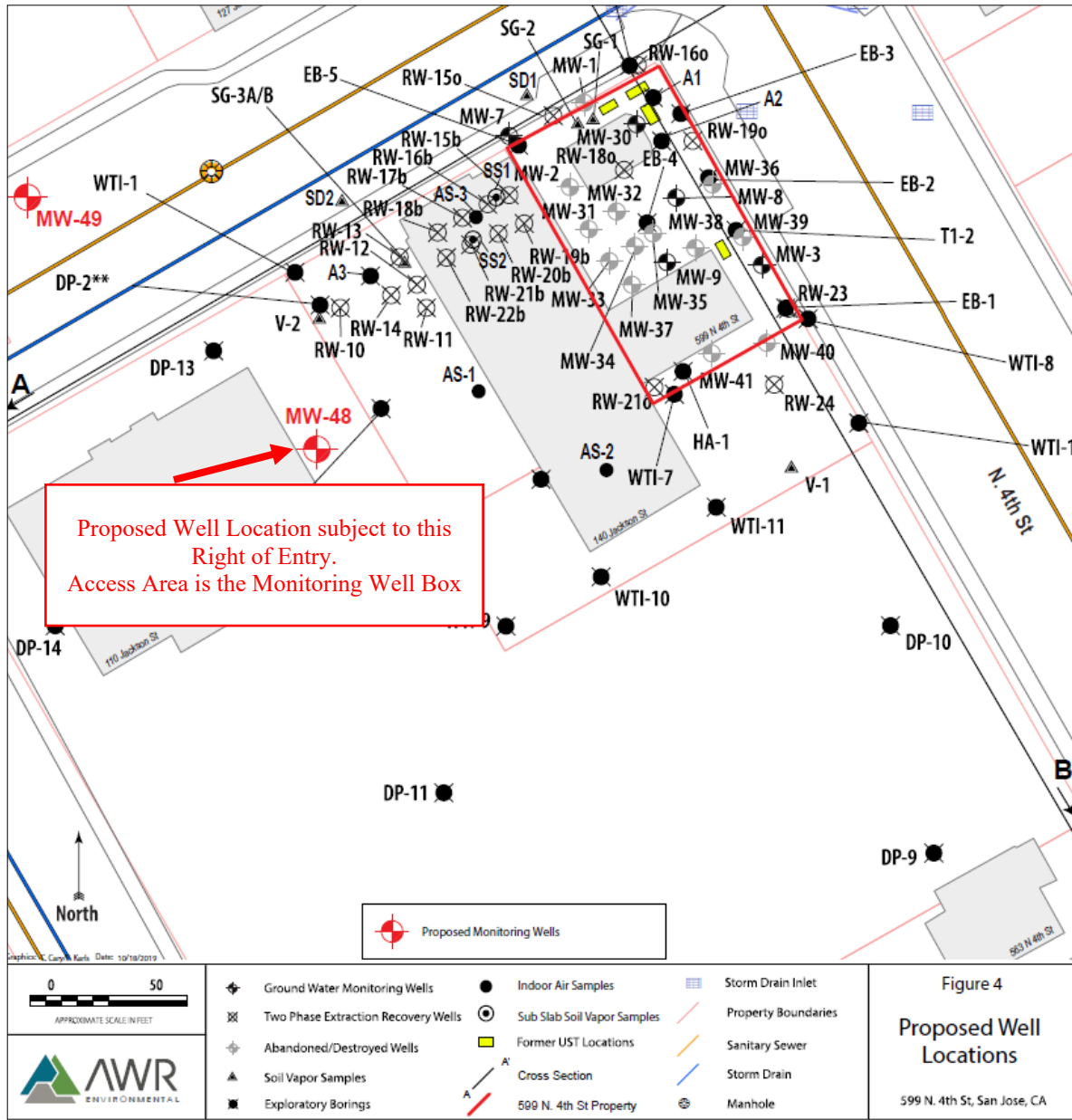


EXHIBIT B

Definition of Hazardous Materials

For the purpose of this Agreement, “**Hazardous Materials**” shall mean any and all: (a) substances, products, by-products, waste, or other materials of any nature or kind whatsoever which is or becomes listed, regulated or addressed under any Environmental Laws; (b) materials, substances, products, by-products, waste, or other materials of any nature or kind whatsoever whose presence in and of itself or in combination with other materials, substances, products, by-products, or waste may give rise to liability under any Environmental Law or any statutory or common law theory based on negligence, trespass, intentional tort, nuisance, strict or absolute liability or under any reported decisions of any state or federal court; and, (c) substances, products, by-products, wastes or other materials which may be hazardous or harmful to the air, water, soil, environment or affect industrial hygiene, occupational, health, safety and/or general welfare conditions, including without limitation, petroleum and/or asbestos materials, products, by-products, or waste.

For the purposes of this Agreement, “**Environmental Laws**” shall mean and include all federal, state, and local laws, statutes, ordinances, regulations, resolutions, decrees, and/or rules now or hereinafter in effect, as may be amended from time to time, and all implementing regulations, directives, orders, guidelines, and federal or state court decisions, interpreting, relating to, regulating or imposing liability (including, but not limited to, response, removal, remediation and damage costs) or standards of conduct or performance relating to industrial hygiene, occupational, health, and/or safety conditions, environmental conditions, or exposure to, contamination by, or clean-up of, any and all Hazardous Materials, including without limitation, all federal or state super-lien or environmental clean-up.

EXHIBIT C

Insurance Requirements

LICENSEE, at LICENSEE's sole cost and expense, shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from, or are in connection with, entries onto the Property hereunder by LICENSEE, its officers, employees, agents or contractors.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. The coverage provided by Insurance Services Office Commercial General Liability coverage ("occurrence") Form Number CG 0001; and
2. The coverage provided by Insurance Services Office Form Number CA 0001 covering Automobile Liability. Coverage shall be included for all owned, non-owned and hired automobiles; and
3. Workers' Compensation insurance as required by the California Labor Code and Employers Liability insurance; and

There shall be no endorsement reducing the scope of coverage required above unless approved by the City's Risk Manager.

B. Minimum Limits of Insurance

LICENSEE shall maintain limits no less than:

1. Commercial General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit; and
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage; and
3. Workers' Compensation and Employers' Liability: Workers' Compensation limits as required by the California Labor Code and Employers Liability limits of \$1,000,000 per accident.

C. **Deductibles and Self-Insured Retentions**

Any deductibles or self-insured retentions in excess of \$250,000 must be declared to and approved by CITY's Risk Manager.

D. **Other Insurance Provisions**

The policies are to contain, or be endorsed to contain, the following provisions:

1. Commercial General Liability and Automobile Liability Coverages

- a. CITY, its officers, employees, agents and contractors are to be covered as additional insureds as respects: Liability arising out of activities performed by or on behalf of, LICENSEE; products and completed operations of LICENSEE; premises owned, leased or used by LICENSEE; and automobiles owned, leased, hired or borrowed by LICENSEE. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents and contractors.
- b. LICENSEE's insurance coverage shall be primary insurance as respects CITY, its officers, employees, agents and contractors. Any insurance or self-insurance maintained by CITY, its officers, employees, agents or contractors shall be excess of LICENSEE's insurance and shall not contribute with it.
- c. Any failure to comply with reporting provisions of the policies by LICENSEE shall not affect coverage provided CITY, its officers, employees, agents, or contractors.
- d. Coverage shall state that LICENSEE's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- e. Coverage shall contain waiver of subrogation in favor of CITY, its officers, employees, agents and contractors.

2. Workers' Compensation and Employers' Liability

Coverage shall contain waiver of subrogation in favor of CITY, its officers, employees, agents and contractors.

3. All Coverages

Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled, or reduced in limits except after thirty (30) days' prior written notice has been given to CITY, except that ten (10) days' prior written notice shall apply in the event of cancellation for non-payment of premium.

E. **Acceptability of Insurers**

Insurance is to be placed with insurers acceptable to CITY's Risk Manager.

F. **Verification of Coverage**

LICENSEE shall furnish CITY with certificates of insurance and copies of endorsements affecting coverage required by this Agreement. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

Proof of insurance shall be emailed in pdf format to
Riskmgmt@sanjoseca.gov:

Certificate Holder
City of San Jose – Finance Department
Risk & Insurance Program
200 East Santa Clara St., 14th Floor
San Jose, CA 95113-1905









G. **Contractors**

LICENSEE shall include all contractors as insured under its policies or shall obtain separate certificates and endorsements for each contractor.

ROE - AWR at 110 Jackson St

Created:	10/14/2021
Status:	Signed
Transaction ID:	c929fac8-684a-4556-be31-9dae7a787aaf

"ROE - AWR at 110 Jackson St" history

-  Kevin Ice created the document.
10/14/2021 11:37:46 PM GMT
-  Document was emailed to smichelson@awrcorp.net
10/14/2021 11:37:47 PM GMT
-  smichelson@awrcorp.net signed the document.
10/14/2021 11:57:10 PM GMT - IP address 67.164.114.191:49953
-  Document was emailed to Cameron Day
10/14/2021 11:57:11 PM GMT
-  Cameron Day signed the document.
10/15/2021 12:04:01 AM GMT - IP address 108.204.0.169:59517
-  Document was emailed to Nanci Klein
10/15/2021 12:04:02 AM GMT
-  Nanci Klein signed the document.
10/15/2021 12:21:01 AM GMT - IP address 73.231.142.203:55849
-  Document was successfully signed and filed
10/15/2021 12:21:02 AM GMT - IP address 73.231.142.203:55849