

## **EQUIPMENT STORAGE AND STOCKPILE SITE**

### **LICENSE AGREEMENT**

THIS LICENSE AGREEMENT, hereinafter referred to as AGREEMENT, made and entered into this 7 day of December, 2021 by and between HUMBOLDT REDWOOD COMPANY, LLC., a Delaware limited liability company, hereinafter referred to as OWNER, and the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY.

#### **WITNESSETH:**

WHEREAS, OWNER represents and warrants that it is the owner in fee of a parcel of land in the northeast quarter of Section 26, T.1S., R.2E., H.B. & M., also identified at this point in time by Assessor's Parcel No. 211-141-003, hereinafter referred to as SITE, and as such has the exclusive right to enter into this AGREEMENT; and

WHEREAS, COUNTY desires to enter upon and use a portion of said SITE for purposes of stockpiling aggregate and other related material for maintenance and repair projects on COUNTY maintained roads, and for temporary equipment storage for hauling aggregate and other material to and from said SITE, and those activities associated with the COUNTY'S road maintenance and repair projects; and

NOW THEREFORE, in consideration of the mutual covenants and promises contained below, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties hereto, COUNTY and OWNER agree as follows:

#### **1. LICENSE**

OWNER grants permission, subject to all terms and conditions of this AGREEMENT, for COUNTY and COUNTY'S officers, agents, employees, contractors, and volunteers to enter and use a portion OWNER'S property identified by Assessor's Parcel Number 211-141-003 for purposes described above. The approximate SITE location is shown on the aerial photograph attached hereto as Exhibit A, which is incorporated herein by reference.

#### **2. LICENSE NOT A LEASE**

This AGREEMENT does not constitute a lease, but constitutes a mere license agreement and COUNTY is limited to the use of the premises expressly and specifically described in Sections 1 and 4 herein.

#### **3. TERM**

- a. The term of this LICENSE shall commence upon date of execution by the County of Humboldt Board of Supervisors and shall expire December 31, 2023.
- b. COUNTY shall have six (6) months beyond this AGREEMENT'S termination date to remove equipment and stockpiled aggregate material from SITE.

#### 4. USE OF PREMISES

COUNTY shall have use of the SITE for the following purposes:

- a. Stockpiling aggregate and other related material for maintenance and repair projects on COUNTY maintained roads, and for temporary equipment storage for hauling aggregate and other material to and from said SITE, and those activities associated with the COUNTY'S road maintenance and repair projects.
- b. Use of said SITE by COUNTY shall be in compliance with all applicable laws including laws governing the use of hazardous materials. COUNTY shall not store hazardous materials on SITE. For purposes of this Section, hazardous materials are defined as any noxious or hazardous substance the use of which is regulated by Federal or State Laws.
- c. Any use of OWNER'S stockpiled material or extraction of rock from river shall be by separate Agreement to be executed at such time that COUNTY determines there is a need for OWNER'S stockpiled material or the extraction of rock from the river and is not covered under this AGREEMENT.
- d. OWNER and COUNTY agree that all of COUNTY'S stockpiled material as of the date of this AGREEMENT has been paid in full by COUNTY and is the sole property of COUNTY.
- e. **Special Compliance Provisions:** COUNTY shall, at all times, observe and comply with the terms and provisions of (a) that certain Final Environmental Impact Statement/Environmental Impact Report and Habitat Conservation Plan/Sustained Yield Plan for the Headwaters Forest Project, dated January 1999; (b) any Implementation Agreement with regard to Habitat Conservation Plan(s) for the properties of OWNER by and among the United States Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Game (CDFG), the California Department of Forestry and Fire Protection (CAL FIRE) and OWNER including those agreements assumed by OWNER in the reorganization of the Pacific Lumber Company, Scotia Pacific Lumber Company and Salmon Creek Corporation dated February 1999; (c) any Habitat Conservation Plan for the properties of OWNER, including that certain Habitat Conservation plan of February 1999 that was assumed by OWNER in the reorganization of Pacific Lumber Company, Scotia Pacific Lumber Company and Salmon Creek Corporation; (d) any Streambed Alteration Agreement with regard to OWNER including that certain Streambed Alteration Agreement with Regard to the Pacific Lumber Company, Habitat Conservation Plan, by and among CDFG and Pacific Lumber and Salmon Creek dated February 1999 that was assumed by OWNER in the reorganization of Pacific Lumber Company and Salmon Creek Corporation, to the extent any of the above documents bind the Premises and other lands of OWNER and are applicable to COUNTY'S activities on the Premises or other lands of OWNER, and copies of which OWNER agrees to provide COUNTY upon request. OWNER acknowledges and agrees that to best of OWNER'S knowledge, as of the Execution Date, the OWNER has not been notified that the COUNTY is in violation of any aforementioned Special Compliance Provision and if during the term of the Lease the OWNER is notified of any violation of such provisions, as it relates to the COUNTY'S occupancy or use of the Premises, the OWNER shall promptly notify the COUNTY of such violation.

**5. COMPENSATION**

- a. Rental: COUNTY shall pay OWNER the sum of Fifty Dollars (\$50.00) per month as rent for use of the SITE referred to in Section 1 herein for an annual rate of Six Hundred Dollars (\$600.00), payable in advance prior to July 1 of each calendar year.
- b. Payments herein required shall be made to:

Humboldt Redwood Company, LLC.  
Attn: Accounts Receivable  
PO Box 712  
Scotia, CA 95565

**6. OWNER'S ACCESS TO PREMISES**

OWNER shall have the right of access and use of SITE at all times and COUNTY shall not restrict OWNER'S use thereof.

**7. COMPLIANCE WITH LAWS**

COUNTY shall conduct all its operations in accordance with all federal/state/county safety, health, fire, sanitary codes, and ordinances and shall comply with all permits required for said use of SITE.

**8. REPRESENTATIONS**

- a. OWNER makes no representations as to the present or future conditions, natural or man-made, of SITE, the character of the traffic on any of its roads, the condition of access roads, or risks associated with or arising from other persons on SITE. COUNTY has entered into this AGREEMENT at its own risk and assumes all risk of personal injury and property damage to itself, its agents, servants, employees, contractors, successors, and assigns in connection with ACTIVITIES under AGREEMENT. Nothing in this AGREEMENT shall be construed as a guarantee of the type of work or quantity or quality of any products located in or on SITE.
- b. COUNTY represents that it, or its contractor(s), is experienced and competent in performing the ACTIVITIES herein described and further represents it is familiar with and will comply with all the applicable statutes, rules and regulations promulgated by federal, state, county, local, and other governmental agencies having control over, or an interest in, the ACTIVITIES hereunder. COUNTY agrees to conduct its ACTIVITIES in a diligent and workmanlike manner in accordance with the highest standards and practices recognized in the industry. COUNTY shall not unnecessarily damage trees while conducting its ACTIVITIES.

**9. RESPONSIBILITIES OF COUNTY**

- a. COUNTY shall promptly report to OWNER any violations of any laws, regulations, or permits of which COUNTY has knowledge and promptly send to OWNER a copy of any notice of violation received by COUNTY. A copy of all citations or other written documents COUNTY receives from any agency shall accompany the notice of violation.

- b. SITE access shall be limited to normal business hours unless otherwise approved by OWNER, with the exception of natural disasters, in which case SITE shall be available to COUNTY 24-7 without prior approval by OWNER.
- c. COUNTY shall maintain SITE used by COUNTY in an orderly, clean, and sanitary manner as required by OWNER.
- d. In the event of any violation of this AGREEMENT, or of dangerous fire weather, or of possible damage to roads by their use in wet weather, or of interference with OWNER'S operations, OWNER shall notify COUNTY'S Public Works Deputy Director of Roads, and COUNTY shall immediately suspend the ACTIVITIES or take steps to address the situation as OWNER may direct.
- e. COUNTY shall limit ACTIVITIES to those described above, and shall not construct or erect any buildings, structures, equipment, or improvements on the SITE without prior written consent of OWNERS.
- f. If SITE access is gated and locked, COUNTY shall be provided a key or combination code to conduct COUNTY ACTIVITIES. COUNTY shall return any and all keys that have been issued by OWNER for access to SITE at the expiration or termination of this AGREEMENT.
- g. COUNTY shall acquaint itself with and confine the ACTIVITIES within the property boundaries and shall be responsible and liable for any trespass outside such boundaries as a result of the ACTIVITIES.
- h. COUNTY shall not cut merchantable trees without prior written consent of OWNER.
- i. COUNTY shall promptly pay and discharge all liabilities to vendors and contractors for all labor and material employed in the ACTIVITIES. COUNTY shall indemnify, defend, and hold harmless OWNER from any losses, costs, and expenses, including attorneys' fees, incurred to remove any construction, mechanics, or materialman's liens filed against OWNER'S real property by any vendors or contractors supplying goods or services.

**10. FIRE AND FIRE PREVENTION**

- a. COUNTY shall not undertake any burning of debris.
- b. COUNTY assumes full responsibility for personal injury or property damage resulting from the ACTIVITIES by fire or otherwise, including without limitation damage to any timber, logs, logging works, or equipment, and agrees to conform to all laws of the State of California pertaining to forest fires and their prevention and to all rules and regulations of the various departments and subdivisions thereof, as well as those of OWNER, the U.S. Forest Service, and any other public authority.

**11. HOLD HARMLESS/INDEMNIFICATION**

- a. OWNER shall indemnify, defend, and hold harmless COUNTY and its officers, officials, employees, and volunteers, from any and all claims, demands, losses, damages, and liabilities of any kind or nature, including attorney's fees, which are caused by any negligent or willful acts of misconduct or omissions (either directly or through or by its

officers, agents, or employees) in connection with OWNER'S duties and obligations under this AGREEMENT and any amendments hereto.

- b. COUNTY shall indemnify, defend, and hold harmless OWNER and its officers, officials, employees, and volunteers, from any and all claims, demands, losses, damages, and liabilities of any kind or nature, including attorney's fees, which are caused by any negligent or willful acts of misconduct or omissions (either directly or through or by its officers, agents, or employees) in connection with COUNTY'S duties and obligations under this AGREEMENT and any amendments hereto.
- c. Notwithstanding Paragraphs 11.a. and 11.b., in the event that OWNER and COUNTY are both held to be negligently or willfully responsible, OWNER and COUNTY will bear their proportionate share of liability as determined in any such proceeding. Each side will bear their own costs and attorney fees.
- d. Acceptance of insurance, if required by this AGREEMENT, does not relieve a party from liability under this indemnification clause.

## **12. NOTICE**

- a. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail to the respective addresses set forth below. Notice shall be deemed communicated five (5) COUNTY working days from time of mailing if mailed as provided herein.
- b. Each party may at any time change its address for notice by giving written notice of such change to the other party in the manner provided in this Section.

OWNER: Humboldt Redwood Company, LLC.  
PO Box 712  
Scotia, CA 95565

COUNTY: County of Humboldt  
Department of Public Works  
1106 Second Street  
Eureka, CA 95501

## **13. COUNTY'S INSURANCE**

- a. Without limiting COUNTY'S indemnification provided herein, COUNTY shall take out and maintain, throughout the period of this AGREEMENT, the following policies of insurance placed with insurers with a current A.M. Bests rating of no less than A:VII or its equivalent against injury/death to persons or damage to property which may arise from or in connection with the activities hereunder of COUNTY, its agents, employees, or sub-lessees:
  - i. Comprehensive or Commercial General Liability Insurance at least as broad as Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001), in an amount of \$2,000,000 per occurrence. If a general aggregate limit is

used, either the general aggregate limit shall apply separately to this project or the general aggregate shall be twice the required occurrence limit. Said policy shall contain, or be endorsed with, the following provisions:

1. The OWNER, its officers, employees, and agents, are covered as additional insured for liability arising out of the operations performed by or on behalf of COUNTY. The coverage shall contain no special limitations on the scope of protection afforded to OWNER, its officers, agents, and employees.
  2. The policy shall not be canceled or materially reduced in coverage without thirty (30) days prior written notice (10 days for non-payment of the premium) to OWNER by certified mail.
  3. The inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverage afforded shall apply as though separate policies had been issued to each insured, but the inclusion of more than one insured shall not operate to increase the limits of the insurer's liability.
  4. For claims related to this project, the COUNTY'S insurance is primary coverage to the OWNER, and any insurance or self-insurance programs maintained by OWNER are excess to COUNTY'S insurance and will not be called upon to contribute with it.
  5. Any failure to comply with reporting or other provisions of the parties, including breach of warranties, shall not affect coverage provided to COUNTY, its officers, employees, and agents.
- ii By its signature hereunder, COUNTY certifies that COUNTY is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and COUNTY will comply with such provisions in connection with any work performed on the premises. Any persons providing services with or on behalf of COUNTY shall be covered by workers' compensation (or qualified self-insurance).

#### **14. LICENSE IS PERSONAL**

The license herein granted is personal to COUNTY and no right hereunder may be assigned, sublet, or otherwise transferred in whole or in part without prior written consent of OWNER and any attempt to assign, sublet, or transfer shall be of no force or effect whatsoever unless and until OWNER shall have given its written consent.

#### **15. JURISDICTION AND APPLICABLE LAWS**

This AGREEMENT shall be construed under the laws of the State of California. Any dispute arising hereunder or relating to this AGREEMENT shall be litigated in the State of California and venue shall lie in the County of Humboldt.

**16. TERMINATION**

- a. COUNTY and OWNER reserve the right to terminate this AGREEMENT on seven (7) days' notice for any cause or reason provided by the AGREEMENT itself, or by law, or upon the happening of one or more of the following:
  - i. The making by COUNTY or OWNER of any general assignment for the benefit of creditors.
  - ii. The failure of COUNTY or OWNER to remedy any default, breach, or violation of federal/state/county laws or regulations by COUNTY or OWNER or its employees.
  - iii. The violation of any of the provisions of this AGREEMENT.
  - iv. Said SITE becomes damaged due to fire, flood, earthquake, or any other natural disaster.
  - v. Intentionally supplying COUNTY or OWNER with false or misleading information or misrepresenting any material fact on its application or documents or in its statement to or before COUNTY or OWNER.

**17. LICENSE MODIFICATION**

This AGREEMENT may be modified only by subsequent written agreement signed by COUNTY and OWNER.

**18. LICENSOR NOT OFFICER, EMPLOYEE, OR AGENT OF COUNTY**

While engaged in carrying out and complying with the terms and conditions of this AGREEMENT, OWNER is an independent contractor and not an officer, employee, or agent of COUNTY.

**19. COUNTY'S EMPLOYEES**

COUNTY'S employees shall be deemed employees of COUNTY and will not for any purpose be considered employees or agents of OWNER. OWNER shall exercise no control or supervision over the employees of COUNTY hereunder. It is understood and agreed that no relationship of employer and employee is or shall be deemed to exist either between OWNER and COUNTY or between OWNER and any other person(s) performing labor or services on behalf of COUNTY. COUNTY shall furnish and be responsible for its own employees, agents, and equipment. It is expressly understood that OWNER has no authority over COUNTY'S agents or employees, and any complaint by OWNER about COUNTY'S agents or employees will be brought by OWNER to COUNTY'S attention for resolution by COUNTY.

**20. SAFETY**

COUNTY shall comply with all federal, state, and local safety and health laws, regulations, and standards, including California Labor Code Sections 6400 et seq., related provisions of the California Code of Regulations and standards of the California Occupational Safety and Health Board, all as amended from time to time, and if applicable shall operate under a current Injury and Illness Prevention Plan that complies with Section 3203 of Title 8 of the

California Code of Regulations. Failure of COUNTY to comply with all federal, state, and local health and safety laws, rules and regulations is grounds for immediate termination of this AGREEMENT.

**21. HAZARDOUS MATERIALS**

COUNTY shall indemnify OWNER and hold OWNER harmless from and against any and all loss, cost, damage, expense, or claim of any kind and nature (including without limitation, court costs, expenses, and attorneys' fees) paid, incurred, or suffered by, or asserted against OWNER, as a direct or indirect result of the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission, or release from SITE, of any Hazardous Materials arising out of, in connection with, or in any manner related this AGREEMENT or of any actions or omissions of COUNTY. The provisions of this section shall survive the expiration or termination of this AGREEMENT.

**22. HAZARDOUS MATERIALS SPILL NOTIFICATION AND RESPONSE**

- a. In the event of a spill or release of Hazardous Materials, COUNTY shall promptly comply with all federal, state, and local spill notification and response requirements. COUNTY shall, at a minimum:
  - i. Prevent further spilling or release;
  - ii. Take appropriate corrective actions to mitigate the spill;
  - iii. Specifically comply with federal, state, and local spill notification and reporting requirements, and notify OWNER of any spill event; and
  - iv. Immediately notify OWNER by telephone and email of the spill or release.
- b. COUNTY shall be responsible for the response and restoration costs of any release of Hazardous Materials in connection with this AGREEMENT.

**23. ATTORNEYS' FEES**

If either party shall commence any legal action or proceeding, including an action for declaratory relief, against the other by reason of the alleged failure of the other to perform or keep any provision of this AGREEMENT to be performed or kept, the party prevailing in said action or proceeding shall be entitled to recover court costs and reasonable attorneys' fees (including reasonable value of services rendered by County Counsel) to be fixed by the court, and such recovery shall include court costs and attorneys' fees (including reasonable value of services rendered by County Counsel) on appeal, if any. As used herein, "the party prevailing" means the party who dismisses an action or proceeding in exchange for payment of substantially all sums allegedly due, performance of provisions allegedly breached or other considerations substantially equal to the relief sought by said party, as well as the party in whose favor final judgment is rendered.



**24. REAL PROPERTY TAXES**

OWNER shall pay all real property taxes and general and special assessments levied and assessed against the property. Any improvements created by COUNTY, by action of this AGREEMENT that may create any assessments, shall be the responsibility of OWNER.

**25. WAIVER OF BREACH**

The waiver by COUNTY or OWNER of any breach of any provision of this AGREEMENT shall not constitute a continuing waiver of any subsequent breach of the same or a different provision of this AGREEMENT.

**26. BREACH, REMEDY FOR**

In the event of breach of this AGREEMENT by COUNTY or OWNER, COUNTY and/or OWNER shall have all rights and remedies provided by law.

**27. SURRENDER OF PREMISES**

Upon termination of this AGREEMENT, COUNTY shall surrender the premises to OWNER in good condition and repair, except for normal wear and tear. COUNTY shall be under no obligation to repair or restore the whole or any portion of the SITE, which may be damaged by reason of fire, earthquake, the elements, or other casualty.

**28. BINDING EFFECT**

All provisions of this AGREEMENT shall be fully binding upon, and inure to the benefit of, the parties and to each of their heirs, executors, successors, and assigns.

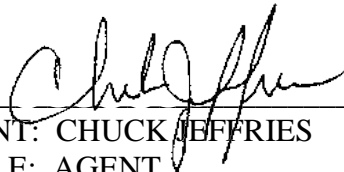
**29. MISCELLANEOUS PROVISIONS**

- a. The activities under this AGREEMENT shall in no way interfere with the land management and logging activities conducted by OWNER, its contractors, or assigns. COUNTY shall supervise all persons connected with COUNTY under this AGREEMENT to assure that its activities are within the boundaries specified in this AGREEMENT.
- b. Section headings and sub-headings in this AGREEMENT are for convenience only and shall not be considered part of this AGREEMENT or used in its interpretation.
- c. This AGREEMENT may be executed in one or more counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute the same instrument, which may be sufficiently evidenced by one counterpart.
- d. If any provision contained herein is declared by a court of competent jurisdiction to be void or unenforceable as written, the parties intend and desire that such provision be enforced and enforceable to the fullest extent permitted by law and that the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the balance of this AGREEMENT.
- e. Each of the parties hereto has been or has had the opportunity to be represented, to the extent desired, by legal counsel of its choice in respect to this transaction.

- f. Portions of this AGREEMENT are intended to survive any expiration or termination of this AGREEMENT. Accordingly, all provisions hereof which contemplated performance after any such event shall so survive, as shall all indemnity and restoration obligations of COUNTY, and the right to exercise remedies for default.

IN WITNESS WHEREOF, this AGREEMENT has been executed in duplicate by the parties hereto upon the date first above written.

AGENT FOR:  
HUMBOLDT REDWOOD COMPANY, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY  \_\_\_\_\_  
PRINT: CHUCK JEFFRIES  
TITLE: AGENT

COUNTY:

BY \_\_\_\_\_  
CHAIRPERSON,  
BOARD OF SUPERVISORS,  
COUNTY OF HUMBOLDT,  
STATE OF CALIFORNIA

**EXHIBIT A**

