


MURPHY'S BOWL LLC - TEMPORARY RIGHT OF ENTRY AGREEMENT

Chris Holmquist <CHolmquist@wilsonmeany.com>

Fri 7/10/2020 9:55 AM

To: Harjinder Singh <hsingh@cityofinglewood.org>; Royce Jones <royce@kbblaw.com>;

Cc: Gloria Chacon <GChacon@wilsonmeany.com>; Gerard McCallum <GMcCallum@wilsonmeany.com>; Sergei Builoff <sbuiloff@builoff.com>; Jeremy.Russell@protonmail.com <Jeremy.Russell@protonmail.com>; JIGNESH PATEL <jig777@aol.com>;

 2 attachments

200623 IBEC East Parking Area & Hotel Site Exhibit.pdf; COI-CENTEC.INGLEWOOD.pdf;

Hello Harjinder:

Per paragraph 8 of the Temporary Right of Entry Agreement between the City, Successor Agency and Murphy's Bowl LLC dated 09/28/17, I am providing more than the required 24-hours advance notice that Centec Engineering, Inc. will be mobilizing on site to perform a Phase 1 Environmental Survey. Work is expected to start on July 13th and will be complete the same day. Locations of the work are shown on the attached exhibit in red which are known as the Eastern Parking Area and the Hotel Site.

Jeremy Russell is the contact person for Centec Engineering, Inc.: (949) 678-8911, Jeremy.Russell@protonmail.com. A certificate of insurance is attached.

We will coordinate with Roosevelt at (310) 259-9969 for access.

Please let me know if you have any questions or comments.

Best regards,

Chris Holmquist
Wilson Meany
6701 Center Drive, Suite 950
Los Angeles, CA 90045

Phone: (310) 382-9023
Mobile: (415) 298-3230

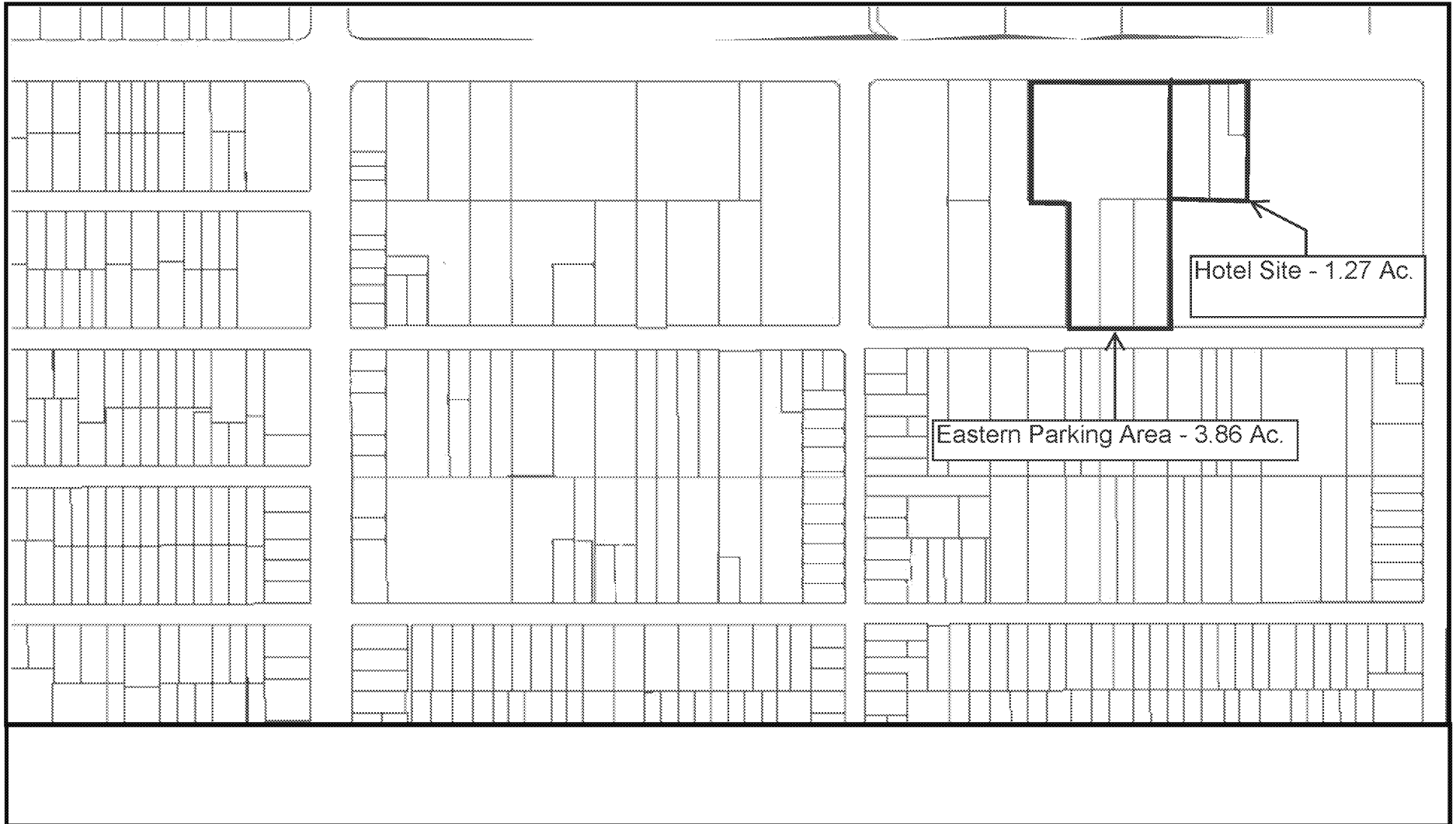
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Inglewood Basketball and Event Center Project Eastern Parking Area and Hotel Site





CERTIFICATE OF LIABILITY INSURANCE

DATE(MMDD/YYYY)
7/9/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATEHOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATEHOLDER.

IMPORTANT: If the certificateholder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificateholder in lieu of such endorsement(s).

PRODUCER ISU INS SERV - BC ENV BROKERAGE 1037 Suncast Ln Ste 103 El Dorado Hills, CA 95762	CONTACT NAME: DINA ATHEY	FAX (A/C, No): (916) 939-1085	
	PHONE (A/C, No, Ext): (916) 939-1080	E-MAIL ADDRESS:	
INSURED CENTEC ENGINEERING, INC. 4299 MACARTHUR BLVD., #107 NEWPORT BEACH, CA 92660	INSURER(S) AFFORDING COVERAGE		NAIC#
	INSURER A:	ADMIRAL INSURANCE COMPANY	24856
	INSURER B:	STATE COMPENSATION INS. FUND	35076
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MMDD/YYYY)	POLICY EXP (MMDD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONT. POLLUTION GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			FEI-ECC-16397-07	07/03/20	07/03/21	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP/PAGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			FEI-ECC-16397-07 INC. IN G/L	07/03/20	07/03/21	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	1345855-20	04/01/20	04/01/21	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	E&O LIAB. CLAIMS MADE			FEI-ECC-16397-07 RETRO: 7/3/1992	07/03/20	07/03/21	\$1,000,000 OCCURRENCE \$2,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: PROJECT #0720032, 3700 W. CENTURY BLVD., INGLEWOOD, CA 90303 - PHASE I

(SEE ATTACHED ADDITIONAL REMARKS FOR COMPLETE DESCRIPTION)
(BLANKET ENDORSEMENTS ATTACHED)

CERTIFICATE HOLDER CITY OF INGLEWOOD C/O CHRIS HOLMQUIST 6701 CENTER DRIVE, SUITE 950 LOS ANGELES, CA 90045	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY ISU INS SERV - BC ENV BROKERAGE		NAMED INSURED CENTEC ENGINEERING, INC. 4299 MACARTHUR BLVD., #107	
POLICY NUMBER FEI-ECC-16397-07		NEWPORT BEACH, CA 92660	
CARRIER ADMIRAL INSURANCE COMPANY	NAIC CODE	EFFECTIVE DATE: 7/3/2020	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.

FORM NUMBER: _____ FORM TITLE: _____

MURPHY'S BOWL LLC, BRANDT A VAUGHAN AS MANAGER OF MURPHY'S BOWL LLC, STEVEN A. BALLMER AS MEMBER OF MURPHY'S BOWL LLC, WILSON MEANY L.P., WILSON MEANY INC., THE CITY OF INGLEWOOD, CITY OF INGLEWOOD AS SUCCESSOR AGENCY TO THE INGLEWOOD REDEVELOPMENT AGENCY, THE INGLEWOOD PARKING AUTHORITY AND THEIR RELATED OR AFFILIATED ENTITIES, PARENTS, SUSIDIARIES, PARTNERSHIPS, JOINT VENTURES, LIMITED LIABILITY COMPANIES, MEMBERS, TRUSTS, AND ASSIGNS, OF EVERY TIER AND THEIR RESPECTIVE DIRECTORS, OFFICERS, PARTNERS, AGENTS, EMPLOYEES, VOLUNTEERS, MEMBERS, MANAGERS, TRUSTEES, TRUST BENEFICIARIES, SHAREHOLDERS AND ANY SUCCESSORS OR ASSIGNS OF ANY OF THE FOREGOING ARE NAMED AS ADDITONAL INSURED FOR GL COVERAGE BUT ONLY AS RESPECTS WORK PERFORMED BY OR ON BEHALF OF THE NAMED INSURED AND WHERE REQUIRED BY WRITTEN CONTRACT. WAIVER OF SUBROGATION IS APPLICABLE WHERE REQUIRED BY WRITTEN CONTRACT WITH RESPECT TO GL. THIS ISNSURANCE IS PRIMARY AND NON-CONTRIBUTORY OVER ANY EXISTING INSURANCE AND LIMITED TO LIABILITY ARISING OUT OF THE OPERATIONS OF THE NAMED INSURED AND WHERE REQUIRED BY WRITTEN CONTRACT WITH RESPECT TO THE GL & AL COVERAGES. CONTRACTUAL LIABILITY IS INCLUDED IN THE GENERAL LIABILITY COVERAGE.



Automatic Additional Insured – Owners, Lessees or Contractors

This endorsement, effective 7/3/2019 attaches to and forms a part of Policy Number FEI-ECC-16397-06. This endorsement changes the Policy. Please read it carefully.

In consideration of an additional premium of \$Applied, this endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART CONTRACTORS POLLUTION LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) whom the *Named Insured* agrees, in a written contract, to name as an additional insured. However, this status exists only for the project specified in that contract.

The person or organization shown in this Schedule is included as an insured, but only with respect to that person's or organization's vicarious liability arising out of your ongoing operations performed for that insured.



Additional Insured – Owners, Lessees or Contractors – Completed Operations

This endorsement, effective 7/3/2019 attaches to and forms a part of Policy Number FEI-ECC-16397-06. This endorsement changes the Policy. Please read it carefully.

In consideration of an additional premium of \$Applied, this endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Any person(s) or organization(s) whom the Named Insured agrees, in a written contract, to name as an additional insured. However, this status exists only for the project specified in that contract.	Those project locations where this endorsement is required by contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".



Automatic Primary and Non-Contributory Insurance Endorsement Designated Work Or Project(s)

This endorsement, effective 7/3/2019 attaches to and forms a part of Policy Number FEI-ECC-16397-06. This endorsement changes the Policy. Please read it carefully.

This endorsement modifies insurance provided under the Coverage Part(s) indicated below:

COMMERCIAL GENERAL LIABILITY COVERAGE CONTRACTORS POLLUTION LIABILITY COVERAGE

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) whom the *Named Insured* agrees, in a written contract, to provide Primary and/or Non-contributory status of this insurance. However, this status exists only for the project specified in that contract.

In consideration of an additional premium of \$Applied and notwithstanding anything contained in this policy to the contrary, it is hereby agreed that this policy shall be considered primary to any similar insurance held by third parties in respect to work performed by you under any written contractual agreement with such third party. It is further agreed that any other insurance which the person(s) or organization(s) named in the schedule may have is excess and non-contributory to this insurance.



Automatic Waiver of Subrogation Endorsement

This endorsement, effective 7/3/2019 attaches to and forms a part of Policy Number FEI-ECC-16397-06. This endorsement changes the Policy. Please read it carefully.

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
CONTRACTORS POLLUTION LIABILITY COVERAGE PART**

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) to whom the *Named Insured* agrees, in a written contract, to provide a waiver of subrogation. However, this status exists only for the project specified in that contract.

The Company waives any right of recovery it may have against the person or organization shown in the above Schedule because of payments the Company makes for injury or damage arising out of the *insured's* work done under a contract with that person or organization. The waiver applies only to the person or organization in the above Schedule.

Under no circumstances shall this endorsement act to extend the policy period, change the scope of coverage or increase the Aggregate Limits of Insurance shown in the Declarations.