



AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS LA PUENTE VALLEY COUNTY WATER DISTRICT 112 N. FIRST STREET, LA PUENTE, CALIFORNIA MONDAY, MAY 11, 2026, AT 4:30 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF BOARD OF DIRECTORS

President Barajas____ Vice President Hernandez____ Director Rojas____
Director Argudo____ Director Escalera____

4. PUBLIC COMMENT

Anyone wishing to discuss items on the agenda or pertaining to the District may do so now. The Board may allow additional input during the meeting. A five-minute limit on remarks is requested.

5. ADOPTION OF AGENDA

Each item on the Agenda shall be deemed to include an appropriate motion, resolution or ordinance to take action on any item. Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public review at the District office, located at the address listed above.

6. APPROVAL OF CONSENT CALENDAR

There will be no separate discussion of Consent Calendar items as they are considered to be routine by the Board of Directors and will be adopted by one motion. If a member of the Board, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

- A. Approval of Minutes of the Regular Meeting of the Board of Directors held on April 27, 2026.
- B. Receive and File PVOU-IZ Monthly Operations Reports for March 2026.
- C. Receive and File PVOU-SZ Monthly Operations Reports for March 2026.
- D. Approval of District's Expenses for the Month of April 2026.
- E. Approval of City of Industry Waterworks System Expenses for the Month of April 2026.
- F. Receive and File the District's Water Sales for April 2026.

- G. Receive and File the City of Industry Waterworks System's Water Sales Report for April 2026.

7. ACTION / DISCUSSION ITEMS

- A. Consideration of Lease of Main San Gabriel Basin Production Rights from Azusa Valley Water Company.

Recommendation: Authorize the General Manager to lease 300 acre-feet of 2025-26 Main San Gabriel Basin Production Rights from Azusa Valley Water Company for an amount of \$293,490.

- B. Consideration and Possible Approval of Purchase & Sale Agreement and Joint Escrow Instructions with City of Industry for acquisition of Property for New District Office Facility.

Recommendation: Board Discretion.

8. OPERATIONS AND TREATMENT REPORT

Recommendation: Receive and File.

9. ADMINISTRATIVE REPORT

10. GENERAL MANAGER'S REPORT

11. OTHER ITEMS

- A. Upcoming Events.
- B. Information Items.

12. ATTORNEY'S COMMENTS

13. BOARD MEMBER COMMENTS

- A. Report on Events Attended.
- B. Other Comments.

14. CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION – Significant exposure to litigation (Government Code Section 54956.9(d)(2))
One Case

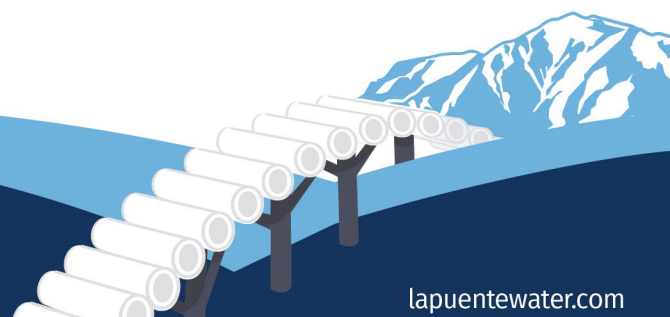
15. CLOSED SESSION REPORT

16. FUTURE AGENDA ITEMS

17. ADJOURNMENT

POSTED: Thursday, May 7, 2026.

President Cesar J. Barajas, Presiding.



Any qualified person with a disability may request a disability-related accommodation as needed to participate fully in this public meeting. In order to make such a request, please contact Mr. Roy Frausto, Board Secretary, at (626) 330-2126 in sufficient time prior to the meeting to make the necessary arrangements.

Note: Agenda materials are available for public inspection at the District office or visit the District's website at www.lapuentewater.com.



MINUTES

**REGULAR MEETING OF THE BOARD OF DIRECTORS
LA PUENTE VALLEY COUNTY WATER DISTRICT
112 N. FIRST STREET, LA PUENTE, CALIFORNIA
MONDAY, APRIL 27, 2026, AT 4:30 PM**

1. CALL TO ORDER

President Barajas called the meeting to order at 4:30 pm.

2. PLEDGE OF ALLEGIANCE

President Barajas led the Pledge of Allegiance.

3. ROLL CALL OF BOARD OF DIRECTORS

President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Present	Present	Present	Absent	Present

Director Argudo was not present during roll call but joined the meeting at 4:33 pm.

OTHERS PRESENT

Staff and Counsel: General Manager & Board Secretary, Roy Frausto; Customer Service & Accounting Supervisor, Shaunte Maldonado; HR Coordinator/Admin Assistant, Angelina Padilla and District Counsel, Jim Ciampa was present via phone.

4. PUBLIC COMMENT

Resident, Georgene Navarrete, was in attendance but did not make a comment.

5. ADOPTION OF AGENDA

President Barajas asked if there were any changes to the agenda. Mr. Frausto requested that the Closed Session portion of the meeting be moved ahead of the Consent Calendar, as District Counsel was traveling and experiencing an unstable telephone connection.

Motion: Adopt the Agenda.

1st: Rojas

2nd: Argudo

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

6. CLOSED SESSION

The Board recessed into closed session at 4:35pm, to discuss the following matter:

- A. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION – Significant exposure to litigation (Government Code Section 54956.9(d)(2))
One Case

7. CLOSED SESSION REPORT

Mr. Ciampa made the following report, the Board considered claims that had been previously filed by the Samano family, and the Board unanimously voted to reject those claims and directed legal counsel to provide notice of those rejections.

8. APPROVAL OF CONSENT CALENDAR

Motion: Adopt the Consent Calendar.

1st: Barajas

2nd: Argudo

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

9. FINANCIAL REPORTS

A. Summary of the District’s Cash and Investments as of March 31, 2026.

Mr. Frausto provided a summary of the balances in each account and was available for any questions.

Motion: Receive and File.

1st: Rojas

2nd: Barajas

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

B. Statement of District’s Revenue and Expenses as of March 31, 2026

Ms. Maldonado provided a summary of the District’s revenues and expenses and was available for any questions.

Motion: Receive and File.

1st: Barajas

2nd: Argudo

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

C. Statement of the Industry Public Utilities Water Operations Revenue and Expenses as of March 31, 2026.

Ms. Maldonado provided a summary of the IPU revenues and expenses and was available for any questions.

Motion: Receive and File.

1st: Escalera
 2nd: Hernandez

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

10. ACTION / DISCUSSION ITEMS

A. Consideration of Removal and Replacement of Internal Electrical Components within the EW-N CP-4100 at PVOU-SZ.

Mr. Frausto presented the staff report on this item and was available for any questions.

Motion: Authorize the General Manager to Proceed with the Selected Contractor for Removal, Installation, Programming, and Commissioning of the EW-N CP-4100 Control Panel Components to Restore Operation of the EW-N System.

1st: Rojas
 2nd: Argudo

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

B. Consideration of Lease of Main San Gabriel Basin Production Rights from Mrs. Sieglinde A. Tate.

Mr. Frausto presented the staff report on this item and was available for any questions.

Motion: Authorize the General Manager to Lease 46.82 Acre-Feet of 25-26 Main San Gabriel Basin Water Production Rights from Mrs. Sieglinde Tate for the Amount of \$46,312.94.

1st: Rojas
 2nd: Barajas

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent

C. Consideration to Lease 300 Acre-Feet of Main San Gabriel Groundwater Production Rights to the Industry Public Utilities.

Mr. Frausto presented the staff report on this item and was available for any questions.

Motion: Authorize the General Manager to enter into a Lease Agreement with the Industry Public Utilities for 300 Acre-Feet of 2025-26 Main San Gabriel Basin Groundwater Production Rights.

1st: Barajas
 2nd: Argudo

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

D. Consideration of Adoption of a Vehicle Accident Prevention & Response Policy.

Ms. Padilla presented the staff report on this item and was available for any questions.

Motion: Adopt Resolution No. 319.

1st: Rojas

2nd: Escalera

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

E. Consideration of Cancellation of the May 25, 2026 Regular Board of Directors Meeting.

Mr. Frausto presented the staff report regarding cancellation of the May 25, 2026 Regular Board Meeting due to the Memorial Day holiday. Following discussion, the Board concurred with canceling the meeting.

Motion: Cancel the May 25, 2026 Regular Board of Directors Meeting.

1st: Argudo

2nd: Barajas

	President Barajas	Vice President Hernandez	Director Rojas	Director Argudo	Director Escalera
Vote	Yes	Yes	Yes	Yes	Yes

Motion carried by a vote of: 5 Yes, 0 No, 0 Abstain, 0 Absent.

11. GENERAL MANAGER’S REPORT

Mr. Frausto briefed the Board on City of Industry’s Well No. 5 rehabilitation.

12. OTHER ITEMS

A. Upcoming Events.

Ms. Padilla went over the upcoming conferences with the Board.

B. Information Items.

None.

13. ATTORNEY’S COMMENTS

Mr. Ciampa notified the Board that BPOU discussions are ongoing.

14. BOARD MEMBER COMMENTS

A. Report on Events Attended.

President Barajas and Director Hernandez reported on their attendance to the SCWUA luncheon.

B. Other Comments.

None.

15. FUTURE AGENDA ITEMS

16. ADJOURNMENT

President Barajas adjourned the meeting at 4:57 pm.

Attest:

Cesar J. Barajas, Board President

Roy Frausto, Board Secretary

PVOU-IZ Operations Report



Date: April 17, 2026
To: Michael Shannon, Northrop Grumman Systems
Cc: Roy Frausto, General Manager
From: Davis To, Field Operations Engineer
Subject: PVOU-IZ Operations Monthly Report (March 2026)

In accordance with our Agreement for Operational Services of a Water Treatment Facility between the Northrop Grumman Systems (the “NG”) and the La Puente Valley County Water District (the “District”), the District is providing a monthly operations report for March 2026. The report represents operational information along with the current status of various items listed under the appropriate heading.

PVOU-IZ Plant Operations Snapshot

Production Well	Current Well Operations	Well GPM
IZ-1	INTERMITTENT	135
MZ-1	INTERMITTENT	240
IZ-2	OFFLINE	0
MZ-2	INTERMITTENT	240
MZ-3	INTERMITTENT	140
IZ-East	INTERMITTENT	360
IZ-West	INTERMITTENT	350
TOTAL COMBINED WELL GPM		1,465*

Treatment Component	Current Operations	Flow GPM
LGAC System	INTERMITTENT	1,430
SPIX System	INTERMITTENT	1,430
UV System	INTERMITTENT	1,430
RO System	INTERMITTENT	1,430

*Extraction Wells operated in different combinations and flow rates during treatment plant operation to balance flow and collect sample data.



Is Treatment Plant in Normal Operation Yes / No	No	<i>As of what date:</i>	1/29/2026
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Brief description below:

On January 28, 2026, Stantec issued an email which stated that NG will be contacting the Regional Board to discuss the permitted discharge limits, as Total Petroleum Hydrocarbons (TPH) was not included in the amended permit issued back in August 2025. In the e-mail, Stantec indicated there is a reasonable chance that the IZ Treatment System could experience a TPH exceedance if operation continued into February 2026. Based on this concern, Stantec recommended shutting down the IZ system and discontinue discharge under the NPDES until there is a clearer understanding of the permit requirements. Stantec also indicated that coordination with EPA would continue regarding development of a revised Sampling and Analysis Memorandum and a TPH Process Decision Tree.

Following this recommendation, the District discontinued the IZ Treatment System from normal continuous operation in February and into March 2026. The District conducted system flushes, routine preventative maintenance activities, and performed operational rounds to maintain the treatment equipment in wet condition and verify proper system condition.

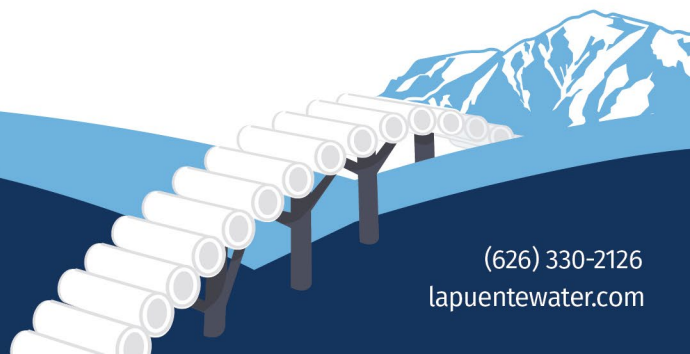
Extraction Wells - Online	Treatment Plant – Online	Extraction Wells – Offline	Treatment Plant – Offline
18.6 Hours	19.5 Hours	724.4 Hours	723.5 Hours
0.78 Days	0.81 Days	30.18 Days	30.15 Days

Summary:

The IZ Treatment System was remained out of normal continuous operation in March 2026. The District operated the system for system flushes, routine preventative maintenance activities, and operational rounds to maintain the treatment equipment in a wet condition and verify proper system condition.

Permitting

- **SWRCB – DDW: LPVCWD Drinking Water Supply Permit Amendment**
 - NG and the District have collaborated to address the comments and questions from the previous DDW Engineering Report revision. DDW has updated the Engineering Report and Appendices. The public hearing date which was previously scheduled in Q1 of 2026 was postponed following a discussion and agreement between NG, EPA, and the District. No new public hearing date has been established.



Supply and Production

- PVOU-IZ Monthly Well Production/Total Water Extracted**

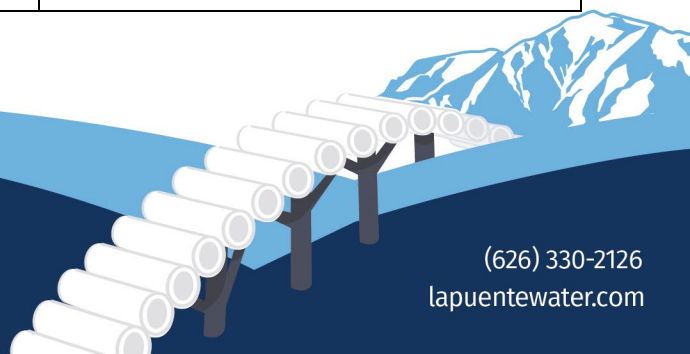
Well	Beginning Read 3/1/2026 (Kgals)	Ending Read 4/1/2026 (Kgals)	Units Produced (Kgals)	Production (Acre Feet)
IZ-1	391415	392693	1,278	0.39
MZ-1	457958	460235	2,277	0.70
IZ-2	16031	16031	0	0.00
MZ-2	531057	533660	2,603	0.80
MZ-3	717588	719162	1,574	0.48
IZ-East	1061927	1065992	4,065	1.25
IZ-West	862349	866457	4,108	1.26
Total IZ Production			15,905	4.88

- PVOU-IZ Well Levels (Sounder)**

Well	Static Water Level (ft)	Pumping Water Level (ft)	Drawdown (ft)
IZ-1	51' 10"	-	-
MZ-1	48' 6"	-	-
IZ-2	47' 8"	-	-
MZ-2	45' 8"	-	-
MZ-3	42' 6"	-	-
IZ-East	58' 1"	-	-
IZ-West	50' 5"	-	-

- PVOU-IZ Monthly Water Volume Processed**

IZ-Raw Water Flow Meter	Timeframe	Total Flow (MG)
FQIT-1002	3/1/26 – 3/31/26	1.57



- **PVOU-IZ Monthly Metered Deliveries**

System	Beginning Read (Kgals)	Ending Reads (Kgals)	Average GPM	Units Produced	Deliveries in Acre Feet
LPVCWD	0	0	0	0	0
SWS	0	0	0	0	0
CIWS	0	0	0	0	0
Surface Water	2,965,953	2,965,953	-	0	0
Total Deliveries				0	0

- **Total Production (Extraction Wells) Vs. Total Deliveries**

Total Production in Acre Feet	Total Deliveries in Acre Feet	Total Water Loss in Acre Feet
4.88	0	- 4.88

- **Water Discharged to Waste/Brine Discharged (IZ & SZ)**

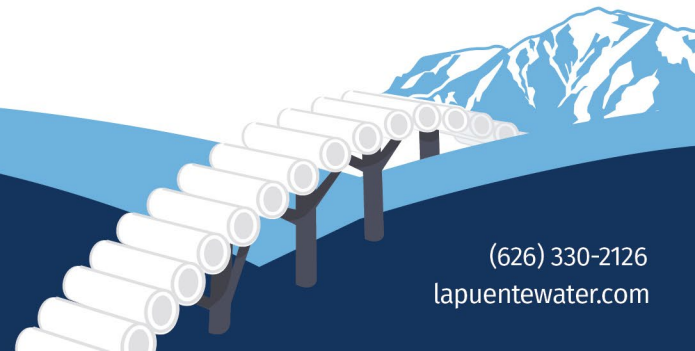
Wastewater Discharge Flow Meter	Beginning Read 3/1/2026 (Kgals)	Ending Read 4/1/2026 (Kgals)	Units Produced (Kgals)	Wastewater (Acre Feet)
*FQIT-3301	1,299,401	1,316,409	17,008	5.22

*Please note – The wastewater flow meter (FQIT-3301) total flow captures all wastewater from IZ & SZ operations that is discharged to the brine transmission line.

- **Chemicals Consumed**

Chemical Type	3/1/26 (Data from Round Sheets) - Gals.	3/31/26 (Data from Round Sheets) - Gals.	Total Consumed – Gals.
Sulfuric Acid (H ₂ SO ₄)	817	747	70
Hydrogen Peroxide (H ₂ O ₂)	2951	2869	82
*Sodium Bisulfite (NaHSO ₃)	287	283	4
Scale Inhibitor	351	344	7
Sodium Hydroxide (NaOH)	1121	1100	21
*Sodium Hypochlorite (NaOCl)	-	-	-

*Chemicals currently not being used in March 2026.

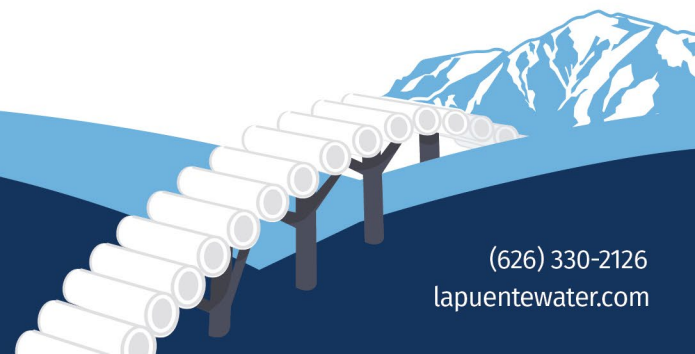


Water Quality

- **IZ Drinking Water Monitoring (DDW)** – District Staff did not collect any DDW permit water quality samples from the IZ system for the month of March.
- **IZ Surface Water Discharge Monitoring (NPDES)** - District Staff did not collect any NPDES compliance samples from the IZ system for the month of March.
- **IZ Sewer Discharge Monitoring (LACSD)** - District Staff collected LACSD compliance samples from the IZ system for the month of March.
 - LACSD Surcharge – Bi-Weekly, sample collected on March 5 & 19, 2026
Attachment A: Final COA Report from March 5 & 19, 2026, sample events.
- **IZ Air Monitoring (SCAQMD)** - District Staff did not collect any SCAQMD compliance samples from the IZ system for the month of March.
- **IZ Other Samples** – District Staff did not collect any other samples from the IZ System.

Compliance Reporting

- **IZ Drinking Water Monitoring (DDW)** – District Staff submitted no DDW water quality reports pertaining to the PVOU-IZ during March.
- **IZ Surface Water Discharge Reporting (NPDES)** - District Staff submitted no NPDES water quality reports pertaining to the PVOU-IZ (and SZ) during March.
- **IZ Sewer Discharge Reporting (LACSD)** - District Staff submitted no LACSD water quality reports pertaining to the PVOU-IZ during March.



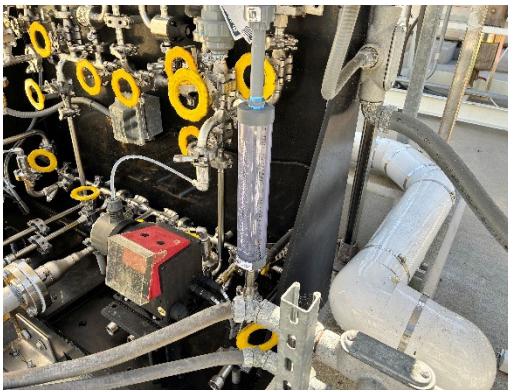
Repair/Replace/Optimization Activities

• Repairs/Replace Activities

- Analyzers Replacement (Optimization) – Phase I – Electrical contractor conducted demolition of the existing and installation of new HACH controllers and sensors for the pre-RO panel. Updated on PM software. Equipment replaced listed below:
 - AIT/AE-2140 (Turbidity Analyzer)
 - AIT/AE-2145 (pH Analyzer)
 - AIT/AE-2150 (Conductivity Analyzer)
 - AIT/AE-2155 (ORP Analyzer)



- Sodium Hydroxide Calibration Columns Replacement – The District hired a contractor to procure and conduct replacement of faulty calibration cylinders. Verified no leaks following installation. Tag IDs: CC-2644-1 & CC-2644-2. See photos of completed work below:



- FE/FIT-2246-4 (RO Train 4 Stage 2 Permeate Flow Meter) – The District had previously scheduled an electrician to evaluate and had determined that FE/FIT-2246-4 was no longer functional and required replacement. The District contracted with the electrician for procurement and installation of a direct flow meter replacement in kind. The work was completed and tested in March 2026. See photo below:



- **Maintenance Work**

- Operate system to flush and maintain equipment – Gather operational data to ensure system and equipment are functional.
- Recalibrate analyzers – As-needed
- Extraction Wells – Monthly inspections, collect data (flow totalizer and water level reads).
- UV/AOP System – Trojan technician visit site for preventative maintenance activities. District Operators supported Trojan with operations and required tasks.

Attachment B: Field Service Report of March 4, 2026, PM visit.

- RO System – ROEM technician visited site for preventative maintenance activities.
 - Collected data from operation
 - Addressed leaks at end caps assemblies, interconnection piping, and check valves on RO Trains. Wigen technician provided training and oversight for Operations team to conduct repairs to address leaks. See photos below:



- **Housekeeping:**
 - Treatment plant, containment and chemical containment area routine maintenance and cleaning
 - Drain chemical containment areas following rain events manually
 - Chemical/storage building organization and clean up
 - RO analyzers/all analyzers – Clean flow indicator cells
 - Confirming site secure
- **Optimizations**
 - Operations – Rotating booster & chemical pumps on duty/standby to balance run hours.
 - Preventative Maintenance – The District continues to develop and optimize preventative maintenance system to conduct and document preventative maintenance checks. The District is in the process of adding or modifying inspection cycles for IZ equipment.

Attachment C: IZ Inspections Table for March 2026 generated by PM software

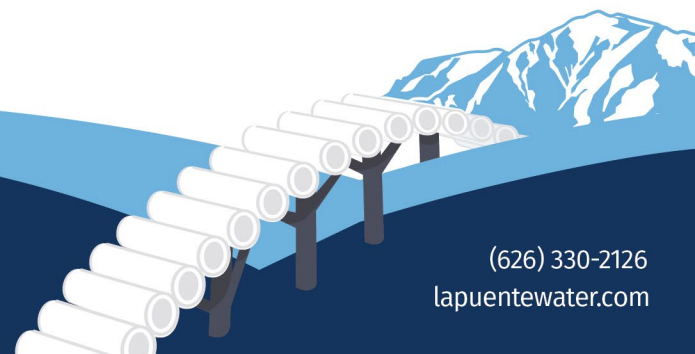
Upcoming Repair/Replace Activities

- **IZ LGAC Pre Filter 3500A&B** – Following an evaluation and gathering estimates for 1) rehabilitation of the cartridge filter housing system and 2) procurement and installation of a new cartridge filter housing system, Stantec provided concurrence with the District’s proposed path of procuring a new SS housing system as the information gathered was that it was the most practical and cost-effective long-term solution. The District has executed the Purchase Order for the new SS housing system and is awaiting fabrication timeline. The District also has selected a contractor to conduct the installation. The District is in communication with the procurement vendor and finalizing field dimensions for fabrication.



- **Multimedia Filter System** – FE/FIT-2000-1 & 2 – Physical displays have been damaged by outdoor environment (sun damage). The District has setup a vendor to replace and relocate the physical registers in a remote location away from the direct sunlight. The physical registers will also be located in a more practical location for Operators to view and conduct maintenance. This work is in progress and anticipated to be completed in April 2026.

- **IZ-1/MZ-1 Extraction Well Sump Pumps** – The District engaged an electrical contractor to access inoperable sump pump, the electrician confirmed wiring shorted out and replacement would be required. The District has procured replacement sump pumps and is coordinating with a contractor to conduct replacement. Anticipated to take place in April 2026.
- **Backwash Supply Pumps** – The District has been in contact with a vendor as the backwash supply pump mechanical seal has been observed to be leaking. The District has been setting up site visits with contractors and has obtained three (3) quotes. The District has awarded the contractor the work and the work is anticipated to take place in April 2026.
- **IZ Analyzers** – District met with a HACH Representative to discuss replacement of ATI analyzers with HACH analyzers to benefit overall reliability of the water analyzers at the treatment system as well as suitability for setting up one service contract for all analyzers at the plant. Phase 1 of AE/AIT-1001 and the Pre-RO Analyzer Panel have been completed in March 2026 (reflected above). The District is in communication with the manufacturer and contractor to gather information for Phase II. The District anticipates submitting a proposal for NG approval in Q2 of 2026.
- **VFD-1001A – Raw Water Booster Pump VFD** - The District observed a VFD fault alarm for P-1001A on the SCADA system during operation. District staff performed initial troubleshooting; however, the alarm could not be cleared, and the raw water booster pump (P-1001A) was rendered inoperable. An electrical contractor was engaged to further evaluate the issue. The contractor initially identified the fault as a fan-related alarm and replaced the internal cooling fans; however, the alarm persisted following replacement. Extensive troubleshooting efforts were conducted, which ultimately determined that the VFD had failed and is no longer functional, requiring full replacement. The District subsequently solicited quotes from three electrical contractors for the removal of the existing VFD and the procurement, installation, and programming of a new unit. The District anticipates providing recommendation for NG approval in Q2 of 2026.
- **Reverse Osmosis System - RO Program Changes/Optimization** – The District has been in communication with Wigen (RO Vendor) to discuss programming optimizations such as rotation of RO Trains and Multimedia Filters, enabling autoflush when the system is offline, RO startup/shutdown sequencing, etc. The District has received a quote from Wigen for the proposed programming optimizations in 2025. The District anticipates re-engaging the ROEM in 2026.
- **Electrical Control Panels (Spare Parts)** – The District previously procured spare components for electrical control panels. Following field replacements, an inventory review was conducted to assess remaining stock levels. Based on review, replenishment is required. The District anticipates soliciting quotes from electrical contractors to restock critical spare components and maintain readiness while minimizing potential downtime.



NG Requested Upgrades

- **Standard Operating Procedures (SOP) Development** – The engineering consultant contracted by the District provided the IZ Draft Final SOPs version to the District in February 2026. The District has distributed SOPs for Agency and Owner review and are anticipating review comments at the end of March 2026.
- **Cybersecurity** – Stantec on behalf of Northrop Grumman issued a SOW for Cybersecurity upgrades at the PVOU Plant. The contracted firm continued activities to harden the network as described in the issued SOW with Stantec’s technical support. The physical work has been completed as of March, the District is waiting for the final deliverables and acceptance from Stantec’s subject matter expert.
- **Eyewash and Safety Shower Stations** – SCADA integration of new eyewash/safety shower stations and flow sensor installation will be led by NG.

Outages

- Due to limited operation, there were no major outages to report in March 2026.

Capital Improvement Items

- **Secondary SWS Interconnection** – NG consultants provided an alternative conceptual design for this work. Alternative design was reviewed by LPVCWD and there was one key issue. The District provided a response with their stance via e-mail on June 10, 2025. Northrop Grumman provided a response with their stance via response letter dated July 2, 2025. Both teams agree to continue meeting and conferring in good faith to further discuss at a later time. The District prepared a memo to compare the cost of the secondary interconnection work to the potential alternative of purchasing replacement water based on scenario probabilities. The memo was distributed to NG on September 5th, 2025, via e-mail for review and consideration.

Performance Contracts

- **Wigen Reverse Osmosis System (Preventative Maintenance)** – The District scheduled Wigen to be onsite for assessment and preventative maintenance work on a quarterly basis for the IZ & SZ-S Systems. Summary of 2026 Q1 PM provided above in maintenance section.
 - The District sharing RO normalization logs collected data for evaluation by Wigen team on a monthly basis.
- **Trojan UV/AOP System (Preventative Maintenance)** – The District scheduled Trojan to be onsite for assessment and preventative maintenance work on a quarterly basis for the IZ & SZ-S Systems. The quarterly scheduled preventative maintenance visit is scheduled for March 2026 and will be attached along with this report.
- **HACH (Field Service Partnership)** – The District has agreed to a field service partnership agreement with HACH to provide full coverage, including parts, labor, and travel for annual preventative maintenance visits of the existing HACH controllers and equipment. The intent will be to add new HACH equipment onto the existing agreement to cover all water analyzers for the system.

Other

- **Standard Operating Procedures SOPs** – The following SOPs have been developed for the use of the District's Operation Staff:
 - Sampling for Bacteriological Contaminants
 - Sampling for VOCs
 - Sampling for SOCs
 - Sampling for Radionuclides
 - Sampling for PFAS
 - Chemical Safety Awareness
 - Operations – Cartridge Filter Changeout
 - Operations – Chemical Calibration Drawdowns
 - PVOU – IZ Rounds (Draft)
 - PVOU – SCADA Remote Login (Draft)
 - Chemical Delivery SOP (Draft)
- LACSD – Support LACSD Inspector with Quarterly samples
- City Of Industry (COI) – Supported Inspector, inspection of onsite drains



ATTACHMENT A

Work Orders: 6B23025

Report Date: 3/30/2026

Project: LACSD Bi-Monthly

Received Date: 3/5/2026

Turnaround Time: Normal

Phones: (626) 330-2126

Fax: (626) 330-2679

P.O. #:

Billing Code:

Attn: Cesar Ortiz

Client: La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

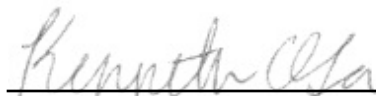
ELAP-CA #1132 • EPA-UCMR #CA00211 • LACSD #10143

This is a complete final report. The information in this report applies to the samples analyzed in accordance with the chain-of-custody document. Results are related only to the items tested. Weck Laboratories certifies that the test results meet all requirements of TNI unless noted by qualifiers or written in the Case Narrative. The report may include analytes that are not currently accreditable by some state agencies or accrediting bodies. This analytical report must be reproduced in its entirety.

Dear Cesar Ortiz,

Enclosed are the analytical results for the samples submitted under the attached Chain of Custody document. All analyses adhered to the method criteria, except where noted in the case narrative, sample condition checklist, and/or data qualifiers.

Reviewed by:



Kenneth C. Oda For Valerie I. Ayo
Project Manager



La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
03/30/2026 11:00

Project Manager: Cesar Ortiz

Sample Condition

Temperature	18.20 C		
COC present	✓	COC completed properly	✓
COC matches sample labels	✓	Wet ice	
Blue ice	✓	Sample(s) intact	✓
Sample(s) using proper containers	✓	Sample(s) have sufficient sample volume	✓
Sample(s) received within hold time	✓	Sample(s) labels have correct preservation	✓
Sample(s) have acceptable pH	✓	Sample(s) have acceptable Cl	

Sample Summary

Sample Name	Sampled By	Lab ID	Matrix	Sampled	Qualifiers
SP-3301 (22237- PVOU- IZ & SZ South)	MacGyver Quezada	6B23025-01	Water	03/05/26 14:21	

La Puente Valley County Water
 P.O Box 3136; 112 N.First St.
 La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
 03/30/2026 11:00

Project Manager: Cesar Ortiz

Sample Results

Sample: SP-3301 (22237- PVOU- IZ & SZ South)

Sampled: 03/05/26 14:21 by MacGyver
 Quezada

6B23025-01 (Water)

Analyte	Result	MDL	MRL	Units	Dil	Analyzed	Qualifier
Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods							
Method: EPA 410.4			Instr: UVVIS05				
Batch ID: W6C1015		Preparation: _NONE (WETCHEM)			Prepared: 03/16/26 10:12		Analyst: rob
Chemical Oxygen Demand	ND	2.9	5.0	mg/l	1	03/16/26	
Method: SM 2540D			Instr: OVEN18				
Batch ID: W6C0635		Preparation: _NONE (WETCHEM)			Prepared: 03/10/26 09:57		Analyst: mes
Total Suspended Solids	ND	5	5	mg/l	1	03/10/26	

La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
03/30/2026 11:00

Project Manager: Cesar Ortiz

Quality Control Results

Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods

Analyte	Result	MDL	MRL	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Qualifier
Batch: W6C0635 - SM 2540D										
Blank (W6C0635-BLK1) Prepared & Analyzed: 03/10/26										
Total Suspended Solids	ND	5	5	mg/l						
LCS (W6C0635-BS1) Prepared & Analyzed: 03/10/26										
Total Suspended Solids	66.4	5	5	mg/l	65.1		102 90-110			
Duplicate (W6C0635-DUP1) Source: 6C10021-01 Prepared & Analyzed: 03/10/26										
Total Suspended Solids	180	5	5	mg/l		190		5	10	
Batch: W6C1015 - EPA 410.4										
Blank (W6C1015-BLK1) Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	ND	2.9	5.0	mg/l						
LCS (W6C1015-BS1) Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	95.5	2.9	5.0	mg/l	100		95 90-110			
LCS (W6C1015-BS2) Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	1000	2.9	5.0	mg/l	1000		100 90-110			
Duplicate (W6C1015-DUP1) Source: 6B24007-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	1530	2.9	5.0	mg/l		1540		0.7	15	
Matrix Spike (W6C1015-MS1) Source: 6B23025-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	192	12	20	mg/l	200	ND	96 90-110			
Matrix Spike (W6C1015-MS2) Source: 6C10021-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	2880	12	20	mg/l	2000	1000	94 90-110			
Matrix Spike Dup (W6C1015-MSD1) Source: 6B23025-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	188	12	20	mg/l	200	ND	94 90-110	2	15	
Matrix Spike Dup (W6C1015-MSD2) Source: 6C10021-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	2880	12	20	mg/l	2000	1000	94 90-110	0	15	

La Puente Valley County Water
 P.O. Box 3136; 112 N. First St.
 La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
 03/30/2026 11:00

Project Manager: Cesar Ortiz

Notes and Definitions

Item	Definition
%REC	Percent Recovery
Dil	Dilution
MDL	Method Detection Limit
MRL	Method Reporting Limit (MRL) is the minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence. The MRL is also known as Limit of Quantitation (LOQ)
ND	NOT DETECTED at or above the Method Reporting Limit (MRL). If Method Detection Limit (MDL) is reported, then ND means not detected at or above the MDL.
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.

Any remaining sample(s) will be disposed of one month from the final report date unless other arrangements are made in advance.

All results are expressed on wet weight basis unless otherwise specified.

All samples collected by Weck Laboratories have been sampled in accordance to laboratory SOP Number MIS002.

Work Orders: 6C09021

Project: PVOU- LACSD Surcharge - Bi-Weekly

Attn: Cesar Ortiz

Client: La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Report Date: 3/30/2026

Received Date: 3/19/2026

Turnaround Time: Normal

Phones: (626) 330-2126

Fax: (626) 330-2679

P.O. #:

Billing Code:

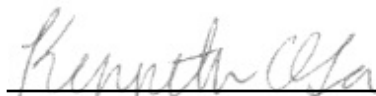
ELAP-CA #1132 • EPA-UCMR #CA00211 • LACSD #10143

This is a complete final report. The information in this report applies to the samples analyzed in accordance with the chain-of-custody document. Results are related only to the items tested. Weck Laboratories certifies that the test results meet all requirements of TNI unless noted by qualifiers or written in the Case Narrative. The report may include analytes that are not currently accreditable by some state agencies or accrediting bodies. This analytical report must be reproduced in its entirety.

Dear Cesar Ortiz,

Enclosed are the analytical results for the samples submitted under the attached Chain of Custody document. All analyses adhered to the method criteria, except where noted in the case narrative, sample condition checklist, and/or data qualifiers.

Reviewed by:



Kenneth C. Oda For Valerie I. Ayo
Project Manager



La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
03/30/2026 15:14

Project Manager: Cesar Ortiz

Sample Condition

Temperature	16.20 C		
COC present	✓	COC completed properly	✓
COC matches sample labels	✓	Wet ice	
Blue ice	✓	Sample(s) intact	✓
Sample(s) using proper containers	✓	Sample(s) have sufficient sample volume	✓
Sample(s) received within hold time	✓	Sample(s) labels have correct preservation	✓
Sample(s) have acceptable pH	✓	Sample(s) have acceptable Cl	

Sample Summary

Sample Name	Sampled By	Lab ID	Matrix	Sampled	Qualifiers
SP-3301 (22237- PVOU- IZ & SZ South)	MacGyver Quezada	6C09021-01	Water	03/19/26 14:19	

La Puente Valley County Water
 P.O Box 3136; 112 N.First St.
 La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
 03/30/2026 15:14

Project Manager: Cesar Ortiz

Sample Results

Sample: SP-3301 (22237- PVOU- IZ & SZ South)

Sampled: 03/19/26 14:19 by MacGyver
 Quezada

6C09021-01 (Water)

Analyte	Result	MDL	MRL	Units	Dil	Analyzed	Qualifier
Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods							
Method: EPA 410.4			Instr: UVVIS05				
Batch ID: W6C1311		Preparation: _NONE (WETCHEM)			Prepared: 03/19/26 15:41		Analyst: rob
Chemical Oxygen Demand	ND	2.9	5.0	mg/l	1	03/20/26	
Method: SM 2540D			Instr: OVEN18				
Batch ID: W6C1405		Preparation: _NONE (WETCHEM)			Prepared: 03/23/26 09:56		Analyst: mes
Total Suspended Solids	ND	5	5	mg/l	1	03/23/26	

La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
03/30/2026 15:14

Project Manager: Cesar Ortiz

Quality Control Results

Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods

Analyte	Result	MDL	MRL	Units	Spike Level	Source Result	%REC	Limits	RPD	RPD Limit	Qualifier	
Batch: W6C1311 - EPA 410.4												
Blank (W6C1311-BLK1)												
Chemical Oxygen Demand	ND	2.9	5.0	mg/l								
					Prepared: 03/19/26 Analyzed: 03/20/26							
LCS (W6C1311-BS1)												
Chemical Oxygen Demand	94.8	2.9	5.0	mg/l	100		95	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
LCS (W6C1311-BS2)												
Chemical Oxygen Demand	1000	2.9	5.0	mg/l	1000		100	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
Duplicate (W6C1311-DUP1)												
					Source: 6A26013-01							
Chemical Oxygen Demand	5580	12	20	mg/l		5640			1	15		
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike (W6C1311-MS1)												
					Source: 6C09021-01							
Chemical Oxygen Demand	193	12	20	mg/l	200	ND	96	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike (W6C1311-MS2)												
					Source: 6C13046-01							
Chemical Oxygen Demand	2700	12	20	mg/l	2000	748	97	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike Dup (W6C1311-MSD1)												
					Source: 6C09021-01							
Chemical Oxygen Demand	189	12	20	mg/l	200	ND	94	90-110	2	15		
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike Dup (W6C1311-MSD2)												
					Source: 6C13046-01							
Chemical Oxygen Demand	2740	12	20	mg/l	2000	748	100	90-110	2	15		
					Prepared: 03/19/26 Analyzed: 03/20/26							
Batch: W6C1405 - SM 2540D												
Blank (W6C1405-BLK1)												
Total Suspended Solids	ND	5	5	mg/l								
					Prepared & Analyzed: 03/23/26							
LCS (W6C1405-BS1)												
Total Suspended Solids	64.4	5	5	mg/l	63.3		102	90-110				
					Prepared & Analyzed: 03/23/26							
Duplicate (W6C1405-DUP1)												
					Source: 6C13001-01							
Total Suspended Solids	748	5	5	mg/l		752			0.5	10		
					Prepared & Analyzed: 03/23/26							

La Puente Valley County Water
 P.O Box 3136; 112 N.First St.
 La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
 03/30/2026 15:14

Project Manager: Cesar Ortiz

Notes and Definitions

Item	Definition
%REC	Percent Recovery
Dil	Dilution
MDL	Method Detection Limit
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RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.

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All results are expressed on wet weight basis unless otherwise specified.

All samples collected by Weck Laboratories have been sampled in accordance to laboratory SOP Number MIS002.



ATTACHMENT B

Field Service Report

Technical Field Specialist:	Caleb Suggs	Site Name:	Puente Valley Shallo
Service Order:	00267266	Project Number:	112591
Service Creator:	Wendy Duarte	Site Contact:	Cesar Ortiz
Equipment Type:	TrojanUVPhox	Telephone:	626-330-2126
PLC platform:	CompactLogix L33ER	Email:	cortiz@lapuentewater.com
PLC Firmware:	32	Report Date:	
PLC Software Required:	Studio 5000 32.00.00	Address:	111 Hudson Avenue
PLC VM Revision:	W10x64_AB(v6.000)		City of Industry, CA 91744
Status:	Service Contract		United States
Scheduled Start:	March 4, 2026		
Scheduled End:	March 4, 2026		
PO:			
Stream Connection:	false		
Stream Status:			

Field Service Tasks

Task	Completed (Yes/No)
<p>o Quarterly general system inspection (labor only) – 4 visits per year (one day per each visit @ maximum of 8 hours/day)</p> <ul style="list-style-type: none"> ▪ Identify and replace failed lamps ▪ Identify and resolve system alarms ▪ Log lamp hours ▪ Inventory spare parts onsite ▪ PLC control settings adjustment as required ▪ Ensure system is operating prior to leaving site ▪ Ensure service materials are properly disposed of prior to leaving site <p>For each service visits, report will be provided including the details of the maintenance performed, any parts replaced, and an overview of the system performance and recommendations along with action plan until the next visit.</p> <p>The service contract also includes the following:</p> <ul style="list-style-type: none"> - Lamp replacement (labor only) <p>o Includes labor to replace lamps (as required to replace faulty lamps)</p>	Yes All

Field Service Report

<p>throughout the year</p> <ul style="list-style-type: none">o Includes labor to replace lamps as part of the 12,000-hour replacement (but this contract doesn't include the cost of lamps themselves)o- Service Guarantee & Manufacturer's Warrantyo Includes rapid response time guarantee when disinfection is compromised<ul style="list-style-type: none">▪ < 3 hrs in communication▪ < 12 hrs to be on-site▪ < 3 days to completely rectify equipment malfunctiono Includes all UV system replacement parts. Including, but not limited to, the following:<ul style="list-style-type: none">▪ Quartz sleeves▪ Drivers▪ Intensity sensors▪ Power distribution center components (Example: fans, I/O boards, relays)▪ Electrical connections including all wiring▪ System control center components (Example: PLC, HMI, I/O boards)▪ UV chamber components (Example: level sensor, temperature sensor)o Includes all labor associated with replacement of the above malfunctioning parts	
--	--

Parts and Tools Required

Field Service Report

Field Service Details

1. **Arrival and Site Update**

Arrived on site and checked in with Davis to review system operation and discuss any updates since the previous visit in February. Davis informed me that he contacted Ice Qube regarding the moisture observed inside the PDCs. Ice Qube recommended installing a T-fitting on the AC condensate drain line to prevent potential air locking. The site completed the installation and has not observed any further moisture or condensation within the PDCs.

2. **Safety Inspection and Ballast Replacement**

Completed a routine safety walkthrough and documented the inspection using JotForm. I located the 10 replacement ballasts on site and began the process of replacing the faulted ballasts.

With assistance from site personnel, I performed a lockout of the PDCs and proceeded with the following ballast replacements (one ballast per two lamps):

Train 1 – Chamber 2 – Section 2

- Lamps 1 and 2

Train 2 – Chamber 1 – Section 1

- Lamps 17 and 18
- Lamps 19 and 20
- Lamps 33 and 34
- Lamps 35 and 36
- Lamps 37 and 38
- Lamps 39 and 40
- Lamps 55 and 56
- Lamps 59 and 60

Train 2 – Chamber 2 – Section 2

- Lamps 23 and 24

All faulted ballasts were replaced. The site currently has **no remaining spare ballasts**.

3. **Ribbon Cable Replacement**

During the inspection of the **Train 2 – Chamber 1 – Section 1 PDC**, I observed that the ballast ribbon cables for **lamps 17 and 18 and lamps 19 and 20** were heavily corroded due to water/moisture damage.

With site approval, I removed an unused ribbon cable from the **Shallow Zone spare PDC** and installed it to replace the damaged cables. After installing the replacement ribbon cables, the associated faults were resolved.

4. **Lamp Replacement and Troubleshooting**

I proceeded to replace the faulted lamps on **Train 2 – Chamber 1 – Section 1 (lamps 21 and 23)**. After replacement, the lamps continued to display faults on the HMI.

I began troubleshooting by verifying the connections within the PDC and found no issues. I then swapped the lamp holder to determine whether the fault was related to the lamp or the lamp holder. Based on the results, the **lamp holder was determined to be faulty**.

When restarting the system, **lamps 17 and 19** displayed the same issue, confirming additional faulty lamp holders.

5. **Findings and Parts Requirement**

I reviewed all findings with Davis and the site team. Based on the troubleshooting results, **four faulty lamp holders will need to be replaced**.

A spare parts inventory was conducted, and it was determined that the site currently has **incorrect lamp holders in their spare parts inventory**. The correct lamp holders will need to be ordered.

Puente Valley – Shallow Zone

1. **System Inspection**

Completed a thorough inspection of the reactor, PDC, and OptiView system. A fault was present for the **UVT reading**. I cleaned the OptiView lens, which corrected the fault. No further issues were observed at this time.

Field Service Report

Spare Parts on Site

Description	Expected	Actual

Parts Replaced

1. 10 Ballast
2. 2 Lamps

Outstanding Items

What is remaining?	Owner
Order 20' lamp holder cables and 10 ballast.	AMPS

AMPS/Equipment Details

Lamp Hours	
Bank	Hours
Not Genuine	
Component	Manufacturer (if available)

Field Service Hours

Total Travel Time	<u>6</u>
Total Time Onsite	<u>6</u>
Total Administrative Time	<u>1</u>

All PVOU IZ Inspections - Completed



From: 02/15/2026 00:00:00 To: 04/05/2026 23:59:59

Total - 31

PROCESS NAME	PARENT ASSET	TAG ID	Asset Name	O&M Activity	Completed Date	Asset Notes	Condition Score	Comments	Completed By	Inspection Cycle
Treatment Process Units	Initial Cartridge Filters	F-3500B	Cartridge filter (10 micron) vessel B	Replace Cartidge Filters	02/18/2026 10:28 AM	Verified	Good	Cartridge Filters changed out on 02/10/26	dto	Half Yearly
Treatment Process Units	Secondary Cartridge Filters	F-1200A	Cartridge Filter Vessel A	Replace Cartidge Filters	02/18/2026 10:31 AM	Verified	Good	Cartridge filters replaced on 2/11/26	dto	Half Yearly
Treatment Process Units	Secondary Cartridge Filters	F-1200B	Cartridge Filter Vessel B	Replace Cartidge Filters	02/18/2026 10:32 AM	Verified	Excellent	Cartridge Filters replaced on 2/11/26	dto	Half Yearly
Chemical Feed Systems	Chemicals	P-3201A-2	Sodium Hypochlorite Pump 3201A-2	Check Oil Levels	02/20/2026 09:52 AM		Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-2450-2	Scale Inhibitor Pump 2450-2	Check Oil Levels	02/20/2026 09:54 AM		Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-3201A-1	Sodium Hypochlorite Pump 3201A-1	Check Oil Levels	02/20/2026 09:54 AM		Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-1701B-1	Sodium Bisulfate Pump B-1	Check Oil Levels	02/20/2026 10:01 AM	Inspected	Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-1701B-2	Sodium Bisulfate Pump B-2	Check Oil Levels	02/20/2026 10:01 AM	Inspected	Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-1701A-1	Sodium Bisulfate Pump A-1	Check Oil Levels	02/20/2026 10:01 AM	Inspected	Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-1701A-2	Sodium Bisulfate Pump A-2	Check Oil Levels	02/20/2026 10:01 AM	Inspected	Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-2450-1	Scale Inhibitor Pump 2450-1	Check Oil Levels	02/20/2026 10:08 AM	Inspected	Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-3201B-2	Sodium Hypochlorite Pump 3201B-2	Check Oil Levels	02/20/2026 10:08 AM	Inspected	Excellent		jnavarro	Daily

PROCESS NAME	PARENT ASSET	TAG ID	Asset Name	O&M Activity	Completed Date	Asset Notes	Condition Score	Comments	Completed By	Inspection Cycle
Chemical Feed Systems	Chemicals	P-3201B-1	Sodium Hypochlorite Pump 3201B-1	Check Oil Levels	02/20/2026 10:09 AM	Inspected	Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-1051B	Sulfuric Acid Pump B	Check Oil Levels	02/20/2026 10:09 AM	Inspected	Good		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-2650-1	Sodium Hydroxide Pump 2650-1	Check Oil Levels	02/20/2026 10:09 AM	Asset Needs Repair	Poor		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-2650-2	Sodium Hydroxide Pump 2650-2	Check Oil Levels	02/20/2026 10:10 AM	Inspected	Excellent		jnavarro	Daily
Chemical Feed Systems	Chemicals	P-1051A	Sulfuric Acid Pump A	Check Oil Levels	02/20/2026 10:10 AM	Inspected	Excellent		jnavarro	Daily
Reverse Osmosis System	RO Skid 4 - Feed Pumps	P-2200-8	RO Feed Pump, P-2200-8	Inspect	02/20/2026 10:16 AM	Inspected	Good		jnavarro	Daily
Reverse Osmosis System	RO Skid 5 - Feed Pumps	P-2200-10	RO Feed Pump, P-2200-10	Check Motor Temperature And Oil Levels	02/20/2026 10:17 AM	Inspected	Fair		jnavarro	Daily
Analyzers	RO Skid 1 - Feed Pumps	Trojan-AE/AIT-1005	Turbidity Analyzer - UV/AOP Effluent	Calibrate Instrumentation;Calibrate Probes	02/20/2026 03:02 PM	Verified	Excellent	HACH field service technician conducted calibration and maintenance on controller and analyzer on 2/10/26	dto	Yearly
Analyzers	Clearwell and Treatment Water Pumps	AE/AIT-3004	Treated Water Nitrate	Calibrate Instrumentation;Calibrate Probes	02/20/2026 03:03 PM	Verified	Excellent	HACH field service technician conducted calibration and maintenance on controller and analyzer on 02/10/26.	dto	Half Yearly
Booster Pumps	Chemicals	P-1550B	Intermediate Booster Pump B	Change Oil	03/09/2026 07:30 AM	Verified	Excellent	Changed oil on 3/6/2026 MQ/SL	sloera	Half Yearly
Booster Pumps	EQ Tank and Raw Water Booster Pumps	P-1001A	Raw Water Booster Pump-1001A	Change Oil	04/02/2026 09:54 AM	Verified	Excellent	Oil change occurred on 4/2/26	dto	Half Yearly
Booster Pumps	EQ Tank and Raw Water Booster Pumps	P-1001B	Raw Water Booster Pump-1001B	Change Oil	04/02/2026 09:55 AM	Verified	Excellent	Oil change occurred 4/2/26	dto	Half Yearly
Booster Pumps	Wastewater Tank and Discharge Pumps	P-3301B	Sewer Discharge Pump, P-3301B	Change Oil	04/02/2026 03:49 PM	Verified	Excellent	Changed oil 4/2/26	jnavarro	Half Yearly

PROCESS NAME	PARENT ASSET	TAG ID	Asset Name	O&M Activity	Completed Date	Asset Notes	Condition Score	Comments	Completed By	Inspection Cycle
Booster Pumps	Wastewater Tank and Discharge Pumps	P-3301A	Sewer Discharge Pump, P-3301A	Change Oil	04/02/2026 03:49 PM	Verified	Excellent	Changed oil 4/2/26	jnavarro	Half Yearly
Booster Pumps	Clearwell and Treatment Water Pumps	P-3001A	Effluent Booster Pump, P-3001A	Change Oil	04/02/2026 03:50 PM	Verified	Excellent	Changed oil 4/2/26	jnavarro	Half Yearly
Booster Pumps	Backwash Supply Pumps	P-3101A	Backwash Supply Pump, P-3101A	Change Oil	04/02/2026 03:50 PM	Verified	Excellent	Changed oil 4/2/26	jnavarro	Half Yearly
Booster Pumps	Clearwell and Treatment Water Pumps	P-3001B	Effluent Booster Pump, P-3001B	Change Oil	04/02/2026 03:59 PM	Verified	Excellent	Changed oil 4/2/26	jnavarro	Half Yearly
Booster Pumps	Backwash Supply Pumps	P-3101B	Backwash Supply Pump, P-3101B	Change Oil	04/02/2026 04:00 PM	Verified	Excellent	Changed oil 4/2/26	jnavarro	Half Yearly
Chemical Feed Systems	Chemicals	P-3201A-1	Sodium Hypochlorite Pump 3201A-1	Check Oil Levels	04/02/2026 05:39 PM	Asset Needs Repair	Poor		lapuenteprod	Daily

Total Number of PVOU IZ Inspections - 31.00

Process Name	Count
Treatment Process Units	3
Chemical Feed Systems	15
Reverse Osmosis System	2
Analyzers	2
Booster Pumps	9

PVOU-SZ Operations Report



Date: April 16, 2026
To: Michael Shannon, Northrop Grumman Systems
Cc: Roy Frausto, General Manager
From: Davis To, Field Operations Engineer
Subject: PVOU-SZ Operations Monthly Report (March 2026)

In accordance with our Agreement for Operational Services of a Water Treatment Facility between the Northrop Grumman Systems (the “NG”) and the La Puente Valley County Water District (the “District”), the District is providing a monthly operations report for March 2026. The report represents operational information along with the current status of various items listed under the appropriate heading.

PVOU-SZ Plant Operations Snapshot

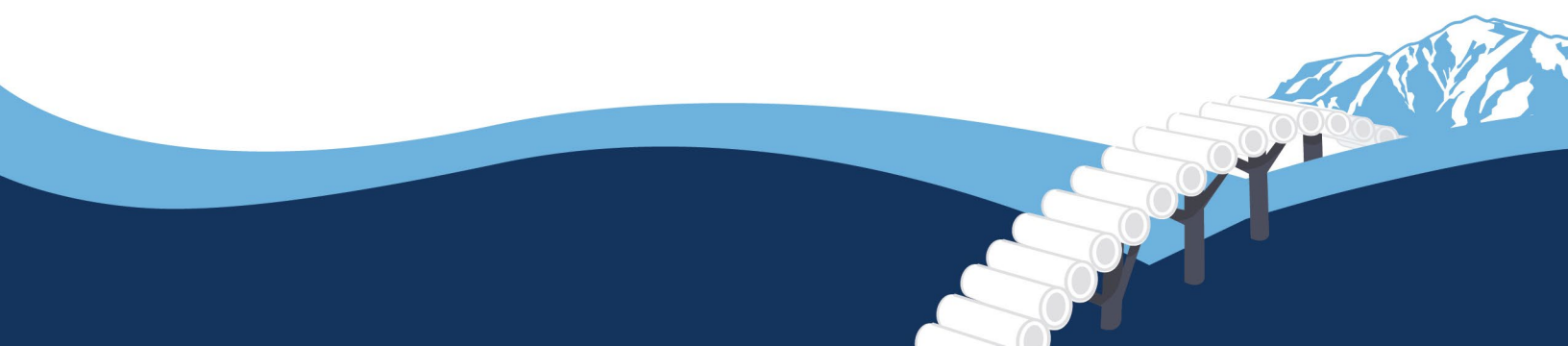
Production Well	Current Well Operations	Well GPM
EW-C	INTERMITTENT	90
EW-N	OFFLINE	0
TOTAL COMBINED WELL GPM		90

Treatment Component	Current Operations	Flow GPM
LGAC System	INTERMITTENT	125
UV System	INTERMITTENT	125
RO System	INTERMITTENT	112 Influent 13 Bypass

Is Treatment Plant in Normal Operations Yes / No	NO	<i>As of what date:</i>	2/24/2025
---	-----------	-------------------------	-----------

Brief description below:

Due to the TPH issue, Shallow Zone – South Treatment Plant operation has been decreased to routine forward flushes for upkeep of system components and data collection. The SZ-S Plant is currently set up to discharge effluent/treated water to the wastewater tank for system flushes as a result of the ongoing TPH issue. The District received the directive from NG and is undergoing the iterative approach steps which include replacement of the media in the GAC vessels and RO membrane replacement. Carbon changeout was completed in November 2025. RO membrane changeout had been previously postponed due to equipment issues but the District conducted an evaluation with the ROEM and proposed an alternative solution which NG and Stantec provided concurrence with. The District is re-engaging the ROEM to schedule the membrane replacement activity in June 2026 per the iterative approach. Extraction Well EW-N is also currently offline due to electrical panel issues, following an electrical evaluation, the District is in the process of reviewing proposals from electrical contractors for the scope of work to repair and recommission.



Extraction Wells - Online	Treatment Plant – Online	Extraction Wells – Offline	Treatment Plant – Offline
11.88 Hours	15.68 Hours	731.12 Hours	727.32 Hours
0.50 Days	0.65 Days	30.46 Days	30.30 Days
Summary: SZ-S Plant operation continues to be out of normal continuous operation. Routine forward flushes during work regular working hours due to the TPH issue for upkeep of the system components.			

Supply and Production

- PVOU-SZ Monthly Well Production**

Well	Beginning Read 3/1/2026 (Kgals)	Ending Reads 4/1/2026 (Kgals)	Units Produced (Kgals)	Production in Acre Feet
EW-C	234,422	235,265	843	0.26
EW-N	94,624	OUT OF SERVICE*	-	-
Total SZ Production			843	0.26

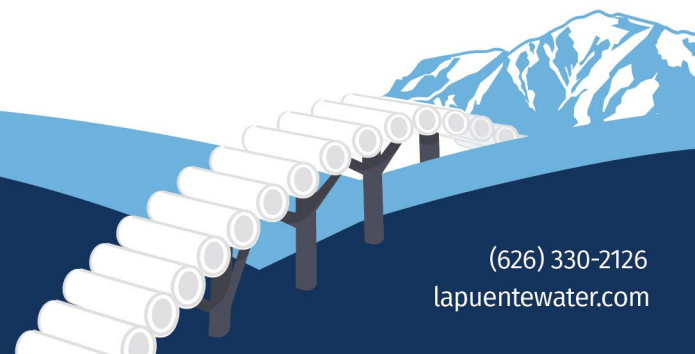
*EW-N lost communication during the month of November 2025, unable to collect data to report.

- PVOU-SZ Well Levels (Sonder)**

Well	Static Water Level	Pumping Water Level	Drawdown
EW-C	66.6'	-	-
EW-N	62.5'	-	-

- PVOU-SZ Monthly Water Volume Processed**

SZ-Raw Water Flow Meter	3/1/26 Total Flow Reading - Gals	3/31/26 Total Flow Reading – Gals	Water Processed - MG
FQIT-4251	33,296,752	33,382,222	0.085



- **PVOU-SZ Monthly Metered Deliveries**

System	Total Discharge (Acre Feet)
NPDES	0
LACSD	0.24
Total Deliveries	0.24

- **Total Production Vs. Total Deliveries**

Total Production in Acre Feet	Total Deliveries in Acre Feet
0.26	0.24

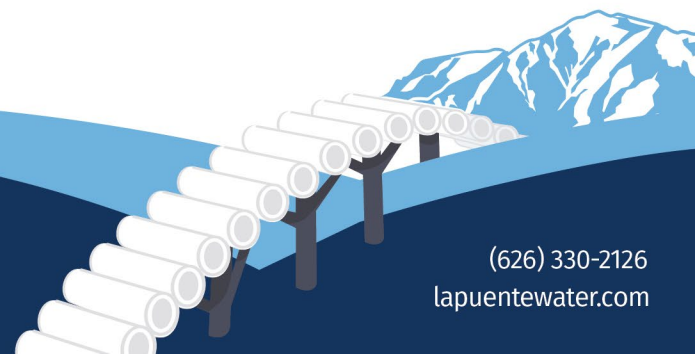
- **Water Discharged to Wastewater Brine Line**

Flow Meter	3/1/26 Total Flow Reading - Gals	3/31/26 Total Flow Reading – Gals	Total Flow (Gallons)
FQIT-5011	6,894,152	6,927,176	33,024
FQIT-4951	25,502,134	25,548,320	46,186
SZ-S- Wastewater Discharge Total			79,210

*In March 2026, due to TPH exceedance issue, SZ effluent water continues to be discharged as wastewater until further notice.

- **Chemicals Consumed**

Chemical Type	3/1/26 (Data from Round Sheets) - Gals.	3/31/26 (Data from Round Sheets) - Gals.	Total Consumed – Gals.
Sulfuric Acid (H ₂ SO ₄)	471	466	5
Hydrogen Peroxide (H ₂ O ₂)	206	181	25
Scale Inhibitor	820	810	10
Sodium Hydroxide (NaOH)	1040	1030	10



Water Quality

- **SZ Surface Water Discharge Monitoring (NPDES)** - District Staff did not collect samples from the SZ system for the month of March; due to the TPH issue.
- **SZ Sewer Discharge Monitoring (LACSD)** - District Staff collected required LACSD compliance samples from the IZ (& SZ) system for the month of March.
 - LACSD Surcharge – Bi-Weekly, sample collected on March 5 & 19, 2026.
Attachment A: Final COA Report from March 5 & 19, 2026, sample events.
- **SZ Other Samples** - District Staff did not collect any other samples from the SZ system for the month of March.

Compliance Reporting

- **SZ Surface Water Discharge Reporting (NPDES)** - District Staff submitted no NPDES water quality reports pertaining to the PVOU-IZ (and SZ) during March.
- **SZ Sewer Discharge Reporting (LACSD)** - District Staff submitted no LACSD water quality reports pertaining to the PVOU-IZ during March.

Repair/Replace/Optimization Activities

- **Repairs/Replace Activities**
 - Process Pipe (Pinhole Leak) – During routine system flush, a pinhole leak occurred in a section of process piping located near the sulfuric acid injection point. The District provided a summary email on February 2nd, 2026, to provide a summary of events, preliminary potential cause, observations and recommended actions. The District received approval from Stantec to temporarily install a pipe clamp in order to allow limited system operation for routine flushes. See photo below:



- Additional inspections were performed with borescope camera and by removing piping sections to further access the condition of the remaining pipe sections in March 2026. The inspection findings were that the corrosion was not localized to the pinhole leak location and that the existing bare carbon steel does not appear to be suitable for the application. NG Representatives and the District intend to meet and discuss developing a long-term solution. See additional photos below:

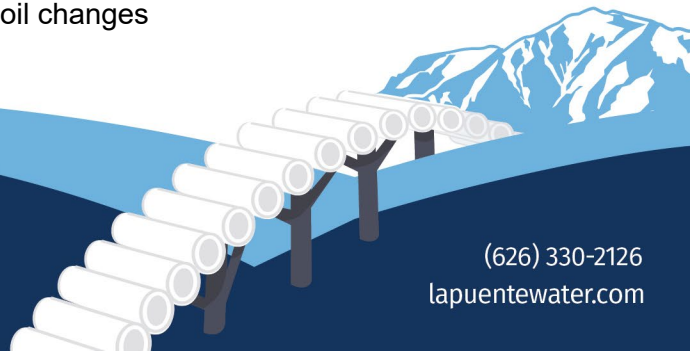


- FCV-6030 (RO Bypass Valve) – The District procured replacement boards as advised by the ROEM and scheduled an electrician to replace the control boards on the bypass valve. Following the installation of the replacement boards, the electrician powered and confirmed the actuated valve was no longer faulted. The valve was tested and confirmed operational. See photo below:
Attachment B: FWO from Electrician on March 11, 2026.



- **Maintenance/Troubleshoot Work**

- Operated system to flush plant and confirm functionality and exchange water through system
- Cleaned analyzer flow indicators – as-needed
- Recalibrate analyzers – as-needed
- Extraction wells – collect totalizer readings and inspect offsite vaults
- Install ball valves at all booster pump locations for oil changes
- Backwash multimedia filters F-4400-1 & 2



- UV/AOP System – Trojan technician visit site for preventative maintenance activities. District Operators supported Trojan with operations and required tasks.

Attachment B: Field Service Report of March 4, 2026, PM visit.

- RO System – ROEM technician visited site for preventative maintenance activities.

- **Housekeeping**

- Treatment plant, containment and chemical containment area routine maintenance and cleaning
- Drain chemical containment areas following rain events manually
- Chemical/storage building organization and clean up
- RO analyzers/all analyzers – Clean flow indicator cells
- Confirming site secure

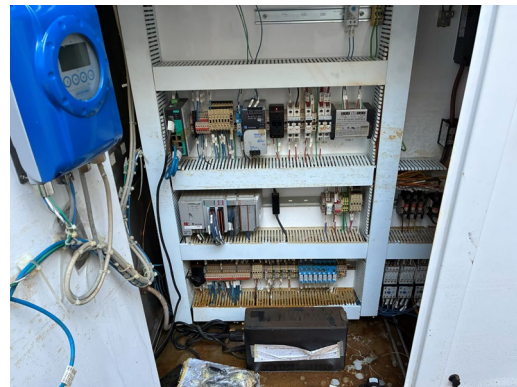
- **Optimizations**

- Preventative Maintenance – The District continues to develop and optimize preventative maintenance system to conduct and document preventative maintenance activities. The District is in the process of adding or modifying inspection cycles for SZ system.

Attachment B: SZ Inspection Tables for March 2026 generated by Geoviewer.

Upcoming Repair/Replace/Optimization Activities

- **EW-N Extraction Well Electrical Vault** – The District observed communication alarms at EW-N and inspected the electrical vault the following day. Upon inspection, it was observed that water had been in the vault and components within CP-4100 were damaged by the water intrusion. The District scheduled further testing with an electrical contractor, the result of the evaluation was that the electrical components were damaged beyond repair. The District is requesting quotes from electrical contractors to replace all the damaged parts and recommission. The District has had discussions NG and Stantec regarding issues gathering multiple quotes, Stantec has directed the District to gather one additional quote in addition to one that has been received. See photos below:



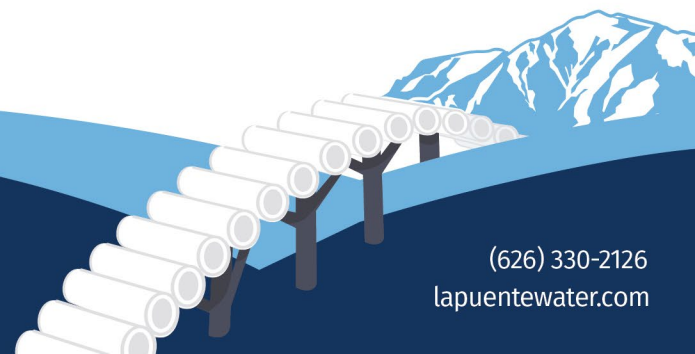
- **SZ RO Train 2 Feed Pump** – The District observed abnormal noise from the SZ RO Train 2 Feed Pump during a plant flush; lubrication did not resolve the issue, and a pump contractor will be contact for further assessment. The pump contractor is scheduled to conduct an evaluation in April 2026.
- **SZ-S Analyzers** – District met with HACH Representative to discuss replacement of ATI analyzers with HACH analyzers to benefit overall reliability of the water analyzers at the treatment system as well as suitability for setting up one service contract for all analyzers at the plant. The District is planning to move forward with the work in phases with the IZ system upgrades underway in Q1 of 2026 and move next to the SZ-S system.

NG Requested Upgrades

- **Standard Operating Procedures (SOP) Development** – The District held a site visit with Kennedy Jenks in January 2026. The District provided a SZ-S site tour and provided insight and feedback for the SZ System Operations (Start-up & Shutdown) and process equipment. The District assisted the KJ team with their data collection efforts in order to prepare the first Draft SOPs for the SZ-S system. Draft SOPs for the SZ system were received in March and the District has reviewed and provided review comments to KJ. KJ's next tasks are to revise and schedule for SOPs on-site testing.
- **Cybersecurity** – Stantec on behalf of Northrop Grumman issued a SOW for Cybersecurity upgrades at the PVOU Plant. The contracted firm continued activities to harden the network as described in the issued SOW with Stantec's technical support. The physical work has been completed as of March, the District is waiting for the final deliverables and acceptance from Stantec's subject matter expert.
- **SZ RO Membrane Replacement** - NG provided an update that the multi-media removal and replacement at the SZ system did not meet procurement requirements and would create further delays. Direction was provided to attempt an iterative approach to evaluate if TPH cleaning is necessary. As part of the iterative approach, all RO membranes are to be replaced. The District agreed to contract this effort and communicated with Wigen (ROEM). The District has executed the contract documents. The scheduling has been postponed due to the RO equipment issues and the TPH issue but the District has re-engaged the ROEM and currently has the activity scheduled for June 2026.
- **Eye Wash and Safety Shower Station (Electrical/Integration Scope)** – SCADA integration of new eyewash/safety shower stations and flow sensor installation will be led by NG.

Outages

- No outages or anomalies to report occurred during March 2026 for the SZ-S Plant with limited operation.

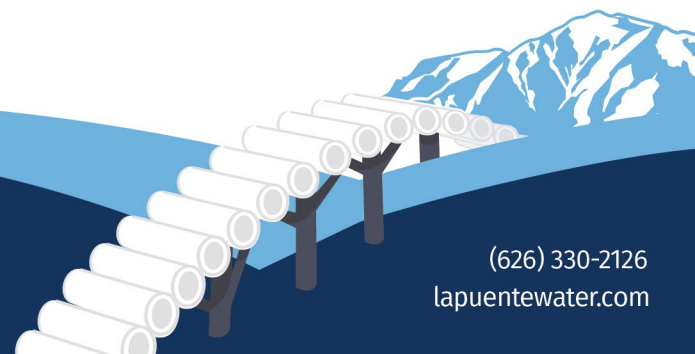


Performance Contracts

- **Wigen Reverse Osmosis System (Preventative Maintenance)** – The District scheduled Wigen to be onsite for assessment and preventative maintenance work on a quarterly basis for the IZ & SZ-S Systems.
 - Next step for the SZ System will be RO membrane replacement.
- **Trojan UV/AOP System (Preventative Maintenance)** – The District scheduled Trojan to be onsite for assessment and preventative maintenance work on a quarterly basis for the IZ & SZ-S Systems. The quarterly scheduled preventative maintenance visit is scheduled for March 2026 and will be attached along with this report.
- **HACH (Field Service Partnership)** – The District intends to setup a field service partnership agreement with HACH to provide full coverage for annual preventative maintenance visits of HACH controllers and equipment. The District intends to time the execution of this agreement when a known restart date is established.

Other

- **Standard Operating Procedures SOPs** – The following SOPs have been developed for the use of the District's Operation Staff:
 - Sampling for Bacteriological Contaminants
 - Sampling for VOCs
 - Sampling for SOCs
 - Sampling for Radionuclides
 - Sampling for PFAS
 - Chemical Safety Awareness
 - Operations – Cartridge Filter Changeout
 - Operations – Chemical Calibration Drawdowns
 - PVOU – IZ Rounds (Draft)
 - PVOU – SCADA Remote Login (Draft)
 - Chemical Delivery SOP (Draft)
- LACSD – Support LACSD Inspector with Quarterly samples
- City Of Industry (COI) – Supported Inspector, inspection of onsite drains





ATTACHMENT A

Work Orders: 6B23025

Report Date: 3/30/2026

Project: LACSD Bi-Monthly

Received Date: 3/5/2026

Turnaround Time: Normal

Phones: (626) 330-2126

Fax: (626) 330-2679

Attn: Cesar Ortiz

P.O. #:

Client: La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Billing Code:

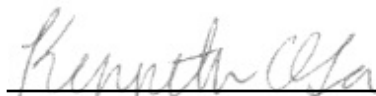
ELAP-CA #1132 • EPA-UCMR #CA00211 • LACSD #10143

This is a complete final report. The information in this report applies to the samples analyzed in accordance with the chain-of-custody document. Results are related only to the items tested. Weck Laboratories certifies that the test results meet all requirements of TNI unless noted by qualifiers or written in the Case Narrative. The report may include analytes that are not currently accreditable by some state agencies or accrediting bodies. This analytical report must be reproduced in its entirety.

Dear Cesar Ortiz,

Enclosed are the analytical results for the samples submitted under the attached Chain of Custody document. All analyses adhered to the method criteria, except where noted in the case narrative, sample condition checklist, and/or data qualifiers.

Reviewed by:



Kenneth C. Oda For Valerie I. Ayo
Project Manager



La Puente Valley County Water
 P.O Box 3136; 112 N.First St.
 La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
 03/30/2026 11:00

Project Manager: Cesar Ortiz

Sample Condition

Temperature	18.20 C		
COC present	✓	COC completed properly	✓
COC matches sample labels	✓	Wet ice	
Blue ice	✓	Sample(s) intact	✓
Sample(s) using proper containers	✓	Sample(s) have sufficient sample volume	✓
Sample(s) received within hold time	✓	Sample(s) labels have correct preservation	✓
Sample(s) have acceptable pH	✓	Sample(s) have acceptable Cl	

Sample Summary

Sample Name	Sampled By	Lab ID	Matrix	Sampled	Qualifiers
SP-3301 (22237- PVOU- IZ & SZ South)	MacGyver Quezada	6B23025-01	Water	03/05/26 14:21	

La Puente Valley County Water
 P.O Box 3136; 112 N.First St.
 La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
 03/30/2026 11:00

Project Manager: Cesar Ortiz

Sample Results

Sample: SP-3301 (22237- PVOU- IZ & SZ South)

Sampled: 03/05/26 14:21 by MacGyver
 Quezada

6B23025-01 (Water)

Analyte	Result	MDL	MRL	Units	Dil	Analyzed	Qualifier
Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods							
Method: EPA 410.4			Instr: UVVIS05				
Batch ID: W6C1015		Preparation: _NONE (WETCHEM)			Prepared: 03/16/26 10:12		Analyst: rob
Chemical Oxygen Demand	ND	2.9	5.0	mg/l	1	03/16/26	
Method: SM 2540D			Instr: OVEN18				
Batch ID: W6C0635		Preparation: _NONE (WETCHEM)			Prepared: 03/10/26 09:57		Analyst: mes
Total Suspended Solids	ND	5	5	mg/l	1	03/10/26	

La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
03/30/2026 11:00

Project Manager: Cesar Ortiz

Quality Control Results

Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods

Analyte	Result	MDL	MRL	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Qualifier
Batch: W6C0635 - SM 2540D										
Blank (W6C0635-BLK1) Prepared & Analyzed: 03/10/26										
Total Suspended Solids	ND	5	5	mg/l						
LCS (W6C0635-BS1) Prepared & Analyzed: 03/10/26										
Total Suspended Solids	66.4	5	5	mg/l	65.1		102 90-110			
Duplicate (W6C0635-DUP1) Source: 6C10021-01 Prepared & Analyzed: 03/10/26										
Total Suspended Solids	180	5	5	mg/l		190		5	10	
Batch: W6C1015 - EPA 410.4										
Blank (W6C1015-BLK1) Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	ND	2.9	5.0	mg/l						
LCS (W6C1015-BS1) Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	95.5	2.9	5.0	mg/l	100		95 90-110			
LCS (W6C1015-BS2) Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	1000	2.9	5.0	mg/l	1000		100 90-110			
Duplicate (W6C1015-DUP1) Source: 6B24007-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	1530	2.9	5.0	mg/l		1540		0.7	15	
Matrix Spike (W6C1015-MS1) Source: 6B23025-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	192	12	20	mg/l	200	ND	96 90-110			
Matrix Spike (W6C1015-MS2) Source: 6C10021-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	2880	12	20	mg/l	2000	1000	94 90-110			
Matrix Spike Dup (W6C1015-MSD1) Source: 6B23025-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	188	12	20	mg/l	200	ND	94 90-110	2	15	
Matrix Spike Dup (W6C1015-MSD2) Source: 6C10021-01 Prepared & Analyzed: 03/16/26										
Chemical Oxygen Demand	2880	12	20	mg/l	2000	1000	94 90-110	0	15	

La Puente Valley County Water
 P.O Box 3136; 112 N.First St.
 La Puente, CA 91744

Project Number: LACSD Bi-Monthly

Reported:
 03/30/2026 11:00

Project Manager: Cesar Ortiz

Notes and Definitions

Item	Definition
%REC	Percent Recovery
Dil	Dilution
MDL	Method Detection Limit
MRL	Method Reporting Limit (MRL) is the minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence. The MRL is also known as Limit of Quantitation (LOQ)
ND	NOT DETECTED at or above the Method Reporting Limit (MRL). If Method Detection Limit (MDL) is reported, then ND means not detected at or above the MDL.
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.

Any remaining sample(s) will be disposed of one month from the final report date unless other arrangements are made in advance.

All results are expressed on wet weight basis unless otherwise specified.

All samples collected by Weck Laboratories have been sampled in accordance to laboratory SOP Number MIS002.

Work Orders: 6C09021

Project: PVOU- LACSD Surcharge - Bi-Weekly

Attn: Cesar Ortiz

Client: La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Report Date: 3/30/2026

Received Date: 3/19/2026

Turnaround Time: Normal

Phones: (626) 330-2126

Fax: (626) 330-2679

P.O. #:

Billing Code:

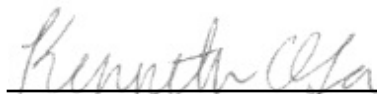
ELAP-CA #1132 • EPA-UCMR #CA00211 • LACSD #10143

This is a complete final report. The information in this report applies to the samples analyzed in accordance with the chain-of-custody document. Results are related only to the items tested. Weck Laboratories certifies that the test results meet all requirements of TNI unless noted by qualifiers or written in the Case Narrative. The report may include analytes that are not currently accreditable by some state agencies or accrediting bodies. This analytical report must be reproduced in its entirety.

Dear Cesar Ortiz,

Enclosed are the analytical results for the samples submitted under the attached Chain of Custody document. All analyses adhered to the method criteria, except where noted in the case narrative, sample condition checklist, and/or data qualifiers.

Reviewed by:



Kenneth C. Oda For Valerie I. Ayo
Project Manager



La Puente Valley County Water
 P.O Box 3136; 112 N.First St.
 La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
 03/30/2026 15:14

Project Manager: Cesar Ortiz

Sample Condition

Temperature	16.20 C		
COC present	✓	COC completed properly	✓
COC matches sample labels	✓	Wet ice	
Blue ice	✓	Sample(s) intact	✓
Sample(s) using proper containers	✓	Sample(s) have sufficient sample volume	✓
Sample(s) received within hold time	✓	Sample(s) labels have correct preservation	✓
Sample(s) have acceptable pH	✓	Sample(s) have acceptable Cl	

Sample Summary

Sample Name	Sampled By	Lab ID	Matrix	Sampled	Qualifiers
SP-3301 (22237- PVOU- IZ & SZ South)	MacGyver Quezada	6C09021-01	Water	03/19/26 14:19	

La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
03/30/2026 15:14

Project Manager: Cesar Ortiz

Sample Results

Sample: SP-3301 (22237- PVOU- IZ & SZ South)

Sampled: 03/19/26 14:19 by MacGyver Quezada

6C09021-01 (Water)

Analyte	Result	MDL	MRL	Units	Dil	Analyzed	Qualifier
Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods							
Method: EPA 410.4			Instr: UVVIS05				
Batch ID: W6C1311		Preparation: _NONE (WETCHEM)			Prepared: 03/19/26 15:41		Analyst: rob
Chemical Oxygen Demand	ND	2.9	5.0	mg/l	1	03/20/26	
Method: SM 2540D			Instr: OVEN18				
Batch ID: W6C1405		Preparation: _NONE (WETCHEM)			Prepared: 03/23/26 09:56		Analyst: mes
Total Suspended Solids	ND	5	5	mg/l	1	03/23/26	

La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
03/30/2026 15:14

Project Manager: Cesar Ortiz

Quality Control Results

Conventional Chemistry/Physical Parameters by APHA/EPA/ASTM Methods

Analyte	Result	MDL	MRL	Units	Spike Level	Source Result	%REC	Limits	RPD	RPD Limit	Qualifier	
Batch: W6C1311 - EPA 410.4												
Blank (W6C1311-BLK1)												
Chemical Oxygen Demand	ND	2.9	5.0	mg/l								
					Prepared: 03/19/26 Analyzed: 03/20/26							
LCS (W6C1311-BS1)												
Chemical Oxygen Demand	94.8	2.9	5.0	mg/l	100		95	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
LCS (W6C1311-BS2)												
Chemical Oxygen Demand	1000	2.9	5.0	mg/l	1000		100	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
Duplicate (W6C1311-DUP1)												
					Source: 6A26013-01							
Chemical Oxygen Demand	5580	12	20	mg/l		5640			1	15		
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike (W6C1311-MS1)												
					Source: 6C09021-01							
Chemical Oxygen Demand	193	12	20	mg/l	200	ND	96	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike (W6C1311-MS2)												
					Source: 6C13046-01							
Chemical Oxygen Demand	2700	12	20	mg/l	2000	748	97	90-110				
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike Dup (W6C1311-MSD1)												
					Source: 6C09021-01							
Chemical Oxygen Demand	189	12	20	mg/l	200	ND	94	90-110	2	15		
					Prepared: 03/19/26 Analyzed: 03/20/26							
Matrix Spike Dup (W6C1311-MSD2)												
					Source: 6C13046-01							
Chemical Oxygen Demand	2740	12	20	mg/l	2000	748	100	90-110	2	15		
					Prepared: 03/19/26 Analyzed: 03/20/26							
Batch: W6C1405 - SM 2540D												
Blank (W6C1405-BLK1)												
Total Suspended Solids	ND	5	5	mg/l								
					Prepared & Analyzed: 03/23/26							
LCS (W6C1405-BS1)												
Total Suspended Solids	64.4	5	5	mg/l	63.3		102	90-110				
					Prepared & Analyzed: 03/23/26							
Duplicate (W6C1405-DUP1)												
					Source: 6C13001-01							
Total Suspended Solids	748	5	5	mg/l		752			0.5	10		
					Prepared & Analyzed: 03/23/26							

La Puente Valley County Water
P.O Box 3136; 112 N.First St.
La Puente, CA 91744

Project Number: PVOU- LACSD Surcharge - Bi-Weekly

Reported:
03/30/2026 15:14

Project Manager: Cesar Ortiz

Notes and Definitions

Item	Definition
%REC	Percent Recovery
Dil	Dilution
MDL	Method Detection Limit
MRL	Method Reporting Limit (MRL) is the minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence. The MRL is also known as Limit of Quantitation (LOQ)
ND	NOT DETECTED at or above the Method Reporting Limit (MRL). If Method Detection Limit (MDL) is reported, then ND means not detected at or above the MDL.
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.

Any remaining sample(s) will be disposed of one month from the final report date unless other arrangements are made in advance.

All results are expressed on wet weight basis unless otherwise specified.

All samples collected by Weck Laboratories have been sampled in accordance to laboratory SOP Number MIS002.



ATTACHMENT B



CUSTOMER: LA PUENTE VCWD	DATE: 3/30/2026
LOCATION: PVOU TREATMENT PLANT- SZ	JOB #: 260311-02
JOB CONTACT : DAVIS TO	EMAIL: DTO@LAPUENTEWATER.COM

WORK DESCRIPTION:

PVOU SZ ROTORK BYPASS-
 REPLACED BAD CONTROL BOARDS ON THE BYPASS VALVE. LA PUENTE SUPPLIED THE REPLACEMENT BOARDS. REMOVED THE OLD ONES, AND INSTALLED THE NEW ONES. TESTED AND CONFIRMED OPERATION.

TECHNICIAN	DATE	HOURS	OT/ DT
NICK NAZAROFF	3/11/2026	5	

MATERIALS USED	IF YES, SEE SHEET 2 FOR MATERIAL BREAKDOWN
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

BILLING TO BE MAILED AFTER COMPLETION OF WORK OR ON COMPLETION OF WEEK FOR ONGOING PROJECT

I acknowledge the satisfactory completion of the above work

Customer Signature Customer Name (print)

Field Service Report

Technical Field Specialist:	Caleb Suggs	Site Name:	Puente Valley Shallo
Service Order:	00267266	Project Number:	112591
Service Creator:	Wendy Duarte	Site Contact:	Cesar Ortiz
Equipment Type:	TrojanUVPhox	Telephone:	626-330-2126
PLC platform:	CompactLogix L33ER	Email:	cortiz@lapuentewater.com
PLC Firmware:	32	Report Date:	
PLC Software Required:	Studio 5000 32.00.00	Address:	111 Hudson Avenue
PLC VM Revision:	W10x64_AB(v6.000)		City of Industry, CA 91744
Status:	Service Contract		United States
Scheduled Start:	March 4, 2026		
Scheduled End:	March 4, 2026		
PO:			
Stream Connection:	false		
Stream Status:			

Field Service Tasks

Task	Completed (Yes/No)
<p>o Quarterly general system inspection (labor only) – 4 visits per year (one day per each visit @ maximum of 8 hours/day)</p> <ul style="list-style-type: none"> ▪ Identify and replace failed lamps ▪ Identify and resolve system alarms ▪ Log lamp hours ▪ Inventory spare parts onsite ▪ PLC control settings adjustment as required ▪ Ensure system is operating prior to leaving site ▪ Ensure service materials are properly disposed of prior to leaving site <p>For each service visits, report will be provided including the details of the maintenance performed, any parts replaced, and an overview of the system performance and recommendations along with action plan until the next visit.</p> <p>The service contract also includes the following:</p> <ul style="list-style-type: none"> - Lamp replacement (labor only) <p>o Includes labor to replace lamps (as required to replace faulty lamps)</p>	Yes All

Field Service Report

<p>throughout the year</p> <ul style="list-style-type: none">o Includes labor to replace lamps as part of the 12,000-hour replacement (but this contract doesn't include the cost of lamps themselves)o- Service Guarantee & Manufacturer's Warrantyo Includes rapid response time guarantee when disinfection is compromised<ul style="list-style-type: none">▪ < 3 hrs in communication▪ < 12 hrs to be on-site▪ < 3 days to completely rectify equipment malfunctiono Includes all UV system replacement parts. Including, but not limited to, the following:<ul style="list-style-type: none">▪ Quartz sleeves▪ Drivers▪ Intensity sensors▪ Power distribution center components (Example: fans, I/O boards, relays)▪ Electrical connections including all wiring▪ System control center components (Example: PLC, HMI, I/O boards)▪ UV chamber components (Example: level sensor, temperature sensor)o Includes all labor associated with replacement of the above malfunctioning parts	
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Parts and Tools Required

Field Service Report

Field Service Details

1. **Arrival and Site Update**

Arrived on site and checked in with Davis to review system operation and discuss any updates since the previous visit in February. Davis informed me that he contacted Ice Qube regarding the moisture observed inside the PDCs. Ice Qube recommended installing a T-fitting on the AC condensate drain line to prevent potential air locking. The site completed the installation and has not observed any further moisture or condensation within the PDCs.

2. **Safety Inspection and Ballast Replacement**

Completed a routine safety walkthrough and documented the inspection using JotForm. I located the 10 replacement ballasts on site and began the process of replacing the faulted ballasts.

With assistance from site personnel, I performed a lockout of the PDCs and proceeded with the following ballast replacements (one ballast per two lamps):

Train 1 – Chamber 2 – Section 2

- Lamps 1 and 2

Train 2 – Chamber 1 – Section 1

- Lamps 17 and 18
- Lamps 19 and 20
- Lamps 33 and 34
- Lamps 35 and 36
- Lamps 37 and 38
- Lamps 39 and 40
- Lamps 55 and 56
- Lamps 59 and 60

Train 2 – Chamber 2 – Section 2

- Lamps 23 and 24

All faulted ballasts were replaced. The site currently has **no remaining spare ballasts**.

3. **Ribbon Cable Replacement**

During the inspection of the **Train 2 – Chamber 1 – Section 1 PDC**, I observed that the ballast ribbon cables for **lamps 17 and 18 and lamps 19 and 20** were heavily corroded due to water/moisture damage.

With site approval, I removed an unused ribbon cable from the **Shallow Zone spare PDC** and installed it to replace the damaged cables. After installing the replacement ribbon cables, the associated faults were resolved.

4. **Lamp Replacement and Troubleshooting**

I proceeded to replace the faulted lamps on **Train 2 – Chamber 1 – Section 1 (lamps 21 and 23)**. After replacement, the lamps continued to display faults on the HMI.

I began troubleshooting by verifying the connections within the PDC and found no issues. I then swapped the lamp holder to determine whether the fault was related to the lamp or the lamp holder. Based on the results, the **lamp holder was determined to be faulty**.

When restarting the system, **lamps 17 and 19** displayed the same issue, confirming additional faulty lamp holders.

5. **Findings and Parts Requirement**

I reviewed all findings with Davis and the site team. Based on the troubleshooting results, **four faulty lamp holders will need to be replaced**.

A spare parts inventory was conducted, and it was determined that the site currently has **incorrect lamp holders in their spare parts inventory**. The correct lamp holders will need to be ordered.

Puente Valley – Shallow Zone

1. **System Inspection**

Completed a thorough inspection of the reactor, PDC, and OptiView system. A fault was present for the **UVT reading**. I cleaned the OptiView lens, which corrected the fault. No further issues were observed at this time.

Field Service Report

Spare Parts on Site

Description	Expected	Actual

Parts Replaced

1. 10 Ballast
2. 2 Lamps

Outstanding Items

What is remaining?	Owner
Order 20' lamp holder cables and 10 ballast.	AMPS

AMPS/Equipment Details

Lamp Hours	
Bank	Hours
Not Genuine	
Component	Manufacturer (if available)

Field Service Hours

Total Travel Time	<u>6</u>
Total Time Onsite	<u>6</u>
Total Administrative Time	<u>1</u>

All PVOU SZ Inspections - Completed



From: 03/01/2026 00:00:00 To: 03/31/2026 23:59:59

Total - 16

PROCESS NAME	ASSET TYPE	TAG ID	Asset Name	O&M Activity	Completed Date	Asset Notes	Condition Score	Comments	Completed By	Inspection Cycle
Treatment Process Units	RO System - Multimedia Filters	F-4400-1	Multimedia Filter Vessel 1	Backwash Vessel	03/11/2026 03:26 PM	Verified	Good	F-4400-1 Backwashed on 3/10/26	dto	Quarterly
Treatment Process Units	RO System - Multimedia Filters	F-4400-2	Multimedia Filter Vessel 2	Backwash Vessel	03/11/2026 03:27 PM	Verified	Good	F-4400-2 Backwashed on 3/10/26	dto	Quarterly
Treatment Process Units	Treatment Process Units	ARV-4251	ARV-4251	Replace/Repair	03/24/2026 08:29 AM	Verified	Excellent	Air Vac replaced with new ARI D-040	dto	Yearly
Treatment Process Units	Treatment Process Units	ARV-4601	ARV-4601	Replace/Repair	03/24/2026 08:30 AM	Verified	Excellent	Air Vac replaced with new ARI D-040	dto	Yearly
Storage Tanks	Storage Tanks	T-4200	Equalization Tank	Inspect tank connections and fittings;Inspect tank integrity	03/24/2026 10:02 AM	Inspected	Good	Tank integrity and connections are satisfactory. Manual level gauge needs repair	dto	Weekly
Booster Pumps	Raw Water Booster Pumps	P-4250B	Raw Water Booster Pump B	Inspect for leaks and noise	03/24/2026 10:03 AM	Inspected	Good	No leaks or excessive noise	dto	Weekly
Booster Pumps	Raw Water Booster Pumps	P-4250A	Raw Water Booster Pump A	Inspect for leaks and noise	03/24/2026 10:03 AM	Inspected	Good	No leaks or excessive noise	dto	Weekly
Chemical Feed Systems	Sulfuric Acid	T-4300	Sulfuric Acid Tank	Check for storage tank and line leaks	03/24/2026 10:05 AM	Inspected	Excellent	No leaks	dto	Daily
Chemical Feed Systems	Sulfuric Acid	P-4350A	Sulfuric Acid Pump A	Inspect for Chemical Leaks, Spills, or Crystallization	03/24/2026 10:06 AM	Inspected	Good		dto	Daily
Chemical Feed Systems	Sulfuric Acid	P-4350B	Sulfuric Acid Pump B	Inspect for Chemical Leaks, Spills, or Crystallization	03/24/2026 10:06 AM	Inspected	Good		dto	Daily
Treatment Process Units	Treatment Process Units	ARV-4601	ARV-4601	Check For Leaks	03/24/2026 10:10 AM	Inspected	Good		dto	Weekly
Treatment Process Units	Treatment Process Units	ARV-4251	ARV-4251	Check For Leaks	03/24/2026 10:10 AM		Excellent		dto	Weekly
Treatment Process Units	Treatment Process Units	ARV-4602	ARV-4602	Replace/Repair	03/26/2026 02:55 PM	Verified	Excellent	Air Vac Valve replaced with ARI D-040	dto	Yearly

PROCESS NAME	ASSET TYPE	TAG ID	Asset Name	O&M Activity	Completed Date	Asset Notes	Condition Score	Comments	Completed By	Inspection Cycle
Treatment Process Units	Treatment Process Units	ARV-6102	ARV-6102	Repair/Replace	03/26/2026 02:55 PM	Verified	Excellent	Air Vac Valve replaced with ARI D-040	dto	Yearly
Treatment Process Units	Treatment Process Units	ARV-6106-1	ARV-6106-1	Repair/Replace	03/26/2026 02:56 PM	Verified	Excellent	Air Vac Valve replaced with ARI D-040	dto	Yearly
Treatment Process Units	Treatment Process Units	ARV-6106-2	ARV-6106-2	Repair/Replace	03/26/2026 02:56 PM	Verified	Excellent	Air Vac Valve replaced with ARI D-040	dto	Yearly

Total Number of Inspections - 16.00

Process Name	Count
Treatment Process Units	10
Storage Tanks	1
Booster Pumps	2
Chemical Feed Systems	3

La Puente Water District April 2026 Disbursements

Check #	Payee	Amount	Description
192	Alexandra Guevara	\$ 505.00	Cleaning Service
193	Ameriflex	\$ 1,085.33	FSA - Employer Portion
194	Applied Technology Group Inc	\$ 30.00	Radio System
195	Cintas	\$ 239.77	Uniform Service
196	Ferguson Enterprises, LLC	\$ 8,281.65	Inventory
197	Highroad IT	\$ 1,368.89	Technical Support
198	InfoSend	\$ 184.37	Billing Expense
199	La Puente Valley Woman's Club	\$ 75.00	Community Events - Donation
200	Lagerlof LLP	\$ 5,360.00	Attorney Fee's
201	Petty Cash	\$ 11.87	Administrative Expense
202	Public Water Agencies Group	\$ 1,733.00	Emergency Preparedness Program & Quarterly Assessment
203	S & J Supply Co Inc	\$ 641.38	Inventory
204	SC Edison	\$ 5,780.66	Power Expense
205	SG Creative , LLC	\$ 2,645.00	Social Media, Community Banner & Newsletter
206	Starting Line Advisory	\$ 3,060.27	Administrative Support
207	T-Mobile USA Inc	\$ 380.24	Cellular Service
208	Underground Service Alert	\$ 96.56	Line Notifications
209	Verizon Connect Fleet USA LLC	\$ 124.45	Vehicle Tracking
210	Weck Laboratories Inc	\$ 757.50	Water Sampling
211	Ferguson Enterprises, LLC	\$ 47.41	Meter Maintenance
212	American Family Life Assurance Co	\$ 615.00	Employee Funded Insurance
213	ACWA/JPIA	\$ 49,960.83	Health Benefits
214	Mutual of Omaha	\$ 1,574.36	Life & Disability Insurance
215	United Concordia Insurance Co	\$ 3,718.64	Dental Benefits
216	ACP Publications & Marketing	\$ 4,300.42	Winter Newsletter
220	Airgas USA LLC	\$ 49.15	Field Supplies
222	Chevron	\$ 4,040.97	Gas Expense
224	CJ Brown & Company CPAs	\$ 6,580.00	Audit Services Expense
226	Ferguson Enterprises, LLC	\$ 2,517.84	Inventory
228	GoTo Technologies USA, LLC	\$ 144.71	VOIP Phone System
230	Grainger Inc	\$ 190.38	Field Supplies
232	Highroad IT	\$ 4,705.00	Technical Support and Renewals
233	InfoSend	\$ 1,301.80	Billing Expense
234	Lagerlof LLP	\$ 5,120.00	Attorney Fee's
235	Merritt's Hardware	\$ 224.80	Field Supplies
236	New Horizons Comm. Corp (NHC)	\$ 277.33	Telephone Service
237	SC Edison	\$ 191.35	Power Expense
238	Valley Vista Services	\$ 445.10	Trash Service
239	West Yost & Associates, Inc	\$ 297.00	AWIA Cyber Assessments
240	Spectrum Business	\$ 790.42	Telephone Service
241	United Site Services	\$ 599.50	Restroom Service @ BP Plant
242	Waste Management of SG Valley	\$ 227.55	Trash Service

La Puente Water District April 2026 Disbursements - continued

Check #	Payee	Amount	Description
243	ACWA/JPIA	\$ 8,488.61	Workers Compensation Program -Qtr. 3
245	Civiltec Engineering Inc	\$ 1,250.00	UVAOP Replacement Feasibility Study
246	Hach Company	\$ 1,009.38	Compliance
247	McMaster-Carr Supply Co	\$ 102.57	Field Supplies
248	Northstar Chemical	\$ 18,544.36	Chemical Expense
249	Trojan UV	\$ 38,643.75	UV System Maintenance
250	Weck Laboratories Inc	\$ 6,825.50	Water Sampling
251	Weck Laboratories Inc	\$ 3,912.50	Water Sampling
252	DSRM Cabel Construction Inc	\$ 10,173.52	Recycled Water Project and Various Patches
253	Global Urban Strategies, Inc	\$ 4,000.00	Grant Writing Services
254	Salt Works	\$ 5,963.65	Salt Expense
255	SC Edison	\$ 3,211.94	Power Expense
256	Sonsray Machinery	\$ 1,523.55	Equipment Maintenance
257	Weck Laboratories Inc	\$ 120.00	Water Sampling
258	Wesco Security Systems Inc	\$ 363.00	Security Alarms
259	Western Water Works	\$ 330.75	Meter Repair/Maintenance
260	John P Escalera	\$ 911.44	Water Conference of the West Per Diem
261	Davis S To	\$ 56.41	Water Conference of the West Per Diem
262	William R Rojas	\$ 545.52	Water Conference of the West Per Diem
263	Ferguson Enterprises, LLC	\$ 3,727.55	Inventory and Meter Repair/Maintenance
264	Canon Financial Services, Inc	\$ 82.93	Printing Expense
265	Cintas	\$ 241.41	Uniform Service
266	Citi Cards	\$ 5,383.30	Operating/Administrative Expenses
267	Continental Utility Solutions Inc	\$ 39.50	Billing Expense
268	Flex Technology Group LLC	\$ 24.68	Printing Expense
269	J. De Sigio Construction Inc	\$ 11,484.50	Outside Contracting Service - 16040 San Jose
270	Johnny's Pool Services Inc	\$ 63.21	Chlorine Expense
271	Mancilla's Quality Printing	\$ 30.80	Printing Services
272	San Gabriel Valley Water Company	\$ 333.12	Water Service
273	Sol Media	\$ 1,800.00	Website Updates
274	Upper San Gabriel Valley MWD	\$ 718.57	Recycled Water
275	Vulcan Materials Company	\$ 558.59	Asphalt Concrete
276	Weck Laboratories Inc	\$ 636.00	Water Sampling
277	Western Water Works	\$ 748.60	Inventory
278	Henry P Hernandez	\$ 945.43	Water Conference of the West Per Diem
280	Citi Cards	\$ 93.17	Administrative Expense
281	VCOM Solutions Inc	\$ 75.01	Telephone Service
282	ACWA/JPIA	\$ 71,387.64	Other Insurance Expense
283	ACWA/JPIA	\$ 49,960.83	Health Benefits
284	American Family Life Assurance Co	\$ 615.00	Employee Funded Insurance
285	Answering Service Care, LLC	\$ 264.28	Answering Service
286	Grainger Inc	\$ 220.27	Field Supplies
287	Mutual of Omaha	\$ 1,574.36	Life & Disability Insurance
288	Peck Road Gravel	\$ 600.00	Asphalt Concrete

La Puente Water District April 2026 Disbursements - continued

289	Puente Hills Ford	\$	569.61	Vehicle Emission Recall
290	S & J Supply Co Inc	\$	361.79	Inventory
291	United Concordia Insurance Co	\$	3,718.64	Dental Expense
292	Vulcan Materials Company	\$	228.67	Asphalt Concrete
293	Weck Laboratories Inc	\$	306.00	Water Sampling
294	SC Edison	\$	45,933.38	Power Expense
Auto Deduct	Bluefin Payment Systems	\$	33.10	Tokenization Fee
Auto Deduct	Bluefin Payment Systems	\$	1,325.21	Web Merchant Fee's
Auto Deduct	Evolv, Inc	\$	216.50	Merchant Fee's - March 2026
Auto deduct	Evolv, Inc	\$	6.50	iPOSPay - Terminal Fee - April 2026
Online	Employment Development Dept	\$	6,537.87	California State & Unemployment Taxes
Online	United States Treasury	\$	42,397.80	Federal, Social Security & Medicare Taxes
Online	Home Depot Credit Services	\$	748.64	Field Supplies
Online	CalPERS	\$	11,825.22	Retirement Program
Online	Lincoln Financial Group	\$	3,372.30	Deferred Comp
Total Vendor Payments		\$	<u>495,446.93</u>	

La Puente Valley County Water District
Payroll Summary
April 2026

	<u>Apr 26</u>
Employee Wages, Taxes and Adjustments	
Total Gross Pay	176,842.95
Deductions from Gross Pay	
457b Plan Employee	-5,802.30
CalPers EEC	-8,386.76
Employee FSA	-229.22
Total Deductions from Gross Pay	<u>-15,033.28</u>
Adjusted Gross Pay	161,809.67
Taxes Withheld	
Federal Withholding	-15,470.00
Medicare Employee	-2,551.98
Social Security Employee	-10,911.92
CA - Withholding	-6,476.57
Medicare Employee Addl Tax	0.00
Total Taxes Withheld	<u>-35,410.47</u>
Deductions from Net Pay	
Wage Garnishment	0.00
Total Deductions from Net Pay	<u>0.00</u>
Net Pay	<u>126,399.20</u>
Employer Taxes and Contributions	
Medicare Company	2,551.98
Social Security Company	10,911.92
CA - Unemployment	57.47
District - FSA	706.12
CA - Employment Training Tax	3.83
Total Employer Taxes and Contributions	<u>15,323.62</u>

La Puente Water District April 2026 Disbursements

Total Vendor Payables	<u>\$ 495,446.93</u>
Total Payroll	<u>\$ 126,399.20</u>
Total April 2026 Disbursements	<u>\$ 621,846.13</u>

Industry Public Utilities April 2026 Disbursements

Check #	Payee	Amount	Description
159	Cintas	\$ 239.76	Uniform Service
160	Highroad IT	\$ 871.93	Technical Support
161	InfoSend	\$ 2.55	Billing Expense
162	La Puente Valley County Water District	\$ 5,102.89	Leak Locator
163	Lagerlof LLP	\$ 80.00	Attorney Fees
164	San Gabriel Valley Water Company	\$ 1,577.22	Water Service
165	SG Creative, LLC	\$ 115.00	CCR Template
166	SoCal Gas	\$ 14.30	Gas Expense
167	Starting Line Advisory	\$ 375.00	Administrative Support
168	T-Mobile USA Inc	\$ 294.37	Cellular Expense
169	Tri County Pump Company	\$ 2,100.00	Pump Station 1 Booster 1 Removal
170	Underground Service Alert	\$ 96.54	Line Notification
171	Verizon Connect Fleet USA LLC	\$ 124.44	Vehicle Tracking
172	Vortex Commercial Door, Inc.	\$ 5,862.00	Pump Station 2 Door Replacement
173	Weck Laboratories Inc	\$ 363.00	Water Sampling
174	ACWA/JPIA	\$ 2,122.15	Workers Compensation
175	Airgas USA LLC	\$ 49.15	Field Supply Expense
176	Go To Technologies USA, LLC	\$ 144.71	Telephone Service
177	Grainger Inc	\$ 190.38	Sundries and Tools
178	Highroad IT	\$ 2,823.00	Technical Support
179	InfoSend	\$ 996.46	Billing Expense
180	La Puente Valley County Water District	\$ 105,144.67	Labor and Vehicle Reimbursement
181	Merritt's Hardware	\$ 125.61	Sundries and Tools
182	New Horizons Comm. Corp (NHC)	\$ 306.25	Telephone Service
183	Spectrum Business	\$ 73.12	Telephone Service
184	Tri County Pump Company	\$ 2,100.00	Pump Station 2 Booster 1 Removal
185	West Yost & Associates, Inc	\$ 70.50	AWIA Cyber Assessments
186	DSRM Cable Construction Inc	\$ 9,887.95	Various Asphalt Patch Expense
187	Industry Public Utility Commission	\$ 1,155.87	Power Expense @ Industry Hills
188	J De Sigio Construction Inc	\$ 12,735.00	Outside Contracting Service -13855 Don Julian Rd
189	Janus Pest Management Inc	\$ 65.00	Pest Control
190	Resource Building Materials	\$ 30.32	Service Line Replacement - 726 Basetdale Ave
191	SC Edison	\$ 3,067.73	Power Expense
192	SoCal Gas	\$ 14.30	Gas Expense
193	Western Water Works	\$ 6,249.25	Field Supplies
194	Canon Financial Services, Inc	\$ 82.92	Printing Expense
195	Cintas	\$ 241.41	Uniform Service
196	Citi Cards	\$ 194.89	Operating/Administrative Expenses
197	Continental Utility Solutions Inc	\$ 31.70	Web Portal Maint / Jack Henry
198	Delco Service, Inc-Southwest Hydro Tech	\$ 3,946.03	Cla-Val Repairs
199	Flex Technology Group LLC	\$ 24.67	Printing Expense
200	Johnny's Pool Service Inc	\$ 31.61	Chlorine
201	La Puente Valley County Water District	\$ 9,480.99	Inventory
202	NAZ Electric and Controls, Inc	\$ 1,260.00	San Fidel Well

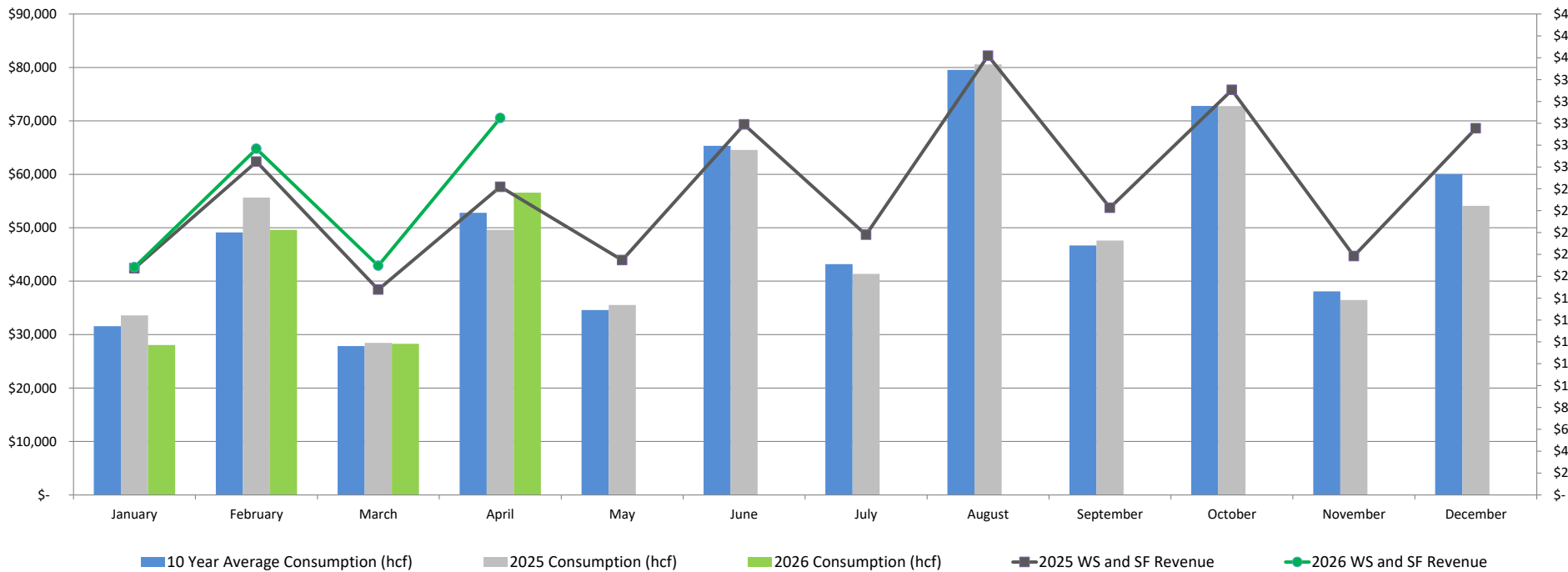
Industry Public Utilities April 2026 Disbursements - continued

203	Sol Media	\$	1,980.00	Newsletter and Cross Connection Updates
204	Tri County Pump Company	\$	121,144.38	Well 5 Rehab
205	Vcom Solutions Inc	\$	225.03	Telephone Service
206	Vulcan Materials Company	\$	558.58	Asphalt Concrete
207	Weck Laboratories Inc	\$	363.00	Water Sampling
208	ACWA/JPIA	\$	395.00	Excess Crime Program
209	Answering Service Care, LLC	\$	264.27	Answering Service
210	Peck Road Gravel	\$	600.00	Asphalt Concrete
211	San Gabriel Valley Water Company	\$	2,355.88	Water Service
213	Universal Waste Oil Co	\$	510.00	Haz Mat Waste
214	Vulcan Materials Company	\$	228.66	Asphalt Concrete
215	Weck Laboratories Inc	\$	253.50	Water Sampling
216	SoCal Gas	\$	15.29	Gas Expense
Autodeduct	Bluefin Payment Systems	\$	1,575.22	Web Merchant Fee's
Autodeduct	Evolv, Inc	\$	118.87	Merchant Fee's
Autodeduct	Evolv, Inc	\$	6.50	iPOSPay - Terminal Fee - April 2026
Autodeduct	Bluefin Payment Systems	\$	26.75	Tokenization Fee
Online	County of LA Dept of Public Works	\$	694.00	Web E-Check Fee's
Online	Home Depot Credit Services	\$	129.06	Field Supplies

Total April 2026 Disbursements \$ 311,308.63

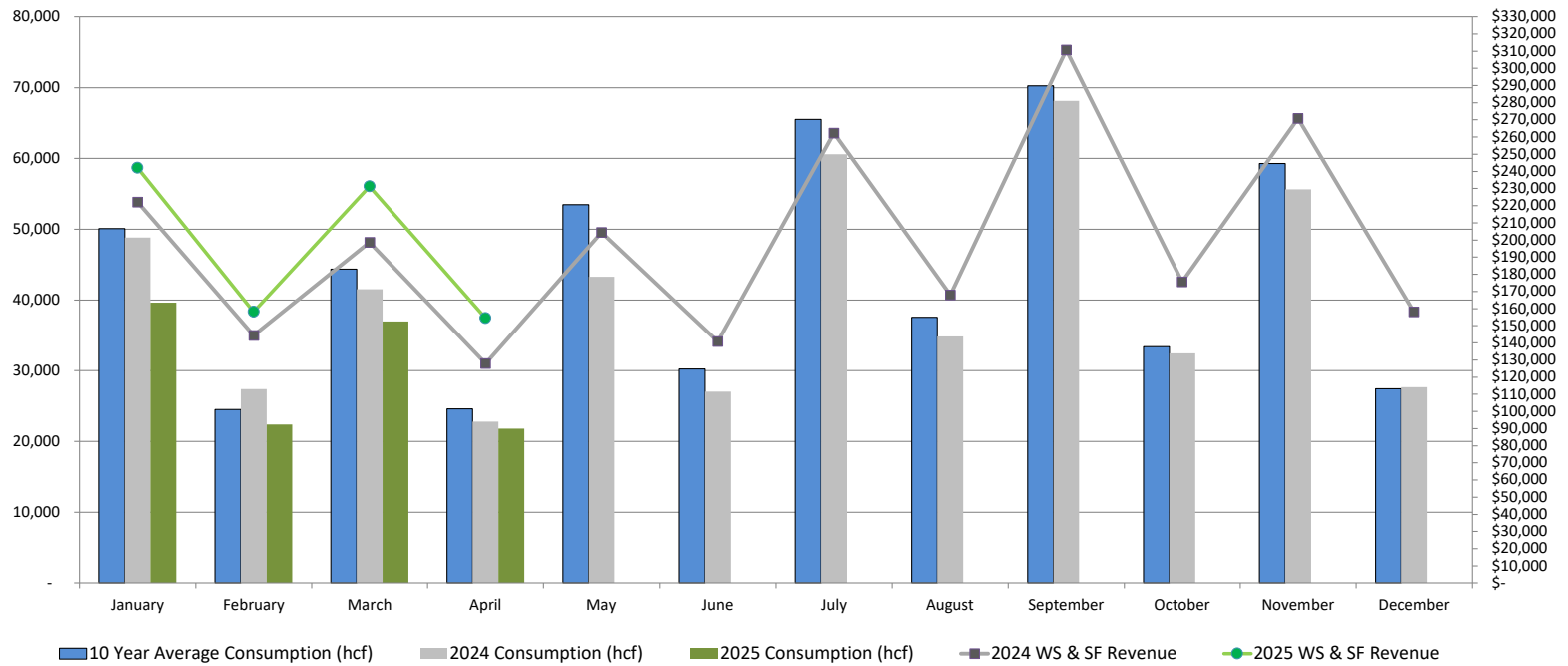
WATER SALES REPORT LPVCWD 2026

LPVCWD	January	February	March	April	May	June	July	August	September	October	November	December	YTD
No. of Customers	1,252	1,254	1,252	1,253	-	-	-	-	-	-	-	-	5,011
2026 Consumption (hcf)	28,051	49,586	28,280	56,553	-	-	-	-	-	-	-	-	162,470
2026 Water Sales	\$ 109,936	\$ 199,796	\$ 110,732	\$ 228,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649,041
2025 Water Sales	\$ 119,611	\$ 201,103	\$ 99,733	178,176	\$ 126,909	\$ 234,909	\$ 150,001	\$ 297,671	\$ 175,074	\$ 266,170	\$ 130,837	\$ 218,387	\$ 2,198,581
2026 Service Fees	\$ 98,340	\$ 116,867	\$ 98,913	\$ 116,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430,275
2025 Service Fees	\$ 87,672	\$ 103,773	\$ 88,039	\$ 103,642	\$ 87,872	\$ 103,970	\$ 87,917	\$ 104,150	\$ 87,604	\$ 104,306	\$ 87,622	\$ 116,944	\$ 1,163,508
2026 WS and SF Revenue	\$ 208,276	\$ 316,663	\$ 209,645	\$ 344,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,079,316
2025 WS and SF Revenue	\$ 207,283	\$ 304,876	\$ 187,771	\$ 281,818	\$ 214,780	\$ 338,878	\$ 237,918	\$ 401,821	\$ 262,678	\$ 370,476	\$ 218,459	\$ 335,332	\$ 3,362,089
2026 Hyd Fees	\$ 950	\$ 750	\$ 950	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
2026 DC Fees	\$ 1,296	\$ 31,525	\$ 1,296	\$ 31,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,140
2026 System Revenue	\$ 210,522	\$ 348,939	\$ 211,891	\$ 376,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,147,856



WATER SALES REPORT CIWS 2026

CIWS	January	February	March	April	May	June	July	August	September	October	November	December	YTD
No. of Customers	978	893	976	890	-	-	-	-	-	-	-	-	3,737
2025 Consumption (hcf)	39,645	22,385	36,982	21,832	-	-	-	-	-	-	-	-	120,844
2024 Consumption (hcf)	48,824	27,419	41,544	22,823	43,287	27,061	60,584	34,839	68,126	32,462	55,645	27,661	490,275
10 Year Average Consumption (hcf)	50,108	24,539	44,354	24,628	53,456	30,239	65,512	37,555	70,264	33,400	59,281	27,465	520,800
2025 Water Sales	\$ 147,524	\$ 83,349	\$ 137,477	\$ 80,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448,845
2024 Water Sales	\$ 152,132	\$ 88,433	\$ 128,604	\$ 72,093	\$ 134,366	\$ 85,005	\$ 192,286	\$ 111,836	\$ 240,447	\$ 113,373	\$ 193,354	\$ 95,986	\$ 1,607,915
2025 Service Fees	\$ 94,484	\$ 74,648	\$ 93,807	\$ 73,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336,799
2024 Service Fees	\$ 69,937	\$ 55,806	\$ 69,959	\$ 55,844	\$ 69,951	\$ 55,826	\$ 70,001	\$ 56,074	\$ 70,292	\$ 62,223	\$ 77,499	\$ 62,142	\$ 775,554
2025 Hyd Fees	\$ 1,600	\$ 400	\$ 1,500	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
2025 DC Fees	\$ 26,340	\$ 9,086	\$ 24,894	\$ 8,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,515
2025 System Revenues	\$ 269,949	\$ 167,484	\$ 257,679	\$ 162,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857,959



STAFF Report



Meeting Date: May 11, 2026

To: Honorable Board of Directors

Subject: Lease of 300 Acre-Feet of 2025-26 Main San Gabriel Basin Groundwater Production Rights.

Purpose: *To secure 300 acre-feet of Main San Gabriel Basin Groundwater Production Rights for the 2025-26 production year.*

Recommendation: *Authorize the General Manager to lease 300 acre-feet of 2025-26 Main San Gabriel Basin Production Rights from Azusa Valley Water Company for an amount of \$293,490.*

Fiscal Impact: *This action will result in committing the District to expend approximately \$293,490 in June of 2026. This expense will be offset by revenue from leasing these rights to other producers resulting in a net zero.*

SUMMARY

Each year, District staff pursues groundwater production rights leases in the Main San Gabriel Basin (Basin). In years past, the rate for these leases has been between 90%-92% of the rate for replenishment water or the replacement water assessment set by Watermaster. As shown in **Table 1** below, the cost for Cyclic Storage (UD Tier 1 Untreated imported water) increases yearly. As the price escalates, the cost differential between purchased and leased water also increases.

Table 1: Cyclic Storage Rate vs. Lease Rate at 91%

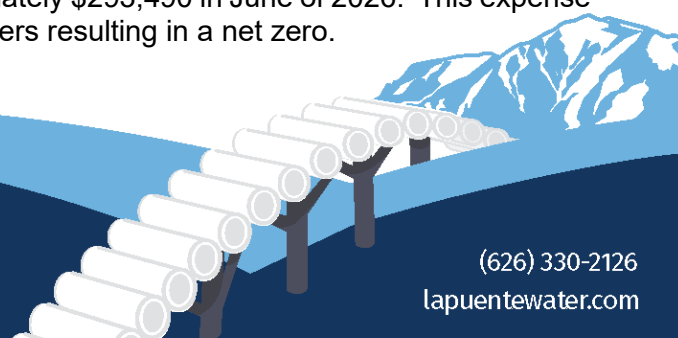
Year	2019	2020	2021	2022	2023	2024	2025	2026
Cyclic Storage Rate (UD Tier 1 Untreated)	\$ 858.00	\$ 880.00	\$ 880.00	\$ 902.00	\$ 958.00	\$ 1,006.00	\$1,015.00	\$1,087.00
Lease Rate at 91%	\$ 780.78	\$ 800.80	\$ 800.80	\$ 820.82	\$ 871.78	\$915.46	\$923.65	\$978.30 (Lease Rate at 90%)

The groundwater production rights lease market in the Basin is complex. Many of the leases are a result of longstanding relationship type arrangements and with others being leased under multi-year agreements. Over the years, it has been difficult to procure leases other than our longstanding relationship with two parties. District Staff continues to pursue opportunities in the groundwater rights lease market.

As previously mentioned, the majority of this lease will be subleased to the City of Industry Waterworks System or other producers if necessary. A copy of the draft letter to Azusa Valley Water Company is attached for your reference.

FISCAL IMPACT

This action will result in committing the District to expend approximately \$293,490 in June of 2026. This expense will be offset by revenue from leasing these rights to other producers resulting in a net zero.



RECOMMENDATION

Authorize the General Manager to lease 300 acre-feet of 2025-26 Main San Gabriel Basin Production Rights from Azusa Valley Water Company for an amount of \$293,490.

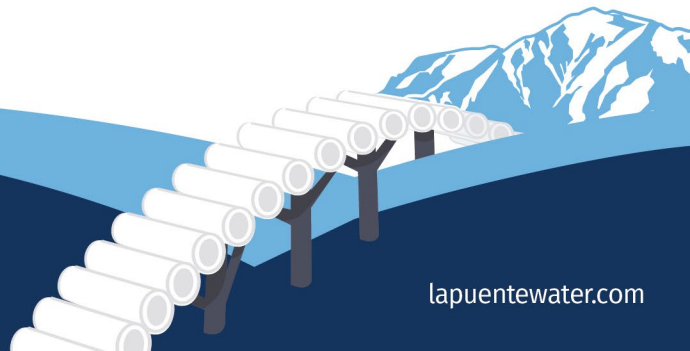
Respectfully Submitted,



General Manager

ENCLOSURES

- *Letter to Azusa Valley Water Company Regarding 2025-26 Main San Gabriel Basin Production Rights Lease.*
- *Lease Agreement.*



PRESIDENT
Cesar J. Barajas
VICE PRESIDENT
Henry Hernandez

DIRECTORS
John P. Escalera
William R. Rojas
David E. Argudo

GENERAL MANAGER
Roy Frausto



May 11, 2026

Azusa Valley Water Company
729 North Azusa Ave.
Azusa, CA 91702

This letter serves to confirm La Puente Valley County Water District's (District) interest in leasing 300 Acre Feet (AF) of Main San Gabriel Basin water production rights for production year 2025-2026. A Temporary Assignment or Lease of Water Right the lease of 300 AF of 2025-26 Main San Gabriel Basin Production Rights will be submitted for you to sign, notarize and return to the District. Upon receipt the District will execute and submit to the Main San Gabriel Basin Watermaster and provide you with a fully executed copy.

As detailed below in this letter, the lease rate for each AF of production right shall be Ninety Percent (90%) of the Tier 1 Untreated Water Rate charges set by Upper San Gabriel Valley Municipal Water District. The Upper San Gabriel Valley Municipal Water District's Tier 1 Untreated Water Rate for CY 2026 as set forth in their Ordinance No. 25-3 is \$1087/AF. Therefore, the lease rate and required payment for this year's transaction is calculated as follows:

Lease Rate: $\$1087/\text{AF} \times 90\% = \$978.30/\text{AF}$

Payment: $300 \text{ AF} \times 978.30/\text{AF} = \$293,490$

In accordance with the Agreement, payment for this year's lease will be made by our District to Azusa Valley Water Company by June 30, 2026.

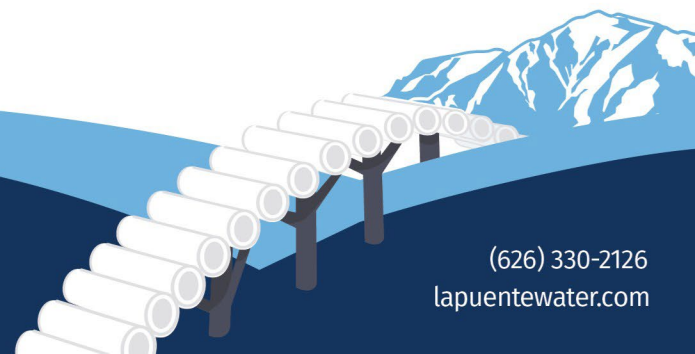
If you have any questions about this year's lease transaction, please contact me at (626) 330-2126.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy Frausto".

Roy Frausto

General Manager



LEASE OF WATER RIGHTS

PRODUCTION RIGHT

THIS LEASE OF WATER RIGHTS (the “Lease”) is entered into on this April 28, 2026 by and between Azusa Valley Water Company (“Lessor”) and the La Puente Valley County Water District (“Lessee”), a California corporation, with respect to the following:

RECITAL

This Agreement is made with respect to the following facts:

Lessor owns of record and beneficially or otherwise controls, or is the duly authorized and acting agent for the owners of 300 acre-feet of Production Rights in the Main San Gabriel Basin as adjudicated in the case of “Upper San Gabriel Valley Municipal Water District vs. City of Alhambra, et al.” LASC No. 92418. The ownership of said Rights entitle Lessor to take delivery or otherwise produce from the Main San Gabriel Basin said 300 acre-feet of water on an annual basis or in such amount as is determined from time to time by the Main San Gabriel Groundwater Basin Watermaster (“Watermaster”). As of the date hereof, the Rights associated with said Production Right are 300 acre-feet for the 2025-2026 water year.

AGREEMENT

IN CONSIDERATION of the foregoing recital and the mutual promises set forth herein, Lessor and Lessee agree as follows:

1. Leasing of Production Rights. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, 300 acre-feet of Production Rights (“Leased Production Rights”) for the term and upon the terms and conditions set forth in this Lease.
2. Term. The term of this Lease shall be for a period commencing July 1, 2025 and ending June 30, 2026.
3. Lease Rate, Payment and Adjustment.

The prevailing Pre-purchased Supplemental Water Rate (“SWR”) was set by Upper San Gabriel Valley Municipal Water District’s (“USGVMWD”) Board of Directors in the amount of \$1,087 per acre foot for the current calendar year.

The gross rental amount payable for the lease of the Leased Production Rights under this Lease for the term as listed in paragraph 2 above shall be \$293,490.

This amount has been calculated on the basis of 90% of the Pre-purchased SWR of \$1,087 per acre foot set by the USGVMWD Board of Directors. If the SWR set by the USGVMWD Board is revised or otherwise changed, to be effective prior to June 30, 2026, from the current SWR set forth herein, a reconciling payment adjustment will be made by the Lessee or the Lessor to the other party within 30 days from the date of the SWR approval by the USGVMWD Board. Upon execution of this Lease, Lessor will send an invoice and the Lessee will make the full payment of \$293,490 within 30 days from the date of the invoice.

All payments due to Lessor pursuant to this Lease shall be made and sent as follows:

Azusa Valley Water Company
729 North Azusa Avenue
Azusa, CA 91702

4. Agreement Re: Main San Gabriel Basin Watermaster.
 - (a) Lessor agrees to execute and deliver to Lessee all documents which, from time to time, may be required by the Main San Gabriel Basin Watermaster to reflect the lease to Lessee of the Leased Production Rights which are the subject of this Lease. All such documents shall be in such form and substance as shall be reasonably satisfactory to Lessor, Lessee and the Watermaster. If for any reason, the Main San Gabriel Basin Watermaster elects not to honor this Lease, the Lessor agrees to refund prior payments to the Lessee within 60 days from the date of refund request by the Lessee.
 - (b) Lessee shall, at its expense, prepare and submit all reports required by the Main San Gabriel Basin Watermaster in connection with the exercise by Lessee of the Leased Production Rights.
 - (c) Lessee shall pay all assessments required by the Main San Gabriel Basin Watermaster, San Gabriel Basin Water Quality Authority, and San Gabriel Valley Water Association in connection with the exercise by Lessee of the Leased Production Rights.
 - (d) This Lease entitles Lessee to the use of only the Leased Production Rights (i.e., lease of water rights) associated with the Production Rights. Lessor retains and does not convey to Lessee any other rights associated with said Production Rights.
5. Other Provisions.
 - (a) In the event any dispute shall arise between the parties to this Lease, the same shall be resolved by arbitration conducted by the American

Arbitration Association in accordance with the Commercial Arbitration Rules of the American Arbitration, as then in affect. Such arbitration shall be conducted in a site within Los Angeles County, California agreeable to both parties before three (3) arbitrators who shall be selected by mutual agreement of the parties; if agreement is not reached on the selection of arbitrators within fifteen days, then each of the parties shall select an arbitrator and the two (2) arbitrators so selected shall select a third. The provisions of the Commercial Arbitration Rules of the American Arbitration Association shall apply and govern such arbitration except that the prevailing party shall be entitled to recover from the other party its attorney's fees actually incurred in such amount as may be determined by the arbitrators.

- (b) All communications, notices and demands (collectively "Notices") of any kind shall be made in writing and personally served or sent by registered or certified mail, postage prepaid to the following:

Azusa Valley: Melissa Barbosa
Azusa Valley Water Company
729 North Azusa Avenue
Azusa, California 91702

La Puente Valley: Roy Frausto
La Puente Valley County Water District
112 N 1st St
La Puente, California 91744

Any Notice personally served shall be effective upon service. Any Notice sent by mail, and properly addressed, shall be effective upon date of receipt, or refusal as indicated on the return receipt. Either party may change its address for Notices by notice to the other given in a manner provided in this subparagraph.

- (c) This Lease shall inure to the benefit of and be binding upon the heirs, successors and assigns of both parties hereto.
- (d) Each party shall, upon request of the other party, take such further actions and execute and deliver such further instruments as shall be reasonably required to carry out the purpose and intent of this Lease.
- (e) This Lease is executed in the State of California and shall be governed by and construed in accordance with California law. Venue for any action arising out of or related to the Lease shall be placed in any court of the State of California with appropriate jurisdiction and located in the County of Los Angeles, with service of process to be in

accordance with the then provisions of the California Code of Civil Procedure.

- (f) This Lease may be executed in two or more counterparts, each of which shall be an original but all of which, together, shall constitute a single instrument. It shall not be necessary for both parties to execute the same counterpart(s) of this Lease for this Lease to become effective.
- (g) This Lease constitutes the entire agreement of the Lessor and Lessee with respect to the subject matter hereof. This Lease supersedes all prior discussions and understandings with respect to the subject matter hereof. There are no representations, warranties, promises or covenants as to the subject matter hereof except as expressly set forth in this Lease.
- (h) This Lease may be amended only by a written instrument executed by the party to be charged.
- (i) The paragraph headings contained in this Lease are for convenience only and shall not be considered in the construction or interpretation of any provision hereof.
- (j) Lessor represents and acknowledges that it is executing this Lease either as the beneficial and recorded owner of certain of the Production Rights or as the duly authorized representative of the beneficial and recorded owner of all Production Rights not beneficially owned by Lessor.

IN WITNESS WHEREOF, Lessor and Lessee have executed and delivered this Lease of Water Rights as of the day first above written:

LESSOR

Azusa Valley Water Company
A California Corporation

LESSEE

La Puente Valley County
Water District
A California Corporation

Melissa Barbosa
AGM Water Operations

Roy Frausto
General Manager

PURCHASE & SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

**CITY OF INDUSTRY,
A municipal corporation
“Seller”**

and

**LA PUENTE VALLEY COUNTY WATER DISTRICT,
a county water district
“Purchaser”**

May , 2026

**PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS
BETWEEN THE CITY OF INDUSTRY AND LA PUENTE VALLEY COUNTY WATER
DISTRICT**

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this “**Agreement**”) dated as of May __, 2026, (the “**Effective Date**”) is entered into by and between the **CITY OF INDUSTRY**, a California municipal corporation (the “**City**” or “**Seller**”), and **LA PUENTE VALLEY COUNTY WATER DISTRICT**, a California county water district formed under Division 12 of the California Water Code (the “**Purchaser**” or the “**District**”). The Seller and the Purchaser are hereinafter sometimes individually referred to as the a “**party**” and collectively referred to as the “**parties**”.

RECITALS

This Agreement is entered into with reference to the following facts:

A. Seller owns the fee interest in that certain real property described as portions of Assessor Parcel Numbers 8208-025-902, 8208-025-922, 8208-025-942, and 8208-025-948 located between Rausch Road and Mayor Dave Way, in the City of Industry, County of Los Angeles, State of California, which is approximately 51,792 square feet, as described in the legal description attached as Exhibit “A” and incorporated herein by this reference (such real property is referred to herein as the “**Property**”) (the Property shall be established and recorded by the City pursuant to the Subdivision Map Act, Government Code Section 66426.5) together with the fixtures and appurtenant improvements thereon, for the purposes of constructing Improvements (as such term is defined in Section 1.1.13) thereon (such Improvements are referred to herein as the “**Project**”).

B. The sale of the Property is in the best interests of the City, and the health, safety and welfare of the residents and taxpayers of the City and, pursuant to Government Code Section 54221(f)(1)(D), this sale is exempt from the requirements of the Surplus Land Act, Government Code Section 54220, *et seq.*

NOW, THEREFORE, in reliance upon the foregoing Recitals, in consideration of the mutual covenants of this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**ARTICLE 1
DEFINITIONS**

1.1 Definitions. The following terms as used in this Agreement shall have the meanings given unless expressly provided to the contrary:

1.1.1 Seller or City means the City of Industry, a California municipal corporation, exercising governmental functions and powers, and organized and existing under the laws of the State of California. The principal office of the City is located at 15625 Mayor Dave Way, Suite 100, City of Industry, California 91744.

1.1.2 Agreement means this Purchase and Sale Agreement and Joint Escrow

Instructions.

1.1.3 Breach Notice is defined in Section 5.7.

1.1.4 Close of Escrow and Closing are defined in Section 2.3.2.

1.1.5 Default is defined in Article 4.

1.1.6 Deposited is defined in Section 2.2.1.

1.1.7 Due Diligence Period is defined in Section 2.7.

1.1.8 Purchaser means La Puente Valley County Water District, a county water district formed under Division 12 of the California Water Code. The principal office of the Purchaser for purposes of this Agreement is 112 North First Street, La Puente, CA 91744.

1.1.9 Escrow is defined in Section 2.3.1.

1.1.10 Escrow Holder means Escrow 321 located at 4000 Barranca Parkway, Suite 155, Irvine, California 92604, Attention: Morgan Beck, Escrow Officer, Telephone: (949) 401-4781, [Email: morgan@escrow321.com](mailto:morgan@escrow321.com). Upon mutual execution of this Agreement, Buyer and City shall deliver a fully executed copy of this Agreement to Escrow Holder.

1.1.11 Grant Deed is defined in Section 2.5.2.

1.1.12 Hazardous Materials means any chemical, material or substance now or hereafter defined as or included in the definition “hazardous substances,” “hazardous wastes,” “hazardous materials,” “extremely hazardous waste,” “restricted hazardous waste,” “toxic substances,” “pollutant or contaminant,” “imminently hazardous chemical substance or mixture,” “hazardous air pollutant,” “toxic pollutant,” or words of similar import under any local, state or federal law or under the regulations adopted or publications promulgated pursuant thereto applicable to the Property, including, without limitation: the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9601, et seq. (“**CERCLA**”); the Hazardous Materials Transportation Act, as amended, 49 U.S.C. § 1801, et seq.; the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251, et seq.; and the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901, et seq. The term “**Hazardous Materials**” shall also include any of the following: any and all toxic or hazardous substances, materials or wastes listed in the United States Department of Transportation Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and in any and all amendments thereto in effect as of the date of the close of any escrow; oil, petroleum, petroleum products (including, without limitation, crude oil or any fraction thereof), natural gas, natural gas liquids, liquefied natural gas or synthetic gas usable for fuel, not otherwise designated as a hazardous substance under CERCLA; any substance which is toxic, explosive, corrosive, reactive, flammable, infectious or radioactive (including any source, special nuclear or by-product material as defined at 42 U.S.C. § 2012, et seq.), carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority; asbestos in any form; urea formaldehyde foam insulation; transformers or other equipment which contain dielectric fluid containing levels of polychlorinated biphenyls; radon gas; or any

other chemical, material or substance (i) which poses a hazard to the Property, to adjacent properties, or to persons on or about the Property, (ii) which causes the Property to be in violation of any of the aforementioned laws or regulations, or (iii) the presence of which on or in the Property requires investigation, reporting or remediation under any such laws or regulations.

1.1.13 Improvements means the improvements described in Section 3.1.1.

1.1.14 Outside Date is defined in Section 2.3.2.

1.1.15 Pro Forma Policy is defined in Section 2.5.1.

1.1.16 Property is defined in Recital A.

1.1.17 Project is defined in Recital A.

1.1.18 Purchase Price is defined in Section 2.1.

1.1.19 Released Parties is defined in Section 2.7.

1.1.20 Title Company is defined in Section 2.5.3.

1.1.21 Title Policy is defined in Section 2.5.3.

1.1.22 Transaction Costs means all costs incurred by either party in entering into this transaction and closing Escrow, including but not limited to escrow fees and costs, attorney's fees, staff time, appraisal costs, and costs of financial advisors and other consultants.

ARTICLE 2 PURCHASE AND SALE OF THE PROPERTY

2.1 Purchase and Sale. The Seller agrees to sell the Property to the Purchaser, and the Purchaser agrees to purchase the Property from the Seller, for the sum of Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00) (the "**Purchase Price**").

2.2 Payment of Purchase Price. The Purchase Price shall be payable by Purchaser as follows:

2.2.1 Deposit. Upon the Opening of Escrow, Purchaser shall deposit with Escrow Holder the sum of Thirty-One Thousand and 00/100 Dollars (\$31,000.00), in the form of certified or bank cashier's checks made payable to Escrow Holder or by confirmed wire transfers of funds (collectively, the "**Deposit**"). The Deposit shall be invested by Escrow Holder in an interest-bearing account acceptable to Purchaser and Seller with all interest accruing thereon to be credited to the Purchase Price upon the Close of Escrow. Except as otherwise provided herein, the Deposit shall be applicable in full towards the Purchase Price upon the expiration of the Due Diligence Period, as forth in Section 2.7, below.

2.2.2 Closing Funds. At least forty-eight (48) hours prior to the Close of Escrow, Purchaser shall deposit or cause to be deposited with Escrow Holder, by a certified or bank

cashier's check made payable to Escrow Holder or by a confirmed federal wire transfer of funds, the balance of the Purchase Price, plus an amount equal to all other costs, expense and prorations payable by Purchaser hereunder.

2.3 Escrow.

2.3.1 Opening of Escrow. Within five (5) business days after the parties' full execution of this Agreement (the "**Opening of Escrow**"), the Purchaser and the Seller shall open an escrow (the "**Escrow**") with the Escrow Holder for the transfer of the Property to the Purchaser. The parties shall deposit with the Escrow Holder a fully executed duplicate original of this Agreement, which shall serve as the escrow instructions (which may be supplemented in writing by mutual agreement of the parties and with Escrow Holder's own standard escrow instructions) for the Escrow. The Escrow Holder is authorized to act under this Agreement, and to carry out its duties as the Escrow Holder hereunder.

2.3.2 Close of Escrow. "**Close of Escrow**" or "**Closing**" means the date Escrow Holder causes the Grant Deed (as hereinafter defined) to be recorded in the Official Records of the County of Los Angeles and delivers the Purchase Price (less any costs, expenses and prorations payable by the Seller) to the Seller. Possession of the Property shall be delivered to the Purchaser on the Close of Escrow. Subject to the terms of this Agreement, Close of Escrow shall occur on a date mutually agreed upon by the parties, but in any event within six (6) months following the Opening of Escrow (the "**Outside Date**"); provided, however, the Outside Date may be extended upon written consent of the Purchaser and the City Manager of the City, which consent may be given or withheld in the exercise of their sole discretion. If the Closing does not occur on or before the Outside Date due to a default by either party, then the defaulting party shall pay all Escrow cancellation fees (and if the defaulting party is the Purchaser, then the City shall be entitled to the Deposit under Section 6.3.1). If the Closing does not occur due to a termination by Purchaser under Sections 2.5.1 or 2.7, then Purchaser shall pay all Escrow cancellation fees, and the Deposit shall be refunded and disbursed by Escrow Holder to Purchaser.

2.3.3 Delivery and Closing Documents.

(a) The Seller and Purchaser agree to deliver to Escrow Holder, at least two (2) days prior to the Close of Escrow, the following instruments and documents, the delivery of each of which shall be a condition precedent to the Close of Escrow.

(i) The Grant Deed, duly executed and acknowledged by the Seller, conveying a fee simple interest in the Property to Purchaser;

(ii) The Seller's affidavit as contemplated by California Revenue and Taxation Code Section 18662;

(iii) A Certification of Non-Foreign Status signed by Seller in accordance with Internal Revenue Code Section 1445; and

(iv) Such proof of the Seller's and Purchaser's authority and authorization to enter into this transaction as the Title Company may reasonably require in order to issue the Title Policy.

The Seller and the Purchaser further agree to execute such reasonable and customary additional documents, and such additional escrow instructions, as may be reasonably required to close the transaction which is the subject of this Agreement pursuant to the terms hereof.

2.4 Conditions to Close of Escrow. The obligations of the Seller and Purchaser to close the transaction which is the subject of this Agreement shall be subject to the satisfaction, or waiver in writing by the party benefited thereby, of each of the following conditions:

2.4.1 For the benefit of the Seller, the Purchaser shall have deposited the balance of the Purchase Price as provided in Section 2.2.2, together with such funds as are necessary to pay for costs, expenses and prorations payable by Purchaser hereunder (including the Seller's appraisal costs).

2.4.2 For the benefit of the Seller, all actions and deliveries to be undertaken or made by Purchaser on or prior to the Close of Escrow, as reasonably determined by the Seller.

2.4.3 For the benefit of the Purchaser, all actions and deliveries to be undertaken or made by the Seller on or prior to the Close of Escrow shall have occurred, as reasonably determined by the Purchaser.

2.4.4 For the benefit of the Seller, the Purchaser shall have executed and delivered to Escrow Holder all documents and funds required to be delivered to Escrow Holder under the terms of this Agreement and Purchaser shall otherwise have satisfactorily complied with its obligations hereunder.

2.4.5 For the benefit of the Purchaser, the Seller shall have executed and delivered to Escrow Holder all documents and funds required to be delivered to Escrow Holder under the terms of this Agreement and the Seller shall otherwise have satisfactorily complied with its obligations hereunder.

2.4.6 For the benefit of the Seller, the representations and warranties of the Purchaser contained in this Agreement shall be true and correct in all material respects as of the Close of Escrow.

2.4.7 For the benefit of the Purchaser, the representations and warranties of the Seller contained in this Agreement shall be true and correct in all material respects as of the Close of Escrow.

2.4.8 For the benefit of the Purchaser, Title Company shall be irrevocably committed to issuing in favor of the Purchaser the Title Policy, in form and substance, and with endorsements reasonably acceptable to the Purchaser, as provided in Section 2.5.3.

2.4.9 For the benefit of Purchaser, Purchaser shall have satisfied itself with regard to due diligence and title review.

If all the foregoing conditions have not been met to the benefitted party's sole satisfaction or expressly waived in writing by the benefitted party on or before the respective dates set forth therein, or if no date is set forth therein on the Outside Date, then this Agreement shall, at the option of the benefitted party, become null and void, in which event, except as expressly set forth in this Agreement, neither party shall have any further rights, duties or obligations hereunder.

2.5 Condition of Title; Title Insurance.

2.5.1 Purchaser acknowledges receipt of a pro forma title insurance policy issued by the Title Company ("**Pro Forma Policy**"). Purchaser shall acquire the Property subject to all exceptions described in the Pro Forma Policy that Purchaser does not disapprove ("**Approved Exceptions**"). Within fourteen (14) days of Purchaser's receipt of the Pro Forma Policy, Purchaser shall inform Seller in writing of any exceptions identified in that policy of which Purchaser does not approve ("**Disapproved Exceptions**"). The parties shall thereafter meet and confer in an effort to resolve the Disapproved Exceptions. If the parties are not able to agree to resolution of the Disapproved Exceptions within thirty (30) days after Purchaser's written notice to Seller, then Purchaser may terminate this Agreement and receive its Deposit less any escrow cancellation charges. At the Closing, Seller shall deliver title to the Property to Purchaser subject only to the Approved Exceptions.

2.5.2 At the Close of Escrow, the Purchaser shall receive title to the Property by grant deed substantially in the form attached hereto as Exhibit "B" and incorporated herein by this reference (the "**Grant Deed**").

2.5.3 At Closing, the Purchaser shall receive an ALTA owner's standard coverage policy of Title Insurance in the form of the Pro Forma Policy (the "**Title Policy**"), issued by SoCal Title Company ("**Title Company**") in the amount of the Purchase Price, insuring title to the Property in the name of Purchaser, subject only to the Approved Exceptions. The Purchaser may obtain an ALTA extended coverage policy of title insurance at its own costs. The Title Company and title officer are: SoCal Title Company and Title Officer, Blake Uradomo, 8213 White Oak Avenue, Rancho Cucamonga, CA 91730, Telephone (909) 808-4310, [Email: blake@sctitle.com](mailto:blake@sctitle.com).

2.6 Escrow and Title Changes; Prorations.

2.6.1 To the extent applicable, the Seller shall pay all documentary transfer taxes and the ALTA Owner's standard coverage policy premiums for the Title Policy. Purchaser shall pay the costs of any ALTA extended title insurance premiums for any coverage over and above the Title Policy to be paid by the Seller. In addition, the Purchaser and the Seller shall each pay one-half of any and all other usual and customary costs, expense and charges relating to the escrow and conveyance of title to the Property, including without limitation, recording fees, document preparation charges and escrow fees. Each party shall be responsible for its own Transaction Costs.

2.6.2 To the extent applicable, all non-delinquent and current installments of real estate and personal property taxes and any other governmental charges, regular assessments, or impositions against the Property on the basis of the current fiscal year or calendar year shall be prorated as of the Close of Escrow based on the actual current tax bill. If the Close of Escrow shall occur before the tax rate is fixed, the apportionment of taxes on the Close of Escrow shall be based on the tax rate for the next preceding year applied to the latest assessed valuation after the tax rate is fixed, which assessed valuation shall be based on the Property's assessed value prior to the Close of Escrow and the Seller and Purchaser shall, when the tax rate is fixed, make any necessary adjustment. All prorations shall be determined on the basis of a 365-day year. The provisions of this Section 2.6.2 shall survive the Close of Escrow and the recordation of the Grant Deed and shall not be deemed merged into the Grant Deed upon its recordation.

Any Escrow cancellation charges shall be allocated and paid as described in Section 2.3.2 above.

2.7 Due Diligence Period.

2.7.1 During the period (the “**Due Diligence Period**”) commencing on the Effective Date and ending at 5:00 p.m. on the date which is forty-five (45) days after the Effective Date (unless otherwise agreed in writing by Purchaser and Seller), the Purchaser may inspect the Property as necessary to (i) satisfy itself regarding all zoning and land use matters relating to the Property, (ii) satisfy itself regarding the physical condition of the Property, (iii) satisfy any due diligence requirements of the Purchaser’s lender, if any, and (iv) satisfy itself regarding the condition of the Property, title to the Property (including as specified in Section 2.5.1), the Property’s suitability for its intended use, and any and all other matters in connection with the transactions contemplated by this Agreement. Subject to the terms of the Right of Entry and Access Agreement in the form of which is attached hereto as Exhibit “C” (the “**Right of Entry and Access Agreement**”), the Purchaser and its agents shall have the right to enter upon the Property during the Due Diligence Period to make inspections and other examinations of the Property, including without limitation, the right to perform surveys, soil and geological tests of the Property and the right to perform environmental site assessments and studies of the Property. Prior to the Purchaser’s entry upon the Property, the parties shall execute the right of Entry and Access Agreement. The Seller shall reasonably cooperate with the Purchaser in its conduct of the due diligence review during the Due Diligence Period. In the event the Purchaser does not, in its sole discretion and for any other reason or no reason, approve of the condition of the Property and its suitability for the Purchaser’s intended use by written notice given to the Seller prior to the expiration of the Due Diligence Period, this Agreement shall terminate, the Deposit shall be returned to Purchaser by Escrow and, except as otherwise expressly stated in this Agreement, neither party shall have any further rights or obligations to the other party.

2.8 Condition of the Property. The Property shall be conveyed from the Seller to the Purchaser on an “AS IS” condition and basis with all faults and the Purchaser agrees that the Seller has no obligation to make modifications, replacements or improvements thereto. Except as otherwise expressly and specifically provided in this Agreement and without limiting the generality of the foregoing, THE SELLER MAKES NO REPRESENTATION OR WARRANTY AS TO (i) THE VALUE OF THE PROPERTY; (ii) THE INCOME TO BE DERIVED FROM THE PROPERTY; (iii) THE HABITABILITY, MARKETABILITY, PROFITABILITY, MERCHANTABILITY OR FITNESS FOR PARTICULAR USE OF THE PROPERTY; (iv) THE MANNER, QUALITY, STATE OF REPAIR OR CONDITION OF THE PROPERTY; (v) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (vi) COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION OR POLLUTION LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS EXCEPT AS SET FORTH IN SECTION 2.9; (vii) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS AT, ON, UNDER OR ADJACENT TO THE PROPERTY EXCEPT AS SET FORTH IN SECTION 2.9; (viii) THE FACT THAT ALL OR A PORTION OF THE PROPERTY MAY BE LOCATED ON OR NEAR AN EARTHQUAKE FAULT LINE; AND (ix) WITH RESPECT TO ANY OTHER MATTER, THE PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND REVIEW INFORMATION AND DOCUMENTATION AFFECTING THE PROPERTY, THE

PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND REVIEW OF SUCH INFORMATION AND DOCUMENTATION AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY THE SELLER.

The waivers by the Purchaser herein contained shall survive the Close of Escrow and the recordation of the Grant Deed and shall not be deemed merged into the Grant Deed upon its recordation.

2.9 Environmental Condition of the Property. California Health & Safety Code section 25359.7 requires owners of non-residential real property who know, or have reasonable cause to believe, that any release of Hazardous Substances has come to be located on or beneath the real property to provide written notice of same to the buyer of real property. The Seller has disclosed to the Purchaser the information contained in any environmental assessments and reports conducted on the Property.

2.10 Escrow Holder.

2.10.1 Escrow Holder is authorized and instructed to:

(a) Pay and charge the Purchaser for any fees, charges and costs payable by the Purchaser under this Agreement. Before such payments are made, the Escrow Holder shall notify the Seller and the Purchaser of the fees, charges, and costs necessary to close the Escrow;

(b) Pay and charge the Seller for any fees, charges and costs payable by the Seller under this Agreement. Before such payments are made, the Escrow Holder shall notify the Seller and the Purchaser of the fees, charges, and costs necessary to close the Escrow;

(c) Disburse funds and deliver the Grant Deed and other documents to the parties entitled thereto when the conditions of the Escrow and this Agreement have been fulfilled by the Seller and the Purchaser; and

(d) Record the Grant Deed and any other instruments delivered through the Escrow, if necessary or proper, to vest title in the Purchaser in accordance with the terms and provisions of this Agreement.

2.10.2 Any amendment of these escrow instructions shall be in writing and signed by both the Seller and the Purchaser.

2.10.3 All communications from the Escrow Holder to the Seller or the Purchaser shall be directed to the addresses and in the manner established in Section 5.3 of this Agreement for notices, demands and communications between the Seller and the Purchaser.

2.10.4 The responsibility of the Escrow Holder under this Agreement is limited to performance of the obligations imposed upon it under this Article, any amendments hereto, and any supplemental escrow instructions delivered to the Escrow Holder that do not materially amend or modify the express provisions of these escrow instructions.

ARTICLE 3
DEVELOPMENT OF THE PROPERTY

3.1 Scope of Development.

3.1.1 Any “**Improvements**” to the Property shall be limited to those related to and in support of the provision of retail water service by the Purchaser, which is a County Water District organized under Water Code Section 30000 *et seq.*, or other improvements allowed under applicable law. Upon written request by the City’s City Manager to the District’s General Manager, the District will provide the City with periodic updates on the status of future development of this Property related to and in support of the provisions of retail water service facilities in accordance with a County Water District under Water Code Section 30000 *et seq.* Until such future retail water service facilities are constructed by the District, contractors working on the District’s behalf to construct and/or maintain other retail water service facilities in the District’s service area may use the Property as a lay down/storage yard during the course of the contractor constructing and/or maintaining such facilities. At all times the Property will be maintained and kept in an acceptable condition that is compliant with the City’s applicable Municipal Code. The Purchaser agrees to construct its retail water service facilities on the Property to match, as much as possible, the City’s design regulations for new developments located within the City’s Civic Center in which the Property is located. The Purchaser is responsible for the costs of any Improvements and shall comply with any and all applicable federal, state and local laws, rules and regulations, and any applicable mitigation measures adopted pursuant to the California Environmental Quality Act.

3.2 Nondiscrimination During Construction. The Purchaser, for itself and its successors and assigns, shall not discriminate against any employee or applicant for employment because of age, sex, marital status, race, handicap, color, religion, creed, ancestry, or national origin in the construction of the Improvements.

LIMITATIONS ON TRANSFERS

3.3 Limitation As to Transfer of the Property. After Purchaser acquires the Property, the Purchaser may not sell the Property or any portion of it to a third party without first offering it to the City and complying with the applicable terms of the Surplus Land Act upon the same terms and conditions as such third party offer. The City will be deemed to have rejected the offer if it does not take action to accept such offer within ninety (90) days of the presentation of the offer by Purchaser to the City.

USE OF THE PROPERTY

3.4 Use. The Purchaser covenants and agrees for itself, and its successors and its assigns, that the Purchaser, such successors, and such assignees shall use the Property, and every part thereof, only for purposes that are related to and in support of the provision of retail water service by the Purchaser (including for administrative services), including the construction of any Improvements in connection with such use.

3.5 Maintenance of the Property. Purchaser shall maintain the Property and the Project (including landscaping, if any) in a reasonable condition and repair to the extent practicable and in accordance with industry health and safety standards and all applicable local, state and federal laws and regulations.

3.6 Obligation to Refrain from Discrimination. The Purchaser covenants and agrees for itself, its successors and assigns, and for every successor in interest to the Property or any part thereof, that there shall be no discrimination against or segregation of any person, or group of persons, on account of sex, marital status, age (this paragraph shall not be construed to prohibit or restrict housing or services specifically for older persons and seniors), handicap, race, color, religion, creed, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, and the Purchaser (itself or any person claiming under or through the Purchaser) shall not establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof.

ARTICLE 4 EVENTS OF DEFAULT, REMEDIES AND TERMINATION

4.1 Purchaser Events of Defaults. Occurrence of any or all of the following, if uncured after the expiration of any applicable cure period, shall constitute a default (“**Purchaser Event of Default**”) under this Agreement.

4.1.1 The Purchaser’s failure to perform any requirement or obligation of Purchaser set forth herein on or prior to the date for such performance set forth herein and, so long as such failure is not caused by any wrongful act of the Seller or the City, the Purchaser’s failure to cure such breach within thirty (30) days after receipt of written notice from the Seller of the Purchaser’s breach, or if a cure is not possible within the thirty (30) day period, to begin such cure and diligently prosecute the same to completion, which shall, in any event, not exceed ninety (90) days from the date of receipt of the notice to cure;

4.1.2 The Purchaser’s failure to deposit with Escrow Holder the Deposit, or the balance of the Purchase Price as required by Section 2.2; or

4.1.3 The Purchaser breaches any other material provision of this Agreement.

4.2 Seller Events of Default. Occurrence of any or all of the following, if uncured after the expiration of the applicable cure period, shall constitute a default (“**Seller Event of Default**”, and together with the Purchaser Event of Default, a “**Default**”) under this Agreement.

4.2.1 The Seller, in violation of the applicable provision of this Agreement, fails to convey the Property to Purchaser at the Close of Escrow; or

4.2.2 The Seller breaches any other material provision of this Agreement.

Upon the occurrence of any of the above-described events, the Purchaser shall first notify the Seller in writing of its purported breach or failure, giving the Seller at least thirty (30) days from receipt of

such notice to cure such breach or failure (other than a failure by the Seller to convey the Property at the Close of Escrow, for which there shall be no cure period) or if a cure is not possible within the thirty (30) day period, to begin such cure and diligently prosecute the same to completion, which shall, in any event, not exceed one hundred eighty (180) days from the date of receipt of the notice to cure.

4.3 Remedies in the Event of Default.

4.3.1 Remedies General. In the event of a breach or a default under this Agreement by either Purchaser or Seller, prior to the Close of Escrow, the non-defaulting party shall have the right to terminate this Agreement by providing at least ten (10) days written notice thereof to the defaulting party. If such breach or default is not cured within such ten (10) day period (other than a failure by the Seller to convey the Property at the Close of Escrow, for which there shall be no cure period), this Agreement and the Escrow for the purchase and sale of the Property shall terminate; provided, however, if the breach or default is by the Seller, Purchaser shall be entitled to a return of the Deposit, and all interest accrued thereon. Except as herein otherwise expressly provided, such termination of the Escrow by a non-defaulting party shall be without prejudice to the non-defaulting party's rights and remedies against the defaulting party at law or equity.

IF THE PURCHASER FAILS TO COMPLETE THE ACQUISITION OF THE PROPERTY AS HEREIN PROVIDED BY REASON OF ANY DEFAULT OF THE PURCHASER, IT IS AGREED THAT THE DEPOSIT SHALL BE NON-REFUNDABLE AND THE SELLER SHALL BE ENTITLED TO SUCH DEPOSIT, WHICH AMOUNT SHALL BE ACCEPTED BY THE SELLER AS LIQUIDATED DAMAGES AND NOT AS A PENALTY AND AS THE SELLER'S SOLE AND EXCLUSIVE REMEDY. IT IS AGREED THAT SAID AMOUNT CONSTITUTES A REASONABLE ESTIMATE OF THE DAMAGES TO THE SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1671 ET SEQ. THE SELLER AND PURCHASER AGREE THAT IT WOULD BE IMPRACTICAL OR IMPOSSIBLE TO PRESENTLY PREDICT WHAT MONETARY DAMAGES THE SELLER WOULD SUFFER UPON THE PURCHASER'S FAILURE TO COMPLETE ITS ACQUISITION OF THE PROPERTY. THE PURCHASER DESIRES TO LIMIT THE MONETARY DAMAGES FOR WHICH IT MIGHT BE LIABLE HEREUNDER AND THE PURCHASER AND SELLER DESIRE TO AVOID THE COSTS AND DELAYS THEY WOULD INCUR IF A LAWSUIT WERE COMMENCED TO RECOVER DAMAGES OR OTHERWISE ENFORCE THE SELLER'S RIGHTS. IF FURTHER INSTRUCTIONS ARE REQUIRED BY ESCROW HOLDER TO EFFECTUATE THE TERMS OF THIS PARAGRAPH, THE PURCHASER AND SELLER AGREE TO EXECUTE THE SAME. THE PARTIES ACKNOWLEDGE THIS PROVISION BY PLACING THEIR INITIALS BELOW:

Seller

Purchaser

4.3.2 [Reserved].

4.3.3 Except as specifically provided herein to the contrary, no representative, employee, attorney, agent or consultant of the Seller or City shall personally be liable to the Purchaser, or any successor in interest of the Purchaser, in the event of any Default or breach by the Seller, or for any amount which may become due to the Purchaser, or any successor in interest, on any obligation under the terms of this Agreement.

4.4 Legal Actions.

4.4.1 Institution of Legal Actions. Any legal actions brought pursuant to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California.

4.4.2 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

4.4.3 Acceptance of Service of Process. If any legal action is commenced by the Purchaser against the Seller, service of process on the Seller shall be made by personal service upon the Executive Director or Secretary of the Seller, or in such other manner as may be provided by law. If any legal action is commenced by the Seller against the Purchaser, service of process on the Purchaser shall be made by personal service upon the Purchaser's General Manager, or in such other manner as may be provided by law, whether made within or without the State of California.

4.5 Rights and Remedies are Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same Default or any other Default by the other party.

4.6 Inaction Not a Waiver of Default. Except as expressly provided in this Agreement to the contrary, any failure or delay by either party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such party of its rights to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

**ARTICLE 5
GENERAL PROVISIONS**

5.1 Reserved.

5.2 Indemnity.

5.2.1 The Purchaser shall indemnify, defend, protect, and hold harmless the Seller, the City, and any and all agents, employees, attorneys and representatives of the Seller, and the City from and against all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees) and demands of any nature whatsoever, related directly or indirectly to, or arising out of or in connection with:

(a) the Purchaser's use, ownership, management, occupancy, or possession of the Property after the Closing;

(b) any breach or Default of the Purchaser hereunder;

(c) any of the Purchaser's activities on the Property (or the activities of the Purchaser's agents, employees, lessees, representatives, licensees, guests, invitees, contractors subcontractors, or independent contractors on the Property);

(d) the presence or clean-up of Hazardous Substances on, in or under the Property to the extent the same was caused by Purchaser or Purchaser's affiliates, agents or employees; or

(e) any other fact, circumstance or event resulting from the Purchaser's performance hereunder, or which may otherwise arise from the Purchaser's ownership, use, possession, improvement, operation or disposition of the Property, regardless of whether such damages, losses and liabilities shall accrue or are discovered before or after termination or expiration of this Agreement, or before or after the conveyance of the Property.

Purchaser's indemnification under this Section 5.2.1 shall not apply to the extent any such losses, liabilities, claims, damages, penalties, fines, forfeitures, costs or expenses result from Seller's gross negligence or willful misconduct. The Seller shall indemnify, defend, protect, and hold harmless the Purchaser, and any and all agents, employees, attorneys and representatives of the Purchaser, from and against all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees) and demands of any nature whatsoever, related directly or indirectly to, or arising out of or in connection with:

(f) the Seller's use, ownership, management, occupancy, or possession of the Property prior to the Closing;

(g) any breach of the Seller hereunder; or

(h) the presence or clean-up of Hazardous Substances on, in or under the Property to the extent the same was caused by Seller or Seller's affiliates, agents or employees; or

Seller's indemnification under this Section 5.2.2 shall not apply to the extent any such losses, liabilities, claims, damages, penalties, fines, forfeitures, costs or expenses result from Purchaser's gross negligence or willful misconduct.

5.3 Notices. All notices and demands shall be given in writing by certified mail, postage prepaid, and return receipt requested, by nationally recognized overnight courier or by personal delivery. Notices shall be considered given upon the earlier of (a) personal delivery, (b) three (3) business days following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested, (c) the next business day after deposit with a nationally reorganized overnight courier, or sent by e-mail with telephonic or written confirmation, in each instance addressed to the recipient as set forth below. Notices shall be addressed as provided below for the respective party; provided that if any party gives notice in writing of a change of name or address, notices to such party shall thereafter be given as demanded in that notice:

5.4

Seller: City of Industry
15625 Mayor Dave Way, Suite 100
City of Industry, CA 91744
Attention: Joshua Nelson, City Manager

with a copy to: James M. Casso, City Attorney
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746

Purchaser: La Puente Valley County Water District
112 North First Street
La Puente, CA 91744
Attention: Roy Frausto, General Manager

With a copy to: James D. Ciampa, General Counsel
Lagerlof, LLP
155 North Lake Avenue, 11th Floor
Pasadena, CA 91101

5.5 Construction. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits thereto.

5.6 Purchaser's Warranties. The Purchaser warrants and represents to the City as follows:

5.6.1 The Purchaser has full power and authority to execute and enter into this Agreement and to consummate the transaction contemplated hereunder. This Agreement constitutes the valid and binding agreement of the Purchaser, enforceable in accordance with its terms subject to bankruptcy, insolvency of other creditors' rights laws of general application. Neither the execution nor delivery of this Agreement, nor the consummation of the transactions covered hereby, nor compliance with the terms and provisions hereof, shall conflict with, or result in a breach of, the terms, conditions of provisions of, or constitute a default under, any agreement or instrument to which the Purchaser is a party.

5.6.2 As of the Close of Escrow, the Purchaser will have inspected the Property and will be familiar with all aspects of the Property and its condition, and will accept such condition.

5.6.3 The Purchaser has not paid or given, and will not pay or give, to any third person, any money or other consideration for obtaining this Agreement, other than normal costs of conducting business and costs of professional services such as brokers, architects, engineers and attorneys.

5.7 Interpretation. In this Agreement the neuter gender includes the feminine and masculine, and singular number includes the plural, and the words "person" and "party" include corporation, partnership, firm, trust, or association where ever the context so requires.

5.8 Time of the Essence. Time is of the essence of this Agreement.

5.9 Attorneys' Fees. If any party brings an action to enforce the terms hereof or declare its rights hereunder, the prevailing party in any such action shall be entitled to its reasonable attorneys' fees to be paid by the losing party as fixed by the court. If the Seller, or the Purchaser, without fault, is made a party to any litigation instituted by or against the other party, such other party shall defend it against and save it harmless from all costs and expenses including reasonable attorney's fees incurred in connection with such litigation.

5.10 Reserved.

5.11 Approvals by the Seller and the Purchaser. Unless otherwise specifically provided herein, wherever this Agreement requires the Seller or the Purchaser to approve any contract, document, plan, proposal, specification, drawing or other matter, such approval shall not unreasonably be withheld, conditioned or delayed.

5.12 Reserved.

5.13 Entire Agreement, Waivers and Amendments. This Agreement is executed in duplicate originals, each of which is deemed to be an original. This Agreement, together with all attachments and exhibits hereto, constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to the subject matter hereof. No subsequent agreement, representation or promise made by either party hereto, or by or to any employee, officer, agent or representative of either party, shall be of any effect unless it is in writing and executed by the party to be bound thereby. No person is authorized to make, and by execution hereof the Purchaser and the Seller acknowledge that no person has made, any representation, warranty, guaranty or promise except as set forth herein; and no agreement, statement, representation or promise made by any such person which is not contained herein shall be valid or binding on the Purchaser or the Seller.

5.14 Counterparts. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

5.15 Severability. Each and every provision of this Agreement is, and shall be construed to be, a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected hereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

5.16 Survival. The provisions hereof shall not terminate but rather shall survive any conveyance hereunder and the delivery of all consideration.

5.17 Representations of Seller. The Seller warrants and represents to the Purchaser as follows:

(a) The Seller has full power and authority to execute and enter into this Agreement and to consummate the transactions contemplated hereunder. This Agreement constitutes the valid and binding agreement of the Seller, enforceable in accordance with its terms subject to bankruptcy, insolvency and other creditors' rights laws of general application. Neither the execution nor delivery of this Agreement, nor the consummation of the transactions covered hereby, nor compliance with the terms and provisions hereof, shall conflict with, or result in a breach of, the terms, conditions or provisions of, or constitute a default under, any agreement or instrument to which the Seller is a party.

(b) As of the Effective Date, the Seller has made available to Purchaser complete copies of all studies, reports, agreements, documents, instruments, environmental assessments, surveys, soils reports, documents, plans, maps, permits and entitlements in Seller's possession (excluding only appraisals) concerning the Property.

(c) The Seller has not authorized any broker or finder to act on its behalf in connection with the sale and purchase hereunder and the Seller has not dealt with any broker or finder purporting to act on behalf of the Seller or otherwise.

(d) As of the Close of Escrow, there are no management, service, supply or maintenance contracts affecting the Property which shall affect the Property on or following the Close of Escrow.

(e) The Seller has not authorized any broker or finder to act on its behalf in connection with the sale and purchase hereunder and the Seller has not dealt with any broker or finder purporting to act on behalf of the Seller or otherwise.

(f) As of the Close of Escrow, there are no leases or other occupancy agreements affecting the Property which shall affect the Property on or following the Close of Escrow.

(g) As of the Close of Escrow and to the actual knowledge of the Seller, the Seller has not received any written notice from any governmental entity regarding the violation of any law or governmental regulation with respect to the Property.

5.18 Purchaser's Broker(s). Purchaser shall pay all commissions and fees that may be payable to any broker, finder or salesperson engaged by Purchaser, and shall defend, indemnify and hold Seller and City harmless from and against any and all claims, liabilities, losses, damages, costs and expenses relating thereto.

5.19 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the day and year first above written.

PURCHASER

LA PUENTE VALLEY COUNTY WATER DISTRICT
a county water district

By: _____
Cesar Barajas, President

APPROVED AS TO FORM:

James D. Ciampa, General Counsel

SELLER

CITY OF INDUSTRY

By: _____
Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City

Clerk APPROVED AS TO FORM:

By: _____
James M. Casso, City Attorney

LIST OF EXHIBITS

Exhibit "A"	Legal Description of the Property
Exhibit "B"	Form of Grant Deed
Exhibit "C"	Right of Entry and Access Agreement


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THAT PORTION OF PARCEL 6 OF PARCEL MAP NO. 308, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 294, PAGES 39 THROUGH 41 INCLUSIVE, OF PARCEL MAPS, TOGETHER WITH THAT PORTION OF LOT 449 OF TRACT MAP NO. 606, IN THE RANCHO LA PUENTE AS PER MAP RECORDED IN BOOK 15, PAGE 142 AND 143, OF MAPS, BOTH FILED AT THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 6 ALSO BEING A POINT ON THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAUSCH ROAD (FORMERLY OLD VALLEY BOULEVARD); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 6 AND THE PROLONGATION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAUSCH ROAD SOUTH 46°27'22" EAST, 119.08 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAUSCH ROAD AND **THE TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAUSCH ROAD NORTH 41°22'43" EAST, 139.82 FEET; THENCE NORTH 47°26'54" WEST, 308.22 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 100.00 FEET WIDE AS DESCRIBED IN DEED RECORDED IN BOOK 53765, PAGE 214, AND BOOK 53765, PAGE 227 RESPECTIVELY OF OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING NORTH 47°26'54" WEST, 54.70 FEET TO A POINT BEING THE TERMINUS OF THE SOUTHERLY END OF A CURVE HAVING A 200.00 FOOT RADIUS, A CENTRAL ANGLE OF 31°59'29" AND ARC LENGTH OF 111.67 FEET AS PER GRANT DEED RECORDED APRIL, 25 2019 AS PER INSTRUMENT NO. 20190371535 SAID POINT ALSO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE THAT BEARS NORTH 87°05'47" EAST; THENCE SOUTHERLY ALONG CURVE THROUGH A CENTRAL ANGLE OF 15°05'40" AN ARC DISTANCE OF 263.45 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 450 AS PER TRACT MAP NO. 606, IN THE RANCHO LA PUENTE AS PER MAP RECORDED IN BOOK 15, PAGE 142 AND 143, OF MAPS ALSO BEING THE PROLONGATION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAUSCH ROAD (FORMERLY OLD VALLEY BOULEVARD); THENCE ALONG SAID RIGHT-OF-WAY AND LOT PROLONGATION SOUTH 46°27'22" EAST, 116.29 TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE THAT BEARS NORTH 67°53'15" WEST; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 111°25'53" AN ARC DISTANCE OF 101.13 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 6 ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAUSCH ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL 6 AND RIGHT-OF-WAY LINE SOUTH 46°27' 22" EAST, 38.49 FEET TO **THE TRUE POINT OF BEGINNING**.

CONTAINING 51,864 SQUARE FEET, (1.1906 ACRES), MORE OF LESS.







Teddy Y. Ohana PLS 8583

CNC Engineering Job No. MP 03-24#13 Legal No. 1059

Checked by:  September 26, 2025

EXHIBIT "B"

LEGEND:

-  LAND AREA
-  CENTERLINE
-  PARCEL / TRACT LINE
-  RIGHT-OF-WAY LINE
- (R) RADIAL BEARING

MAYOR DAVE WAY
(STAFFORD STREET)

PORTION OF LOT 449

TRACT NO. 606
MB 15/142-143

SOUTHERLY END OF 200 FOOT
RADIUS CURVE PER INSTRUMENT
NO. 20190371535, REC. 4/25/2019
O.R. N47°26'54"W

HACIENDA BOULEVARD

100 FOOT WIDE STRIP OF LAND
PER DEED REC. IN BK. 53765,
PG. 214 AND IN BK. 53765,
PG. 227 OF O.R.

BOULEVARD

LINE DATA		
No.	BEARING	LENGTH
L1	S46°27'22"E	38.49'
L2	S46°27'22"E	119.08'
L3	N47°26'54"W	54.70'

-T-

CURVE DATA				
No.	DELTA	LENG	RADIUS	TANGEN
111	111°	111'	111'	111'
C1	111°	111'	111'	111'

P.O.B.
MOST W'LY CORNER PARCEL 6, P.M.
BK. 294/ PGS. 39-41

T.P.O.B.

RAUSCH ROAD

(OLD VALLEY BOULEVARD)

116.29'
S46°27'22"E
PORTION OF LOT 450
TRACT NO. 606
MB 15/142-143

N'WLY PROLONGATION OF RAUSCH RD.
AND N'WLY PROLONGATION
OF LOT 45C
UNION PACIFIC RAILROAD



Prepared by:

1" = 60'



255 N Hacienda Blvd | Ste 222
City of Industry | CA | 91744
P | 626.333.0336

ENGINEERING

Legal No. 1059

**EXHIBIT “B”
FORM OF GRANT DEED**

RECORDING REQUESTED BY:

**SOCAL TITLE COMPANY
AND WHEN RECORDED RETURN TO:**

La Puente Valley County Water District
112 North First Street
La Puente, CA 91744
Attention: Roy Frausto, General Manager

The undersigned declares that this Grant Deed is exempt from Recording Fees pursuant to California Government Code Section 27383 and is exempt from Documentary Transfer Tax per Revenue & Taxation Code Section 11922

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the CITY OF INDUSTRY (the “Grantor”), hereby grants to LA PUENTE VALLEY COUNTY WATER DISTRICT (the “Grantee”), that certain real property described in Exhibit A and depicted in Exhibit B attached hereto (the “Site”) and incorporated herein by this reference, together with all of Grantor’s right title and interest in and to all easements, privileges and rights appurtenant to the Site.

This Grant Deed (“Grant Deed”) of the Site is subject to the provisions of a Purchase and Sale Agreement and Escrow Instructions dated as of May , 2026 (the “Agreement”) entered into by and between the Grantor and Grantee, the terms of which are incorporated herein by reference. A copy of the Agreement is available for public inspection at the offices of the Grantor located at 15625 Mayor Dave Way, Suite 100, City of Industry, California 91744. The Site is conveyed together with (i) all rights, privileges, easements, tenements, hereditaments, rights of way and appurtenances thereto including, without limitation, any development rights, any minerals, oil, gas, and other hydrocarbon substances on or under the Site or any portion thereof, and any air, access, utility and solar rights, water, water rights and water stock that pertain or relate to the Site or any portion thereof, and (ii) all buildings, structures, or other improvements located on the Site and associated parking areas, and all trees and plants located or growing on the Site or any portion thereof.

This Grant Deed may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Grantor caused this Grant Deed to be executed and notarized as of this _____ day of _____, 2026.

GRANTOR:

CITY OF INDUSTRY

By: _____
Joshua Nelson, City Manager

ATTEST:

Julie Gutierrez-Robles, City Clerk, CMC

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY FO PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

**Exhibit A to
Grant Deed**

LEGAL DESCRIPTION OF THE PROPERTY

Real property in an unincorporated area of the County of Los Angeles, State of California, described as follows:

THAT PORTION OF PARCEL 6 OF PARCEL MAP NO. 308, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 294, PAGES 39 THROUGH 41 INCLUSIVE, OF PARCEL MAPS, TOGETHER WITH THAT PORTION OF LOT 449 OF TRACT MAP NO. 606, IN THE RANCHO LA PUENTE AS PER MAP RECORDED IN BOOK 15, PAGE 142 AND 143, OF MAPS, BOTH FILED AT THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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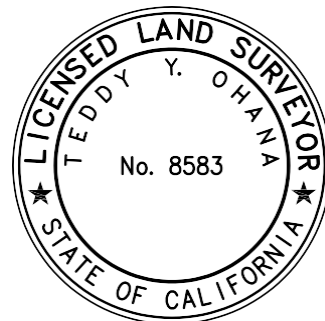
CONTAINING 51,864 SQUARE FEET, (1.1906 ACRES), MORE OF LESS.



Teddy Y. Ohana PLS 8583

CNC Engineering Job No. MP 03-24#13 Legal No.

1059 Checked by:  September 26, 2025



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing Grant Deed from the CITY OF INDUSTRY, a municipal corporation, to the LA PUENTE VALLEY COUNTY WATER DISTRICT, a California county water district, is hereby accepted by the undersigned on behalf of the LA PUENTE VALLEY COUNTY WATER DISTRICT, pursuant to the authority conferred by a resolution of the Board of Directors of the District. The District hereby consents to the recordation of this Grant Deed by its duly authorized officer.

Dated this ____ day of _____, 2026

By: _____

Roy Frausto
General Manager/Secretary

EXHIBIT “C”

RIGHT OF ENTRY AND ACCESS AGREEMENT

THIS RIGHT OF ENTRY AND ACCESS AGREEMENT (herein called this “Agreement”) is made and entered into as of May __, 2026, by the **CITY OF INDUSTRY**, a municipal corporation (herein called “**Grantor**”), and **LA PUENTE VALLEY COUNTY WATER DISTRICT**, a California county water district formed under Division 12 of the California Water Code (herein called “**Grantee**”).

W I T N E S E T H:

WHEREAS, Grantor is the owner of the real property described as portions of Assessor Parcel Numbers 8208-025-902, 8208-025-922, 8208-025-942, and 8208-025-948 located between Rausch Road and Mayor Dave Way, City of Industry, California and more particularly described in Exhibit “A”, which exhibit is attached hereto and incorporated herein by reference (herein called the “**Property**”);

WHEREAS, concurrently with the execution of this Agreement, Grantor and Grantee contemplate entering into a Purchase and Sale Agreement and Joint Escrow Instructions related to the Property (the “**Purchase Agreement**”);

WHEREAS, Grantee has requested the right of entry upon and access to the Property for the purpose of undertaking tests, inspections and other due diligence activities (herein called the “**Due Diligence Activities**”) in connection with the proposed acquisition by Grantee of the Property;

WHEREAS, Grantor has agreed to grant to Grantee, and Grantee has agreed to accept from Grantor, a non-exclusive, revocable license to enter upon the Property to perform the Due Diligence Activities in accordance with the terms and provisions of this Agreement;

WHEREAS, Grantor and Grantee desire to execute and enter into this Agreement for the purpose of setting forth their agreement with respect to the Due Diligence Activities and Grantee's entry upon the Property.

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee do hereby covenant and agree as follows:

1. Access by Grantee.
 - a. Subject to Grantee's compliance with the terms and provisions of this Agreement, until the earlier to occur of (i) the expiration of the Due Diligence Period (as defined in the Purchase Agreement); or (ii) the earlier termination of this Agreement, Grantee and Grantee's agents, employees, contractors, representatives and other designees (herein collectively called “Grantee's Designees”) shall have the right to enter upon the Property for the purpose of conducting the Due Diligence Activities.

- b. Grantee expressly agrees as follows: (i) any activities by or on behalf of Grantee, including, without limitation, the entry by Grantee or Grantee's Designees onto the Property in connection with the Due Diligence Activities shall not materially damage the Property in any manner whatsoever or disturb or interfere with the rights or possession of any tenant on the Property, (ii) in the event the Property is materially altered or disturbed in any manner in connection with the Due Diligence Activities, Grantee shall immediately return the Property to substantially the same condition existing prior to the Due Diligence Activities, and (iii) Grantee, to the extent allowed by law, shall indemnify, defend and hold Grantor harmless from and against any and all claims, liabilities, damages, losses, costs and expenses of any kind or nature whatsoever (including, without limitation, attorneys' fees and expenses and court costs) suffered, incurred or sustained by Grantor as a result of, by reason of, or in connection with the Due Diligence Activities or the entry by Grantee or Grantee's Designees onto the Property; provided, however, that in no event shall Grantee be liable for any liabilities, damages, losses, costs or expenses of any kind or nature that relate, directly or indirectly, to (x) matters arising from the Grantor's, or its agents' or representatives', acts or omission; (y) consequential or punitive damages; or (z) matters that are merely discovered, but not exacerbated, by Grantee. Notwithstanding any provision of this Agreement to the contrary, Grantee shall not have the right to undertake any invasive activities or tests upon the Property, or any environmental testing on the Property beyond the scope of a standard "Phase I" investigation, without the prior written consent of Grantor of a workplan for such "Phase II" or invasive testing. If Grantor does not respond or reject any workplan within ten (10) days of Grantee's delivery of the written workplan proposal to Grantor pursuant to the notice provisions of this Agreement, then Grantor shall be deemed to have approved the submitted workplan and Grantee may proceed with such testing. If Grantor rejects such proposed workplan in whole or in part, then this Agreement shall become null and void at the sole option of Grantee, which option must be exercised by Grantee's giving Grantor written notice on or before the expiration of the Due Diligence Period, as defined in the Purchase Agreement.
- c. Lien Waivers. Upon receipt of a written request from Grantor, Grantee will provide Grantor with lien waivers following completion of the Due Diligence Activities from each and every contractor, materialman, engineer, architect and surveyor who might have lien rights, in form and substance reasonably satisfactory to Grantor and its counsel. Grantee hereby indemnifies Grantor from and against any claims or demands for payment, or any liens or lien claims made against Grantor or the Property by Grantee's Designees as a result of the Due Diligence Activities.
- d. Insurance. Grantee shall, and shall cause all of Grantee's Designees performing the Due Diligence Activities to, procure or maintain a policy of commercial general liability insurance issued by an insurer reasonably satisfactory to Grantor covering each of the Due Diligence Activities performed by Grantee or such Grantee's Designee with a single limit of liability (per occurrence and aggregate) of not less than One Million Dollars (\$1,000,000.00), and to deliver to Grantor a certificate or certificates of insurance evidencing that such insurance is in force and effect, and evidencing that Grantor has been named as an additional insured thereunder with

respect to the Due Diligence Activities. Such insurance shall be maintained in force throughout the term of this Agreement.

- e. Successors. To the extent any rights or obligations under this Agreement remain in effect, this Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.
- f. Limitations. Grantor does not hereby convey to Grantee any right, title or interest in or to the Property, but merely grants the specific rights and privileges hereinabove set forth.
- g. Notices. Whenever any notice, demand, or request is required or permitted under this Agreement, such notice, demand, or request shall be in writing and shall be delivered and deemed given in accordance with the notice provision in section 7.3 of the Purchase Agreement. Nonetheless, the time period, if any, in which a response to any notice, demand, or request must be given shall commence to run from the date of receipt of the notice, demand, or request by the addressee thereof. Any notice, demand, or request not received because of changed address or email address of which no notice was given as hereinabove provided or because of refusal to accept delivery shall be deemed received by the party to whom addressed on the date of hand delivery, on the date of email transmittal, on the first calendar day after deposit with commercial courier, or on the third calendar day following deposit in the United States Mail, as the case may be.
- h. Assignment. This Agreement may be assigned by Grantee, in whole or in part.
- i. Governing Law. This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State of California.
- j. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.
- k. No Recording of Agreement or Memorandum of Agreement. In no event shall this Agreement or any memorandum hereof be recorded in the Official Records of Los Angeles County, California, and any such recordation or attempted recordation shall constitute a breach of this Agreement by the party responsible for such recordation or attempted recordation. This Agreement, together with the Purchase Agreement with all attachments and exhibits thereto, constitutes the entire understanding and agreement of the parties, and the foregoing integrate all of the terms and conditions mentioned herein and therein or incidental hereto or thereto, and supersedes all negotiations or previous agreements between the parties with respect to the subject matter hereof and thereof.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Agreement to be executed and sealed, on the day and year first written above.

GRANTOR
CITY OF INDUSTRY

GRANTEE
LA PUENTE VALLEY COUNTY WATER DISTRICT

By: _____
Cesar Barajas, President

CITY OF INDUSTRY

By: _____
Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM:

By: _____
James M. Caso, City Attorney



Exhibit A to Right of Entry and Access Agreement Legal

Description of Property

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CONTAINING 51,864 SQUARE FEET, (1.1906 ACRES), MORE OF LESS.


Teddy Y. Ohana PLS 8583
CNC Engineering Job No. MP 03-24#13 Legal No.
1059 Checked by:  September 26, 2025



Memo



To: Honorable Board of Directors
Date: May 11, 2026
From: Cesar A. Ortiz, Operations & Treatment Superintendent
Subject: Monthly Operations & Treatment Superintendent Report

The following report summarizes LPVCWD, IPU Waterworks System, BPOU and PVOU-IZ & SZ treatment operations, water quality, compliance, production, and consumption, and includes the status of various projects for each system.

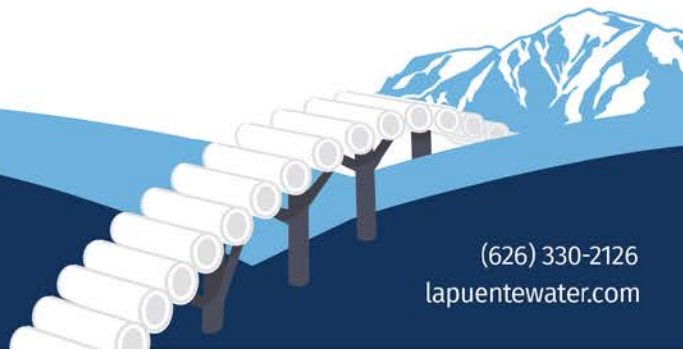
WATER QUALITY / COMPLIANCE

- **Distribution System Monitoring** – District Staff collected all required water quality samples for the month from both distribution systems, for **LPVCWD 24** samples were collected & for **CIWS 30** samples were collected. All results met State and Federal drinking water quality regulations.
- **Treatment Monitoring & Compliance** – All water quality compliance samples were collected from all the treatment processes and plant effluent, as required. Approximately, for **BPOU 211** samples were collected, for **PVOU-IZ no samples** were collected, and for **PVOU-SZ no samples** were collected.
- **Source Monitoring** – All water quality samples were collected from all the **LPVCWD Wells**, as required. Approximately **33** samples were collected.
- The table below summarizes **LPVCWD Wells'** current water quality for contaminants of concern.

Well Sampled	CTC	PCE	TCE	Perchlorate	1,4-Dioxane	NDMA	Nitrate
	MC L= 6 ppb	MCL = 5 ppb	MCL = 5 ppb	MCL=6 ppb	NL = 1 ppb	NL= 10 ppt	MCL=10 ppm
LPVCWD 2	1.0	.97	16	14	0.29	7.4	6.3
LPVCWD 3	ND	ND	1.3	9.7	ND	ND	9.4
LPVCWD 5	ND	ND	2.4	12	0.08	ND	8.7

ND – None Detected
 NS – Not Sampled
 NR – No Results available as of report date

- The Monthly Nitrate Concentrations for SP-6 and SP-15 are provided as **Attachment 1**.



WELL PRODUCTION AND LEVELS

- Production by Wells and total acre feet for LPVCWD and CIWS are as shown in the table below.

LPVCWD - BPOU Wells	Well 2	Well 3	Well 5	Total Acre Feet Produced
Acre Feet Produced	133.91	0.52	180.71	315.13 AF

CIWS Wells	CIWS Well 5 to SGVWC	SGVWC to CIWS at Lomitas
Acre Feet Produced	0.00 AF	87.25 AF

*COI Well No. 5 is out of service

Suburban Water System	195.12 AF	Total Acre Feet Delivered to

OPERATIONAL UPDATES / PROJECTS & MAINTENANCE ACTIVITIES

1) Baldwin Park Operable Unit - Treatment Plant

- **Plant Operations –**
 - The treatment plant is in normal operation at 2500 gpm with Well No. 2 & Well No. 5 online and Well No. 3 being only run monthly for sampling purposes.
- **Project / Maintenance Items –**
 - There are some ongoing maintenance and repair projects on the Nitrate system, including level sensor repairs and replacements to the brine rinse tank and the salt holding tank.
 - The replacement SPIX Pre-Filter Vessels have been ordered and are in production, there was a long lead time (20-24 weeks). Estimated delivery time is late June 2026.
 - Staff have performed various weekly chemical calibrations, monthly analyzer cleanings and calibrations, SPIX pre-filter cleaning and bag change-outs, daily treatment plant rounds and monthly reporting.

2) Puente Valley Operable Unit – Intermediate Zone Treatment Plant

- **Plant Operations –**
 - The IZ Plant is on standby (pending NG approval/direction) to begin normal operations and awaiting SWRCB-DDW permit approval.
 - NOTE* the plant is run to keep all media as fresh and wet as possible.

- **Maintenance Items –**

- Analyzer replacements project is being implemented, the pre-RO analyzer panel has been completed, staff are preparing to order the remaining analyzer parts and reaching out to electrical contractors for installation quotes.
- Trojan UV technician was onsite this month to conduct the quarterly maintenance and checks on the IZ RO system.
- Ongoing routine maintenance on current analyzers and other equipment.

3) **Puente Valley Operable Unit – Shallow Zone Treatment Plant**

- **Plant Operations –**

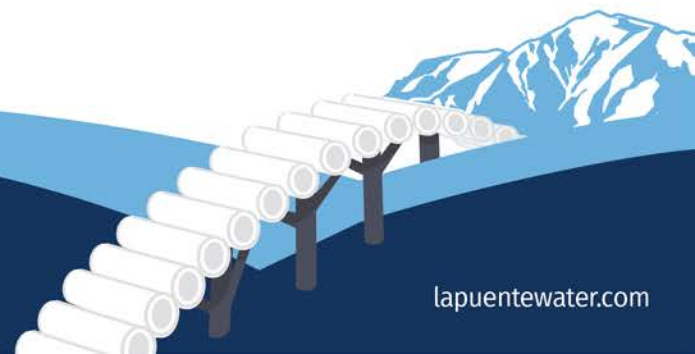
- Under the direction of Northrup Grumman rep, LP staff is continuing to run the SZ plant when possible and operate as close to 85-125 gpm, with one well offline.
- NOTE: On January 29th, 2026, a leak was found on one of the process lines, a stainless-steel repair clamp was placed over the leak as a temporary repair and staff is currently reviewing and modifying the NG reps issued template SOW for the permanent repairs to the piping to be issued to contractors for proposals.
- LP staff has, under the direction of NG, acquired proposals and quotes for RO membrane replacements and RO membrane autopsies, the replacement membranes are on hand. New direction issued by NG, the membrane replacements are on hold until further notice from NG.

- **Maintenance Items –**

- Staff made repairs to a broken cable on the outer level gauge for the SZ EQ tank.
- Staff conduct plant and sampling ports prep, oil changes on motors, general plant maintenance, preventative maintenance, corrective maintenance, order chemicals, and housekeeping.

4) **City of Industry Waterworks System – Industry Public Utilities - Distribution Sites**

- LP staff are currently working with the City of Industry's engineering firm CNC, to replace the building structure at the Proctor Yard location.
- City of Industry's Well No. 5 rehabilitation has been completed and the Well has been handed over to SGVWC for operational control and pumping to their B-5 Plant.
- Staff issued purchase orders for the repairs to the pumps, pump heads, and motors from Pump Stations 1 & 2 on Industry Hills, expected 2-3 week lead time.



Nitrate Concentrations

SP-6 (Treatment Plant Effluent) and SP-15 (Combined Nitrate System Effluent)

EPA Method 353.2

MCL = 10 mg/L

Nitrate Concentrations April 2026				
Date	SP-6	SP-15	Well(s)	Comments
3/2/2026	7.2	7.3	2 & 5	Weck Lab (353.2)
3/5/2026	5.0	5.0	2 & 5	Weck Lab (353.2)
3/9/2026	7.4	7.4	2 & 5	Weck Lab (353.2)
3/12/2026	7.6	7.7	2 & 5	Weck Lab (353.2)
3/16/2026	7.5	7.6	2 & 5	Weck Lab (353.2)
3/19/2026	7.6	7.7	2 & 5	Weck Lab (353.2)
3/23/2026	7.4	7.4	2 & 5	Weck Lab (353.2)
3/26/2026	7.7	7.7	2 & 5	Weck Lab (353.2)
3/30/2026	7.6	7.6	2 & 5	Weck Lab (353.2)
4/2/2026	7.4	7.5	2 & 5	Weck Lab (353.2)
4/6/2026	7.7	7.8	2 & 5	Weck Lab (353.2)
4/9/2026	7.8	7.9	2 & 5	Weck Lab (353.2)
4/13/2026	7.5	7.5	2 & 5	Weck Lab (353.2)
4/16/2026	7.5	7.5	2 & 5	Weck Lab (353.2)
4/20/2026	7.4	7.4	2 & 5	Weck Lab (353.2)
4/23/2026	8.0	7.5	2 & 5	Weck Lab (353.2)
4/27/2026	N/A	7.8	2 & 5	Weck Lab (353.2)
4/30/2026	7.4	7.5	2 & 5	Weck Lab (353.2)

AVERAGE	7.4	7.4
MINIMUM	5.0	5.0
MAXIMUM	8.0	7.9

Notes:

All units reported in milligrams per Liter (mg/L)

MCL = Maximum Contaminant Level

N/A = Not Available (Lab Results)



**112 N. First St.
La Puente, Ca 91744**

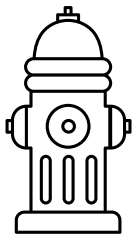
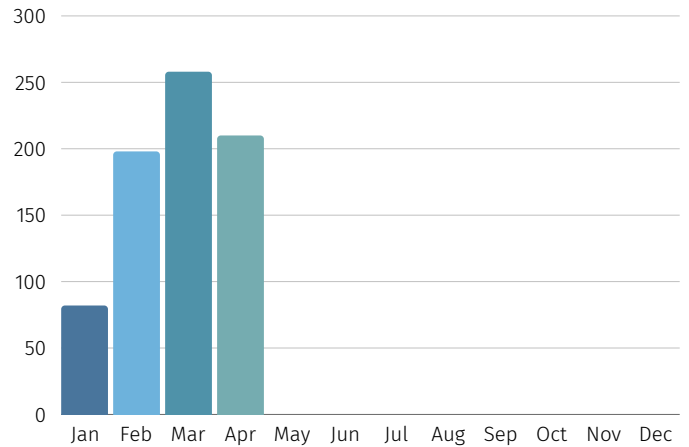
Attachment 1

DISTRIBUTION SUMMARY

MONTHLY METRICS

Repair/Replace Service Line	4
Repair/Replace Main Line	0
New Service Installations	2
Install New Air Release or Blow Off	0
USA Tickets Processed	204

Year to Date



HYDRANTS

Repairs/
Replaced

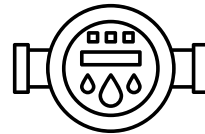
0

Dead Ends
Flushed

0

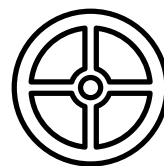
Fire Flow Test

0



56

METER
CHANGEOUTS



107

VALVES
EXERCISED



16

SAFETY
INSPECTIONS

Service Line Replacement



664 Glendora Ave

La Puente Valley County Water District

New Fire Service



13855 Don Julian Rd

La Puente Valley County Water District

Irrigation Line



13855 Don Julian Rd

La Puente Valley County Water District

Site Improvement



Hanford Pump Station

Administrative Report

May 11, 2026



Board Communication

- **Date of Last Trainings:**

Training	Argudo	Barajas	Escalera	Hernandez	Rojas
Ethics	5/16/23	11/14/23	3/4/25	2/24/25	3/10/25
Harassment	10/20/22	11/15/23	12/1/22	4/16/25	5/7/24

- In addition to the existing AB 1234 ethics training requirements, **SB 827** introduces new training requirements related to fiscal oversight, public finance, and financial accountability. SB 827 was enacted this year and expands training requirements for local agency officials.
- The training is intended to strengthen understanding of public agency budgeting, financial management, audits, internal controls, and fiduciary responsibilities.
- A live virtual training opportunity is available on June 17, 2026, from 1:00 p.m. to 3:00 p.m.



Public Communication & Outreach

- **WaterFest – attended 5/2**
- **Upcoming – Concerts in the Park starting June**

Website



- **Continuous Updates**



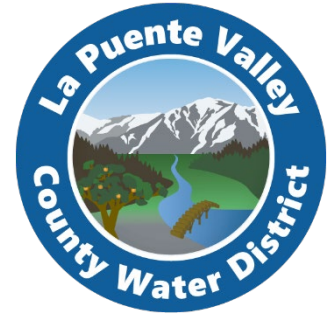
Social Media

Topic	Comments
Number of Instagram Posts	8
Number of Instagram Stories	8
Number of Instagram Followers	689
Post Related to Main Shutdowns	0
Number of LinkedIn Posts	8
Number of LinkedIn Followers	5
CET Program	1
CET Scholarship	0





General Manager's Report



Date: May 11, 2026

To: Honorable Board of Directors

From: Roy Frausto, General Manager

RE: General Manager's Report

GENERAL MANAGER REPORT TOPICS

- PVOU Permit Amendment – Public hearing date is being pushed to Q4 as a result of the ongoing investigations regarding TPH.
- PVOU TPH – At the direction of EPA, NG/Stantec provided a copy of the TPH work plan to adequately start documenting NG's efforts to address TPH.
 - Update on TPH from US EPA
- Golden Mussel – LA County and Watermaster are working together to resume imported deliveries through USG-3.
- PVOU IZ Operations Update – Currently shut down.
- District Office – City staff is working on finalizing contract documents.
- BPOU Agreement – Staff and legal counsel are working through side agreements and issues through bi-weekly meetings with the CRs.
- UV System Replacement – CRs have provided comments. Comments have been shared with engineering consultant to adequately address CRs comments.
- Salt Lake Project – Project began late March and is in progress to be completed in May.
- Pencin Pump Station Removal Project – A pre-construction meeting was held on March 4 to discuss as start date and the overall scope of work.
- CIWS Well No. 5 – Well has been successfully rehabilitated and it is now in service delivering water to San Gabriel Valley Water Company's B5 treatment facility.
- Main St. 1.8 MG Reservoir – Kickoff meeting held and design is in progress. Once design is complete, staff will work on procurement of rehab contractors to conduct the recoating and repair work.

STAFFING

- No anniversaries for the month of April.

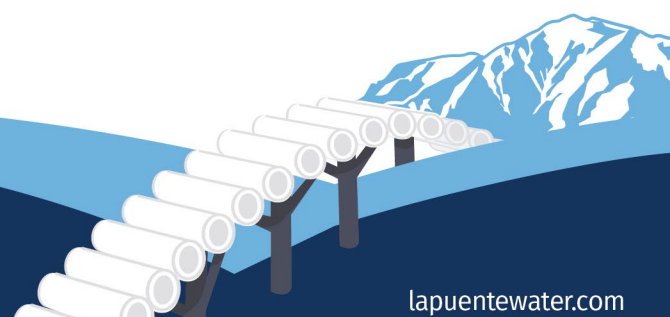
GENERAL MANAGER ACTIVITIES

April 2026

Meetings/Activity	Date
PWAG Executive Committee Meeting	April 1
Watermaster Board Meeting	April 1
PWAG – Ad Hoc Meeting	April 2
Lunch & Learn – iPVC Pipe & Fittings	April 2
SCWUA Credit Card Processing Fee Meeting	April 2
Project Meeting	April 3
Management Weekly Meeting	April 6, 13, 20, 27
AWWA Conference	April 6 - 9
Check-In w/ EPA	April 13
IPU Water Ops Meeting	April 14
BPOU Project Negotiations	April 14
NG/LPVCWD Bi-Weekly Meeting	April 14, 28
LPVCWD/HIT Meeting	April 14
Producer Meeting	April 15
PWAG Zoom Meeting	April 15
IT Management Meeting	April 15
SCWUA Panel Presentation Prep	April 16
Review of Grant Application	April 16
Dash Camera Meeting w/ Verizon	April 17
BPOU WE's Post Meeting	April 20
ACE Mutual Aid Presentation Discussion/Slide Review	April 20
Samsara Meeting	April 21
Recycled Water Phase 2 Extension	April 22
SCWUA Board Meeting & Luncheon	April 23
BPOU WE Prep Meeting	April 27
SGVWA Legislative Meeting	April 27
SGVWA Board Meeting	April 27
PWAG Cybersecurity Intrusion Follow-Up	April 27
CUEA – City of Industry Intro	April 27
CISA Cybersecurity Advisor Discussion	April 27
BPOU Project Negotiations	April 28
City of LP Council Meeting Presentation	April 28
PWAG Cyber Incident Briefing	April 29
PWAG Cross Connection Working Group Meeting	April 29
Discuss PVOU Items	April 29
1.8 MG Tank Rehab Kick Off	April 30
Suburban Water Ribbon Cutting	April 30
Cal OES Quote and Strategy Review	April 30
EPA Ops Discussion RE PVOU	April 30

Enclosure

- April 2026: Water Resources Analytics



Quarterly Sponsorship Report

Nothing to report for Quarter 1 - Jan - Mar.

APR 2026 – WATER RESOURCE ANALYTICS

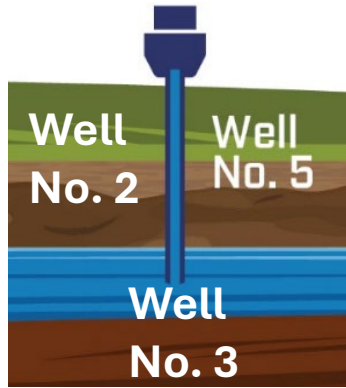
Key Operational Data for Managing Our Water Resources



Meeting Date: May 11, 2026

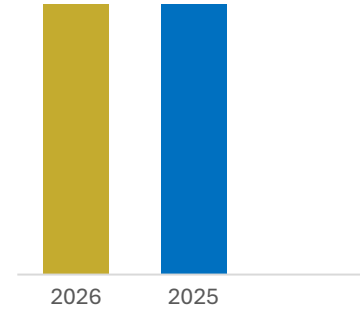
Apr 2026 Water Production
315 Acre Feet

Apr 2026 Recycled Water Production
1.84 Acre Feet



Water Conservation

Apr 2026:
121 Acre Feet
Apr 2025:
121 Acre Feet



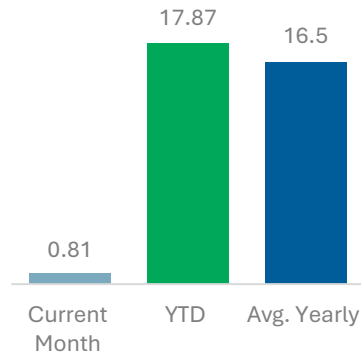
Monthly Water Consumption

LPVCWD System: 121 Acre Feet

SWS System: 195 Acre Feet



Rainfall
17.87 Inches Year to Date
(Rain Year July to July)



Snowpack Statewide
Snow Water Equivalent:
3.9 in

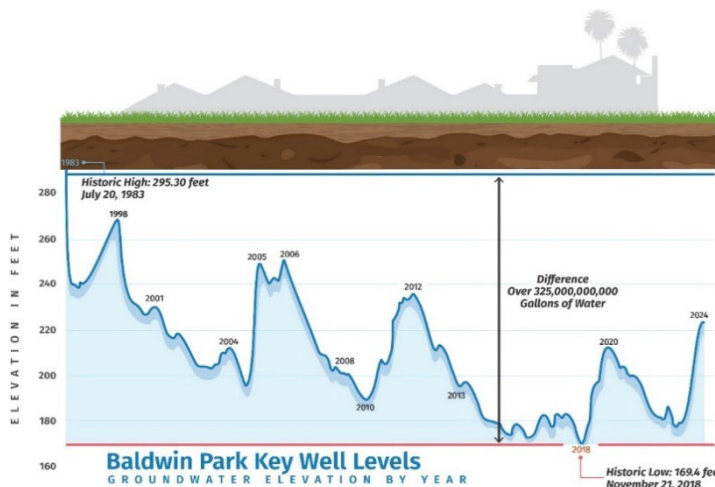
Snow Water Based off Region:
Northern Sierra - 5%
Central Sierra - 18%
Southern Sierra - 22%

Groundwater Level at the Key Well

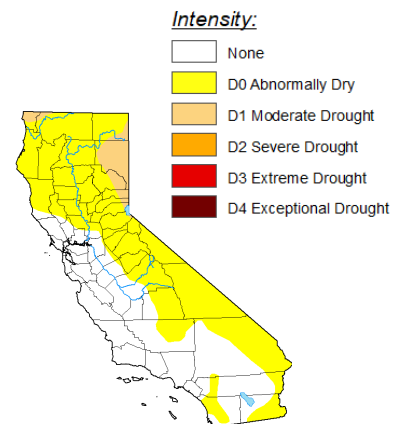
Current Level
264.4 Feet

Historic High
295.3 ft. - July 1983

Historic Low
169.4 ft. - Nov 2018



CA Drought Monitor



Upcoming Events



Date: May 11, 2026

To: Honorable Board of Directors

RE: Upcoming Meetings and Conferences for 2026

Day/Date	Event	<u>Argudo</u>	<u>Barajas</u>	<u>Escalera</u>	<u>Hernandez</u>	<u>Rojas</u>
June 21-24, 2026	AWWA CA/NV 2026 Annual Conference ACE 26; Washington, DC					
October 21-23, 2026	Watersmart Innovations Conference 2026; Portland, OR					
December 1-3, 2026	ACWA 2026 Fall Conference; Anaheim, CA					

