

TARR TECHNICAL RISKS AGENCY, INC.

Kenneth Feinour
Associate Underwriter
Phone: (213) 330-7069

1000 Wilshire, Suite 2200
Los Angeles, CA 90017
Fax: (213).330.7084

BINDER

Revision #3 – October 11, 2021

(THIS BINDER SUPERSEDES ANY PREVIOUSLY ISSUED BINDERS)

NAMED INSURED: Carson Reclamation Authority

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Insurance applies only to those perils and/or coverages named and is subject to the terms and conditions of the Policy (ies) normally issued for the indicated perils and/or coverages.

POLICY NUMBER:

EUTN18231232

MAILING ADDRESS OF INSURED:

20400 Main Street
Carson, CA 90745

**DESCRIPTION AND LOCATION
OF PROPERTY INSURED:**

Per the Statement of Values as provided by Marsh,
Los Angeles on September 14, 2021, plus the addition
of Cell 2 (not shown on the current SOV on file).

VALUES:

Property Damage:	\$39,599,519
Business Interruption:	<u>No Coverage</u>
Total Insured Value:	\$39,599,519

TERRITORY:

United States of America

POLICY TERM:

Effective: October 12, 2021 at 12:01 AM
Expiration: October 12, 2022 at 12:01 AM.

FORM:

per the proposed ACE Energy form wording plus endorsements listed
under Additional Terms and Conditions.

COVERAGE:

All Risks of direct physical loss or damage, covering Property Damage,
Extra Expense and Boiler & Machinery, but excluding Business
Interruption and Terrorism.

VALUATION:

Per the proposed policy form

POLICY LIMIT OF LIABILITY:

\$37,599,519 any one occurrence.

STARR TECH PARTICIPATION:

100%

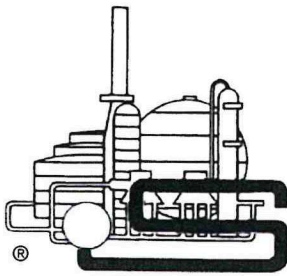
SUBLIMITS: Sublimits are per occurrence unless shown otherwise.

The sublimits below are part of and not in addition to the Policy Limit of Liability.
Sublimits are 100% and are subject to Starr Tech percentage participation.

BUSINESS INTERRUPTION:

No Coverage

EXHIBIT NO.1



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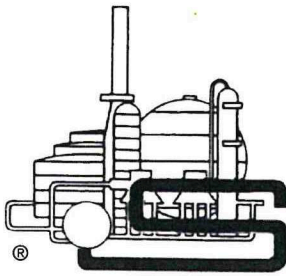
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EXPEDITING COST:	\$100,000	
EXTRA EXPENSE:	\$100,000	
EARTHQUAKE/EARTH MOVEMENT:	\$5,000,000	Annual Aggregate
FLOOD	\$5,000,000	Annual Aggregate
DEBRIS REMOVAL:	THE GREATER OF 25% OF ADJUSTED DIRECT PROPERTY LOSS OR \$500,000	
INCREASED COST OF CONSTRUCTION, DEMOLITION:	\$1,000,000	
NEWLY ACQUIRED PROPERTY (90 DAY REPORTING REQUIREMENT):	\$2,000,000	
ACCOUNTS RECEIVABLE:	\$250,000	
ASBESTOS AND ASBESTOS CONTAINING MATERIALS:	No Coverage	
CIVIL/MILITARY AUTHORITY:	2 CONSECUTIVE WEEKS	
COST OF INVENTORY AND APPRAISAL:	\$100,000	
EDP EQUIPMENT & MEDIA:	\$100,000	
ERROR AND OMISSIONS:	\$2,000,000	
FIRE DEPARTMENT CHARGES:	\$100,000	
INGRESS/EGRESS:	2 CONSECUTIVE WEEKS	
LOSS ADJUSTMENT EXPENSES:	\$100,000	
MISCELLANEOUS UNNAMED LOCATIONS:	\$100,000	
SERVICE INTERRUPTION (PD Only):	\$100,000	
PERSONAL PROPERTY TEMPORARILY OFF PREMISES:	\$25,000	
CONTAMINANTS OR POLLUTANTS:	\$25,000	(Annual Aggregate)
PROPERTY IN TRANSIT:	\$25,000	
UNDERGROUND PIPES, BRIDGES, AND ROADWAYS (IF REPORTED ON THE STATEMENT OF VALUES):	\$500,000	
VALUABLE PAPERS AND RECORDS:	\$250,000	



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BOILER & MACHINERY ENDORSEMENT

AMMONIA CONTAMINATION (B&M)	\$250,000	(any One accident)
EXPEDITING EXPENSES (B&M)	\$250,000	(any One accident)
HAZARDOUS SUBSTANCES (B&M)	\$250,000	(any One accident)
WATER DAMAGE	\$250,000	(any One accident)
CONSEQUENTIAL DAMAGE (B&M)	\$250,000	(any One accident)
CONTAMINANTS OR POLLUTANTS (Annual Aggregate for B&M)	\$25,000	(any One accident)

DEDUCTIBLES: All deductibles listed below are per occurrence except with respect to coverage provided under the Boiler & Machinery Endorsement (if provided) which shall be any One Accident.

Property Damage: \$100,000 except

EARTHQUAKE: \$250,000 except

CALIFORNIA, ALASKA, OR
NEW MADRID EARTHQUAKE: 5% of the total insurable values at risk per location subject to a minimum of \$250,000 per occurrence.

FLOOD:: \$100,000 except

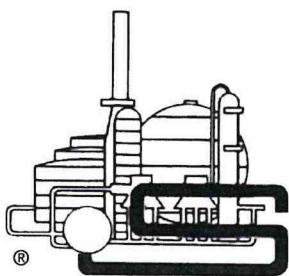
FLOOD PERIL-ZONE A, V,
AND SUBZONES: 2% of the total insurable values at risk per location subject to a minimum of \$500,000 for contents and \$500,000 for buildings per occurrence.

NAMED WINDSTORM – COASTAL
LOCATIONS: 5% of the total insurable values at risk per location subject to a minimum of \$250,000 per occurrence.

Extra Expense \$100,000

Off Premises Power (Service Interruption) 24 consecutive hour waiting period and then the above deductibles shall apply.

TERRORISM: The Insured has declined coverage.



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ADDITIONAL TERMS AND CONDITIONS:

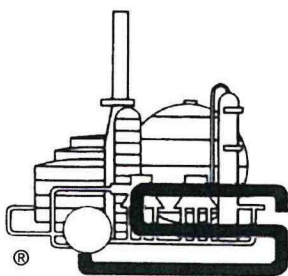
1. Coverages and/or Extensions of Coverage not specifically mentioned, even though they may be outlined in your submission, are not included.
2. No coverage for cyber physical damage and cyber non-physical damage.
3. Premium to be paid in full within 30 days of inception.
4. 72 Hour Occurrence Definition applies to Wind, Flood and Earthquake
5. Transmission and Distribution lines, line transformers, towers and poles, equipment or apparatus connected therewith, located beyond 1,000 ft. from any Insured premises are excluded.
6. Extra Expense coverage, if provided, does not include generation, transmission, purchase, replacement, trade or distribution of electrical power.
7. Signed Statement of Property Values to be provided within 30 days of effective date.
8. The following Company Mandated Endorsements and Policy Documents will be attached upon policy issuance

Policy Documents

- a. U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice To Policy Holders (IL 00 17 11 98)
- b. Loss Notification Instructions
- c. Common Policy Conditions IL 00 17 11 98
- d. Commercial Property Conditions

Company Mandated Endorsements

- e. Asbestos Exclusion
 - f. Authorities Endorsement.
 - g. Biological or Nuclear Exclusion Endorsement
 - h. Bridge Wording
 - i. Electronic Data/Media Exclusion Endorsement (Excl. R&D)
 - j. Mold Exclusion
 - k. Political Risk Exclusion
 - l. Products Recall Exclusion
 - m. Trade or Economic Sanctions Endorsement – ALL-21101 (11/06)
 - n. Terrorism Exclusions (Based on Table Above)
 - o. State Amendatory Endorsements
 - p. Virus, Bacteria or Microorganism Exclusion
9. See attached document (under separate cover) for additional endorsements to be attached.
- q. Accounts Receivable
 - r. Agreed Amount – PD
 - s. Agreed Amount – BI
 - t. Automatic Coverage (Newly Acquired)



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- u. Boiler and Machinery Endorsement
- v. Certificates of Insurance Endorsement
- w. Cost of Inventory and Appraisal Endorsement
- x. Demolition & Increased Cost of Construction
- y. Earthquake Endorsement
- z. Expediting Expenses Endorsement
- aa. Extra Expense Coverage - CF 1506 (Ed. 09 79)
- bb. Flood Endorsement
- cc. Increased Cost of Construction Endorsement
- dd. Ingress and Egress Endorsement
- ee. Loss Adjustment Endorsement
- ff. Combined Property/Boiler & Machinery Millennium Endorsement
- gg. Mobile Equipment Special Exclusions
- hh. Occurrence Limit of Liability
- ii. Off-Premises Foam and Fire Fighting Expenses
- jj. Off Premises Power excluding transmission lines
- kk. Pollution, Contamination, Debris Removal Exclusion Endorsement
- ll. Replacement Cost
- mm. Territory Endorsement
- nn. Transit
- oo. Unintentional Errors and Omissions
- pp. Valuable Papers and Records

STARR TECH PREMIUM:

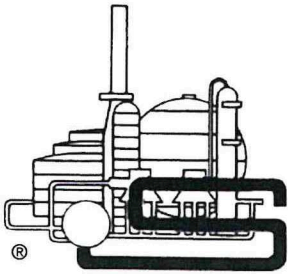
\$276,980, plus applicable State or Local Surcharges, Taxes and Fees, excluding Acts of Terrorism.

**STARR TECH CERTIFIED
TERRORISM PREMIUM:**

The Insured has declined coverage.

**STARR TECH NON-CERTIFIED
TERRORISM PREMIUM:**

The Insured has declined coverage.



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STARR TECH BOILER AND MACHINERY JURISDICTIONAL INSPECTION FEE:

\$1,180, The Jurisdictional Fee is exclusive of any commissions, taxes, fees or surcharges.
Starr Boiler & Machinery Engineering HOTLINE:
1-855-380-5389
boilerrequest@starrcompanies.com

STARR TECH LOSS CONTROL ENGINEERING INSPECTION FEE:

\$3,500 The Engineering Fee is exclusive of any commissions, taxes, fees or surcharges.

SECURITY:

ACE American Insurance Company (A.M. Best Rating: A+, Financial Size XV)

CANCELLATION:

60 days except 10 days for nonpayment of premium.

PRODUCER & ADDRESS:

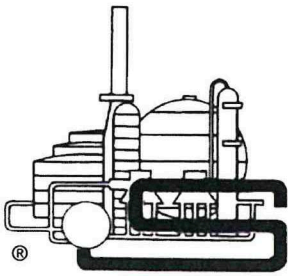
Marsh USA, Inc.
633 W. 5th Street., Suite 1200
Los Angeles, CA 90071
Attn: Mr. John Heatherton or Ms. Patricia Osmena
John.P.Heatherton@marsh.com
Patricia.Osmena@marsh.com

PRODUCER FEIN #:

361436000

COMMISSION:

10%



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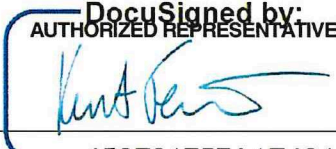
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The Insurance Company (Security) named above, represented by Starr Technical Risks Agency, Inc., each for itself, severally but not jointly are hereby bound by an insurance undertaking for the account of the Insured named herein, effective at the exact hour and date shown below and expiring at the exact hour and date shown below or upon issuance of the policy, whichever shall first occur and insures the property above described for the amount set opposite its name. The effective hour of commencement of this binder shall supersede any commencement hour provisions contained in the policy.

This binder contains a broad outline of coverage and does not include all the terms, conditions and exclusions of the policy (or policies) that may be issued to you. The policy (or policies) contain the full and complete agreement with regard to coverage. Please review the policy (or policies) thoroughly with your broker upon receipt and notify us promptly in writing if you have any questions. In the event of any inconsistency between the binder and the policy, the policy language shall control unless the parties agree to an amendment

<p>DATE ISSUED: 10/11/2021</p> <p>DocuSigned by: AUTHORIZED REPRESENTATIVE:</p> <p></p> <p>456F81757A1E424...</p> <p>Kenneth Feinour – Associate Underwriter Starr Technical Risks Agency, Inc. CA Property & Casualty License #0N00999</p>	<p>Subject to the conditions above, the COMPANY hereby binds the insurance applied for, to become effective as of:</p> <p>10/12/2021</p> <p>This Binder Expires on:</p> <p>12/11/2021</p>
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Starr Technical Risk Agency, Inc.