

## EXHIBIT 5-A

State of California  
DEPARTMENT OF WATER RESOURCES  
The Resources Agency



SAMPLE

SAMPLE

Weather Station Name: TBD  
Weather Station Number: TBD  
Date: 7/24/06

## PERMT TO USE LAND FOR CIMIS WEATHER STATION

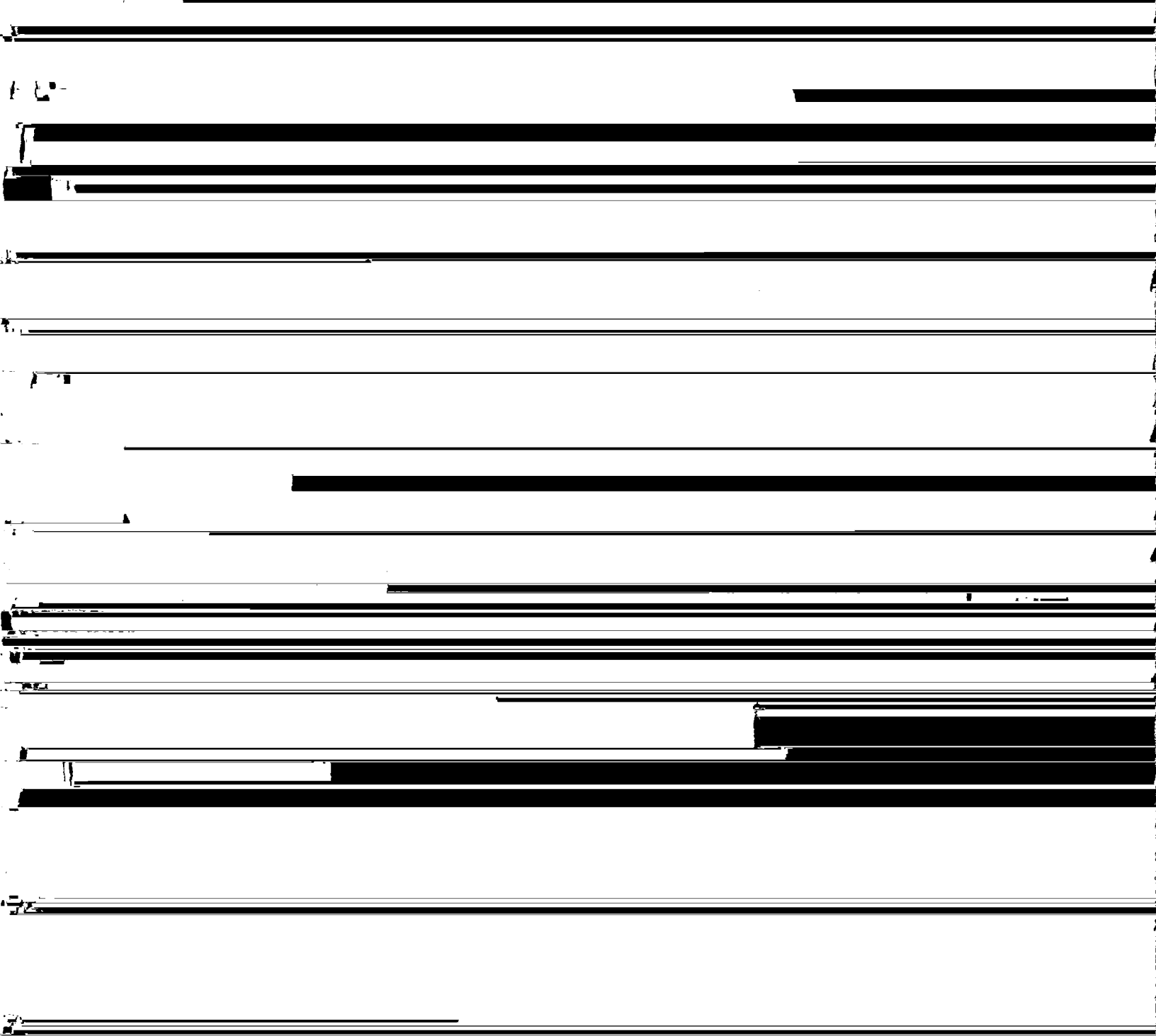
Permission is hereby granted by City of Watsonville, herein called "Landowner," to the State of California, Department of Water Resources, herein called "State," the Pajaro Valley Water Management Agency, herein called "Cooperator," and their agents and contractors, to enter upon and use a portion of Landowner's property without charge, herein called "Site," in the County of Santa Cruz, as outlined in red on the attached map for California Irrigation Management Information System (CIMIS) facilities, appurtenances, and incidents. This Permit includes permission for State and Cooperator to pass over certain other portions of Landowner's property as may be necessary for entrance to and exit from Site, and subject to the following conditions:

1. State, Landowner, and Cooperator will use the Site for the installation, maintenance and operation of a computerized weather station to collect weather information necessary for estimating crop water use under local conditions. This activity is an essential part of CIMIS, which is a project of the California Department of Water Resources to provide irrigation management information to California growers and irrigation water managers.
2. Site will be a well-maintained area with an approximate size of 75' x 75'. Site must be exposed to unrestricted wind and sun.
3. Landowner will, at no cost to State, provide water for irrigation of the Site. The Cooperator shall provide and install suitable equipment at Cooperator cost if there is not already an irrigation system in place. The irrigation system shall not impact the weather station in any way.
4. Cooperator will be responsible for the maintenance and irrigation of all the grass at the Site, including area directly under the station.
5. Cooperator will provide all equipment necessary for a complete CIMIS weather station. All equipment will meet State's specifications for CIMIS weather station equipment. The programming of the data logger will be identical to existing programming used in the CIMIS weather station network. Any exception to the programming used must be approved by State. Cooperator will be responsible

will provide a training manual and train Cooperator personnel on weather station maintenance procedures. Cooperator must use an aspirated psychrometer in the maintenance program. When required, State will help troubleshoot problems with

Permit to Use Land for CIMIS Weather Station (continued)

the weather station. Cooperator will be responsible for the repair or replacement



~~agree to indemnify, defend and hold harmless Landowner from and against any~~ loss, damage, injury, accident, fire or other casualty, liability, claim, cost or expense (including but not limited to attorney's fees) of any kind or character to any person or property arising from or caused by (i) any use of the Site by State, Cooperator or its representatives, (ii) any act or omission of State, Cooperator or any of their representatives (iii) any bodily injury property damage, accident, fire or other casualty on the Site (iv) any violation or alleged violation by State, Cooperator or its representatives of any law, ordinance, or regulation now or hereafter enacted with respect to the Site, and (v) any enforcement by Landowner of any provision of this permit, except where such loss, damage, injury, accident, fire or other casualty, liability, claim, cost or expense is caused by or arises from the active gross negligence or willful misconduct of the Landowner.

15. All notices, consents, approvals, requests, demands, and other communications provided for herein shall be in writing and shall be deemed to have been duly given if and when personally served or 72 hours after being deposited in the United States mail in the County of Santa Cruz, State of California, duly certified or registered, return receipt requested, postage prepaid to the intended party addressed as set forth below.
16. This permit constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreement, representation and understandings of the parties hereto, oral or written, are hereby superseded and merged herein. No supplement, modification or amendment of this permit shall be binding unless in writing and executed by the parties hereto. No waiver of any of the provisions of this permit shall be deemed or shall constitute a waiver of any other provisions, whether or not similar, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver. This permit shall be construed and enforced in accordance with, and governed by, the laws of the State of California. This permit may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute one and the same instrument. Neither this instrument nor a short form memorandum or assignment hereof shall be filed or recorded in any public office

without Landowner's prior written consent.

Bob Steyer  
Landowner

1/18/07  
Date

Approval Recommended By:

\_\_\_\_\_  
Land Agent                      Date

\_\_\_\_\_  
Senior Land Agent                      Date

Accepted:

State of California  
The Resources Agency  
Department of Water Resources

By: \_\_\_\_\_

Date: \_\_\_\_\_