



**INTERMODAL CONTAINER TRANSFER FACILITY
JOINT POWERS AUTHORITY**

Financial Statements

June 30, 2005 and 2004

(With Independent Auditors' Report Thereon)

**INTERMODAL CONTAINER TRANSFER FACILITY
JOINT POWERS AUTHORITY**

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KPMG LLP
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355 South Grand Avenue
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Independent Auditors' Report

The Board of Directors
Intermodal Container Transfer Facility
Joint Powers Authority:

We have audited the accompanying financial statements of the Intermodal Container Transfer Facility Joint Powers Authority (Authority) as of and for the years ended June 30, 2005 and 2004, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of June 30, 2005 and 2004, and the changes in its financial position and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis on pages 2 through 5 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

KPMG LLP

September 16, 2005

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Management's Discussion and Analysis

June 30, 2005 and 2004

This section of the Intermodal Container Transfer Facility Joint Powers Authority (Authority) annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal years ended June 30, 2005 and 2004. Please read it in conjunction with the Authority's financial statements, which follow this section.

Overview of the Financial Statements

The financial statements comprise two components, the Authority's financial statements and the notes to the financial statements. This section is intended to serve as an introduction to the Authority's financial statements.

Condensed Financial Position Information

Summary of Net Assets
June 30, 2005, 2004 and 2003

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Current and other assets	\$ 8,942,282	6,740,585	8,044,182
Capital assets	3,383,220	3,491,250	3,599,281
Total assets	<u>12,325,502</u>	<u>10,231,835</u>	<u>11,643,463</u>
Other liabilities	8,121	—	1,942
Total liabilities	<u>8,121</u>	<u>—</u>	<u>1,942</u>
Net assets:			
Invested in capital assets	3,383,220	3,491,250	3,599,281
Unrestricted	8,934,161	6,740,585	8,042,240
Total net assets	<u>\$ 12,317,381</u>	<u>10,231,835</u>	<u>11,641,521</u>

Fiscal Year 2005

The 32.7% increase in current and other assets mainly reflects the increase in accrued accounts receivable from Tenant (from \$4.2 million last year to \$6.2 million this year, or an increase of 47.6%). The increase in accounts receivable can be explained by the fact there was a growth of 19.2% in container throughput this year.

Net assets of the Authority increased 20.4% to \$12.3 million at June 30, 2005. Of the \$12.3 million net assets, \$3.4 million, or 27.5%, are invested in capital assets. There is no debt outstanding that is related to these capital assets. There are no net assets that are subject to external restrictions on how it may be used. The remaining \$8.9 million, or 72.5%, of the net assets are classified as unrestricted and they may be used to meet the Authority's ongoing obligations.

Fiscal Year 2004

The 16% decrease in current and other assets mainly reflects the decrease in accrued accounts receivable from Tenant (from \$5.4 million last year to \$4.2 million this year, or a decrease of 22.2%). The decrease in accounts receivable can be explained by the fact there was an 18.1% drop in container throughput this year.

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June 30, 2005 and 2004

Net assets of the Authority decreased 12.1% to \$10.2 million. Of the \$10.2 million net assets, \$3.5 million, or 34.3%, are invested in capital assets. There is no debt outstanding that is related to these capital assets. There is no net asset that is subject to external restrictions on how it may be used. The remaining \$6.7 million, or 65.7%, of the net assets are classified as unrestricted and may be used to meet the Authority's ongoing obligations.

Summary of Operations and Changes in Net Assets

The following is a summary of the Authority's operations for the years ended June 30, 2005, 2004 and 2003:

Summary of Activities

Years ended June 30, 2005, 2004, and 2003

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Operating revenues:			
Facility rental	\$ 7,050,152	5,551,596	7,337,545
Operating expenses:			
Depreciation	108,030	108,030	108,030
Total operating income	6,942,122	5,443,566	7,229,515
Nonoperating revenue (expenses):			
Interest income	143,424	146,748	204,861
Distribution to venturers	(5,000,000)	(7,000,000)	(8,000,000)
Changes in net assets	2,085,546	(1,409,686)	(565,624)
Total net assets, beginning of year	10,231,835	11,641,521	12,207,145
Total net assets, end of year	\$ <u>12,317,381</u>	<u>10,231,835</u>	<u>11,641,521</u>

Container Volume

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Containers moved through the gate	600,622	503,641	614,826

Fiscal Year 2005

The 27.0% increase in facility rental mainly reflects the 19.2% increase in containers that moved through the gate during the fiscal year ended June 30, 2005. Increase in container throughput this year reflects the higher container volumes that flowed through the Ports of Los Angeles and Long Beach.

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June 30, 2005 and 2004

Interest income decreased 2.3% due mainly to the decreased average cash balance in the investment account. Fiscal year 2005 also saw a decrease of \$2,000,000, or 28.6%, in cash distribution to the two venturer ports. In summary, there was an increase of \$2,085,546 in net assets change for fiscal year 2005, or 20.4% higher than the net assets change for fiscal year 2004.

Fiscal Year 2004

The 24.3% decrease in facility rental reflects the 18.1% decrease in containers that moved through the gate during the fiscal year ended June 30, 2004. Container volume overall decreased mainly because the Ports of Los Angeles and Long Beach increased their on-dock rail capacities in recent years, thereby reducing the demand for the Authority's services.

Interest income decreased 28.4% due mainly to the decreased average cash balance in the investment account. Fiscal year 2004 also saw a decrease of \$1,000,000, or 12.5%, in cash distribution to the two venturer ports. In summary, there was a decrease of \$1,409,686 in net assets change for fiscal year 2004, or 12.1% lower than the net assets change for fiscal year 2003.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found on pages 9-13 of this report.

Capital Assets and Debt Administration

Capital Assets

The Authority's investment in capital assets as of June 30, 2005 and 2004 amounted to \$3,383,220 and \$3,491,250, respectively (net of accumulated depreciation). Construction of the Intermodal Container Transfer Facility was completed in 1986. Construction funds were provided by the Ports of Los Angeles and Long Beach (\$5.4 million), Southern Pacific Transportation Company (\$36.2 million), and revenue bonds issued by the Authority (\$53.9 million). At June 30, 2005, 2004 and 2003, capital assets consisted of the following:

Capital Assets, Net			
June 30, 2005, 2004, and 2003			
	2005	2004	2003
Authority's interest in facility:			
Property and equipment	\$ 5,401,520	5,401,520	5,401,520
Furniture and fixtures	10,650	10,650	10,650
	5,412,170	5,412,170	5,412,170
Less accumulated depreciation	(2,028,950)	(1,920,920)	(1,812,889)
	\$ 3,383,220	3,491,250	3,599,281

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June 30, 2005 and 2004

The Authority's interest in facility only reflects the \$5.4 million in combined contributions from the Ports of Los Angeles and Long Beach. There has been no addition to capital assets since the facility construction was completed in 1986. Reduction in net capital assets of \$108,030 and \$108,030 in 2005 and 2004, respectively, reflects depreciation for the year.

Debt Administration

In November 1984, the Authority issued \$53,915,000 of 1984 Series A Bonds on behalf of the Southern Pacific Transportation Company (Tenant/operator) in order to construct the Intermodal Container Transfer Facility. In May 1989, the Authority issued \$52,315,000 of 1989 Series A Refunding Revenue Bonds in order to advance refund the 1984 Series A Bonds. In October 1999, the Authority issued \$42,915,000 of 1999 Series A Bonds to advance refund \$44,205,000 of outstanding 1989 Series A Bonds. The 1999 Series A Bonds will be due in November 2014.

The 1999 Series A Refunding Bonds are payable solely from payments by the Tenant under a long-term lease agreement for the use of the facility, and since such lease payments approximate the annual debt service, the nature of the bonds is such that the long-term indebtedness is that of the Tenant and not the Authority. All debt service payments on the bonds are paid by the bond trustee from cash accumulated in the revenue fund.

Additionally, payment of the principal of and interest on the 1999 Series A Refunding Bonds when due is insured by Ambac Assurance Corporation.

Factors That May Affect the Authority's Operations

Both the Port of Los Angeles and the Port of Long Beach (the Ports) have increased their on-dock rail capacity in the last years, which could result in an increase of containers being loaded onto or off of trains at the Ports' terminals and a reduction of containers passing through the Authority. Although container moves dropped in fiscal year 2004, the Authority was less impacted by the on-dock rail facilities in fiscal year 2005. A total of 600,622 containers were moved through the facility in fiscal year 2005, or an increase of 19.2% as compared to 503,641 containers in the same period of the prior year.

Requests for Information

Questions about this report or requests for additional information should be addressed to the Executive Director, Intermodal Container Transfer Facility Joint Powers Authority, P.O. Box 570, Long Beach, CA 90801.

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Statements of Net Assets

June 30, 2005 and 2004

Assets	<u>2005</u>	<u>2004</u>
Current assets:		
Cash and investments (note 2)	\$ 2,768,712	2,505,413
Receivable from Tenant	6,173,570	4,231,113
Other receivable (note 4)	—	4,059
Total current assets	<u>8,942,282</u>	<u>6,740,585</u>
Capital assets, at cost, less accumulated depreciation (note 5)	<u>3,383,220</u>	<u>3,491,250</u>
Total assets	<u>12,325,502</u>	<u>10,231,835</u>
Liabilities		
Liabilities:		
Tenant reimbursements in excess of expenses (note 4)	8,121	—
Commitments and contingencies (notes 6 and 7)		
Net Assets		
Net assets (note 3):		
Invested in capital assets	3,383,220	3,491,250
Unrestricted	<u>8,934,161</u>	<u>6,740,585</u>
Total net assets	<u>\$ 12,317,381</u>	<u>10,231,835</u>

See accompanying notes to financial statements.

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Statements of Revenues, Expenses, and Changes in Net Assets

Years ended June 30, 2005 and 2004

	2005	2004
Operating revenues:		
Facility rental (note 1)	\$ 7,050,152	5,551,596
Operating expenses:		
Depreciation (note 5)	108,030	108,030
Operating income	6,942,122	5,443,566
Nonoperating revenue (expenses):		
Interest income	143,424	146,748
Distribution to venturers (note 3)	(5,000,000)	(7,000,000)
Changes in net assets	2,085,546	(1,409,686)
Total net assets at beginning of year	10,231,835	11,641,521
Total net assets at end of year	\$ 12,317,381	10,231,835

See accompanying notes to financial statements.

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Statements of Cash Flows
Years ended June 30, 2005 and 2004

	2005	2004
Cash flows from operating activities:		
Collection of net revenues from Tenant	\$ 5,107,695	6,703,441
Payments for goods and services	12,180	(6,000)
Net cash provided by operating activities	5,119,875	6,697,441
Cash flows from investing activities:		
Interest received	143,424	146,748
Distributions to venturers	(5,000,000)	(7,000,000)
Net cash used in investing activities	(4,856,576)	(6,853,252)
Net increase (decrease) in cash and cash equivalents	263,299	(155,811)
Cash and cash equivalents at beginning of year	2,505,413	2,661,224
Cash and cash equivalents at end of year	\$ 2,768,712	2,505,413
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 6,942,122	5,443,566
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	108,030	108,030
Change in receivable from Tenant	(1,942,457)	1,151,845
Change in Tenant reimbursements in excess of expenses and other payable	12,180	(6,000)
Total adjustments	(1,822,247)	1,253,875
Net cash provided by operating activities	\$ 5,119,875	6,697,441

See accompanying notes to financial statements.

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Notes to Financial Statements

June 30, 2005 and 2004

(1) Organization and Summary of Significant Accounting Policies

(a) Organization

The Intermodal Container Transfer Facility Joint Powers Authority (Authority) was formed in 1983 pursuant to an agreement between the Ports of Los Angeles and Long Beach, California (Venturers) for purposes of financing and constructing an intermodal container transfer facility (facility) and leasing the facility to Southern Pacific Transportation Company (subsequently, a wholly owned subsidiary of Union Pacific Corporation) (Tenant). The agreement has a term of 50 years. The facility commenced operations on November 17, 1986.

The Authority's principal source of income is from Tenant lease payments. Scheduled lease payments are allocated from "Net Facility Revenues" arising from the facility's operations. The term "Net Facility Revenues" is defined as revenues received (which are forwarded monthly by the Tenant to the Bond Trustee) less payments of principal, premiums, and interest on the bond debt (note 6), reimbursements of operating expenses of the Authority (up to \$100,000 a year as adjusted for inflation), payments of trustee fees, registrar, paying agent fees, and fees charged by any credit facility obtained in connection with the bonds paid by the Tenant. Net Facility Revenues are distributed by the Bond Trustee each November based upon revenues received for the fiscal period from November 1 to October 31.

Net Facility Revenues are shared, in accordance with the lease, as follows:

<u>Date</u>	<u>Portion of net revenue accruing to the Authority</u>
Until contribution repayment date, determined to be May 1, 1992	In proportion to contributions made between the Tenant and the Authority, which are 88.09% and 11.91%, respectively
For the period from the repayment date until aggregate net revenues not paid to the Authority exceed by \$12,300,000 the aggregate amount paid to the Authority (Minimum Aggregate Return):	
From the repayment date until the second anniversary after repayment	25%
From the second to the fourth anniversary after repayment	30
From the fourth to the sixth anniversary after repayment	35
From the sixth anniversary until the Minimum Aggregate Return is met	45
Remainder of lease term	50

The contribution repayment date is defined as the date at which Net Facility Revenues equaled the Tenant's contributions to the facility. The Minimum Aggregate Return was met on or about June 1, 1994; accordingly, Net Facility Revenues are now shared equally.

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Notes to Financial Statements

June 30, 2005 and 2004

(b) Significant Accounting Policies

Method of Accounting – The Authority is accounted for as an enterprise fund, and as such, its financial statements are presented using the economic resources measurement focus and the accrual method of accounting. Under this method of accounting, revenues are recognized when earned and expenses are recorded when liabilities are incurred without regard to receipt or disbursement of cash. The measurement focus is on determination of changes in net assets, financial position, and cash flows. Operating revenues consist of facility rental revenues from the Authority's Tenant, Union Pacific Corporation. Operating expenses consist of depreciation expense on the Authority's capital assets.

The Authority uses the accrual method of accounting. Accordingly, uncollected facility revenues are included in the determination of accounts receivable in the accompanying financial statements. For purposes of estimating the allocation of Net Facility Revenues, such net revenues are presumed to occur evenly during the fiscal year.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Government Entities That Use Proprietary Fund Accounting*, for proprietary fund accounting, the Authority applies all applicable GASB pronouncements, as well as pronouncements of the Financial Accounting Standards Board and predecessor entities issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements.

Capital Assets – Capital assets represent the Authority's initial contribution toward the development and construction of the intermodal transfer facility. No further contributions are required. All additional costs will be paid by the Tenant. Depreciation of the facility is computed using the straight-line method over the estimated useful life of the asset. The estimated useful life of the facility is approximately 50 years.

Cash and Investments – In order to maximize investment return, the Authority invests its idle cash in the City of Long Beach Cash and Investment Pool. Investment decisions are made by the City Treasurer of the City of Long Beach, California.

Interest income and realized gains and losses arising from such pooled cash and investments are apportioned to each participant of the City of Long Beach Cash and Investment Pool on a pro rata basis based on average daily balances. The change in fair value of the pooled investments is also allocated to each participant based on average daily balances.

The Authority's investments, including its equity in the City of Long Beach Cash and Investment Pool, are stated at fair value. Fair value is determined based upon market closing prices or bid/asked prices for regularly traded securities. The fair value of guaranteed investment contracts and other investments with no regular market is estimated based on similar traded investments. The fair value of mutual funds, government-sponsored investment pools, and other similar investments is stated at share value or appropriate allocation of fair value of the pool, if separately reported. Certain money market investments with initial maturities at the time of purchase of less than one year are recorded at cost. The calculation of realized gains is independent of the calculation of the net increase in the

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fair value of investments. Realized gains and losses on investments that had been held in more than one fiscal year and sold in the current year may have been recognized as an increase or decrease in fair value of investments reported in the prior year.

Statements of Cash Flows – For purposes of the statements of cash flows, the Authority considers investments with an initial maturity of three months or less, including its investment in the City of Long Beach Cash and Investment Pool, to be cash equivalents.

Use of Estimates – The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(2) Cash and Investments

At June 30, 2005 and 2004, the cash and investment balance consisted of the following:

	2005	2004
Cash in checking account	\$ 15,355	3,175
City of Long Beach Cash and Investment Pool	2,753,357	2,502,238
Total cash and investments	\$ 2,768,712	2,505,413

(a) Deposits

At June 30, 2005, the Authority's cash and cash equivalents consisted of deposits with the City of Long Beach Treasury, and deposits with an independent financial institution, all of which are presented in the accompanying basic financial statements at fair value.

At June 30, 2005 and 2004, the Authority's carrying amount of cash in checking accounts is equal to the bank balance and is covered by federal depository insurance.

The City's cash and investment Pool is not rated, and the following is a summary of the maturity ranges of the Pool's investments:

Investment type	Weighted average maturity (in years)	Relative percentage of total pool
Bonds issued by the City	13.57	0.3%
U.S. Treasury notes, bonds, or bills	2.02	21.3
Federal agency securities	1.31	63.5
Time certificates of deposit	—	0.8
Medium-term notes	0.84	7.1
Local agency investment fund (LAIF)	0.46	7.1

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(b) Investments Authorized

The Authority does not have its own investment policy, instead the Authority uses the City of Long Beach investment policy. At June 30, 2005 and 2004 as permitted by the California Government Code Section 53635, a portion of the Authority's cash balance totaling \$2,753,357 and \$2,502,238, respectively, was on deposit in the City of Long Beach Pool. The table below identifies the investment types that are authorized by the City of Long Beach's investment policy. City of Long Beach's investment policy also requires the diversification of investment instruments in accordance with the guidelines of Government Code Section 53600 et seq. to avoid incurring unreasonable risks inherent in over investing in specific instruments, individual financial institutions, or maturities.

	<u>Maximum maturities</u>	<u>Maximum concentration</u>	<u>Maximum investment in one issuer</u>
Bonds issued by the City	5 years*	30%	None
U.S. Treasury Obligations (bills, notes, and bonds)	5 years*	None	None
U.S. Government Agency Securities	5 years*	100	100
Registered state warrants or treasury notes or bonds of the State of California	5 years*	30	None
Local Agency Bonds	5 years*	30	None
Federal agency securities	5 years*	None	None
Bankers' Acceptances	180 days	40	30
Commercial Paper	270 days	25	10
Negotiable Certificates of Deposit	5 years*	30	10
Time Certificates of Deposit	5 years*	100	10
Repurchase Agreements	90 days	100	None
Reverse Repurchase Agreements	92 days	20	None
Securities lending program	92 days	20	None
Medium-term notes	5 years*	30	10
Money market funds	N/A	20	10
Local Agency Investment Fund (LAIF)	N/A	None	**
Asset-backed securities	5 years	20	None
Mortgage-backed securities	5 years	20	None

* Maximum maturity of five years unless a longer maturity is approved by the City Council, either specifically or as part of an investment program, at least three months prior to purchase.

** \$40 million per account.

The Authority's equity in the City of Long Beach Cash and Investment Pool does not consist of specifically identified cash deposits or securities. Such investments are stated at fair value. Interest from this pool is allocated to the Authority on a pro rata basis of the Authority's share of total interest of the pool based on average daily balances.

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(3) Joint Venture Equity

Pursuant to the agreement creating the Authority, the Ports of Los Angeles and Long Beach were required to make a capital contribution aggregating \$5,000,000. In addition, the Port of Los Angeles contributed services and other direct costs amounting to approximately \$358,000. During fiscal years 2005 and 2004, \$5.0 million and \$7.0 million, respectively, were distributed in equal shares to the Venturers.

At June 30, 2005 and 2004, the joint venture equity for the Port of Los Angeles and the Port of Long Beach is as follows:

	<u>Port of Los Angeles equity</u>	<u>Port of Long Beach equity</u>	<u>Total</u>
Balance at June 30, 2003	\$ 6,000,078	5,641,443	11,641,521
Net income	2,795,157	2,795,157	5,590,314
Distribution to Venturers	<u>(3,500,000)</u>	<u>(3,500,000)</u>	<u>(7,000,000)</u>
Balance at June 30, 2004	5,295,235	4,936,600	10,231,835
Net income	3,542,773	3,542,773	7,085,546
Distribution to Venturers	<u>(2,500,000)</u>	<u>(2,500,000)</u>	<u>(5,000,000)</u>
Balance at June 30, 2005	<u>\$ 6,338,008</u>	<u>5,979,373</u>	<u>12,317,381</u>

(4) Excess Advances

The Authority has received advances from the Tenant to cover expenses incurred for the years ended June 30, 2005 and 2004. Advances have exceeded expenses and have been recorded as liabilities due to the Tenant and aggregated \$2,921 as of June 30, 2005. Advances have fallen short of expenses and have been recorded as a receivable from the Tenant and aggregated \$4,059 as of June 30, 2004.

(5) Capital Assets

At June 30, 2005 and 2004, capital assets consisted of the following:

	<u>2005</u>	<u>2004</u>
Authority's interest in facility:		
Property and equipment	\$ 5,401,520	5,401,520
Furniture and fixtures	<u>10,650</u>	<u>10,650</u>
	5,412,170	5,412,170
Less accumulated depreciation	<u>(2,028,950)</u>	<u>(1,920,920)</u>
	<u>\$ 3,383,220</u>	<u>3,491,250</u>

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(6) Bonds Issued on Behalf of Tenant

Pursuant to an indenture of trust dated November 1, 1984, the Authority issued \$53,915,000 of 1984 Series A Bonds on behalf of the Tenant in order to construct the Intermodal Container Transfer Facility. In May 1989, the Authority issued \$52,315,000 of 1989 Series A Refunding Revenue Bonds in order to advance refund the 1984 Series A Bonds.

In October 1999, the Authority issued \$42,915,000 of Intermodal Container Transfer Facility Refunding Revenue Bonds, 1999 Series A (1999A Bonds) to advance refund \$44,205,000 of outstanding 1989 Series A Refunding Revenue Bonds. The bonds are payable solely from payments by the Tenant under a long-term lease agreement for the use of the facility. Such lease payments approximate the annual debt service on the outstanding bonds. The bonds do not constitute an obligation of either the Port of Los Angeles or the Port of Long Beach. The nature of the bonds is such that the long-term indebtedness is that of the Tenant and not the Authority, Port of Los Angeles, or Port of Long Beach. Accordingly, no obligation is reported in the accompanying financial statements. All debt service payments on the bonds are paid by the Bond Trustee from cash accumulated in the revenue fund (see note 1).

(7) Additional Street Improvements Contingency

Concurrent with the issuance of a conditional use permit and parcel map by the City of Carson for that portion of the facility located in the City of Carson, the Authority, the Tenant, and the City of Carson entered into an agreement dated December 3, 1984, whereby the Authority and Tenant are required to make certain street improvements to certain Carson streets that adjoin the facility. During fiscal year 1996, the City of Carson received grants for a number of these street improvements, reducing the obligation of the Authority for such improvements. The Authority revised its estimate of its share of the cost of the street improvements to approximately \$1 million. The Tenant made a payment of \$90,606 directly to the City of Carson in fiscal year 2005. The Authority made a payment of \$86,033 in fiscal year 2004, and was fully reimbursed by the Tenant.