

FIRST AMENDMENT TO REVOCABLE PERMIT NO. 22-03  
BETWEEN THE CITY OF LOS ANGELES AND  
SAN PEDRO BAIT CO.

REVOCABLE PERMIT NO. 22-03, by and between the CITY OF LOS ANGELES ("City"), acting by and through its Board of Harbor Commissioners, and SAN PEDRO BAIT CO., a California corporation, is hereby amended a first time as follows:

1. The first sentence of Section 1, "Premises," is amended to read:

Tenant is permitted under this Revocable Permit ("Permit") to use the lands and/or waters and/or facilities designated as six thousand six hundred forty (6,640) square feet of paved land area located at 998 South Ways Street, Terminal Island, California, as delineated and more particularly described on Exhibit A (Revised) ("Premises").

2. Exhibit A, attached to Revocable Permit No. 22-03, is hereby deleted in its entirety and replaced by Exhibit A (Revised), attached hereto and incorporated herein by this reference.

3. The first sentence of Section 3, "Effective and Termination Dates," is amended to read:

This Permit shall be effective on July 1, 2022 ("Effective Date"), and shall thereafter be revocable at any time by Tenant or by Executive Director upon the giving of at least thirty (30) days' written notice to the other party stating the date upon which this Permit shall terminate ("Termination Date"); provided, however, if this Permit is not terminated prior to the fifth (5th) anniversary of the Effective Date, then before such time Board shall review this Permit regarding its continuation and/or modification.

4. Section 4, "Compensation," is amended as follows:

- 4.1. The first sentence of subsection (a) of Section 4 is amended to read:

On or before the first day of each month, in advance, Tenant shall pay to City the sum of Two Thousand Three Hundred Twenty Four Dollars and Zero Cents (\$2,324.00) as rental ("Rent") for the use of the Premises.

- 4.2. Subsection (c) of Section 4 is amended to read:

(c) Rent Credit. Tenant shall be entitled to a rental credit in the amount of Two Thousand Three Hundred Twenty Four Dollars and Zero Cents (\$2,324.00), to be applied against the first month's rent payable under Section 4(a), to provide Tenant with adequate time to relocate Tenant's personal property and equipment to the Premises.

- 4.3. Section 4 contains two subsections (f). The first subsection (f) of Section 4 is amended as follows:

- 4.3.1. The first sentence of the first subsection (f) of Section 4 is amended to read:

Prior to the issuance of this Permit, Tenant shall deposit with City a sum equal to Four Thousand Six Hundred Forty Eight Dollars and Zero Cents (\$4,648.00) as security for Tenant's performance under this Permit ("Security Deposit") including but not limited to covering Tenant's delinquent Rent and its other obligations under this Permit including but not limited to repairing damages to the Premises.

4.3.2. A new sentence is added to the end of the first subsection (f) of Section 4 as follows:

The Security Deposit held under Revocable Permit No. 15-12, in the amount of Four Thousand Two Hundred Forty Four Dollars and Eighty Two Cents (\$4,244.82), will be applied to the Security Deposit due under this Revocable Permit No. 22-03.

4.4. Section 4 contains two subsections (e) and two subsections (f). Accordingly, subsections (a), (b), (c), (d), (e), (f), (e), (f), (g), in that order of Section 4, are renumbered to be subsections (a), (b), (c), (d), (e), (f), (g), (h), (i) of Section 4, respectively.

5. Section 14, "Compliance with Applicable Laws and Environmental Obligations," contains two subsections (i). The second subsection (i) of Section 14 is renumbered to be subsection (j) of Section 14.

6. Subsections (e), (g), (h), (i), (j), (k), (l) of Section 18, "Insurance," are renumbered to be subsections (d), (e), (f), (g), (h), (i), (j) of Section 18, respectively.

7. A new Section 44 is added to Revocable Permit No. 22-03 immediately after Section 43 as follows:

44. Termination of Revocable Permit No. 15-12. Revocable Permit No. 15-12 shall terminate effective July 31, 2022.

8. The effective date of this FIRST AMENDMENT TO REVOCABLE PERMIT NO. 22-03 shall be July 1, 2022.

Except as amended herein, all remaining terms and conditions of Revocable Permit No. 22-03 shall remain the same.

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(Signature Page to Follow)

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Revocable Permit No. 22-03 on the date to the left of their signatures.

DATED: \_\_\_\_\_

THE CITY OF LOS ANGELES, by its  
Board of Harbor Commissioners

By: \_\_\_\_\_  
EUGENE D. SEROKA  
Executive Director

Attest: \_\_\_\_\_  
AMBER M. KLESGES  
Board Secretary

DATED: 9-13-2022

SAN PEDRO BAIT CO.

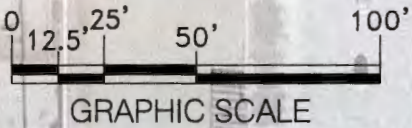
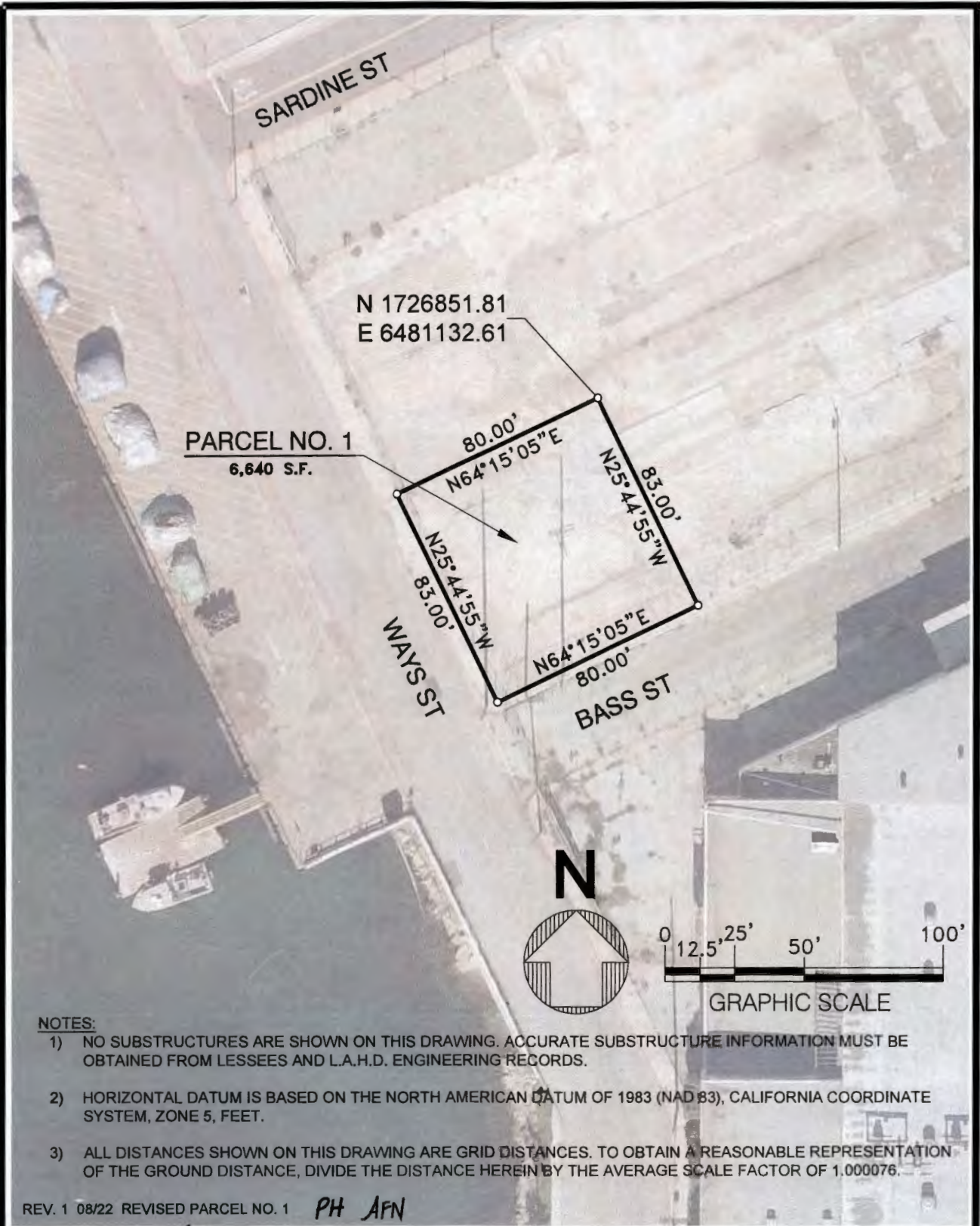
By: *Mark Pisano*  
Mark Pisano Partner  
Type/Print Name and Title

By: *Paul Strasser*  
Paul Strasser Partner  
Type/Print Name and Title

APPROVED AS TO FORM AND LEGALITY

Sept. 15, 2022  
MICHAEL N. FEUER, City Attorney  
STEVEN Y. OTERA, General Counsel

By: *Neill T. Tseng*  
NEILL T. TSENG, Deputy



- NOTES:**
- 1) NO SUBSTRUCTURES ARE SHOWN ON THIS DRAWING. ACCURATE SUBSTRUCTURE INFORMATION MUST BE OBTAINED FROM LESSEES AND L.A.H.D. ENGINEERING RECORDS.
  - 2) HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), CALIFORNIA COORDINATE SYSTEM, ZONE 5, FEET.
  - 3) ALL DISTANCES SHOWN ON THIS DRAWING ARE GRID DISTANCES. TO OBTAIN A REASONABLE REPRESENTATION OF THE GROUND DISTANCE, DIVIDE THE DISTANCE HEREIN BY THE AVERAGE SCALE FACTOR OF 1.000076.

REV. 1 08/22 REVISED PARCEL NO. 1 PH AFN

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 DATE: Aug 22, 2022 11:28am XREFS:BODY-PIER IMAGES.LC\_6477\_1725d  
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SCALE: AS SHOWN		CHIEF OF DESIGN <i>[Signature]</i>		PERMIT MAP - AUTHORITY NO. RP22-03 <b>SAN PEDRO BAIT CO.</b>	
DRAWN: P. HOANG		ASSISTANT CHIEF OF HARBOR ENGINEER <i>[Signature]</i>			
CHECKED: C. BROWN		ENGR/ARCH <i>[Signature]</i> CHIEF HARBOR ENGINEER		 <b>THE PORT OF LOS ANGELES ENGINEERING DIVISION</b> 425 S. PALOS VERDES STREET SAN PEDRO CA 90731-3209	
DESIGNED: P. HOANG					
DRAWING NUMBER <b>5-7405</b>					