

FIRST AMENDMENT TO REVOCABLE PERMIT NO. 07-15
GRANTED BY THE CITY OF LOS ANGELES
TO AL LARSON BOAT SHOP

THIS FIRST AMENDMENT to Revocable Permit No. 07-15 is made and entered into by and between the CITY OF LOS ANGELES, a municipal corporation ("City"), acting by and through its Board of Harbor Commissioners ("Board"), and AL LARSON BOAT SHOP, a California corporation ("Tenant") as follows:

1. Section 1, Premises, is removed in its entirety and replaced with the following:

"1. Premises. Tenant is permitted to use the lands, waters and/or facilities (hereinafter called "premises"), within Parcel Nos. 1 through 8 as depicted on Drawing No. 45612-2 on file in the office of the Chief Harbor Engineer, Engineering Division, of the Harbor Department (hereinafter called "Harbor Engineer"). A copy of said drawing is attached hereto as Exhibit "A-1." Tenant shall have the non-exclusive right to use the City-owned wharf, dock, or pier situated within the premises for the benefit and accommodation of its customers in connection with the Purposes set forth in section 2, but not for handling of cargo.

By mutual agreement of Executive Director and Tenant, land and water not exceeding ten percent (10%) of the area granted or 20,000 square feet, whichever is greater, may be permanently added to or deleted from the premises granted herein without further approval of the Board subject to the following conditions: (1) so long as such change in area is not temporary within the meaning of Tariff Item 1035 (or its successor), the compensation set forth in Section 4 shall be increased or decreased pro rata to reflect any such addition or deletion; (2) if the change involves the addition or deletion of any improvement, the adjustment to the compensation shall also take into account this change in the same manner in which the compensation was originally calculated; (3) if permanent changes in area are made on more than one occasion, the cumulative net change in area may not exceed ten percent (10%) or 20,000 square feet, whichever is greater, of the originally designated area, and (4) the change in area shall not result in the annual compensation changing by more than One Hundred Thousand Dollars (\$100,000).

Notwithstanding the provisions of this Section 1, Parcel Nos. 6 and 7 may be temporarily reduced for safety purposes, and the compensation decreased pro rata to reflect any such reduction, for the demolition of the structure on Parcel No. 9 as depicted on Exhibit "A-1".

The Executive Director is authorized to execute amendment(s) to this Permit to effect the foregoing adjustments to area and compensation without further action of the Board.”

2. Subsection 4(a)(i), Fixed Minimum Rent, is removed in its entirety and replaced with the following:

“(i) Fixed Minimum Rent. Each month, in advance, Tenant shall pay to City a fixed minimum rental of Thirty-Six Thousand One Hundred Thirty-Six Dollars (\$36,136.00). Said rental shall be due and payable on or before the first day of each month and shall be made payable to City of Los Angeles Harbor Department and mailed to the following address: City of Los Angeles Harbor Department, P.O. Box 102647, Pasadena, CA 91189--2647, or to such other address as Executive Director may designate in writing.”

All other terms and conditions of Section 4, Compensation, including all other Subsections, shall remain in full force and effect.

3. Drawing No. 45612-2, which is attached hereto as Exhibit “A-1”, shall replace Exhibit “A” for Revocable Permit No. 07-15.

4. The effective date of this First Amendment shall be upon execution by the Executive Director, and by the Secretary of the Board, after approval by the Board of Harbor Commissioners.

Except as amended herein, all remaining terms and conditions of Revocable Permit No. 07-15 shall remain in full force and effect.

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IN WITNESS THEREOF, the parties hereto have executed this First Amendment to Revocable Permit No. 07-15 on the date to the left of their signatures.

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

Dated: _____, 2021

By _____
EUGENE D. SEROKA
Executive Director

Attest _____
AMBER M. KLESGES
Board Secretary

AL LARSON BOAT SHOP

Dated: Dec. 20, 2021

By John L. Wall
JOHN L. WALL
Chief Executive Officer

By George Wall
GEORGE WALL
Chief Financial Officer

APPROVED AS TO FORM AND LEGALITY

December 28, 2021

MICHAEL N. FEUER, City Attorney
JANNA B. SIDLEY, General Counsel

By Janet Karkanen
JANET L. KARKANEN, Deputy

CURVE TABLE

OUTER FISH HARBOR

INNER FISH HARBOR

DRAFT

BERTH 258

BERTH 259

PARCEL NO.1
53,788 S.F.
(1.23 AC)

PARCEL NO.4
53,211 S.F.
(1.22 AC)

PARCEL NO.3
80,457 S.F.
(1.85 AC)

PARCEL NO.5
6,979 S.F.
PARCEL NO.6
9,467 S.F.

PARCEL NO.2
5,184 S.F.

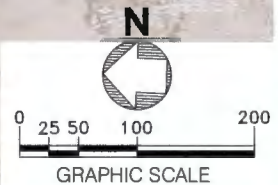
PARCEL NO.8
11,515 S.F.


PARCEL NO.9
NOT A PART
9,830 S.F.

PARCEL NO.7
37,518 S.F.

S SEASIDE AVE

- NOTE:
- 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, East.
 - 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.



NO.	DATE	DRAWN	REVISIONS -	CH'KD	APP'D	SCALE: 1"=100'	RECOMMENDED FOR APPROVAL	PERMIT MAP - AUTHORITY NO. RP07-15		
						DRAWN: DRR 5/07	CHIEF OF DESIGN	AL LARSON BOAT SHOP		
						CHECKED: DRR 5/07				
						DESIGNED: E. KHALVATI				
						ENGR/ARCH	ASSISTANT CHIEF HARBOR ENGINEER	APPROVED	 THE PORT OF LOS ANGELES <small>ENGINEERING DIVISION P.O. BOX 151 594 PIEDRA CA 90234-0151</small>	DRAWING NUMBER
							CHIEF HARBOR ENGINEER	45612-2		

POLARON, INC., 12/98
46812-2

EXHIBIT A-1