

CATALINA CHANNEL EXPRESS, INC.
SECOND AMENDMENT TO
PERMIT NO. 897

THE SECOND AMENDMENT TO PERMIT NO. 897 is made this _____ day of _____, 2015, by and between THE CITY OF LOS ANGELES, a municipal corporation, ("City"), acting by and through its Board of Harbor Commissioners ("Board") and CATALINA CHANNEL EXPRESS, INC. ("Tenant") as follows:

Article 1. The below subsections of Section 3 are amended by adding the following:

Section 3. Premises

3.1.1 On the Effective Date of the Second Amendment, this Permit shall entitle Tenant to also use and occupy the Additional Premises as depicted on Exhibit "A-2" hereto consisting of:

- (a) Use of Parcel 8 – consisting of 26,155 square feet square feet of paved area underneath and 20 feet beyond the Vincent Thomas Bridge encumbered by a California Department of Transportation ("Caltrans") easement ("Caltrans Easement"), to be used for parking; and
- (b) Use of Parcels 9A and 9B – consisting of 29,287 square feet of paved area to be used for a new office and warehouse facility, which uses shall require lateral support/concrete piles.

3.1.2 At the option of the City in its sole discretion, upon such land becoming available at the completion of its current use as a lay down and construction administration site for the Pier 100 project, and provided that the City elects to offer such land for use, the City will notify Tenant in writing of its right of first refusal to lease 8,883 square feet of paved area located east of the Los Angeles Department of Water and Power ("LADWP") Distribution Station No. 3 for parking uses (the "Option Area"). Tenant shall notify City in writing within thirty (30) days of said notification of its election to exercise its right of first refusal. In the event Tenant fails to notify City of its election to exercise the right of first refusal, or Tenant declines to exercise such right, City shall have no further obligation to offer the Option Area to Tenant. Tenant's use and occupancy of the Option Area is contingent upon the City and Tenant reaching mutually acceptable lease terms and is subject to obtaining all necessary approvals.

3.1.3 Parcels 8, 9A and 9B of Exhibit "A-2" shall be included in the term "Premises". If the Option Area is subsequently included within this Permit, it shall also be included within the term "Premises", either as Parcel 10 or the next in order parcel number. At the discretion of the Executive

Director, a new Harbor Engineer's drawing, to be designated Exhibit "A-2", shall be substituted by City for the attached Exhibit "A-2" upon its completion when Parcels 8, 9A, 9B and the Option Area are incorporated into the Premises without need for further approvals.

3.4 Inspection by Tenant

3.4.1 Tenant has inspected Parcels 8, 9A and 9B depicted in Exhibit "A-2" and acknowledges and agrees that said Premises are suitable for the permitted uses of the proposed freight facility, freight operations, administrative offices and call center. Tenant has performed its due diligence in ascertaining the Premises' suitability for such operations, and has taken into consideration the Caltrans Easement related to Parcel 8. No individual or person affiliated with City has made any representation or warranty with respect to Parcels 8, 9A, 9B or with respect to any improvements existing or planned.

3.4.2 Tenant acknowledges that City cannot guarantee full and unencumbered use of Parcel 8 during the term of the Permit due to said Caltrans Easement and other reservations and City is not and shall not be responsible for business interruption costs, expenses or claims, of any kind or nature, nor shall City be liable for contractual damages arising out of, caused by or related to any area closure, impeded access for deliveries to the Premises, or delay or interruption that may result from or arise out of Caltrans exercising its easement rights. Tenant acknowledges that Caltrans may need a portion of Parcel 8 for bridge repair or maintenance per the language of the easement. Tenant acknowledges that it has performed its due diligence as to the possible impacts the Caltrans Easement may cause to the Tenant's business and its operations. In the event that Caltrans requires use of its easement in whole or in part such that certain areas within the easement are not available for Tenant's use, Tenant may submit a written request to the City for alternate premises of equal size and use for the time period for which such area of Parcel 8 is unavailable due to the exercise of Caltrans rights under the Caltrans Easement. The City may, but is not be required to, provide such alternate premises provided suitable alternate premises are available. City makes no guarantee or representation that alternate premises will be available or that such premises will be of equivalent utility of Parcel 8 occupied by Tenant under this Permit. In addition, such alternate premises may not be within a distance convenient to Tenant. Should alternate premises be provided, Tenant will pay then current fair market value compensation for substitute premises and execute all appropriate and necessary agreements and/or documents that the City may require for the use of such alternate premises. Depending upon the scope of the easement impact, the Executive Director may in his or her sole and absolute discretion abate Second Amendment Compensation for Parcels 8, 9A and 9B as well as the Option Area.

3.4.3 With the exception of any rights, permissions or authorizations conveyed under a permit issued by a City Department (e.g. LADBS, LADWP, The Harbor Engineer), the City neither provides nor implies any warranty for the Premises as to its suitability for a new office and warehouse facility. Tenant has done its own due diligence as to suitability of Parcel 9A. Tenant accepts all risks associated with the Premises's geological condition, location in proximity to the Vincent Thomas Bridge, the Main Channel, the Turning Basin, the LADWP Distribution Station and the site's ability to provide lateral support. Tenant shall undertake, at its sole cost and expense, any and all actions and measures required by the Los Angeles Department of Building and Safety and the Harbor Engineer to prepare the Premises for the construction of the proposed improvements. City is not and shall not be responsible for any known or unknown costs or expenses associated with or related to the preparation of the Premises for the intended uses unless expressly provided for herein.

Article 2. The below subsections of Section 4 are amended by adding the following:

Section 4. Uses

4.1 Permitted Uses.

- (e) Waterside improvements at Berth 95 for freight operations.
- (f) The berthing/mooring of freight vessels or barges.
- (g) Movement of tractor trailers in and out of the site for the purpose of freight transport.
- (h) The operation and use of a truck scale.
- (i) Temporary storage and warehousing of goods and merchandise in transportation.

4.1.1 On the Second Amendment Effective Date, this Permit shall entitle Tenant to also use and occupy the Premises as depicted on Exhibit "A-2" to construct, operate, and maintain an office and warehouse facility for freight services to and from Catalina Island and house and operate administrative offices and a call center serving both passenger and freight operations and all uses pertinent thereto.

Section 4.10 Tenant to Supply Necessary Labor and Equipment is amended by deleting the existing provision and inserting the following:

Except as provided in the Second Amendment, Tenant shall, at its sole cost and expense, provide all equipment and labor necessary to undertake the Permitted Uses.

Section **4.13 Parking** is deleted in its entirety and replaced with the following:

The Premises include limited areas designated for parking of approximately twenty-seven (27) spaces for employee parking only. The City shall be responsible for providing to Tenant for Tenant's Permitted Uses adequate parking for remaining employees and passenger operations only, which parking shall be adjacent to Parcel 9A and 9B when possible. Such parking shall be provided after the Second Amendment Effective Date. The City Improvements described therein having been completed, the original Exhibit "B" will be modified. City shall not be responsible for providing any parking or storage for tractor-trailer trucks, freight trucks with three or more axles, or containers on chassis, other than what is shown in the designated truck wells depicted in Exhibit "B-2".

Article 3. The below subsections of **Section 5. Compensation** are amended by adding the following:

5.3 Fixed Minimum Compensation

5.3.1.1 In addition to the Compensation payable for Parcels 1 through 7 specified in Section 5.3.1, beginning on the Second Amendment Effective Date, Tenant shall also make equal monthly payments to City, hereinafter referred to as Second Amendment Compensation, in lawful money of the United States as follows:

Parcel 8: \$26,155.00 per year

Parcels 9A and 9B: \$102,504.50 per year.

In the event that the Tenant acquires use of the Option Area pursuant to Section 3.1.2, compensation for the Option Area shall be the fair market value of the Option Area land as determined by appraisal obtained by the City at the time of its addition to the Premises.

5.3.1.2 In consideration for Tenant constructing Additional Tenant Improvements as depicted in Exhibit "B-2", including but not limited to increase lateral support/piles and a new office and warehouse facility, and provided Tenant submits satisfactory proof to City that Tenant has expended no less than Three Million Five Hundred Thousand Dollars (\$3,500,000) on the Additional Tenant Improvements, Tenant shall be entitled to One Million-Five Hundred Thousand Dollars (\$1,500,000) in compensation credits to be applied against no more than fifty percent (50%) of any single year's annual Second Amendment Compensation. Compensation credits may only be used during the term of this Permit as defined in Section 2.2, including any holdover period.

Section 5.3.2 is amended to add the following:

5.3.2.1 The Second Amendment Compensation shall be re-set concurrently with the Fixed Minimum Compensation as set forth in Section 5.11, and every five-year period thereafter. Beginning on the Second Amendment Effective Date, Second Amendment Compensation shall be subject to annual adjustments pursuant to the CPI index as set forth in Section 5.3.3.

Section 5.4.2.1 is amended to include the following:

In addition to Percentage Compensation payable by Tenant for the use of Parcels 1 through 7, Tenant shall also pay Second Amendment Percentage Compensation for all Permitted Uses occurring on Parcels 8, 9A and 9B, and if subsequently added, the Option Area. Second Amendment Percentage Compensation shall be defined as a percentage of Gross Receipts as defined in Section 5.4 equal to two percent (2%) of Gross Receipts, arising from or related to any freight operations conducted on the Premises on or after July 25, 2023.

Section 5.5 Compensation Deposit is amended by adding the following:

5.5.1 Within thirty (30) days of the Second Amendment Effective Date, Tenant shall deposit the sum of two months Second Amendment Compensation, which amount equals the sum of Twenty-one Thousand Four Hundred and Forty-three Dollars and Twenty-four Cents (\$21,443.24), with the Board at the address shown in subsection 5.2. This deposit amount is in addition to the Fixed Minimum Compensation Deposit previously submitted and required by Section 5.5. Compensation credits may not be applied to this deposit amount. Following each Year Five (5) readjustment pursuant to Section 5.11, Tenant shall deposit an additional sum equal to two (2) months Second Amendment Compensation as determined by the Board. Said deposit shall be held as a guarantee to cover delinquent Second Amendment Compensation. In the event all or a part of the deposit is used to apply against Second Amendment Compensation due and unpaid, Tenant shall immediately make another deposit in an amount equal to the amount so used, so that at all times during the term of this Agreement said deposit shall be maintained in the sum stated above.

Article 4. The below subsections of **Section 7. Improvements** are amending by adding the following:

7.1 City Improvements is amended by adding the following:

7.1.5 City shall construct, erect and install City's Second Amendment Improvements as set forth in the attached Exhibit "B-1".

7.2 Alterations of Premises by Tenant.

7.2.1.1 Construction of Additional Tenant Improvements. Tenant desires to further improve the Parcels 8, 9A and 9B of the Premises as described in this Permit with facilities for freight operations consisting of a new office and warehouse facility of no less than 18,000 square feet as well as install a truck scale, landscaping, fencing, lighting and associated paving as set forth Exhibit "B-2" ("Additional Tenant Improvements"). Beginning on the Second Amendment Effective Date, Tenant shall diligently pursue completion of the Additional Tenant Improvements as described in Exhibit "B-2" including but not limited to the processes and procedures set forth in subsections 7.2.2 to 7.2.8 of this Permit. Tenant agrees to spend no less than Three Million Five-hundred Thousand Dollars (\$3,500,000) towards construction of the Additional Tenant Improvements.

7.2.1.2 Completion of Construction. Should construction of the Additional Tenant Improvements cease for any reason prior to completion for more than twelve (12) consecutive months, the compensation credits provided to Tenant under 5.3.1.2 shall be suspended until construction again commences. Should construction of the Additional Tenant Improvements stop for more than twenty-four (24) consecutive months, Tenant shall be deemed to be in default pursuant to Section 9.1(b). Said default shall entitle the City to terminate and cancel this Second Amendment, in which case Tenant shall quit and surrender possession of Parcels 8, 9A, 9B and any Option Area conveyed to Tenant, restoring the surrendering Parcels 8, 9A, 9B and any Option Area to Board in at least as good and useable condition, acceptable to the Executive Director, as the same were in at the time of the Second Amendment Effective Date.

Article 5. **Section 11. Restoration and Surrender of Premises** is amended by adding a new Section 11.1.1 as follows:

11.1.1 On or before the Expiration Date, or any sooner termination of this Agreement, unless otherwise excused in writing by the City, Tenant shall quit and surrender possession of Parcels 8, 9A, 9B and any Option Area of the Premises to Board either having demolished and removed all Additional Tenant Improvements or leaving such Additional Tenant Improvements in place as City may authorize in City's sole and absolute discretion.

This Second Amendment shall become effective upon execution by City and Tenant, and upon the last approval required by the City's Charter and Administrative Code, the date it is approved by the City Council pursuant to Section 606 of City's Charter ("Second Amendment Effective Date").

Except as amended herein, all terms and conditions of Permit No. 897 shall remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Permit No. 897 on the date to the left of their signatures.

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


Dated: _____


By _____
Executive Director

Attest _____
Board Secretary

CATALINA CHANNEL EXPRESS, INC.

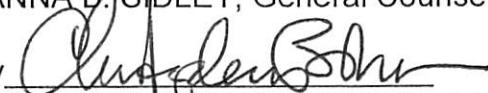
Dated: 03.24.15.

By  Greg Bombard
(Type/Print Name and Title) **PRESIDENT**

Attest  Greg Bombard Treasurer
(Type/Print Name and Title)

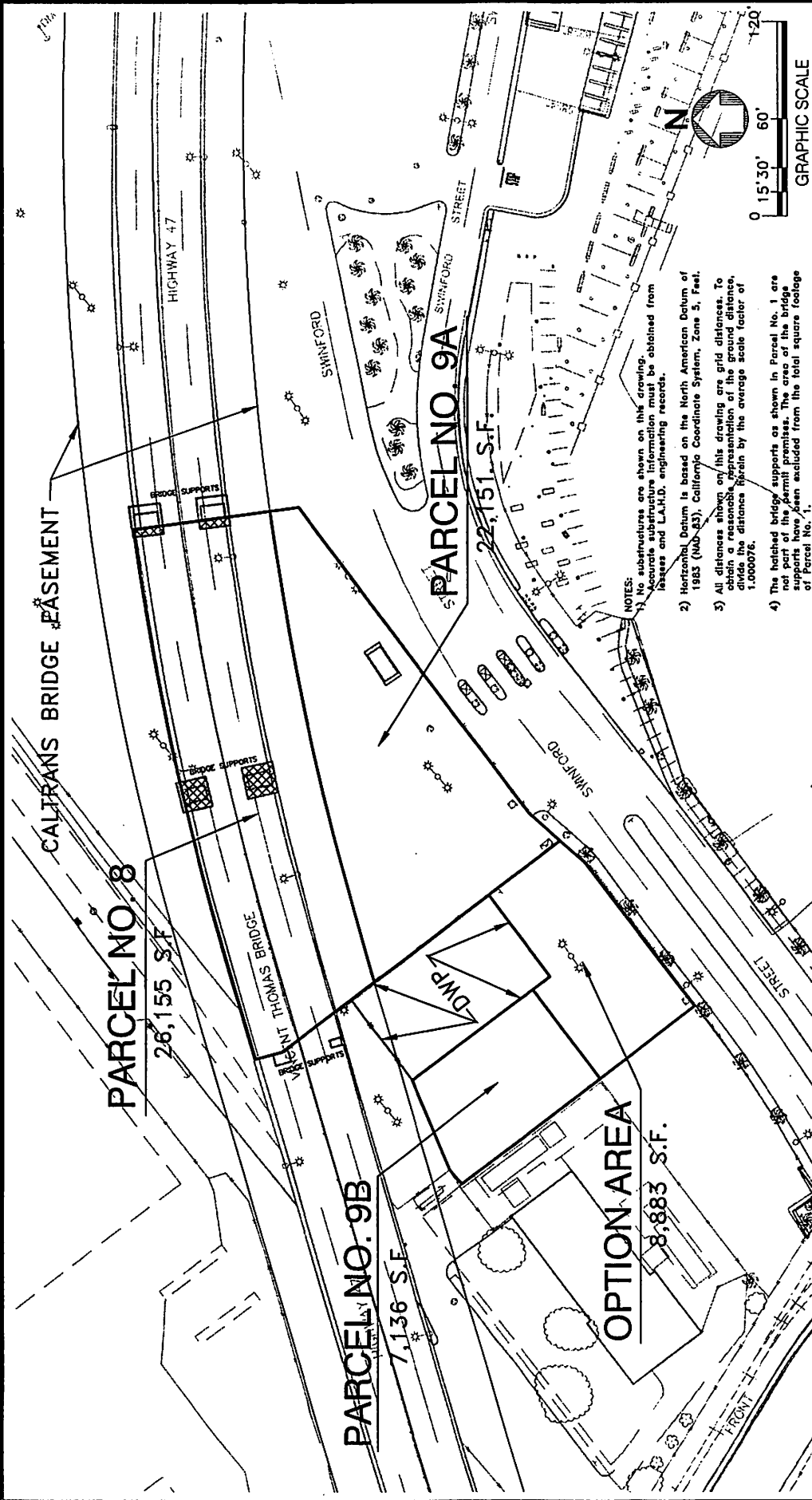
APPROVED AS TO FORM AND LEGALITY

March 26, 2015
MICHAEL N. FEUER, City Attorney
JANNA B. SIDLEY, General Counsel

By  _____
CHRISTOPHER B. BOBO, Assistant

CBB/jrs
3/25/15

DRAFT



NO.	DATE	DRAWN	REVISIONS -	CH'KD	APP'D	SCALE: AS SHOWN	CHIEF OF DESIGN
						DRAWN: DRR CHECKED: DESIGNED: D. RAASCH ENGR/ARCH	PERMIT MAP - AUTHORITY NO. P897
						3/15	CATALINA CHANNEL EXPRESS, INC.
							ASSISTANT CHIEF OF HARBOR ENGINEER
							CHIEF OF HARBOR ENGINEER
							DATE

Exhibit A-2

DRAFT

THE PORT OF LOS ANGELES
ENGINEERING DIVISION
425 S. PALMS VENUE STREET SAN PEDRO CA 90731-3309

DRAWING NUMBER
45644

THIS DRAWING IS THE PROPERTY OF CATALINA CHANNEL EXPRESS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CATALINA CHANNEL EXPRESS, INC. DATE: 03/15/15 2:55 PM 2015

Exhibit B-1

City Improvements

A. City shall be responsible for providing the following improvements pursuant to Section 7.1.3.1:

1. Scope of Overall Project:

Installation of thirty-four (34) timber pilings in the water. Two (2) timber dolphins that consist of three (3) piles each will be used to secure three new floats, which will be secured to the existing piles located at the base of the Vincent Thomas Bridge. The remaining twenty-eight (28) pilings will be configured to provide four (4) dolphins with seven (7) wood pilings each to secure the two (2) new vessels.

2. Installation will follow design specifications as attached:

- a. Drawing G-01
- b. Drawing P-01
- c. Drawing P-02
- d. Drawing P-03

3. Labor and Materials to be Provided by City within six (6) months from the Second Amendment Effective Date:

- a. Procure thirty-four (34) wood pilings as specified in Drawings P-01 to P-03.
- b. Install thirty-four (34) wood pilings as specified in Drawing G-01.

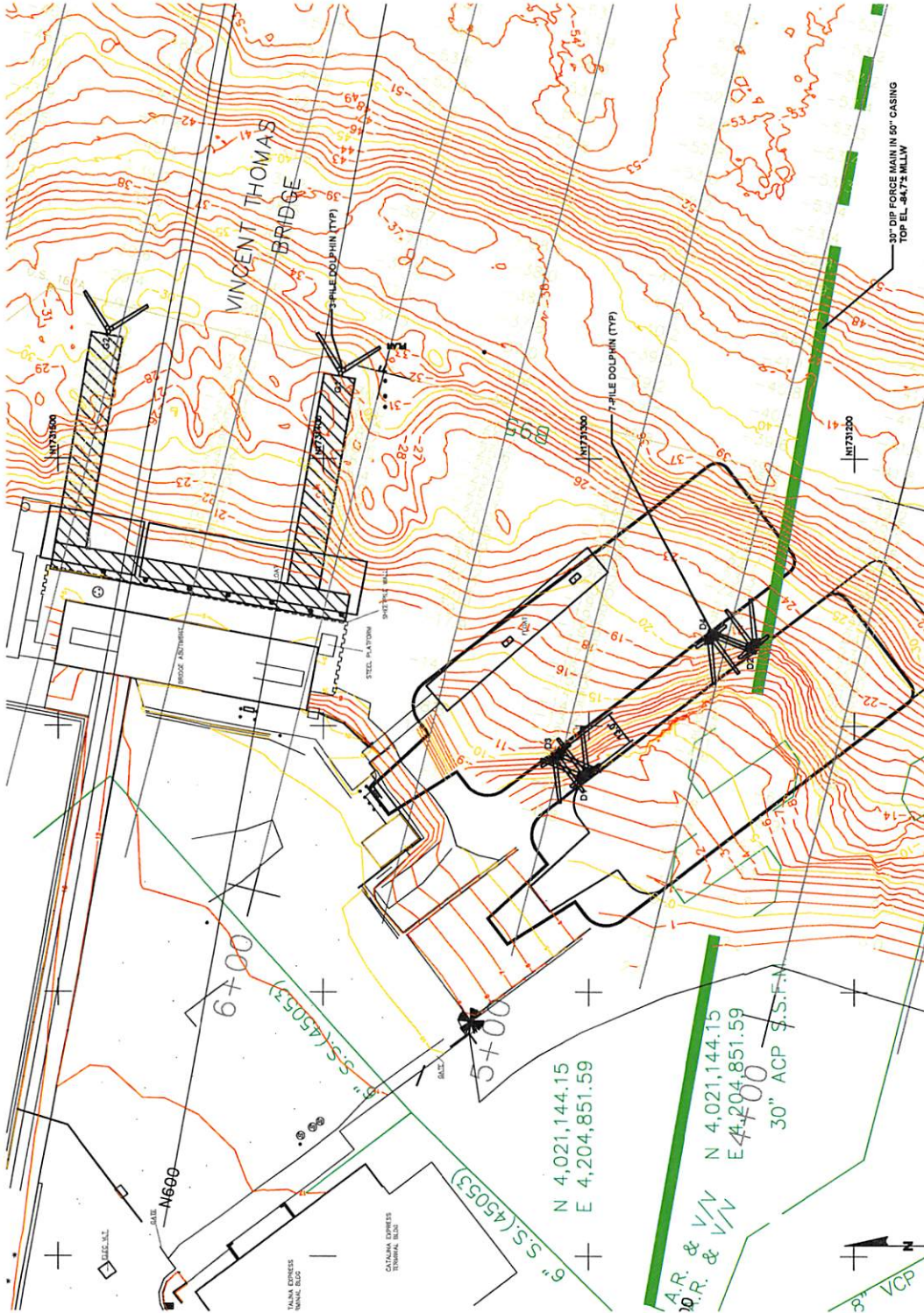
DOLPHIN COORDINATES

NO.	NORTHINGS	EASTINGS
D1	1,731,301.15	6,478,381.41
D2	1,731,327.88	6,478,428.48
D3	1,731,312.55	6,478,388.07
D4	1,731,283.94	6,478,432.80
G1	1,731,343.37	6,478,531.81
G2	1,731,400.97	6,478,547.26

COORDINATES ARE MIDWAY BETWEEN THE CENTERS OF THE TWO MIDDLE FACE PILES IN EACH DOLPHIN.

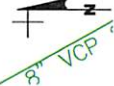
PILE NOTES:

- ALL TIMBER PILES SHALL BE 18"Ø MEASURED THREE FEET FROM THE BUTT END.
- PILES FOR THE 7-PILE DOLPHINS SHALL HAVE A DRIVEN BEARING CAPACITY OF 30 TONS.
- PILES FOR THE 3-PILE DOLPHINS SHALL HAVE A DRIVEN BEARING CAPACITY OF 15 TONS AND A MINIMUM EMBEDMENT OF 15 FEET.
- PILES SHALL BE WRAPPED IN ACCORDANCE WITH THE PORT OF LOS ANGELES STANDARD SPECIFICATIONS FOR PILES TO A TOP ELEVATION OF +8.00 MLLW.
- IN ADDITION TO THE STANDARD WRAP, THE BERTHING FACE OF THE 7-PILE DOLPHIN PILES SHALL HAVE A WEARING SURFACE OF UHMW POLYETHYLENE.



N 4,021,144.15
E 4,204,851.59

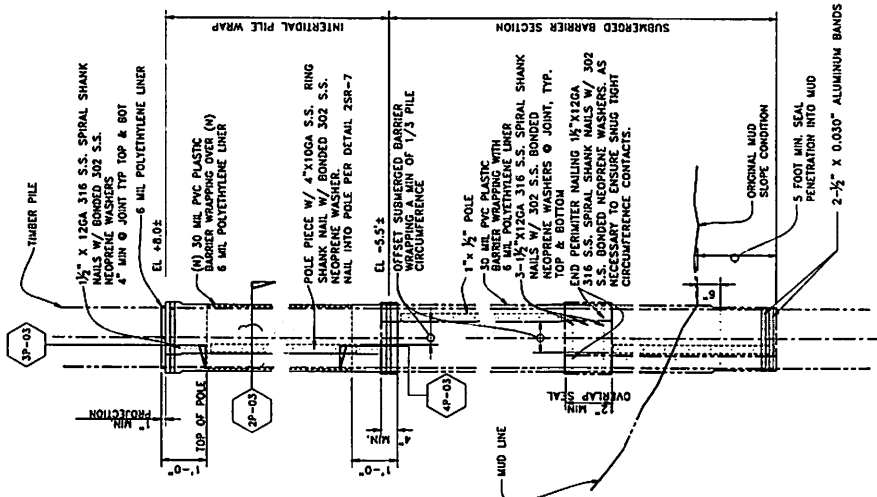
A.R. & V/V
R.R. & V/V
30" ACP S.S.F.M



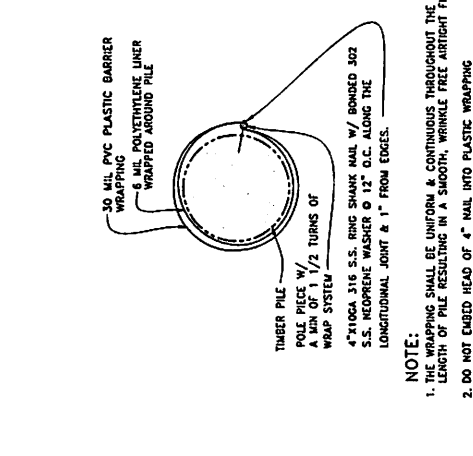
NO.	DATE	BY	CHK	DATE	BY	CHK	DATE	BY	CHK	DATE	BY	CHK	DATE	BY	CHK

SCALE: AS SHOWN	DRAWN: JWC	CHECKED: JWC	DATE: 11/17/13	PROJECT: CDP MARINA EXPANSION	CLIENT: CDP OF OMAHA
DESIGNED: JWC	PROJECT MANAGER: JAMES R. COLMANLEY	DATE: 11/17/13	PROJECT NUMBER: 13-0000000000	CLIENT NUMBER: 13-0000000000	PROJECT NUMBER: G-01

CATALINA EXPRESS - FREIGHT BARGE LANDING	
LAYOUT PLAN - DOLPHINS	
LA ENGINEERING DIVISION	
425 S. ALAM STREET SUITE 200, FORT VALLEY, GA 30751-3289	

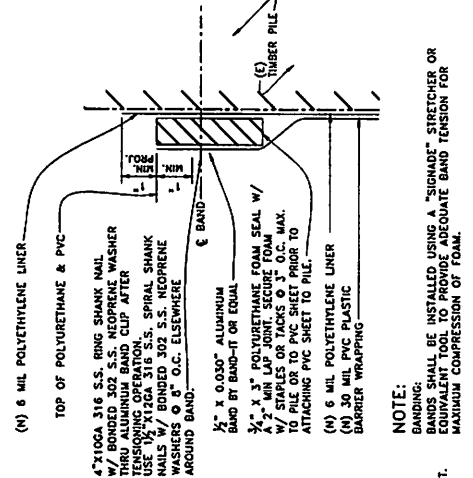


1P-03 ELEVATION NEW PILE WRAPPING
P-03 1/16" SCALE

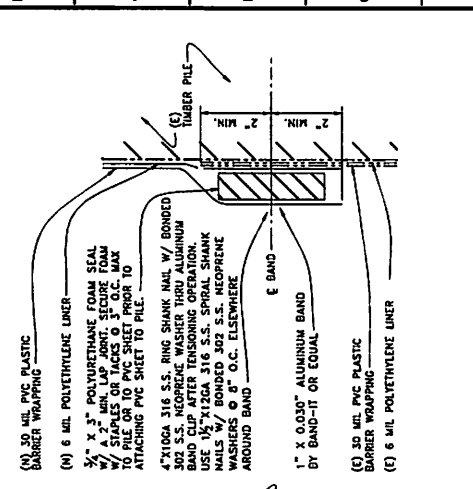


NOTE:
1. THE WRAPPING SHALL BE UNIFORM & CONTINUOUS THROUGHOUT THE LENGTH OF PILE RESULTING IN A SMOOTH, WRINKLE FREE AIRTIGHT FIT.
2. DO NOT EMBED HEAD OF 4" NAIL INTO PLASTIC WRAPPING

2P-03 SECTION - PILE WRAP
1P-03 1/16" SCALE



3P-03 SECTION - UPPER BAND
INTERSTITIAL WRAPPING
1P-03 1/16" SCALE



4P-03 SECTION - LOWER BAND
INTERSTITIAL WRAPPING
1P-03 1/16" SCALE

NO.	DATE	REVISION	BY	CHECKED	DATE	NO.	DATE	REVISION	BY	CHECKED	DATE	NO.	DATE	REVISION	BY	CHECKED	DATE	NO.	DATE	REVISION	BY	CHECKED	DATE

MOFFATT & NICHOL
 3700 MARKET AVENUE, SUITE 500
 LONG BEACH, CA 90801
 PHONE: (562) 431-1111
 FAX: (562) 431-1112
 WWW: WWW.MOFFATTANDNICHOL.COM

CATALINA EXPRESS - FREIGHT BARGE LANDING
TIMBER PILE WRAP DETAILS
 DRAWING NUMBER: P-03
 SHEET NUMBER: 1 - P-03

Exhibit B-2

Tenant Improvements

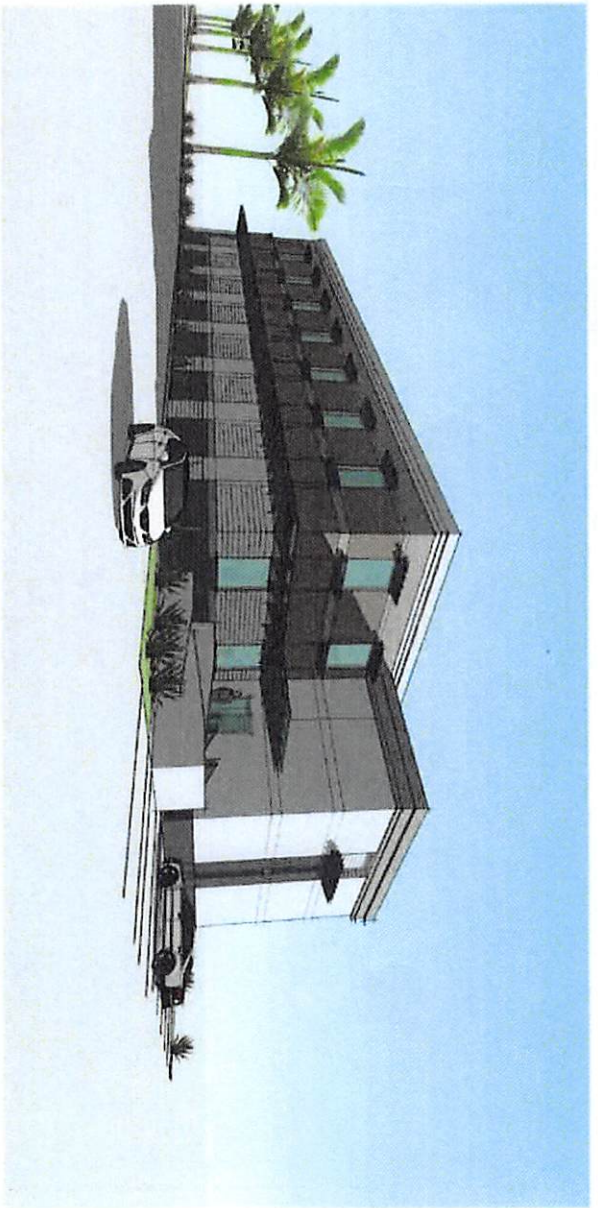
A. Tenant shall be responsible for providing the following improvements pursuant to Section 7.2.1.1:

1. Scope of Overall Project:

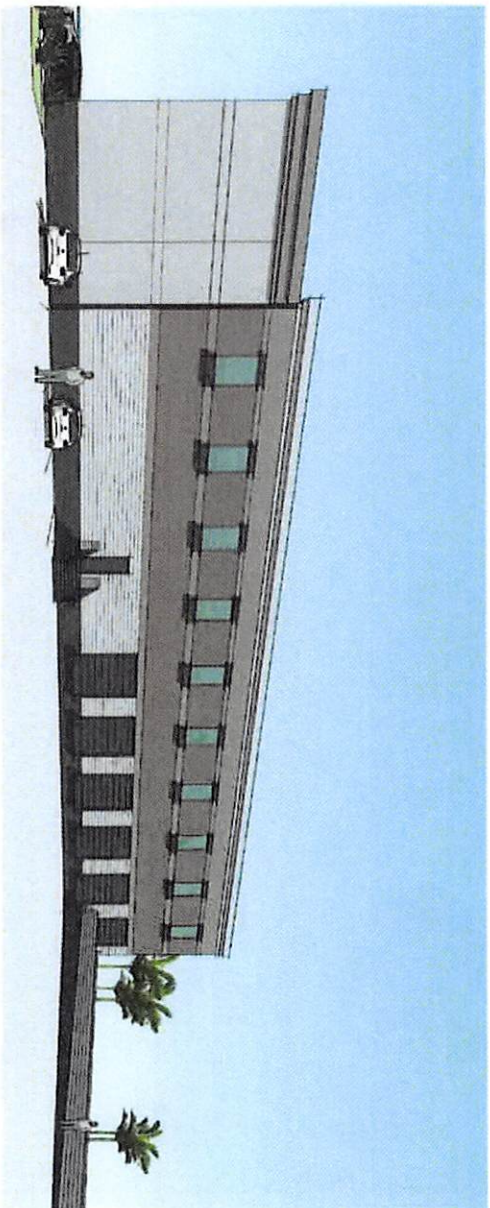
Construction of a warehouse with administrative offices of no less than 18,000 square feet that includes six truck docks, installation of a truck scale, associated landscaping, asphalt and concrete paving, lighting and fencing.

2. Design of Project:

The improvements to be built by the Tenant on Parcels 8, 9A and 9B premises are described in the attached drawings A0.1 to A3.1 and drawing A4.



SWINFORD STREET ELEVATION



BRIDGE SIDE ELEVATION

PROGRESS SET

OFFICE AND WAREHOUSE FACILITY

385 EAST SWINFORD STREET
SAN PEDRO, CA 90731

OFFICE AND WAREHOUSE FACILITY

NEW CONSTRUCTION

385 EAST SWINFORD STREET
SAN PEDRO, CA 90731

SIMON/OVER INC.
3200 PACIFIC AVENUE
LONG BEACH, CA 90807
© 2005 SIMON/OVER INC. ALL RIGHTS RESERVED



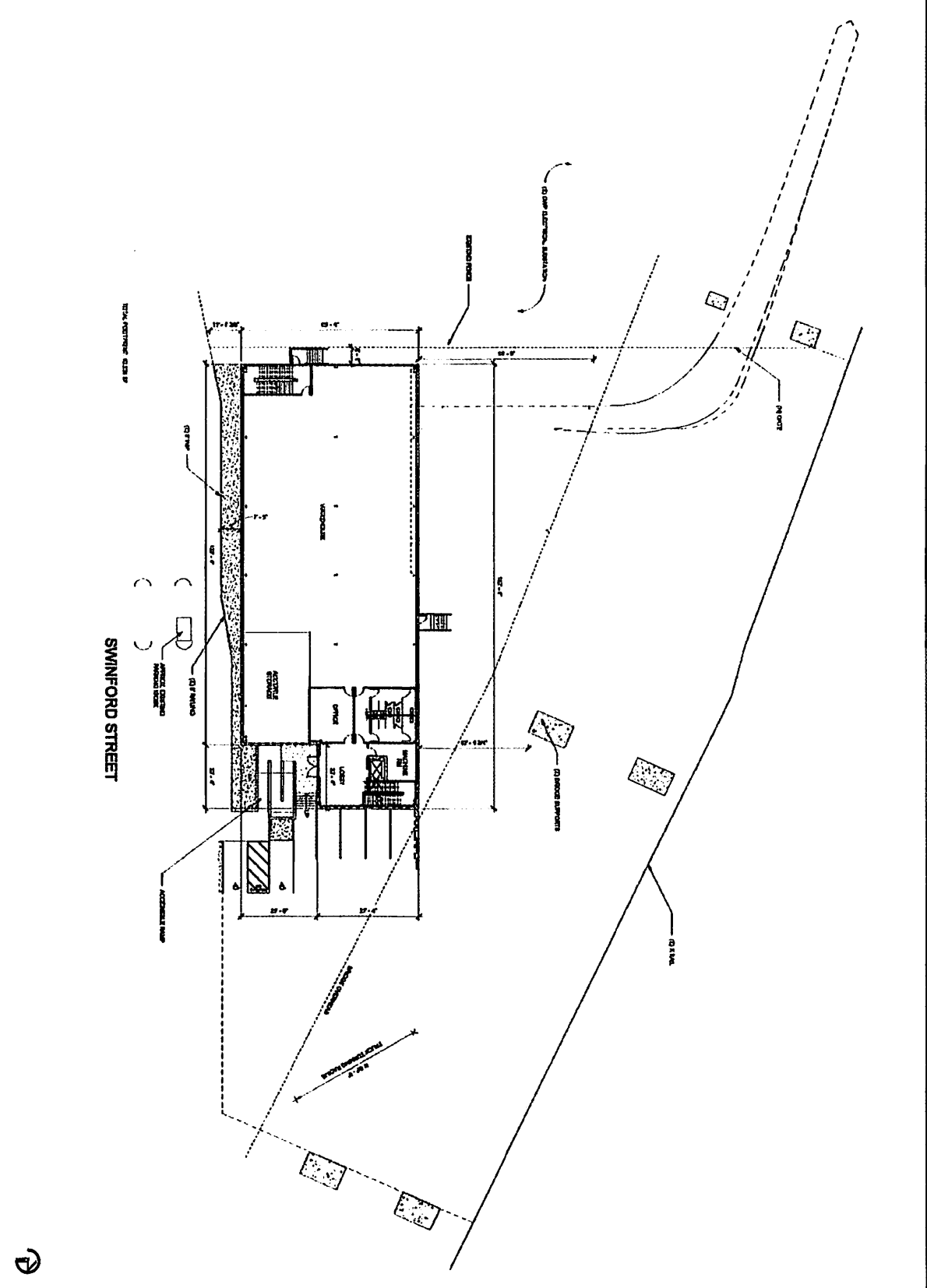
ARCHITECTURAL
A01 COVER SHEET
A02 FLOOR PLAN - LEVEL 1
A03 FLOOR PLAN - LEVEL 2
A04 SECTION
A05 ELEVATION
A06 ELEVATION
A07 ELEVATION
A08 ELEVATION
A09 ELEVATION
A10 ELEVATION
A11 ELEVATION
A12 ELEVATION
A13 ELEVATION
A14 ELEVATION
A15 ELEVATION
A16 ELEVATION
A17 ELEVATION

STRUCTURAL
S01 GENERAL NOTES
S02 FOUNDATION
S03 FOUNDATION
S04 FOUNDATION
S05 FOUNDATION
S06 FOUNDATION
S07 FOUNDATION
S08 FOUNDATION
S09 FOUNDATION
S10 FOUNDATION
S11 FOUNDATION
S12 FOUNDATION
S13 FOUNDATION
S14 FOUNDATION
S15 FOUNDATION
S16 FOUNDATION
S17 FOUNDATION
S18 FOUNDATION
S19 FOUNDATION
S20 FOUNDATION
S21 FOUNDATION
S22 FOUNDATION
S23 FOUNDATION
S24 FOUNDATION
S25 FOUNDATION
S26 FOUNDATION
S27 FOUNDATION
S28 FOUNDATION
S29 FOUNDATION
S30 FOUNDATION
S31 FOUNDATION
S32 FOUNDATION
S33 FOUNDATION
S34 FOUNDATION
S35 FOUNDATION
S36 FOUNDATION
S37 FOUNDATION
S38 FOUNDATION
S39 FOUNDATION
S40 FOUNDATION
S41 FOUNDATION
S42 FOUNDATION
S43 FOUNDATION
S44 FOUNDATION
S45 FOUNDATION
S46 FOUNDATION
S47 FOUNDATION
S48 FOUNDATION
S49 FOUNDATION
S50 FOUNDATION
S51 FOUNDATION
S52 FOUNDATION
S53 FOUNDATION
S54 FOUNDATION
S55 FOUNDATION
S56 FOUNDATION
S57 FOUNDATION
S58 FOUNDATION
S59 FOUNDATION
S60 FOUNDATION
S61 FOUNDATION
S62 FOUNDATION
S63 FOUNDATION
S64 FOUNDATION
S65 FOUNDATION
S66 FOUNDATION
S67 FOUNDATION
S68 FOUNDATION
S69 FOUNDATION
S70 FOUNDATION
S71 FOUNDATION
S72 FOUNDATION
S73 FOUNDATION
S74 FOUNDATION
S75 FOUNDATION
S76 FOUNDATION
S77 FOUNDATION
S78 FOUNDATION
S79 FOUNDATION
S80 FOUNDATION
S81 FOUNDATION
S82 FOUNDATION
S83 FOUNDATION
S84 FOUNDATION
S85 FOUNDATION
S86 FOUNDATION
S87 FOUNDATION
S88 FOUNDATION
S89 FOUNDATION
S90 FOUNDATION
S91 FOUNDATION
S92 FOUNDATION
S93 FOUNDATION
S94 FOUNDATION
S95 FOUNDATION
S96 FOUNDATION
S97 FOUNDATION
S98 FOUNDATION
S99 FOUNDATION
S100 FOUNDATION

ABBREVIATIONS

AC	ACRYLIC	AC	ACRYLIC
AD	ADHESIVE	AD	ADHESIVE
AE	ALUMINUM EXTRUDED	AE	ALUMINUM EXTRUDED
AF	ALUMINUM FINISH	AF	ALUMINUM FINISH
AG	ALUMINUM GASKET	AG	ALUMINUM GASKET
AH	ALUMINUM HANGING	AH	ALUMINUM HANGING
AI	ALUMINUM INSULATION	AI	ALUMINUM INSULATION
AJ	ALUMINUM JOINT	AJ	ALUMINUM JOINT
AK	ALUMINUM KEY	AK	ALUMINUM KEY
AL	ALUMINUM LATH	AL	ALUMINUM LATH
AM	ALUMINUM MESH	AM	ALUMINUM MESH
AN	ALUMINUM NAIL	AN	ALUMINUM NAIL
AO	ALUMINUM OILING	AO	ALUMINUM OILING
AP	ALUMINUM PANEL	AP	ALUMINUM PANEL
AQ	ALUMINUM QUARTZ	AQ	ALUMINUM QUARTZ
AR	ALUMINUM REINFORCING	AR	ALUMINUM REINFORCING
AS	ALUMINUM SILL	AS	ALUMINUM SILL
AT	ALUMINUM TIE	AT	ALUMINUM TIE
AV	ALUMINUM VENEER	AV	ALUMINUM VENEER
AW	ALUMINUM WIRE	AW	ALUMINUM WIRE
AX	ALUMINUM X	AX	ALUMINUM X
AY	ALUMINUM Y	AY	ALUMINUM Y
AZ	ALUMINUM Z	AZ	ALUMINUM Z
BA	BALTIMORE	BA	BALTIMORE
BB	BALTIMORE	BB	BALTIMORE
BC	BALTIMORE	BC	BALTIMORE
BD	BALTIMORE	BD	BALTIMORE
BE	BALTIMORE	BE	BALTIMORE
BF	BALTIMORE	BF	BALTIMORE
BG	BALTIMORE	BG	BALTIMORE
BH	BALTIMORE	BH	BALTIMORE
BI	BALTIMORE	BI	BALTIMORE
BJ	BALTIMORE	BJ	BALTIMORE
BK	BALTIMORE	BK	BALTIMORE
BL	BALTIMORE	BL	BALTIMORE
BM	BALTIMORE	BM	BALTIMORE
BN	BALTIMORE	BN	BALTIMORE
BO	BALTIMORE	BO	BALTIMORE
BP	BALTIMORE	BP	BALTIMORE
BQ	BALTIMORE	BQ	BALTIMORE
BR	BALTIMORE	BR	BALTIMORE
BS	BALTIMORE	BS	BALTIMORE
BT	BALTIMORE	BT	BALTIMORE
BU	BALTIMORE	BU	BALTIMORE
BV	BALTIMORE	BV	BALTIMORE
BW	BALTIMORE	BW	BALTIMORE
BX	BALTIMORE	BX	BALTIMORE
BY	BALTIMORE	BY	BALTIMORE
BZ	BALTIMORE	BZ	BALTIMORE
CA	CALIFORNIA	CA	CALIFORNIA
CB	CALIFORNIA	CB	CALIFORNIA
CC	CALIFORNIA	CC	CALIFORNIA
CD	CALIFORNIA	CD	CALIFORNIA
CE	CALIFORNIA	CE	CALIFORNIA
CF	CALIFORNIA	CF	CALIFORNIA
CG	CALIFORNIA	CG	CALIFORNIA
CH	CALIFORNIA	CH	CALIFORNIA
CI	CALIFORNIA	CI	CALIFORNIA
CJ	CALIFORNIA	CJ	CALIFORNIA
CK	CALIFORNIA	CK	CALIFORNIA
CL	CALIFORNIA	CL	CALIFORNIA
CM	CALIFORNIA	CM	CALIFORNIA
CN	CALIFORNIA	CN	CALIFORNIA
CO	CALIFORNIA	CO	CALIFORNIA
CP	CALIFORNIA	CP	CALIFORNIA
CQ	CALIFORNIA	CQ	CALIFORNIA
CR	CALIFORNIA	CR	CALIFORNIA
CS	CALIFORNIA	CS	CALIFORNIA
CT	CALIFORNIA	CT	CALIFORNIA
CU	CALIFORNIA	CU	CALIFORNIA
CV	CALIFORNIA	CV	CALIFORNIA
CW	CALIFORNIA	CW	CALIFORNIA
CX	CALIFORNIA	CX	CALIFORNIA
CY	CALIFORNIA	CY	CALIFORNIA
CZ	CALIFORNIA	CZ	CALIFORNIA
DA	DALLAS	DA	DALLAS
DB	DALLAS	DB	DALLAS
DC	DALLAS	DC	DALLAS
DD	DALLAS	DD	DALLAS
DE	DALLAS	DE	DALLAS
DF	DALLAS	DF	DALLAS
DG	DALLAS	DG	DALLAS
DH	DALLAS	DH	DALLAS
DI	DALLAS	DI	DALLAS
DJ	DALLAS	DJ	DALLAS
DK	DALLAS	DK	DALLAS
DL	DALLAS	DL	DALLAS
DM	DALLAS	DM	DALLAS
DN	DALLAS	DN	DALLAS
DO	DALLAS	DO	DALLAS
DP	DALLAS	DP	DALLAS
DQ	DALLAS	DQ	DALLAS
DR	DALLAS	DR	DALLAS
DS	DALLAS	DS	DALLAS
DT	DALLAS	DT	DALLAS
DU	DALLAS	DU	DALLAS
DV	DALLAS	DV	DALLAS
DW	DALLAS	DW	DALLAS
DX	DALLAS	DX	DALLAS
DY	DALLAS	DY	DALLAS
DZ	DALLAS	DZ	DALLAS
EA	EAST	EA	EAST
EB	EAST	EB	EAST
EC	EAST	EC	EAST
ED	EAST	ED	EAST
EE	EAST	EE	EAST
EF	EAST	EF	EAST
EG	EAST	EG	EAST
EH	EAST	EH	EAST
EI	EAST	EI	EAST
EJ	EAST	EJ	EAST
EK	EAST	EK	EAST
EL	EAST	EL	EAST
EM	EAST	EM	EAST
EN	EAST	EN	EAST
EO	EAST	EO	EAST
EP	EAST	EP	EAST
EQ	EAST	EQ	EAST
ER	EAST	ER	EAST
ES	EAST	ES	EAST
ET	EAST	ET	EAST
EU	EAST	EU	EAST
EV	EAST	EV	EAST
EW	EAST	EW	EAST
EX	EAST	EX	EAST
EY	EAST	EY	EAST
EZ	EAST	EZ	EAST
FA	FLOOR	FA	FLOOR
FB	FLOOR	FB	FLOOR
FC	FLOOR	FC	FLOOR
FD	FLOOR	FD	FLOOR
FE	FLOOR	FE	FLOOR
FF	FLOOR	FF	FLOOR
FG	FLOOR	FG	FLOOR
FH	FLOOR	FH	FLOOR
FI	FLOOR	FI	FLOOR
FJ	FLOOR	FJ	FLOOR
FK	FLOOR	FK	FLOOR
FL	FLOOR	FL	FLOOR
FM	FLOOR	FM	FLOOR
FN	FLOOR	FN	FLOOR
FO	FLOOR	FO	FLOOR
FP	FLOOR	FP	FLOOR
FQ	FLOOR	FQ	FLOOR
FR	FLOOR	FR	FLOOR
FS	FLOOR	FS	FLOOR
FT	FLOOR	FT	FLOOR
FU	FLOOR	FU	FLOOR
FV	FLOOR	FV	FLOOR
FW	FLOOR	FW	FLOOR
FX	FLOOR	FX	FLOOR
FY	FLOOR	FY	FLOOR
FZ	FLOOR	FZ	FLOOR
GA	GEORGIA	GA	GEORGIA
GB	GEORGIA	GB	GEORGIA
GC	GEORGIA	GC	GEORGIA
GD	GEORGIA	GD	GEORGIA
GE	GEORGIA	GE	GEORGIA
GF	GEORGIA	GF	GEORGIA
GG	GEORGIA	GG	GEORGIA
GH	GEORGIA	GH	GEORGIA
GI	GEORGIA	GI	GEORGIA
GJ	GEORGIA	GJ	GEORGIA
GK	GEORGIA	GK	GEORGIA
GL	GEORGIA	GL	GEORGIA
GM	GEORGIA	GM	GEORGIA
GN	GEORGIA	GN	GEORGIA
GO	GEORGIA	GO	GEORGIA
GP	GEORGIA	GP	GEORGIA
GQ	GEORGIA	GQ	GEORGIA
GR	GEORGIA	GR	GEORGIA
GS	GEORGIA	GS	GEORGIA
GT	GEORGIA	GT	GEORGIA
GU	GEORGIA	GU	GEORGIA
GV	GEORGIA	GV	GEORGIA
GW	GEORGIA	GW	GEORGIA
GX	GEORGIA	GX	GEORGIA
GY	GEORGIA	GY	GEORGIA
GZ	GEORGIA	GZ	GEORGIA
HA	HAWAII	HA	HAWAII
HB	HAWAII	HB	HAWAII
HC	HAWAII	HC	HAWAII
HD	HAWAII	HD	HAWAII
HE	HAWAII	HE	HAWAII
HF	HAWAII	HF	HAWAII
HG	HAWAII	HG	HAWAII
HH	HAWAII	HH	HAWAII
HI	HAWAII	HI	HAWAII
HJ	HAWAII	HJ	HAWAII
HK	HAWAII	HK	HAWAII
HL	HAWAII	HL	HAWAII
HM	HAWAII	HM	HAWAII
HN	HAWAII	HN	HAWAII
HO	HAWAII	HO	HAWAII
HP	HAWAII	HP	HAWAII
HQ	HAWAII	HQ	HAWAII
HR	HAWAII	HR	HAWAII
HS	HAWAII	HS	HAWAII
HT	HAWAII	HT	HAWAII
HU	HAWAII	HU	HAWAII
HV	HAWAII	HV	HAWAII
HW	HAWAII	HW	HAWAII
HX	HAWAII	HX	HAWAII
HY	HAWAII	HY	HAWAII
HZ	HAWAII	HZ	HAWAII
IA	IOWA	IA	IOWA
IB	IOWA	IB	IOWA
IC	IOWA	IC	IOWA
ID	IOWA	ID	IOWA
IE	IOWA	IE	IOWA
IF	IOWA	IF	IOWA
IG	IOWA	IG	IOWA
IH	IOWA	IH	IOWA
II	IOWA	II	IOWA
IJ	IOWA	IJ	IOWA
IK	IOWA	IK	IOWA
IL	IOWA	IL	IOWA
IM	IOWA	IM	IOWA
IN	IOWA	IN	IOWA
IO	IOWA	IO	IOWA
IP	IOWA	IP	IOWA
IQ	IOWA	IQ	IOWA
IR	IOWA	IR	IOWA
IS	IOWA	IS	IOWA
IT	IOWA	IT	IOWA
IU	IOWA	IU	IOWA
IV	IOWA	IV	IOWA
IW	IOWA	IW	IOWA
IX	IOWA	IX	IOWA
IY	IOWA	IY	IOWA
IZ	IOWA	IZ	IOWA
JA	JAMAICA	JA	JAMAICA
JB	JAMAICA	JB	JAMAICA
JC	JAMAICA	JC	JAMAICA
JD	JAMAICA	JD	JAMAICA
JE	JAMAICA	JE	JAMAICA
JF	JAMAICA	JF	JAMAICA
JG	JAMAICA	JG	JAMAICA
JH	JAMAICA	JH	JAMAICA
JI	JAMAICA	JI	JAMAICA
JJ	JAMAICA	JJ	JAMAICA
JK	JAMAICA	JK	JAMAICA
JL	JAMAICA	JL	JAMAICA
JM	JAMAICA	JM	JAMAICA
JN	JAMAICA	JN	JAMAICA
JO	JAMAICA	JO	JAMAICA
JP	JAMAICA	JP	JAMAICA
JQ	JAMAICA	JQ	JAMAICA
JR	JAMAICA	JR	JAMAICA
JS	JAMAICA	JS	JAMAICA
JT	JAMAICA	JT	JAMAICA
JU	JAMAICA	JU	JAMAICA
JV	JAMAICA	JV	JAMAICA
JW	JAMAICA	JW	JAMAICA
JX	JAMAICA	JX	JAMAICA
JY	JAMAICA	JY	JAMAICA
JZ	JAMAICA	JZ	JAMAICA
KA	KANSAS	KA	KANSAS
KB	KANSAS	KB	KANSAS
KC	KANSAS	KC	KANSAS
KD	KANSAS	KD	KANSAS
KE	KANSAS	KE	KANSAS
KF	KANSAS	KF	KANSAS
KG	KANSAS	KG	KANSAS
KH	KANSAS	KH	KANSAS
KI	KANSAS	KI	KANSAS
KJ	KANSAS	KJ	KANSAS
KK	KANSAS	KK	KANSAS
KL	KANSAS	KL	KANSAS
KM	KANSAS	KM	KANSAS
KN	KANSAS	KN	KANSAS
KO	KANSAS	KO	KANSAS
KP	KANSAS	KP	KANSAS
KQ	KANSAS	KQ	KANSAS
KR	KANSAS	KR	KANSAS
KS	KANSAS	KS	KANSAS
KT	KANSAS	KT	KANSAS
KU	KANSAS	KU	KANSAS
KV	KANSAS	KV	KANSAS
KW	KANSAS	KW	KANSAS
KX	KANSAS	KX	KANSAS
KY	KANSAS	KY	KANSAS
KZ	KANSAS	KZ	KANSAS
LA	LOUISIANA	LA	LOUISIANA
LB	LOUISIANA	LB	LOUISIANA
LC	LOUISIANA	LC	LOUISIANA
LD	LOUISIANA	LD	LOUISIANA
LE	LOUISIANA	LE	LOUISIANA
LF	LOUISIANA	LF	LOUISIANA
LG	LOUISIANA	LG	LOUISIANA
LH	LOUISIANA	LH	LOUISIANA
LI	LOUISIANA	LI	LOUISIANA
LJ	LOUISIANA	LJ	LOUISIANA
LK	LOUISIANA	LK	LOUISIANA
LL	LOUISIANA	LL	LOUISIANA
LM	LOUISIANA	LM	LOUISIANA
LN	LOUISIANA	LN	LOUISIANA
LO	LOUISIANA	LO	LOUISIANA
LP	LOUISIANA	LP	LOUISIANA
LQ	LOUISIANA	LQ	LOUISIANA
LR	LOUISIANA	LR	LOUISIANA
LS	LOUISIANA	LS	LOUISIANA
LT	LOUISIANA	LT	LOUISIANA
LU	LOUISIANA	LU	LOUISIANA
LV	LOUISIANA	LV	LOUISIANA
LW	LOUISIANA	LW	LOUISIANA
LX	LOUISIANA	LX	LOUISIANA
LY	LOUISIANA	LY	LOUISIANA
LZ	LOUISIANA	LZ	LOUISIANA
MA	MAINE	MA	MAINE
MB	MAINE	MB	MAINE
MC	MAINE	MC	MAINE
MD	MAINE	MD	MAINE
ME	MAINE	ME	MAINE
MF	MAINE	MF	MAINE
MG	MAINE	MG	MAINE
MH	MAINE	MH	MAINE
MI	MAINE	MI	MAINE
MJ	MAINE	MJ	MAINE
MK	MAINE	MK	MAINE
ML	MAINE	ML	MAINE
MM	MAINE	MM	MAINE
MN	MAINE	MN	MAINE
MO	MAINE	MO	MAINE
MP	MAINE	MP	MAINE
MQ	MAINE	MQ	MAINE
MR	MAINE	MR	MAINE
MS	MAINE	MS	MAINE
MT	MAINE	MT	MAINE
MU	MAINE	MU	MAINE
MV	MAINE	MV	MAINE
MW	MAINE	MW	MAINE
MX	MAINE	MX	MAINE
MY	MAINE	MY	MAINE
MZ	MAINE	MZ	MAINE
NA	NORTH CAROLINA	NA	NORTH CAROLINA
NB	NORTH CAROLINA	NB	NORTH CAROLINA
NC	NORTH CAROLINA	NC	NORTH CAROLINA
ND	NORTH CAROLINA	ND	NORTH CAROLINA
NE	NORTH CAROLINA	NE	NORTH CAROLINA
NF	NORTH CAROLINA	NF	NORTH CAROLINA
NG	NORTH CAROLINA	NG	NORTH CAROLINA
NH	NORTH CAROLINA	NH	NORTH CAROLINA
NI	NORTH CAROLINA	NI	NORTH CAROLINA
NJ	NORTH CAROLINA		

1 SITE PLAN
SCALE: 1/8" = 1'-0"



<p>A1.1</p>	<p>SITE PLAN</p>	<p>OFFICE AND WAREHOUSE FACILITY 150 EAST SWINFORD STREET SAN PEDRO, CA 90721</p>		<p>SIMONLOVER INC. 1234 PINE AVENUE LOS ANGELES, CA 90001 © 2021 SIMONLOVER INC. ALL RIGHTS RESERVED</p>
	<p>DATE: _____</p>			

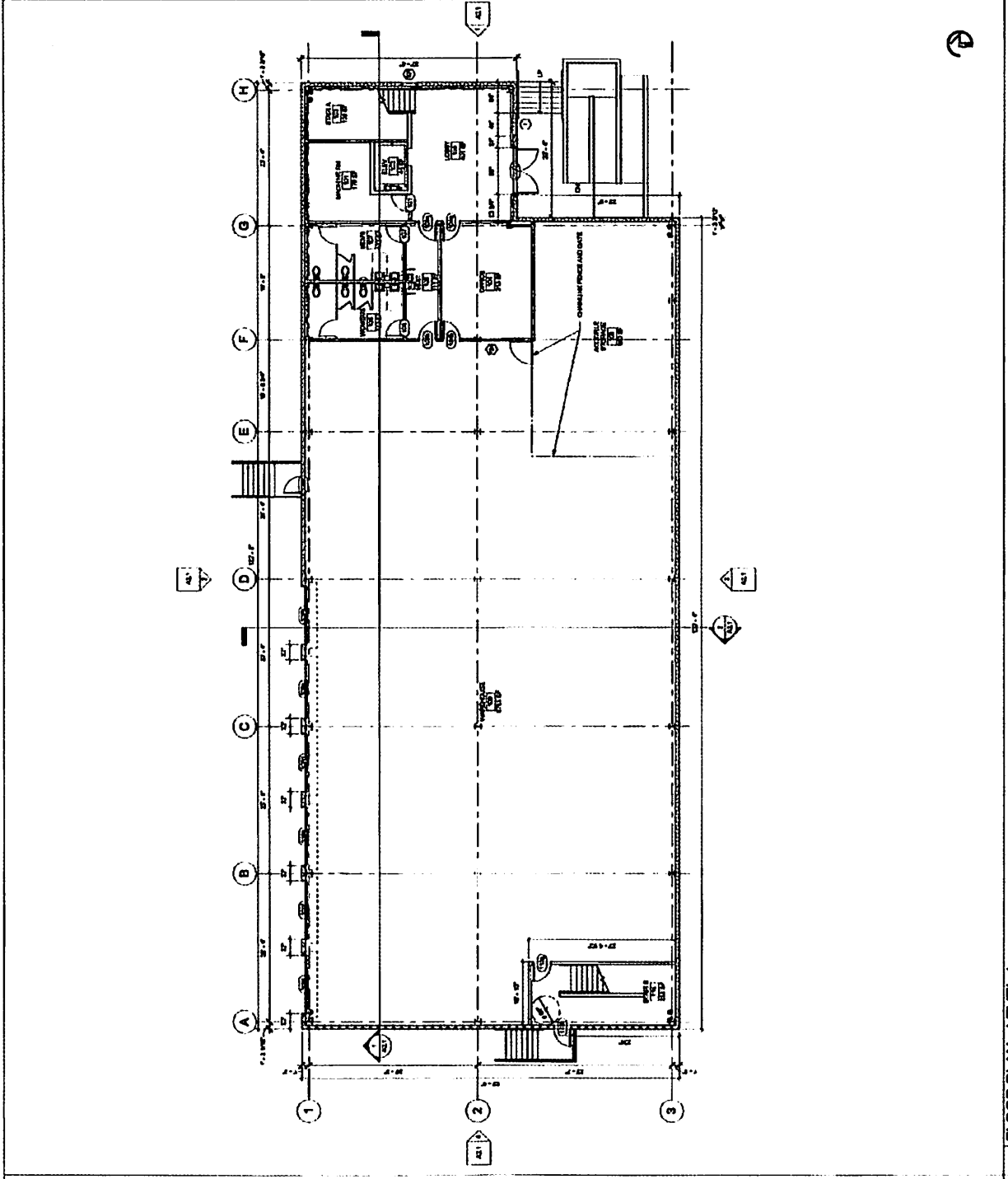
PROJECT: 1502014 150213 AM



FLOOR PLAN - LEVEL 1		DATE: _____
OFFICE AND WAREHOUSE FACILITY		DESIGNED BY: _____
12345 WEST 10TH AVENUE LONG BEACH, CA 90807		REVISIONS: _____

A1.2

PRINTED: 10/27/01 10:28 AM



LEGEND:

Room Name	Room Number
Column Location	Column Location
Door & Window	Door & Window
Electrical Data	Electrical Data
Plumbing	Plumbing
Structural	Structural
Other	Other

1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

LEGEND AND NOTES



SIMON GLOVER INC.
 2285 PACIFIC AVENUE
 LINDSEY BEACH, CA 90402
 PH: (415) 435-1000
 © 2020 SIMON GLOVER INC. ALL RIGHTS RESERVED



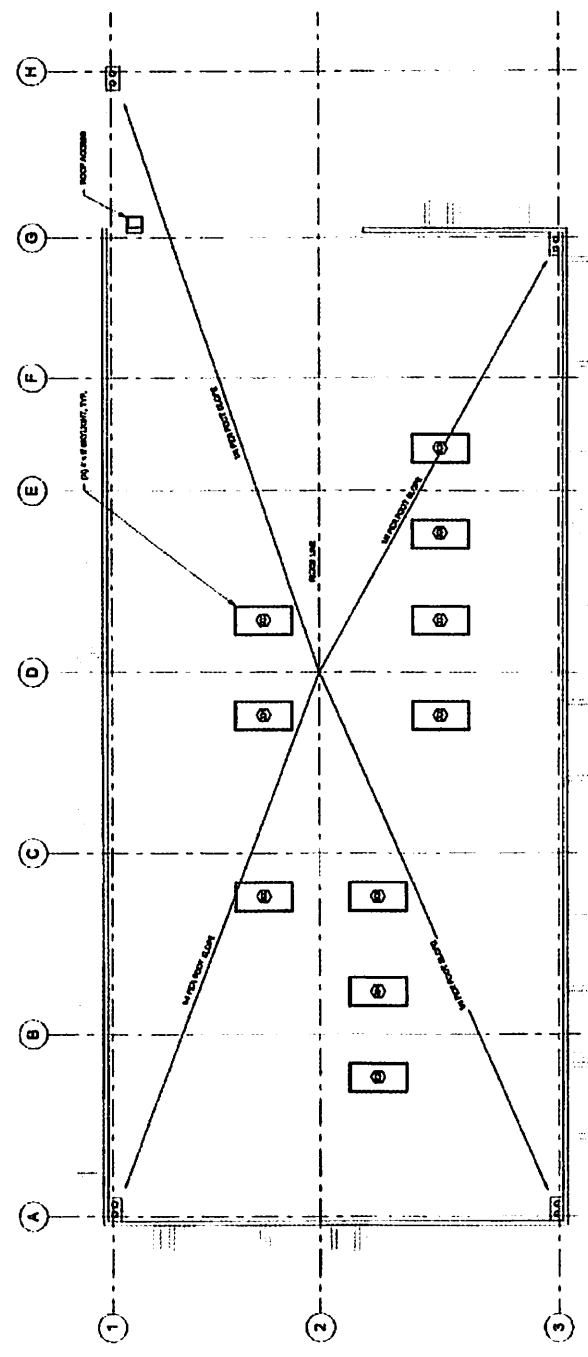
OFFICE AND WAREHOUSE FACILITY
 150 EAST BOWLING GREEN STREET
 SAN FRANCISCO, CA 94102

ROOF PLAN

ISSUED FOR:	DATE:
PROJECT:	
REVISION:	DATE:
NO. DESCRIPTION	

A1.4

PRINTED: 12/22/2014 10:23:21 AM



1 ROOF PLAN
 ISSUE: 08-11-10



SIMONGLOVER INKI
 2030 PACIFIC AVENUE
 LONG BEACH, CA 90807
 TEL: 562.592.1100
 © 2007 SIMONGLOVER INC.,
 RIGHTS RESERVED



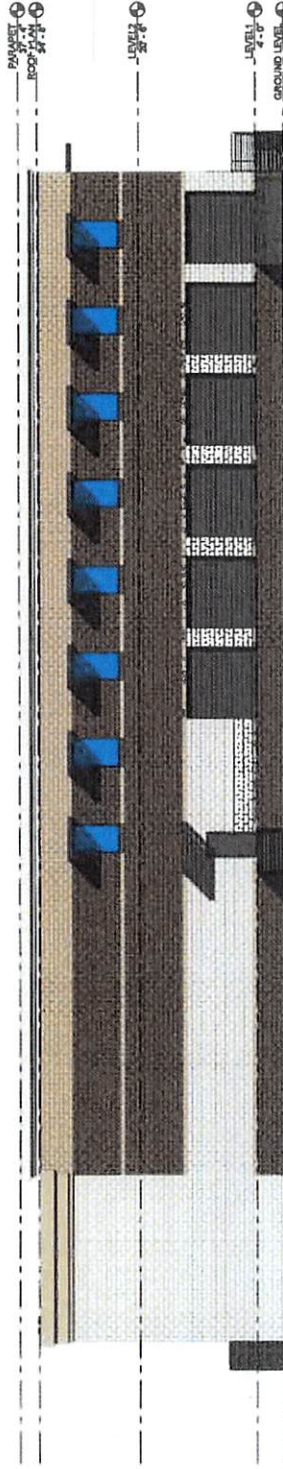
OFFICE AND WAREHOUSE FACILITY
 305 EAST SWINFORD STREET
 SAN PEDRO, CA 90731

ELEVATIONS

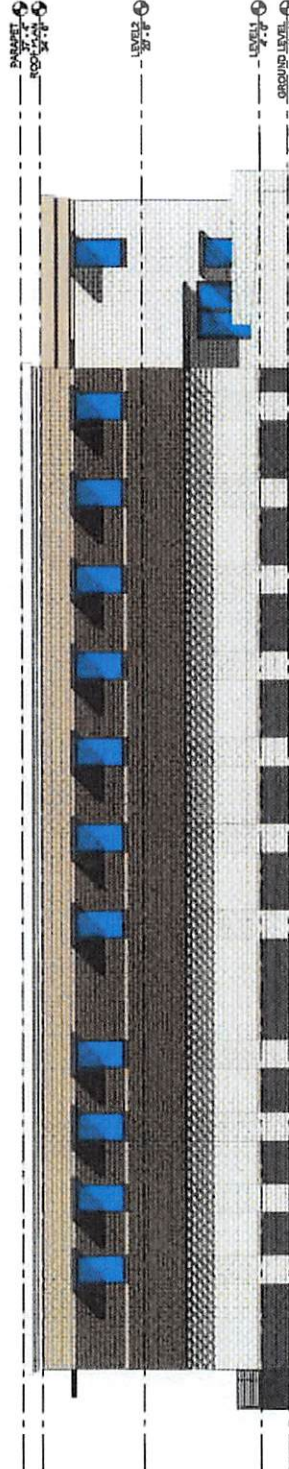
ISSUED FOR:	DATE:
PROJECT:	
REVISION:	
NO. DESCRIPTION	DATE/ISSUED

A2.1

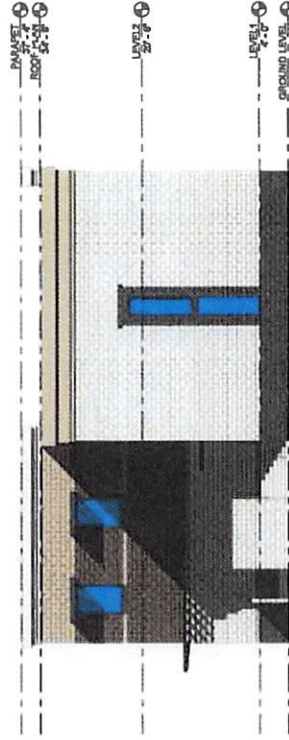
PRINTED: 12/20/14 10:20 AM



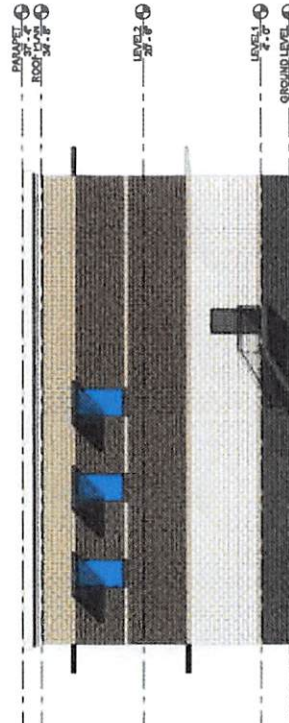
2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

SHINGLOVER INI
 2300 PACIFIC AVENUE
 LAUREL, CA 94550
 PH: 925.433.8800
 © 2020 SHINGLOVER INC. RIGHTS RESERVED



OFFICE AND WAREHOUSE FACILITY

BUILDING SECTIONS

DATE:

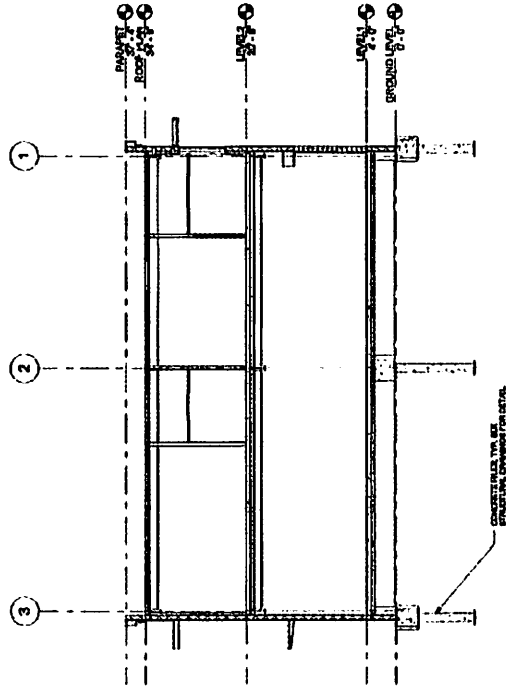
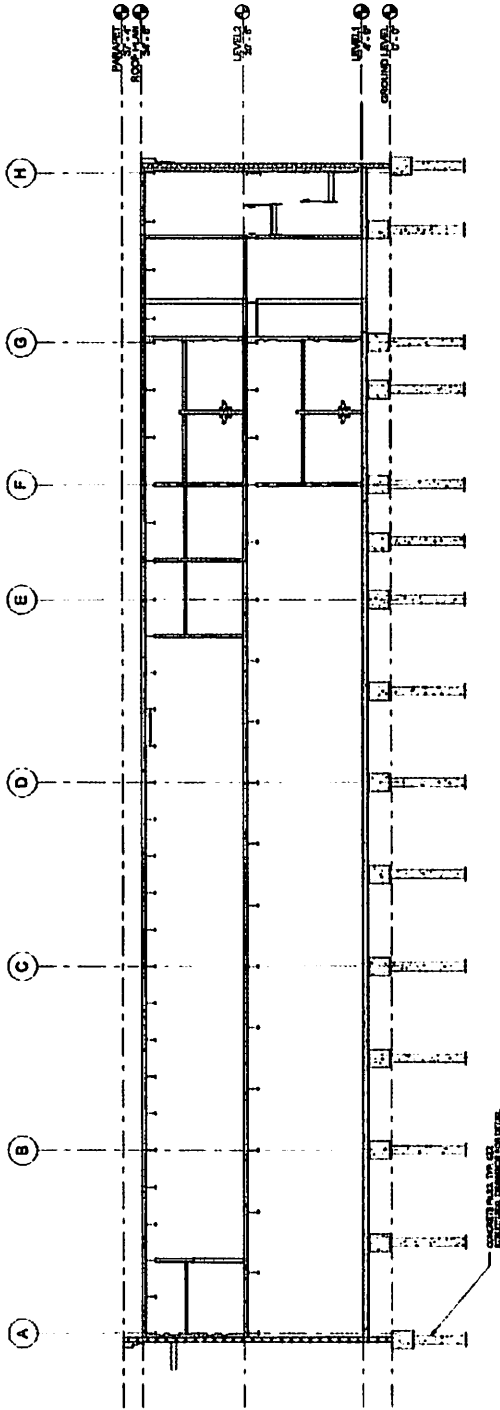
DESIGNED FOR:

DATE:

DESIGNED FOR:

A3.1

PRINTED: 11/25/2014 10:28:24 AM



1 LONGITUDINAL SECTION

2 CROSS SECTION

DRAWING A4

