

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1 FIFTH AMENDMENT TO LEASE NO. 23858

2 **23858**

3 THIS FIFTH AMENDMENT TO LEASE NO. 23858 is made and entered, in  
4 duplicate, as of July 15, 2015, pursuant to a minute order adopted by the City Council of  
5 the City of Long Beach on July 14, 2015, by and between the CITY OF LONG BEACH, a  
6 municipal corporation and trust grantee of the State of California of certain tide and  
7 submerged lands within said City ("City" or "Landlord"), and GOLDEN SHORE  
8 RECREATIONAL VEHICLE PARK, INC., a California corporation ("Tenant").

9 WHEREAS, Landlord and Tenant entered into Lease No. 23858 on  
10 February 17, 1995 (the "Lease"); and

11 WHEREAS, Landlord and Tenant amended the Lease as of January 12,  
12 1996, August 16, 1996, April 15, 2003, and April 18, 2006; and

13 WHEREAS, Landlord and Tenant now desire to further amend certain  
14 provision of the Lease;

15 NOW, THEREFORE, in consideration of the mutual terms and conditions  
16 herein, the parties agree as follows:

17 1. Section 2 of the Lease is amended in its entirety to read as follows:

18 "2. **PREMISES.** Landlord hereby leases to Tenant and Tenant leases  
19 and accepts from landlord approximately 5.16 acres and an additional 810 square feet at  
20 101 Golden Shore, in the City of Long Beach, County of Los Angeles, California, and  
21 more particularly as shown on Exhibits "A-2" and "A-3", respectively, attached hereto and  
22 incorporated herein by this reference ("Premises"). A reference to Premises also  
23 includes the Facility, as defined below, and any other improvements on the Premises."

24 2. Section 3 of the Lease is amended in its entirety to read as follows:

25 "3. **TERM.**

26 A. The term of this Lease shall commence on October 1, 1995 or five  
27 (5) months after Tenant receives written notice from Landlord that the bond issue for the  
28 Queensway Bay Aquarium has been funded, whichever occurs latest, and shall terminate

1 at midnight on September 30, 2045, unless sooner terminated as provided herein, Prior  
2 to the commencement date, Tenant shall have beneficial occupancy of the Premises for  
3 purposes of making necessary soils testing, engineering studies, utility investigations, or  
4 any other investigations or tests deemed necessary by Tenant in preparing for  
5 construction of the Facility. Such beneficial occupancy shall be free of cost to Tenant  
6 until such time as Tenant obtains actual access of the Premises. Once actual access is  
7 obtained, Tenant shall pay for and provide certificates evidencing the existence and  
8 amounts of liability insurance and other insurance required by the terms of this Lease.

9 3. Section 65 is added to the Lease to read as follows:

10 "65. **RIGHT TO TERMINATE**. Tenant shall have the right to terminate  
11 the Lease at any time by providing Landlord with a minimum of one (1) year's prior  
12 written notification. The effective date of termination shall be no earlier than 11:59 p.m.,  
13 September 30, 2025."

14 4. Except as otherwise provided by this Fifth Amendment, Lease No.  
15 23858 shall remain in full force and effect.

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IN WITNESS WHEREOF, the parties have caused this document to be duly executed with all formalities required by law as of the date first stated above.

GOLDEN SHORE RECREATIONAL VEHICLE PARK, INC., a California corporation

July 15, 2015

By: [Signature]  
Name: Rimball WASICK  
Title: Chief Financial Officer / Treasurer

July 15, 2015

By: [Signature]  
Name: Robert Alperin  
Title: Vice President

"TENANT"

CITY OF LONG BEACH, a municipal corporation

August 5, 2015

By: [Signature]  
City Manager  
Assistant City Manager

EXECUTED PURSUANT TO SECTION 301 OF THE CITY CHARTER

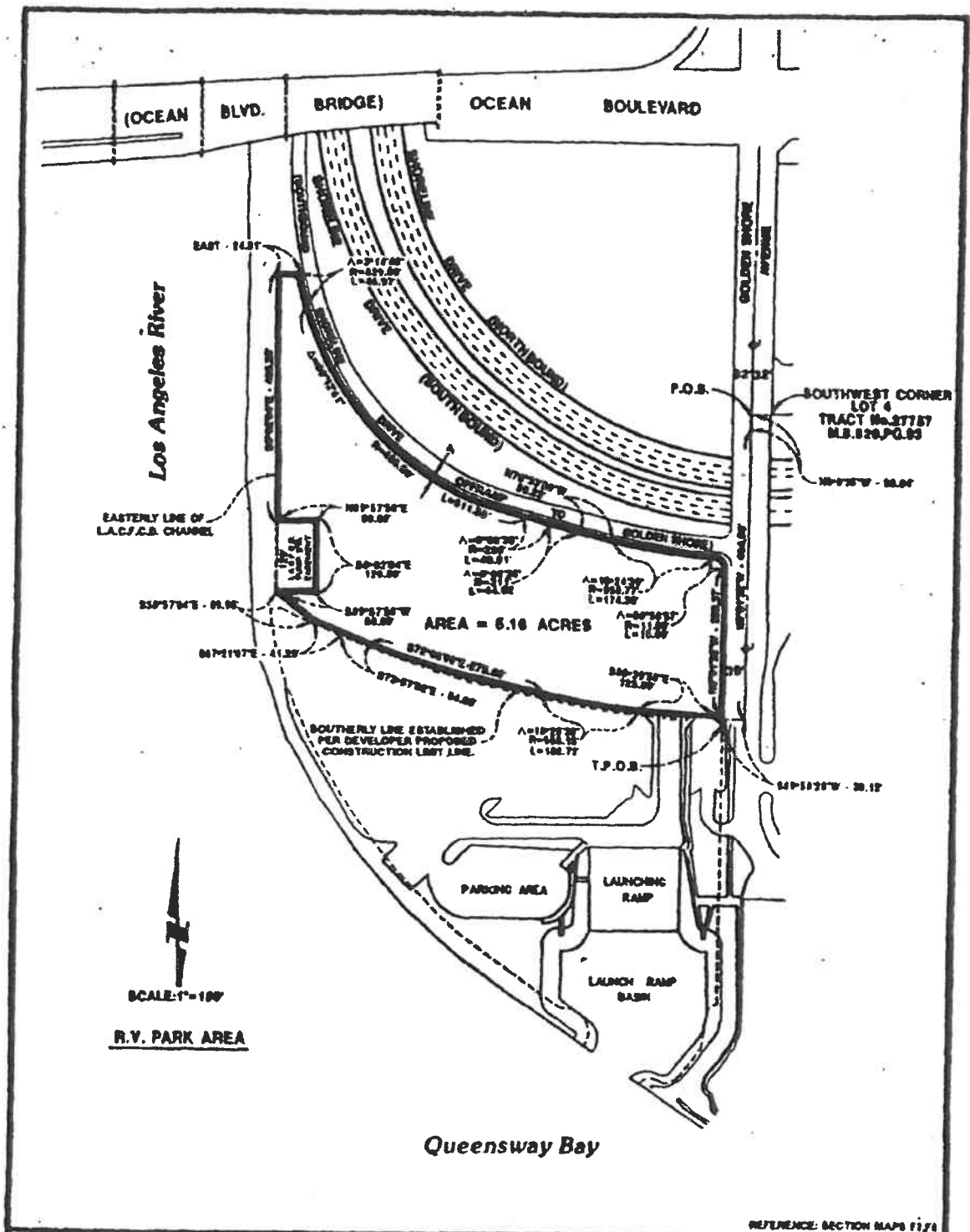
"LANDLORD"

This Fifth Amendment is approved as to form on July 28, 2015.

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Long Beach, CA 90802-4664

CHARLES PARKIN, City Attorney

By: [Signature]  
Deputy



FIELD WORK		
BOOK	PAGE	DATE
C479	89	8-18-71
C484	87	8-7-73
L1177	125a	9-26-84
L1180	108, 129	1-17-86
R.S. 84	21, 22	9-29-73
DRAWINGS		
DWG NO	PAGE	DATE
SK 1413	1	12-7-87
B1714	18	7-35
SK 1081EG	1	8-16-83
H27	32, 33	7-72
K23	32, 33	4-76

CITY OF LONG BEACH - CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

LEASE AREA FOR THE  
**GOLDEN SHORE  
RECREATIONAL VEHICLE PARK**

*Edward J. Pate*  
CITY ENGINEER ROL 74233

*April 11, 1976*  
DATE APPROVED

PREPARED S.SMITH	CHECKED F.GREENE	LEASE NO 23858	DRAWING NO. A-1574
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LEGAL DESCRIPTION

RV PARK AREA

That portion of the artificially created land within the tidelands and submerged lands conveyed to the City of Long Beach by the State of California under an act of May 1, 1991, Chapter 878, Page 1304, as amended, lying in said City, County of Los Angeles, said State, described as follows:

Beginning at the intersection of the centerline of Golden Shore with the westerly prolongation of the southerly line of Lot 4, Tract No. 27757, recorded in Map Book 820, Page 93, said intersection as shown on Record of Survey recorded in Book 88, Pages 21 and 22, both records of said County; thence along the centerline of Golden Shore as shown on said Record of Survey South 0°00'35" East 20.84 feet; thence South 0°01'32" East 484.06 feet, thence South 89°58'28" West 39.12 feet to the TRUE POINT OF BEGINNING, said point having coordinates North 4,026,723.99; East 4,226,891.41 of Zone 7 of the California Coordinate System, NAD 27; thence North 85°39'58" West 125.00 feet to the beginning of a non-tangent curve concave to the north having a radius of 568.15 feet, a radial line to said beginning bears South 0°31'45" East, thence westerly 182.72 feet along said curve through a central angle of 18°25'36" to a tangent line, thence North 72°06'09" West 275.00 feet, thence North 73°57'52" West 54.00 feet, thence North 67°21'07" West 41.29 feet, thence North 58°57'04" West 69.95 feet to the southwest corner of the Los Angeles County Flood Control Pump Station Easement recorded April 10, 1956 in Book 47517, Page 228, Official Records of said County, thence along the southerly line of said easement North 89°57'56" East 60.00 feet to the southeast corner of said easement, thence along the easterly line of said easement North 0°02'04" West 120.00 feet to the northeast corner of said easement; thence along the northerly line of said easement South 89°57'56" West 60.00 feet to the northwest corner of said easement; said northwest corner also being a point on the easterly line of the Los Angeles County Flood Control District Channel, thence along said easterly line North 0°02'04" West 405.25 feet, thence leaving said easterly line East 24.81 feet to a point, said point being the beginning of a non-tangent curve concave to the northeast having a radius of 829.00 feet, a radial line to said beginning bears South 75°53'37" West, said non-tangent curve also being concentric with and 3.00 feet southwesterly and southerly of the southwesterly and southerly line of Shoreline Drive as dedicated for street purposes by Resolution No C-23471 of the City of Long Beach, recorded on January 31, 1983, as Instrument No 83-125119, Official Records of said County, thence along the following various courses lying 3.00 feet southwesterly and southerly of and concentric with and/or parallel with the southwesterly and southerly line of said Shoreline Drive, southeasterly 46.97 feet along said non-tangent curve through a central angle of 3°14'46" to the beginning of a compound curve concave to the northeast having a radius of 495.00 feet; a radial line through said beginning bears South 72°38'51" West; thence southeasterly 811.85 feet along said curve through a central angle of 58°12'41" to the beginning of a reverse curve concave to the south having a radius of 289.00 feet, a radial line through said beginning of reverse curve bears North 13°26'10" East; thence easterly 40.91 feet along said curve through a central angle of 8°06'35" to the beginning of a reverse curve concave to the north having a radius of 311.00 feet, a radial line through said beginning of reverse curve bears South 21°32'45" West; thence easterly 44.02 feet along said curve through a central angle of 8°06'35" to a tangent line, thence South 76°33'50" East 59.23 feet to the beginning of a tangent curve concave to the north having a radius of 959.77 feet, thence easterly 174.39 feet along said curve through a central angle of 10°24'39" to the beginning of a reverse curve concave to the southwest having a radius of 11.00 feet, a radial line through said beginning of reverse curve bears North 3°01'31" East, thence easterly, southeasterly and southerly 16.69 feet along said curve through a central angle of 85°56'57" to a tangent line, thence leaving said line lying 3.00 feet southwesterly and southerly of the southwesterly and southerly line of Shoreline Drive South 0°01'32" East 259.37 feet to the TRUE POINT OF BEGINNING.

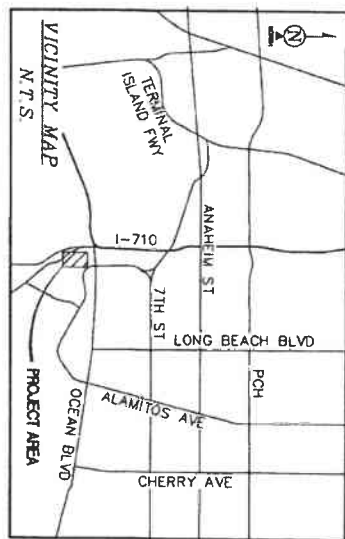
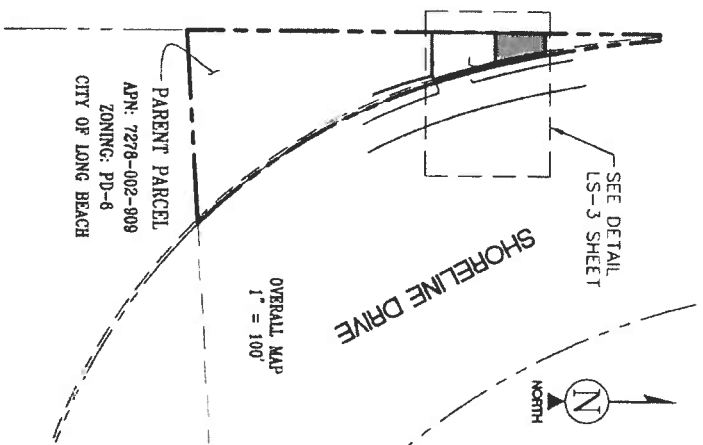
Said described Parcel contains 5.16 acres.



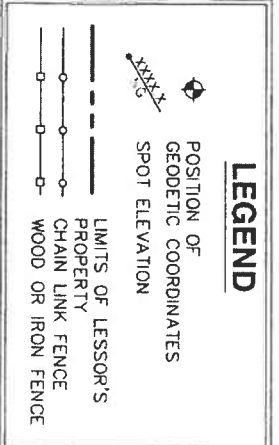
PREPARED	CHECKED	LEASE NO	DRAWING NO
S SMITH	F GREENE	23858	A-1574

**SURVEYOR'S NOTES**

1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER NO. 08023832, PREPARED BY COMMONWEALTH LAND TITLE COMPANY, DATED SEPTEMBER 19, 2014, ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), COMMUNITY PANEL NO. 1964, MAP NO. 06037C1964F, DATED SEPTEMBER 26, 2008.
6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.
7. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A CROWN CASTLE LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED BY TITLE AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.



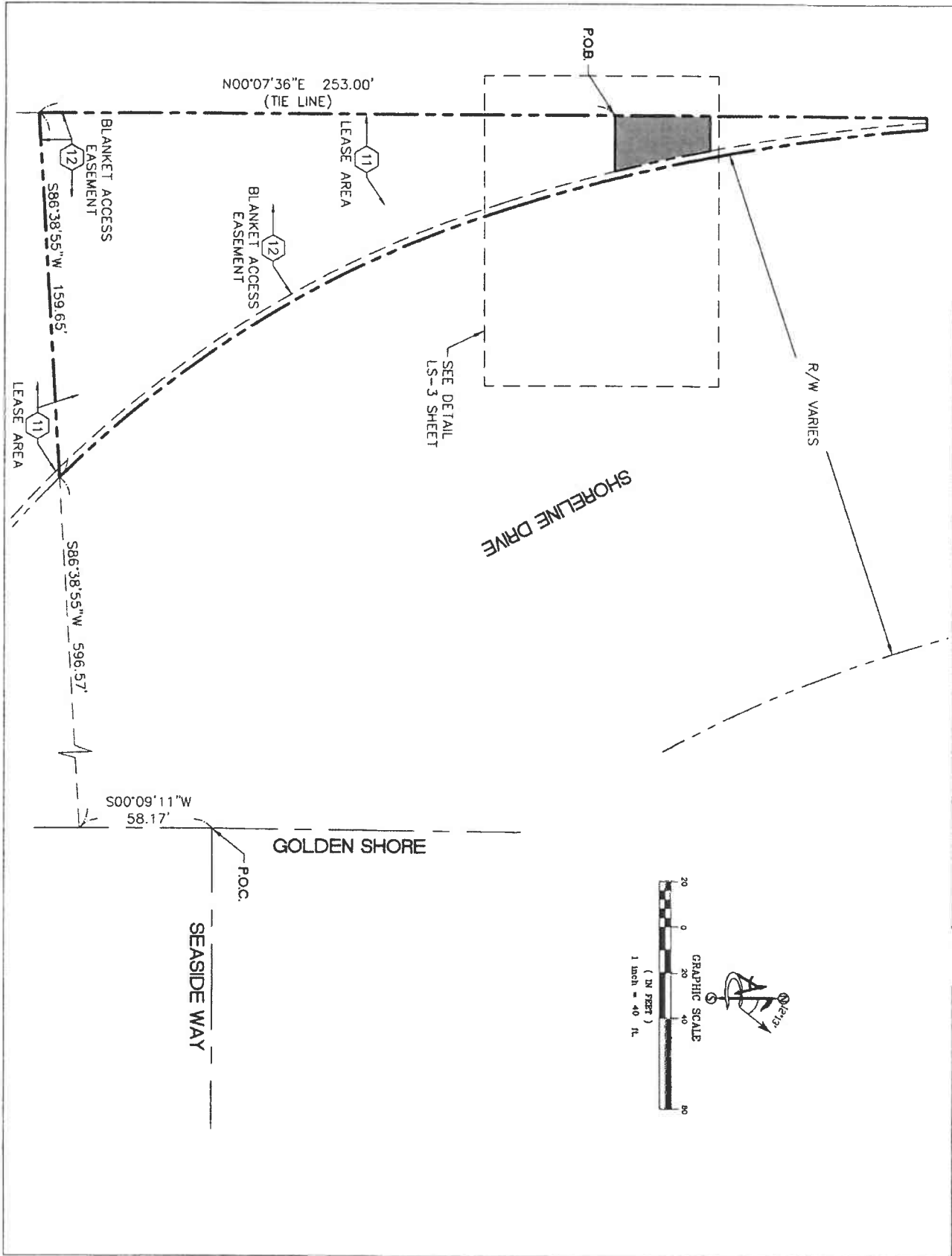
**DIRECTIONS TO SITE**  
FROM THE CROWN OFFICE IN IRVINE TAKE THE I-405 NORTH TO I-710. TAKE I-710 SOUTH TOWARDS LONG BEACH. TAKE THE SHORELINE DRIVE EXIT SOUTH TO THE SITE ON THE RIGHT SIDE OF THE ROAD.

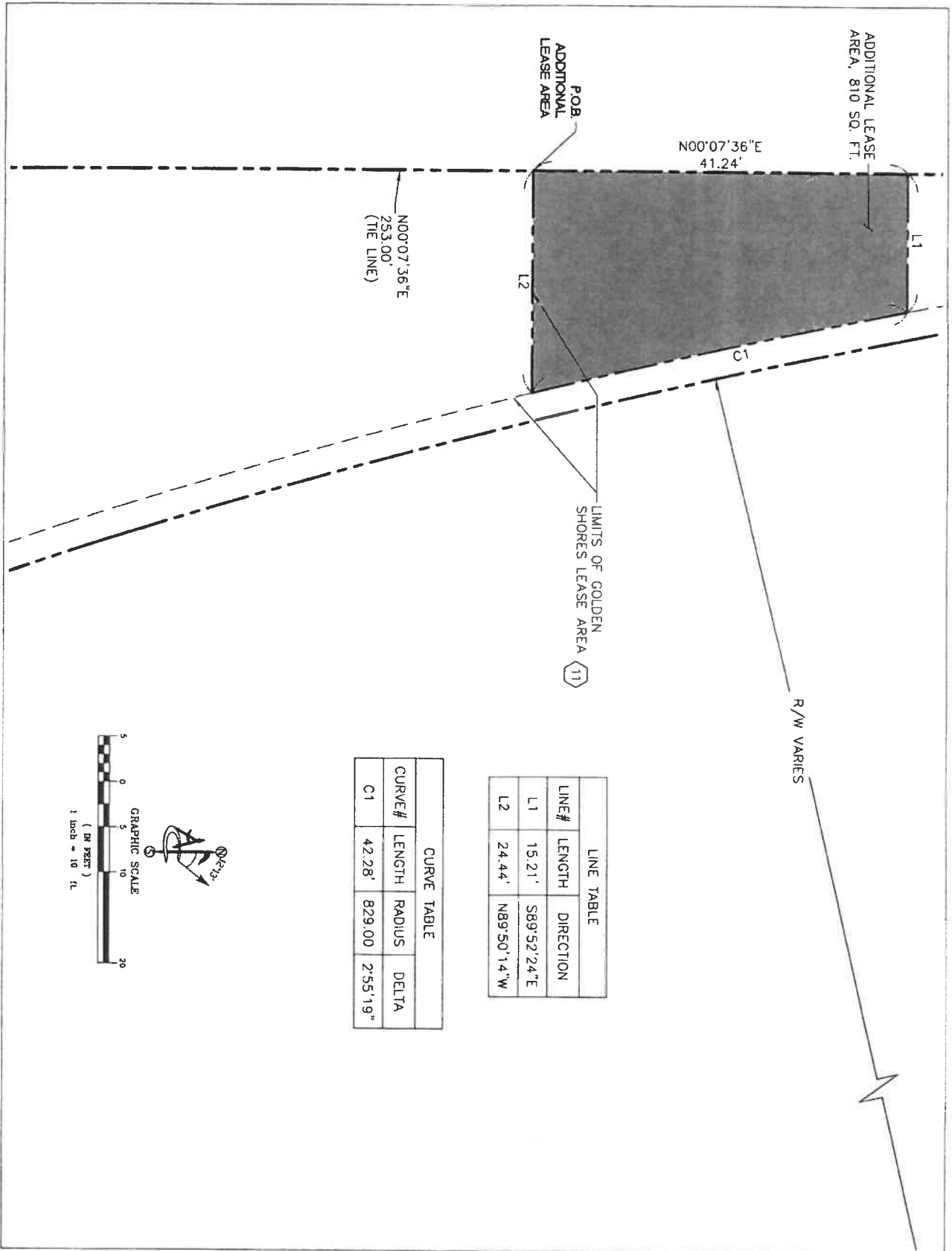


**SURVEY DATE**  
10/16/14

**CERTIFICATION**  
ALL VISIBLE SITE RELATED IMPROVEMENTS ARE CONTAINED WITHIN THE OVERALL LEASE AREA.  
CERTIFIED TO:  
CROWN CASTLE  
COMMONWEALTH LAND TITLE COMPANY

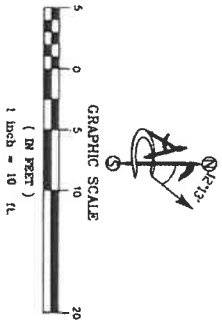
JEFFERY W. GARCIA, P.L.S. #8521 \_\_\_\_\_ DATE





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.21'	S89°52'24"E
L2	24.44'	N89°50'14"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	42.28'	829.00'	2°55'19"





PARENT PARCEL LEGAL DESCRIPTION  
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 9 THROUGH 19 INCLUSIVE, IN BLOCK 3 OF PLAT NO. 3 OF SEASIDE PARK, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTIONS OF ALLEY AND THE EAST HALF OF VENETTIAN SQUARE (FORMERLY BLOOMFIELD AVENUE), 40 FEET WIDE, AS SHOWN ON SAID MAP AND VACATED BY THE CITY OF LONG BEACH, ON DOCUMENT RECORDED FEBRUARY 27, 1969 AS INSTRUMENT NO. 1808 IN BOOK D4291 PAGE 539, OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SHORELINE DRIVE.

ADDITIONAL LEASE AREA LEGAL DESCRIPTION

ALL THAT PORTION OF LOTS 9 THROUGH 19 INCLUSIVE, IN BLOCK 3 OF PLAT NO. 3 OF SEASIDE PARK, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTIONS OF ALLEY AND THE EAST HALF OF VENETTIAN SQUARE (FORMERLY BLOOMFIELD AVENUE), 40 FEET WIDE, AS SHOWN ON SAID MAP AND VACATED BY THE CITY OF LONG BEACH, ON DOCUMENT RECORDED FEBRUARY 27, 1969 AS INSTRUMENT NO. 1808 IN BOOK D4291 PAGE 539, OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF GOLDEN SHORE AND SEASIDE WAY;

THENCE ALONG THE CENTERLINE OF SAID GOLDEN SHORES, SOUTH 00°09'11" WEST, 58.17 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 86°38'55" WEST, 756.22 FEET TO THE EAST LINE OF THE LOS ANGELES RIVER;

THENCE ALONG SAID EAST LINE, NORTH 00°07'36" EAST, 253.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°07'36" EAST, 41.24 FEET; THENCE SOUTH 89°52'24" EAST, 15.21 FEET TO A POINT OF NON-TANGENT CURVE, CONCAVE EASTERLY, CONCENTRIC WITH AND 3.00 FEET WESTERLY OF THE WEST RIGHT OF WAY LINE OF SHORELINE DRIVE PER INSTRUMENT NO. 83-125119, RECORDS OF SAID COUNTY, SAID CURVE HAVING A RADIUS OF 829.00 FEET AND A RADIAL BEARING TO THE CENTER OF SAID CURVE OF NORTH 78°58'42" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°55'19" AN ARC DISTANCE OF 42.28 FEET; THENCE NORTH 89°50'14" WEST, 24.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 810 SQ. FT. OR 0.02 ACRES MORE OR LESS