

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

1 FIRST AMENDMENT TO LEASE NO. 32223

2 **32223**

3 THIS FIRST AMENDMENT TO LEASE NO. 32223 ("First Amendment") is
4 made and entered, in duplicate, as of 5/13, 2016 for reference purposes
5 only, pursuant to a minute order adopted by the City Council of the City of Long
6 Beach at its meeting on August 10, 2010, by and between the CITY OF LONG
7 BEACH, a California municipal corporation ("Landlord"), and the TRUSTEES OF THE
8 CALIFORNIA STATE UNIVERSITY, which is the State of California acting in its higher
9 educational capacity, on behalf of CALIFORNIA STATE UNIVERSITY, LONG BEACH
10 ("Tenant"). WHEREAS, Landlord and Tenant previously entered into Lease No. 32223
11 dated September 1, 2010 (the "Lease"), and all capitalized terms used herein and not
12 otherwise defined shall have the meanings given them in the Lease; and

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

15 NOW, THEREFORE, Landlord and Tenant mutually agree as follows:

16 1. This Amendment shall be effective as of the date on which this
17 Amendment is executed by both parties ("Effective Date").

18 2. Option Parcels. Tenant hereby exercises its right, pursuant to Section
19 2 of the Lease ("Option Premises"), to include the "Option Parcels" as part of the Real
20 Property and Premises. Exhibit "A" attached to this First Amendment hereby amends and
21 replaces Exhibit "A" to the Lease. All rights and obligations of Tenant under the Lease
22 shall apply to the Option Parcels as of the Effective Date. Pursuant to the terms of the
23 Lease, Tenant's construction of the improvements upon the applicable Option Parcel
24 constitutes consideration for this Amendment, and no further rent shall be payable by
25 Tenant to Landlord in connection with this Option.

26 3. Binding Effect. Except as amended by this First Amendment, the
27 Lease remains unchanged and in full force and effect.

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IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first above written.

TENANT:
TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY, which is the State of California acting in its higher educational capacity, on behalf of CALIFORNIA STATE UNIVERSITY, LONG BEACH

5/13, 2016

By: [Signature]
Name: AMELIA IGNIMAKA
Title: DIRECTOR, PROCUREMENT & CONTRACTUAL SERVICES

[Signature]
VIC CEBLES
ATHLETICS DIRECTOR

By: [Signature]
Name: Darryl Dearborn
Title: Assoc. Director Contract & Procurement

LANDLORD:
CITY OF LONG BEACH, a California municipal corporation

EXECUTED PURSUANT TO SECTION 301 OF THE CITY CHARTER.

June 14, 2016

By: [Signature]
Assistant City Manager

The foregoing First Amendment to Lease No. 32223 is approved as to form this 31 day of May, 2016.

CHARLES PARKIN, City Attorney
By: [Signature]
Deputy

EXHIBIT A

LEGAL DESCRIPTION:

BEING A PORTION OF LOT A OF TRACT NO. 5884, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 62, PAGE 38 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND SHOWN ON RECORD OF SURVEY FILED IN BOOK 112, PAGE 96 OF RECORDS OF SURVEYS, RECORDS OF SAID LOS ANGELES COUNTY ALSO BEING THE POINT OF BEGINNING OF THAT CERTAIN UNRECORDED LEASE No. 32223 ENTERED INTO SEPTEMBER 1, 2010 FOR BLAIR FIELD;

THENCE ALONG THE LINES OF SAID LEASE, SOUTH 18°33'10" EAST, ALONG THE EASTERLY LINE OF PARK AVENUE AS SHOWN ON SAID MAP, A DISTANCE OF 21.31 FEET;

THENCE SOUTH 45°35'12" EAST, A DISTANCE OF 35.09 FEET;

THENCE SOUTH 35°35'12" EAST, A DISTANCE OF 35.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°46'02" AN ARC LENGTH OF 18.07 FEET THE POINT OF CUSP WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 350.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 82°41'18" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°34'16" AN ARC LENGTH OF 150.10 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 7°45'01" EAST 81.18 FEET;

THENCE NORTH 82°14'59" EAST, 57.32 FEET TO THE SIDELINE OF SAID LEASE;

THENCE ALONG SAID LEASE, SOUTH 54°39'37" EAST, 9.19 FEET;

THENCE LEAVING SAID SIDELINE SOUTH 7°45'01" EAST, 35.41 FEET;

THENCE SOUTH 88°44'16" EAST, 133.34 FEET;

THENCE NORTH 1° 15'44" EAST, 17.86 FEET TO A POINT IN THAT CERTAIN 350 FOOT RADIUS CURVE A RADIAL BEARING TO WHICH POINT BEARS SOUTH 9°17'44" EAST;

THENCE RETURNING WESTERLY AND NORTH WESTERLY, THROUGH THE COURSES AND BEARINGS ALONG SAID EXISTING LEASE TO **THE TRUE POINT OF BEGINNING**.

DESCRIBING APPROXIMATELY 4,314 SQUARE FEET.

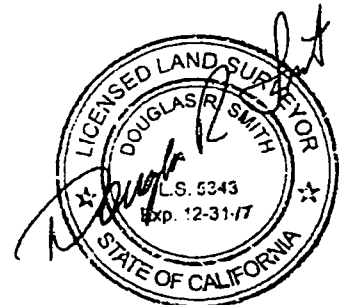
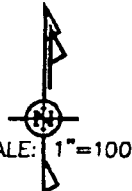
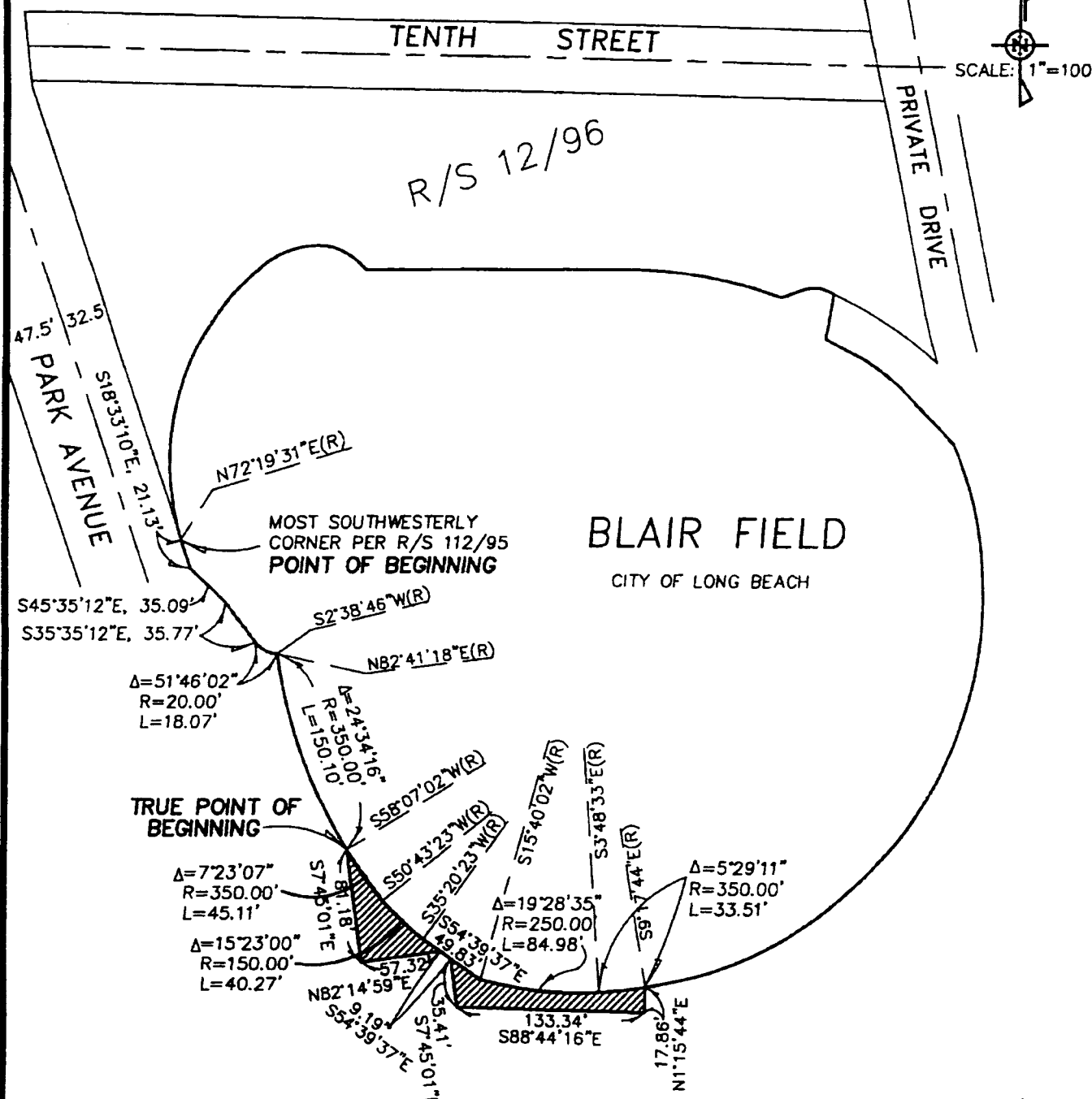


EXHIBIT A



PFEILER & ASSOCIATES ENGINEERS, INC.
CIVIL ENGINEERING & LAND SURVEYING
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