

AMENDMENT NO. 8 TO LEASE NO. 9427  
PARCEL 28T - MARINA DEL REY

- 9427

SUPPLEMENT 8

THIS AMENDMENT TO LEASE made and entered into this 22nd  
day of April, 1975,

BY AND BETWEEN

COUNTY OF LOS ANGELES, hereinafter  
referred to as "County",

AND

IMMOBILIARE CALIFORNIA, INC., here-  
inafter referred to as "Lessee",

W I T N E S S E T H:

WHEREAS, County and predecessors in interest of Lessee entered into a lease, designated as Lease No. 9427, on May 14, 1965, under the terms of which County leased to Lessee certain demised premises located within Marina del Rey Small Craft Harbor and now commonly referred to as Lease Parcel 28T; and

WHEREAS, County and Lessee have mutually determined that a portion of the demised premises comprising an area of 7,154 square feet is not essential to the effective development and operation of said premises and that said portion may be better utilized by the public if deleted from the demised premises; and

WHEREAS, the land area under lease is understated by 5 square feet, it is necessary to adjust the total area under lease; and

WHEREAS, Lessee has relocated and installed ten (10) fire hydrants in conjunction with his development, which hydrants are to be maintained by County, thus requiring that harbor utility easements be established in the legal description for Parcel 28T;

NOW, THEREFORE, in consideration of the mutual covenants, conditions and promises contained herein, the parties and each of them do agree as follows:

1. Lessee releases and County accepts the return of all rights and interest in that certain portion of Lease Parcel 28T,

which portion contains 7,154 square feet hereinafter referred to as Parcel 91R and legally described in Exhibit "A" which is attached hereto and by reference incorporated herein.

2. It is hereby acknowledged and agreed that the demised premises shall hereafter be comprised of 812,065 square feet as legally described in Exhibit "B" which is attached hereto and by this reference incorporated herein, which premises shall henceforth be designated Lease Parcel 28W.

3. County agrees to improve that certain Parcel 91R being returned to County in such manner as the landscaping shall be esthetically coordinated with the landscaping of Parcel 28W. County agrees to commence improvement of said area being returned to County and to diligently pursue a program of improvement to be completed within 90 days after the effective date of this amendment.

4. County hereby grants an access easement for pedestrian crossings and utility lines as may be required in or across Parcel 91R for the maintenance and operation of boat slips on Docks 2600 and 2800.

5. Section 7 (RENTAL SECURITY DEPOSIT) of said lease is amended by deleting the amount of \$18,454.39 from Paragraph 1, ~~6151.96/mo~~ Lines 2 and 3 and substituting the amount of \$18,257.64 therefor. ~~6085.88/m~~

6. Section 12 (SQUARE FOOT RENTAL) of said lease is amended by deleting the first paragraph and substituting the following therefor:

"The annual square foot rental for the whole of the demised premises shall be \$0.11 per square foot of land and \$0.06699 per square foot of water area. The total annual rental for the entire leasehold shall be SEVENTY-THREE THOUSAND THIRTY AND 61/100 DOLLARS (\$73,030.61)."

6085.88/mo.

7. The effective date of this amendment shall be the first day of the month following execution by the Chairman of the Board of Supervisors.

8. Any and all other terms and conditions contained in said lease shall remain in full force and effect and are hereby reaffirmed.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this amendment to lease to be subscribed by the Chairman of said Board and attested by the Executive Officer-Clerk thereof, and the Lessee has executed the same the day, month and year first hereinabove written.

IMMOBILIARE CALIFORNIA, INC.

By [Signature] EXEC. V.P.

By [Signature] SECY

ATTEST:

JAMES S. MIZE, Executive Officer-Clerk of the Board of Supervisors

By [Signature]  
Deputy

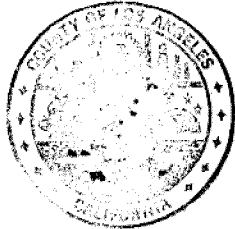
APPROVED AS TO FORM:

JOHN H. LARSON  
County Counsel

By [Signature]  
Deputy

THE COUNTY OF LOS ANGELES

By [Signature]  
Chairman, Board of Supervisors



ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

152

APP 22 1975

[Signature]  
JAMES S. MIZE  
EXECUTIVE OFFICER

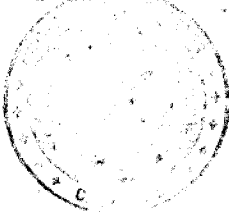
STATE OF CALIFORNIA }  
County of Los Angeles } ss

On this 22<sup>nd</sup> day of April, A.D., 19 72, before me JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors of the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared

JAMES A. HAYES

\_\_\_\_\_, known to me to be the Chairman of the Board of Supervisors of the County of Los Angeles and the person who executed the within instrument on behalf of the County therein named, and acknowledged to me that such County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.



JAMES S. MIZE, Executive Officer, — Clerk of the Board of Supervisors

By Kate Deverman Deputy

EXHIBIT A

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 91R

Those portions of Parcels 425 and 427, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County, within the following described boundaries:

Beginning at the most northerly corner of said Parcel 425, said corner being the beginning of a curve concave to the southwest, having a radius of 78.88 feet, tangent to the northeasterly boundary of said last mentioned parcel and tangent to the easterly line of the westerly 16 feet of said last mentioned parcel; thence southeasterly along said curve 51.13 feet to said easterly line; thence South  $18^{\circ}00'00''$  East along said easterly line 106.06 feet to the beginning of a curve concave to the northeast, having a radius of 166 feet, tangent to said easterly line and tangent to the northerly line of the southerly 5 feet of said Parcel 427; thence southeasterly along said last mentioned curve 208.60 feet to said northerly line; thence South to the southerly line of said last mentioned parcel; thence West along said southerly line and its westerly prolongation 108.44 feet to the southwesterly line of said Parcel 425; thence North  $55^{\circ}08'23''$  West along said southwesterly line 43.11 feet to the westerly line of said last mentioned parcel; thence North  $18^{\circ}00'00''$  West along said westerly line 248.44 feet to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for access and harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 10 feet wide, the southerly line of which is described as follows:

Beginning at a point in the southerly line of said parcel of land distant East thereon 15.00 feet from the westerly terminus thereof; thence East along said southerly line 93.44 feet to the southeasterly corner of said parcel of land.

DESCRIPTION APPROVED

SEP 30 1974  
HARVEY T. BRANDT  
County Engineer

By Raymond J. Alvarado Deputy

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 28W

EXHIBIT B

Part A:

Those portions of Parcels 425, 427, 429, 431, 433, 435, 437, 438, 440, 442, 444, 446, 448, 450, 452, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 910 and 911, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County, within the following described boundaries:

Commencing at the westerly terminus of the southerly line of said Parcel 425; thence East along said southerly line and its easterly prolongation 108.44 feet; thence North 36.00 feet to a point in a line parallel with and 36 feet northerly, measured at right angles, from said easterly prolongation, said point being the beginning of a curve concave to the northeast, tangent to said parallel line and having a radius of 135 feet, said point also being the true point of beginning; thence northwesterly along said curve through a central angle of  $68^{\circ}28'21''$  a distance of 161.34 feet; thence North  $21^{\circ}31'39''$  West tangent to said curve 87.96 feet to a point, said last mentioned point being the beginning of a curve concave to the southeast and having a radius of 59.5 feet, a radial of said last mentioned curve to said last mentioned point bears North  $77^{\circ}17'35''$  West; thence northeasterly along said last mentioned curve through a central angle of  $55^{\circ}18'44''$  a distance of 57.44 feet to a point, said last mentioned point being the beginning of a curve concave to the north and having a radius of a 115 feet, a radial of said last mentioned curve to said last mentioned point bears South  $1^{\circ}52'22''$  West; thence easterly along said last mentioned curve through a central angle of  $36^{\circ}40'59''$  a distance of 73.63 feet; thence North  $55^{\circ}11'23''$  East tangent to said last mentioned curve 64.64 feet to the beginning of a curve concave to the south, having a radius of 85 feet, tangent to said last mentioned course and tangent to a line parallel with and 36 feet southerly, measured at right angles, from the northerly line of said Parcel 481; thence easterly along said last mentioned curve 51.64 feet to said last mentioned parallel line; thence East along said last mentioned parallel line 1091.28 feet to the beginning of a curve concave to the southwest, having a radius of 85 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 31 feet westerly, measured at right angles, from the easterly line of said Parcel 459; thence southeasterly along said last mentioned curve 133.52 feet to said last men-

tioned parallel line; thence South along said last mentioned parallel line 112.00 feet to the beginning of a curve concave to the northwest, having a radius of 85 feet, tangent to said last mentioned parallel line and tangent to said first mentioned parallel line; thence southwesterly along said last mentioned curve 133.52 feet to said first mentioned parallel line; thence West along said first mentioned parallel line 1140.19 feet to said true point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer purposes in and across that portion of above described parcel of land, within a strip of land 10 feet wide, the center line of which is the easterly line and its southerly prolongation of said Parcel 477.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land which lies within said Parcels 910 and 911.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, lying 2 feet on each side of the following described center line:

Commencing at the easterly terminus of above described course of East 108.44 feet; thence North 44.00 feet; thence West 40.01 feet; thence North  $23^{\circ}44'01''$  East along a radial of the 135 foot radius curve in the southerly and southwesterly boundaries of said parcel of land a distance of 2.00 feet to the true point of beginning; thence South  $23^{\circ}44'01''$  West along said radial 10.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, lying 2 feet on each side of the following described center line:

Commencing at the northwesterly corner of said Parcel 481; thence South along the westerly line of said last mentioned parcel a distance of 43.90 feet; thence West 35.40 feet; thence South  $20^{\circ}02'17''$  East along a radial of above described 85 foot radius curve concave to the south in the northerly and northwesterly boundaries of said parcel of land a distance of 2.00 feet to the true point of beginning; thence North  $20^{\circ}02'17''$  West along said last mentioned radial 10.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, the northerly line of which is described as follows:

Beginning at a point in the northerly boundary of said parcel of land distant West thereon 60.00 feet from the easterly line of said Parcel 477; thence West along said northerly boundary 4.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, the northerly line of which is described as follows:

Beginning at a point in the northerly boundary of said parcel of land distant East thereon 93.10 feet from the westerly line of said Parcel 473; thence East along said northerly boundary 4.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, the northerly line of which is described as follows:

Beginning at a point in the northerly boundary of said parcel of land distant West thereon 73.20 feet from the easterly line of said Parcel 465; thence West along said northerly boundary 4.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, lying 2 feet on each side of the following described center line:

Commencing at the northwesterly corner of said Parcel 459; thence South along the westerly line of said last mentioned parcel a distance of 65.60 feet; thence East 39.00 feet; thence South  $44^{\circ}47'33''$  West along a radial of above described 85 foot radius curve concave to the southwest in the northerly, north-easterly and easterly boundaries of said parcel of land a distance of 2.00 feet to the true point of beginning; thence North  $44^{\circ}47'33''$  East along said last mentioned radial 10.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, lying 2 feet on each side of the following described center line:

Commencing at the southwesterly corner of said Parcel 452; thence North along the westerly line of said last mentioned parcel a distance of 63.00 feet; thence East 43.00 feet; thence North  $45^{\circ}29'23''$  West along a radial of above described 85 foot radius curve concave to the northwest in the easterly, south-easterly and southerly boundaries of said parcel of land a distance of 2.00 feet to the true point of beginning; thence South  $45^{\circ}29'23''$  East along said last mentioned radial 10.00 feet.



Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, the southerly line of which is described as follows:

Beginning at a point in the southerly boundary of said parcel of land distant West thereon 43.20 feet from the easterly line of said Parcel 446; thence West along said southerly boundary 4.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, the southerly line of which is described as follows:

Beginning at a point in the southerly boundary of said parcel of land distant West thereon 24.50 feet from the easterly line of said Parcel 438; thence West along said southerly boundary 4.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 4 feet wide, the southerly line of which is described as follows:

Beginning at a point in the southerly boundary of said parcel of land distant West thereon 3.50 feet from the easterly line of said Parcel 431; thence West along said southerly boundary 4.00 feet.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within the following described boundaries:

Beginning at the southwesterly terminus of the course of North  $55^{\circ}11'23''$  East 64.64 feet in the northwesterly boundary of said parcel of land; thence South  $55^{\circ}11'23''$  West along the southwesterly prolongation of said course to the northeasterly boundary of said Parcel 425; thence northwesterly along said northeasterly boundary to the 59.5 foot radius curve in the westerly and northwesterly boundaries of said parcel of land; thence northerly and northeasterly along said westerly and northwesterly boundaries to the point of beginning.

Part B:

Parcels 426, 428, 430, 432, 434, 436, 439, 441, 443, 445 and 447, as shown on above mentioned map.

Excepting from last described parcel of land the easterly 72 feet of said Parcel 447.

Part C:

Parcels 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482 and 484, as shown on above mentioned map.

Excepting from last described parcel of land the easterly 78.25 feet of said Parcel 462.

DESCRIPTION APPROVED

NOV 14 1974

HARVEY T. BRANDT  
County Engineer

By *Agnes J. Alamo* Deputy