

**THIRTEENTH AMENDMENT TO LEASE  
(Marine Emporium Landing – Channel Islands Harbor)**

THIS THIRTEENTH AMENDMENT TO THE AMENDED AND RESTATED HARBOR LEASE, hereinafter called “Thirteenth Amendment,” is made and entered into by and between the County of Ventura, hereinafter called “County,” and SMI Marine Emporium LLC, a Delaware limited liability company (SMI), hereinafter called “Lessee.” County and Lessee may be referred to as the “Parties.”

WHEREAS, County and Lessee entered into that certain Amended and Restated Harbor Lease (“Lease”) approved by the County on November 1, 2005, under which County leased an interest in real property commonly referred to as Marine Emporium Landing, located at 3600 S. Harbor Boulevard, Oxnard, California, 93035, in the County’s Channel Islands Harbor (“Harbor”) and more particularly described in said Lease;

WHEREAS, said Lease was amended by the First Amendment to Lease and approved by the County’s Board of Supervisors (“Board”) on December 12, 2006;

WHEREAS, said Lease was amended by the Second Amendment to Lease and approved by the Board on April 10, 2007;

WHEREAS, said Lease was amended by the Third Amendment to Lease and approved by the Board on February 12, 2008;

WHEREAS, said Lease was amended by the Fourth Amendment to Lease and approved by the Board on June 3, 2008;

WHEREAS, said Lease was amended by the Fifth Amendment to Lease and approved by the Board on May 12, 2009;

WHEREAS, said Lease was amended by the Sixth Amendment to Lease and approved by the Board on September 15, 2009;

WHEREAS, said Lease was amended by the Seventh Amendment to Lease and approved by the Board on April 6, 2010;

WHEREAS, said Lease was amended by the Eighth Amendment to Lease and approved by the Board on October 4, 2011;

WHEREAS, said Lease was amended by the Ninth Amendment to Lease and approved by the Board on July 24, 2012;

WHEREAS, said Lease was amended by the Tenth Amendment to Lease and approved by the Board of Supervisors on March 26, 2013;

WHEREAS, said Lease was amended by the Eleventh Amendment to Lease and approved by the Board on July 23, 2013;

WHEREAS, said Lease was amended by the Twelfth Amendment to Lease and approved by the Board on February 26, 2016;

WHEREAS, said Lease was assigned on July 10, 2024 by Marine Emporium Landing, LLC, a California limited liability company, to Lessee; and

WHEREAS, Lessee and County have agreed to modify the legal description of the leased premises in Exhibit B of the Lease;

NOW, THEREFORE, it is hereby agreed by and between the parties hereto as follows:

1. **Recitals.** The foregoing Recitals are hereby incorporated herein by this reference.
2. **Amendment to Exhibit A: Site Map.** Exhibit A to the Lease is hereby deleted in its entirety and replaced with the revised Exhibit A, attached hereto and incorporated herein by this reference.
3. **Amendment to Exhibit B: Legal Description of Leased Premises.** Exhibit B to the Lease is hereby deleted in its entirety and replaced with the revised Exhibit B, attached hereto and incorporated herein by this reference.

All other terms and conditions of the Lease, as previously amended, shall remain in full force and effect.

Dated: July 23, 2024

LESSEE: SMI Marine Emporium LLC,  
a Delaware limited liability company

COUNTY OF VENTURA

By: \_\_\_\_\_

By: \_\_\_\_\_  
Michael Tripp, Harbor Director

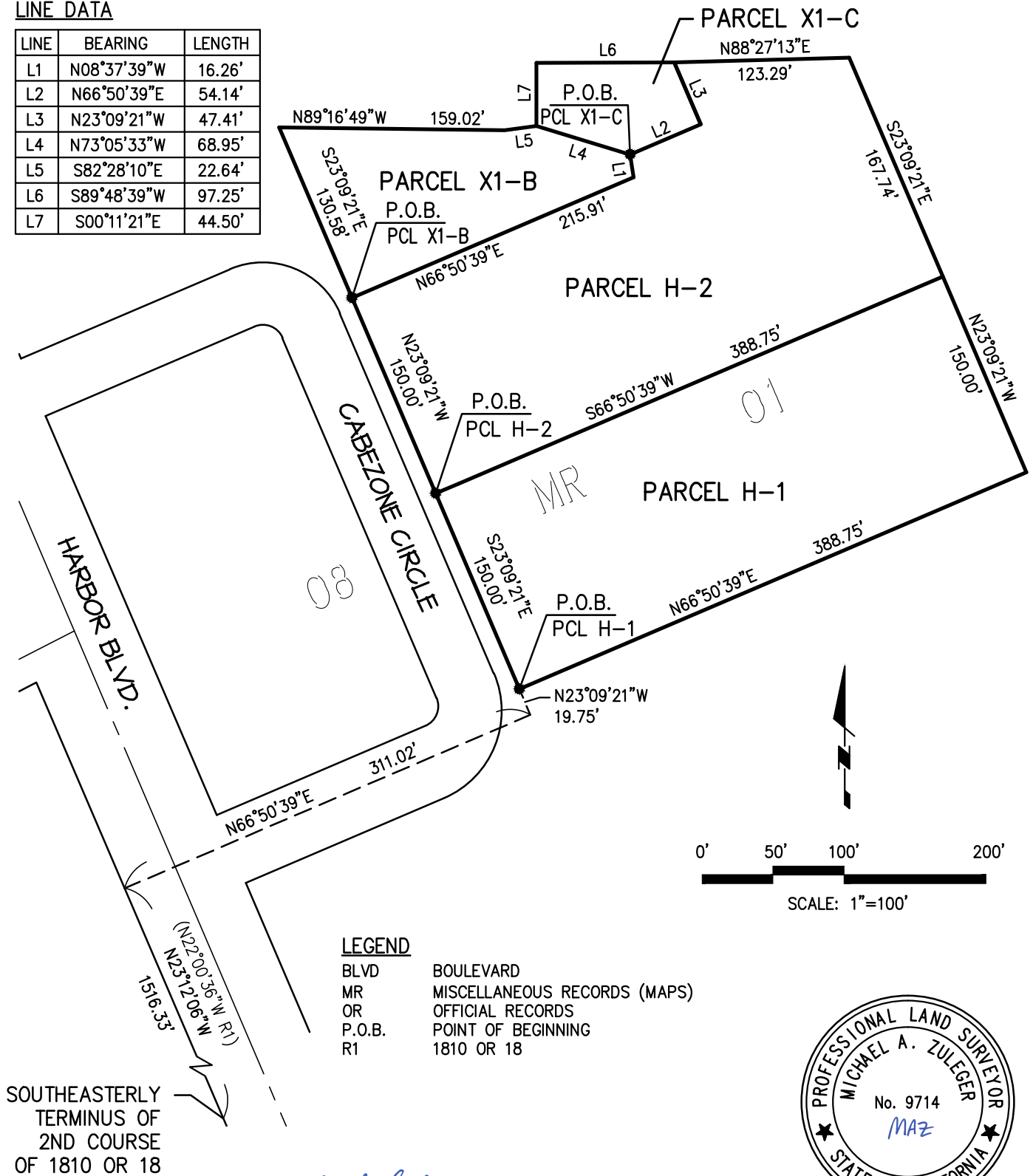
# EXHIBIT "A" (REVISED)

## (SITE MAP)

SHEET 1 OF 1

### LINE DATA

LINE	BEARING	LENGTH
L1	N08°37'39"W	16.26'
L2	N66°50'39"E	54.14'
L3	N23°09'21"W	47.41'
L4	N73°05'33"W	68.95'
L5	S82°28'10"E	22.64'
L6	S89°48'39"W	97.25'
L7	S00°11'21"E	44.50'



SOUTHEASTERLY  
TERMINUS OF  
2ND COURSE  
OF 1810 OR 18

*Michael A. Zuleger* 07-09-2024  
MICHAEL A. ZULEGER DATE  
PLS 9714

## EXHIBIT “B” (REVISED)

### LEGAL DESCRIPTIONS OF LEASED PREMISES PARCELS H-1, H-2, X-1B, X-1C

#### **Parcel H-1**

A portion of Lots 10 and 26 of the Patterson Ranch Subdivision, in the County of Ventura, State of California, as shown on the map recorded in Book 8, Page 1 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the southwesterly line of the parcel of land described in the deed recorded December 23, 1959, as Document No. 47947 in Book 1810, Page 18 of Official Records in said Office, at the southeasterly terminus of the 2nd course, recited as “*North 22°00’36” West, 1675.06 feet*”, in said deed; thence, North 23°12’06” West, a distance of 1516.33 feet along said southwesterly line to a point; thence leaving said southwesterly line, North 66°50’39” East, a distance of 311.02 feet to a point; thence at a right angle, North 23°09’21” West, a distance of 19.75 feet to the **Point of Beginning**; thence at a right angle,

- 1st North 66°50’39” East, a distance of 388.75 feet; thence at a right angle,
- 2nd North 23°09’21” West, a distance of 150.00 feet; thence at a right angle,
- 3rd South 66°50’39” West, a distance of 388.75 feet; thence at a right angle,
- 4th South 23°09’21” East, a distance of 150.00 feet to the **Point of Beginning**.

The above-described parcel of land is delineated on the attached Exhibit “A”.

#### **Parcel H-2**

A portion of Lots 10 and 26 of the Patterson Ranch Subdivision, in the County of Ventura, State of California, as shown on the map recorded in Book 8, Page 1 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the southwesterly line of the parcel of land described in the deed recorded December 23, 1959, as Document No. 47947 in Book 1810, Page 18 of Official Records in said Office, at the southeasterly terminus of the 2nd course, recited as “*North 22°00’36” West, 1675.06 feet*”, in said deed; thence, North 23°12’06” West, a distance of 1516.33 feet along said southwesterly line to a point; thence leaving said southwesterly line,

North 66°50'39" East, a distance of 311.02 feet to a point; thence at a right angle, North 23°09'21" West, a distance of 169.75 feet to the most westerly corner of the hereinbefore described Parcel H-1, also being the **Point of Beginning**; thence continuing,

- 1st North 23°09'21" West, a distance of 150.00 feet; thence at a right angle,
- 2nd North 66°50'39" East, a distance of 215.91 feet; thence,
- 3rd North 08°37'39" West, a distance of 16.26 feet; thence,
- 4th North 66°50'39" East, a distance of 54.14 feet; thence at a right angle,
- 5th North 23°09'21" West, a distance of 47.41 feet; thence,
- 6th North 88°27'13" East, a distance of 123.29 feet to the northwesterly prolongation of the northeasterly line of the hereinbefore described Parcel H-1; thence along said prolongation,
- 5th South 23°09'21" East, a distance of 167.74 feet to the most northerly corner of said Parcel H-1; thence along the northwesterly line of said Parcel H-1,
- 6th South 66°50'39" West, a distance of 388.75 feet to the **Point of Beginning**.

The above-described parcel of land is delineated on the attached Exhibit "A".

### **Parcel X1-B**

A portion of Lots 10 and 26 of the Patterson Ranch Subdivision, in the County of Ventura, State of California, as shown on the map recorded in Book 8, Page 1 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the southwesterly line of the parcel of land described in the deed recorded December 23, 1959, as Document No. 47947 in Book 1810, Page 18 of Official Records in said Office, at the southeasterly terminus of the 2nd course, recited as "*North 22°00'36" West, 1675.06 feet*", in said deed; thence, North 23°12'06" West, a distance of 1516.33 feet along said southwesterly line to a point; thence leaving said southwesterly line, North 66°50'39" East, a distance of 311.02 feet to a point; thence at a right angle, North 23°09'21" West, a distance of 319.75 feet to the most westerly corner of the hereinbefore described Parcel H-2, also being the **Point of Beginning**; thence along the northwesterly line of said Parcel H-2 the following two courses,

- 1st North 66°50'39" East, a distance of 215.91 feet; thence,

- 2nd North 08°37'39" West, a distance of 16.26 feet; thence leaving said northwesterly line,
- 3rd North 73°05'33" West, a distance of 68.95 feet; thence,
- 4th South 82°28'10" West, a distance of 22.64 feet; thence,
- 5th North 89°16'49" West, a distance of 159.02 feet to the northwesterly prolongation of the southwesterly line of hereinbefore described Parcel H-2; thence along said prolongation,
- 6th South 23°09'21" East, a distance of 130.58 feet to the **Point of Beginning**.

The above-described parcel of land is delineated on the attached Exhibit "A".

#### **Parcel X1-C**

A portion of Lots 10 and 26 of the Patterson Ranch Subdivision, in the County of Ventura, State of California, as shown on the map recorded in Book 8, Page 1 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the southwesterly line of the parcel of land described in the deed recorded December 23, 1959, as Document No. 47947 in Book 1810, Page 18 of Official Records in said Office, at the southeasterly terminus of the 2nd course, recited as "*North 22°00'36" West, 1675.06 feet*", in said deed; thence, North 23°12'06" West, a distance of 1516.33 feet along said southwesterly line to a point; thence leaving said southwesterly line, North 66°50'39" East, a distance of 311.02 feet to a point; thence at a right angle, North 23°09'21" West, a distance of 319.75 feet to the most westerly corner of the hereinbefore described Parcel H-2; thence along the northwesterly line of said Parcel H-2 the following two courses, North 66°50'39" East, a distance of 215.91 feet; thence, North 08°37'39" West, a distance of 16.26 feet to the **Point of Beginning**; thence continuing along said northwesterly line the following two courses,

- 1st North 66°50'39" East, a distance of 54.14 feet; thence at a right angle,
- 2nd North 23°09'21" West, a distance of 47.41 feet; thence leaving said northwesterly line,
- 3rd South 89°48'39" West, a distance of 97.25 feet; thence,

4th South 00°11'21" East, a distance of 44.50 feet to the most northerly corner of hereinbefore described Parcel X1-B; thence along the northeasterly line of said Parcel X1-B,

5th South 73°05'33" East, a distance of 68.95 feet to the **Point of Beginning**.

The above-described parcel of land is delineated on the attached Exhibit "A".

Michael A. Zuleger  
Michael A. Zuleger  
PLS 9714

07-09-2024  
Date

