

Council Meeting of
June 7, 2011

SUPPLEMENTAL MATERIAL

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

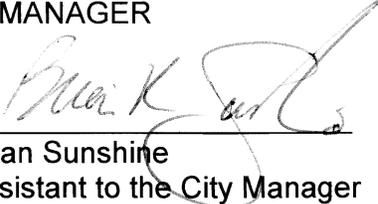
Members of the Council:

SUBJECT: City Manager - Supplemental Material to Agenda Item 8F

Please find attached a revised First Amendment to the Southern California Historical Aviation Foundation Lease. The signature block has been changed; Fred Peitzman, Treasurer has been deleted and William Sauers, Trustee has been added. No other changes have been made.

Respectfully submitted,

LeROY J. JACKSON
CITY MANAGER

By 
Brian Sunshine
Assistant to the City Manager

CONCUR:


LeRoy J. Jackson
City Manager

Attachment: First Amendment to Lease

FIRST AMENDMENT TO LEASE

This First Amendment to Lease is made and entered into as of this 7th day of June, 2011, by and between the **City of Torrance**, a municipal corporation, ("CITY"), and **Southern California Historical Aviation Foundation**, a California non-profit public benefit corporation, ("Lessee").

RECITALS

A. On or about November 23, 2010, the CITY and Lessee entered into a lease of approximately three acres of Zamperini Field (the "Leased Premises") for use as an aeronautical themed museum with displays of aircraft of historical significance (the "Lease").

B. The Lease was executed on November 23, 2010.

C. Section 7.B.2 of the Lease allowed 7 months following execution of the Lease for construction of Phase 1 improvements.

D. CITY and Lessee wish to amend the Lease to allow Lessee an additional three months to complete the construction of Phase 1 improvements identified in the Lease.

COVENANTS

1. Section 7.B.2 of the Lease is amended to read in full as follows:

"2. Construction Commencement and Construction Completion. Subject to Paragraph 7C(2)(c), Lessee will commence and complete construction of the Required Improvements within the time limits set forth below:

<u>Phase</u>	<u>Construction Commencement</u>	<u>Construction Completion</u>
Phase 1	Submission of Phase 1 plans and specifications within 2 months following execution of Lease	10 months following execution of Lease
Phase 2	Submission of Phase 2 plans and construction estimate within 12 months following Phase 1 completion	36 months following completion of Phase 1
Phase 3	Develop and submit construction cost estimate within 36 months following Phase 2 completion	
	Complete fund raising for Phase 3	

	within 24 months of submission of Phase 3 construction cost estimate	
	Final plans to be submitted within 6 months of completion of fund raising	
		12 months from approval of final plans for Phase 3

2. In all other respects, the Lease is ratified and reaffirmed and remains in full force and effect.

CITY OF TORRANCE,
a municipal corporation

By

Frank Scotto, Mayor

ATTEST:

Sue Herbers, CMC
City Clerk

APPROVED AS TO FORM:

JOHN L. FELLOWS III
CITY ATTORNEY

By: _____

SOUTHERN CALIFORNIA HISTORICAL AVIATION
FOUNDATION,
a California nonprofit public benefit corporation

By: _____
Cynthia Macha-Skjonsby, President

By: _____
William Sauers, Trustee