



WEST HARBOR

TENANT INFORMATION MANUAL

2021



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DISCLAIMER: SUBJECT TO LANDLORD CHANGES FROM TIME TO TIME.

WELCOME ABOARD.

West Harbor is a 42-acre, 375,000 square foot development and harbor-side destination for shopping, dining, entertainment, and water activities, located on the LA Waterfront located in San Pedro, CA.

West Harbor aims to produce an economically sustaining development that improves the quality of life for the San Pedro community and the LA Waterfront. It is a collaboration between the [Ratkovich Company](#) and [Jerico Development](#). Visit <https://www.westharborla.com/> for more information.

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FEATURES & AMENITIES

Live Entertainment: Concerts, variety shows, firework displays.

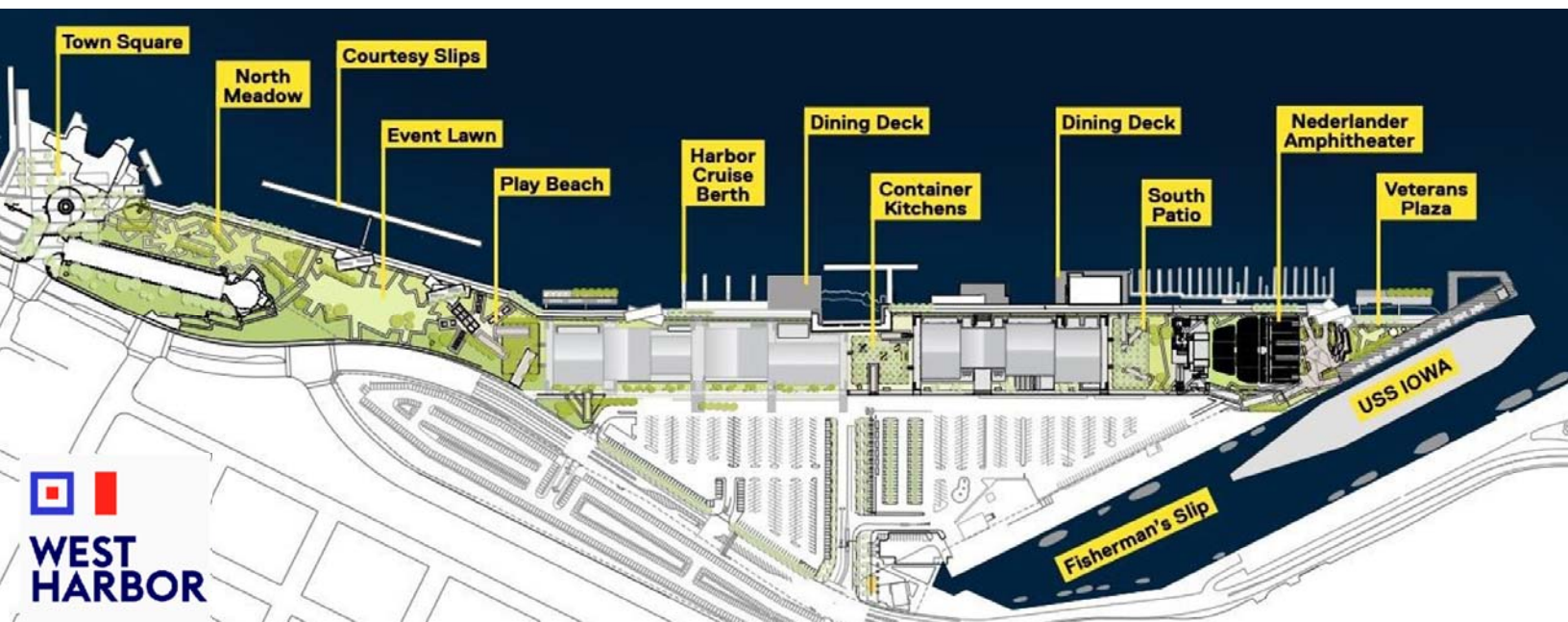
Premium Retail: A curated mix of regional and national shops, trendy boutiques and immersive retail experiences.

Premier Restaurants: Chef-inspired restaurants, fast-casual dining, and quick-service options.

Waterfront Activities: Cruises, Whale & Dolphin Watching, etc.

Beer, Wine & Cocktails: Breweries, wine tasting, and beer gardens.

Amenities: Commercial boat slips, vibrant outdoor setting, pet friendly WITH 42 acres of active outdoor waterfront.



WEST HARBOR - Alcohol Licensing Typical Scenario:

Typically, each tenant applies for an ABC license, however, prior to submitting the ABC application, the traditional process requires that the tenant would apply for "Plan Approval" through LA Zoning. West Harbor Tenants, however, will have special status as part of this project, allowing you access to affordable Type 47 licenses within the boundaries of the project as well as common areas.

West Harbor Special Status:

The California Department of Alcoholic Beverage Control (ABC) has reviewed the West Harbor Project and determined that the project site real property is owned by the Port of Los Angeles and falls under the definition of State Lands for the State of California. As such, Type 47 licenses can be issued on property owned by the "state, incorporated city, city, county, airport district or other districts or public corporation of the State of California."

Process w/ Tenants:

West Harbor will work directly with each Tenant as a part of the Tenant Improvement/Tenant Coordination process to assist tenants/licensees to obtain a Type 47 license under Section 23824 (Publicly Owned Premises). This process will include the following in the application process:

Tenant Fees:

The applications are filed like any other application, but ABC will issue an original license with a \$6,500 application fee to each West Harbor Tenant which references West Harbor's specific lease agreement with the Port of Los Angeles. Conditions require the license remain at the same location and operate as a bona fide eating place.

Common Areas:

West Harbor has designated common areas located in Phase 1A, Phase 1B and Phase 1C to allow proposed licensed restaurants in the project have contiguous, uninterrupted, direct access, to the outdoor common areas outlined in the approved areas of common consumption.



Security:

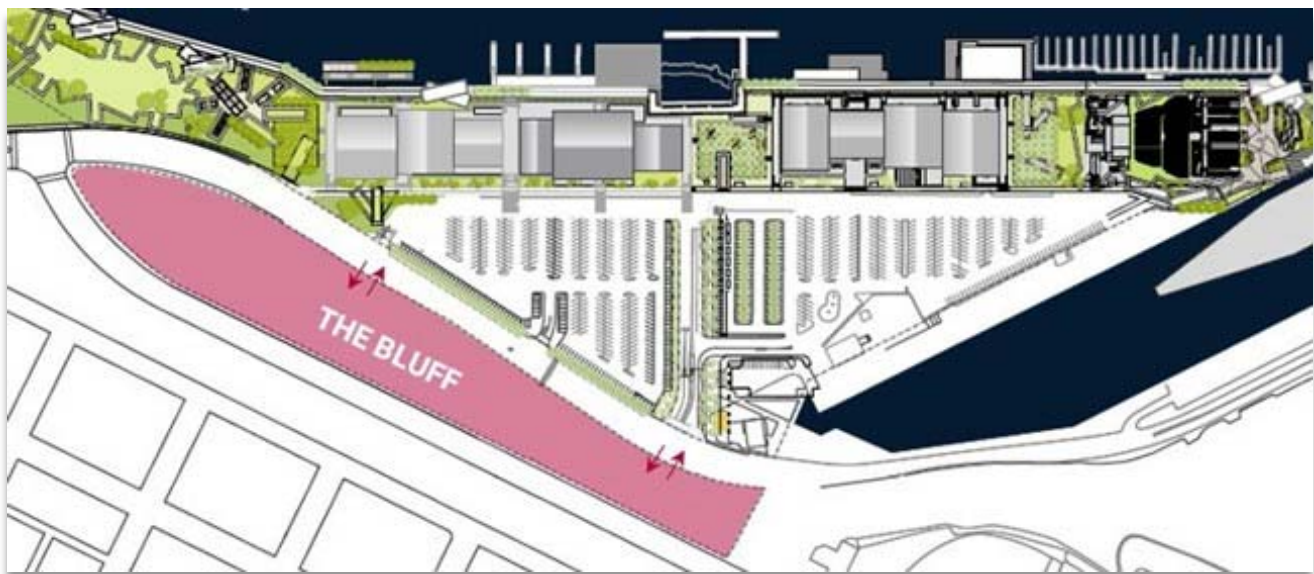
West Harbor Security staff will be responsible for providing personnel to monitor the common area during busier times of the day. Security will be on-site and available for tenant needs 24/7, 365 days a year.

Parking Access

The project site will be served by a total of three driveways off Sampson Way, possessing a total of five (5) gated entry lanes and six (6) gated exit lanes. The Bluff surface lot will be located directly across Sampson Way and will possess a total of two (2) gated entry lanes and two (2) gated exit lanes.

Parking Supply:

The on-site parking lot will possess a total of approximately 800 spaces, while The Bluff lot will possess a total of approximately 750 spaces.

**Self-Parking:**

Visitor Parking – On-site lot / The Bluff lot

Visitors will be issued a barcoded, parking ticket via an entry lane device, which they will retain for receiving a validation from a project tenant and/or payment at a pay station upon departure.

Monthly Parking–The Bluff Lot:

Monthly/employee parkers will be assigned to park at The Bluff lot and be issued non-transferrable access credentials, which will be used for bypassing the gated entry and exit lanes.

Parking Rates:**Daily Parking:**

\$2.00Each 30 minutes

\$12.00Daily maximum

First 1 hour free (with validation)

Lost ticket pays the daily maximum rate.

Monthly/Employee Parking:

\$75.00Unreserved

\$5.00 Daily passes may be available (subject to further review)

Event Parking:

\$25.00Flat rate (The Bluff lot only)

Validations:

Project tenants will have the ability to validate visitor parking tickets, offering the first two (2) hours of parking at no charge to the visitors. Validated parking can be issued by tenants by different methods:

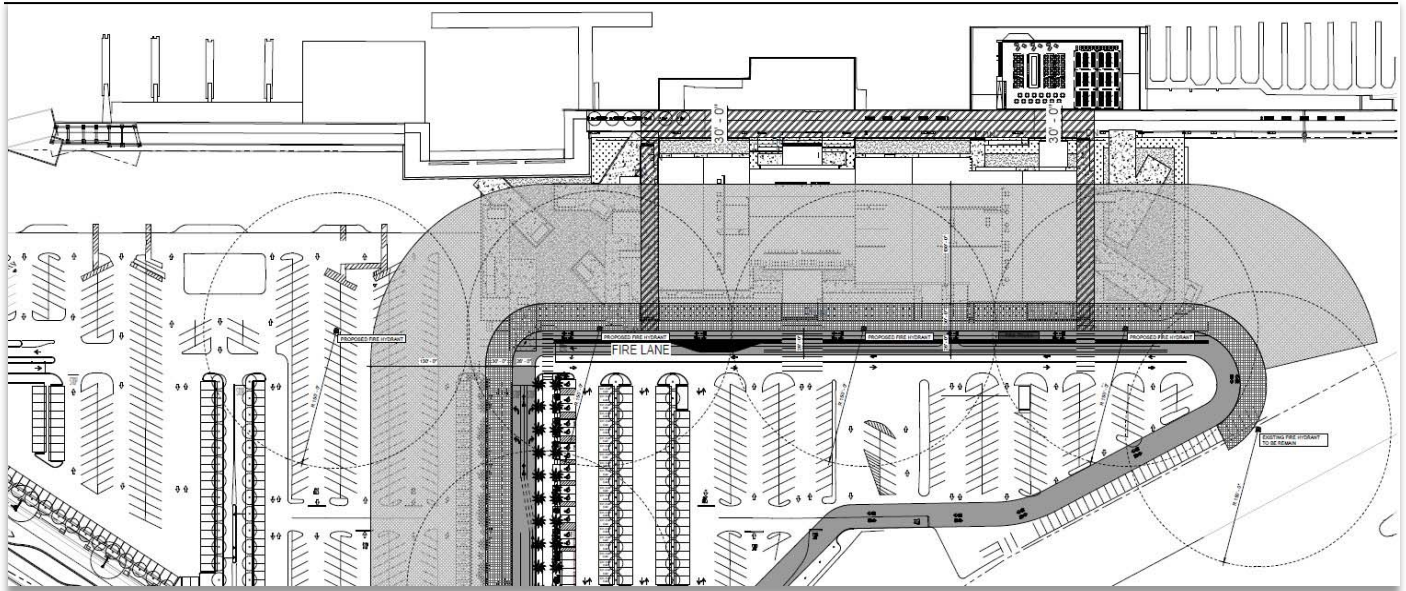
1. Printed Validations –for smaller volume tenants with no access to internet.

2. Electronic Validations

- a. Via Internet-Abled Device – Log into validation portal > enter ticket number > select validation value.
> confirm validation.
- b. Via App –Log into app > enter ticket number or scan ticket barcode> select validation value.
> confirm validation.

West Harbor will provide trash porter service to move trash from your space to the communal trash compactors for disposal. Moving Trash: If you have wet trash, we require it to be moved with bag-lined wheeled carts. Only wet items can be moved in bags. This is to avoid leaks.

1. Cleanup: You will be responsible for keeping these carts clean and common trash areas clean. These carts are not to be cleaned in the common areas except in the communal trash room. Any sewer blockage will be your responsibility. All spills, if they do happen, must be immediately cleaned and the cleanup will be arranged at your expense. No vent hood filters, or floor mats can be cleaned on site, including the communal trash room.
2. Cooking Oil & Fat Disposal: If you produce used cooking oil, you must arrange and pay for a service or the used oil to be collected. Oil must be stored in your space. No oil can be moved in open containers on the property. All spills, if they do happen, must be immediately cleaned up or you will be fined, and the cleanup will be arranged at your expense. Used cooking oil cannot be stored in the communal trash room.
3. Bulky Items: Disposal of any large bulky items (all non-standard solid waste disposal) that does not easily fit within the communal trash bins must be removed from the property by you. Anything that is not typically disposed of on a regular basis (at least every quarter) must be handled directly by you.
4. Trash Storage and Bin Moving Requirements: Trash will need to be placed in your bins each day which will be stored in the Back of House area within your store premises. A West Harbor Day Porter staff will come and empty these bins daily or possibly more based on volume. Trash will be collected and transported to the compactors in the morning and evening by the West Harbor Day Porter staff and clean bins will be provided back within your Back of House/Premises.
5. West Harbor will be providing wheeled plastic carts (from 32G to 1.5CY crew carts) for waste, recycling, organics, and cardboard/OCC to every tenant. West Harbor Day Porters will move all waste, recycling and compost be moved in Tenants wheeled carts to the central Trash Compactor on-site.



Due to the configuration of West Harbor, all foot traffic into the facility and fire protection / emergency response lanes of travel will be shared by any truck traffic related to tenant loading in of operational supplies or retail goods. For this reason, the load in of tenant supplies is restricted to the 6am to 10am timeframe daily.