

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN
TO:

City Clerk
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

(SPACE ABOVE THIS LINE FOR RECORDER'S
USE) This Release of Covenant is recorded at the
request and for the benefit of the City of Huntington
Beach and is exempt from the payment of a recording
fee pursuant to Government Code Sections 6103 and
27383.

**AGREEMENT PURSUANT TO SPECIAL CONDITION NO. 10(B) OF CDP 5-22-0804
BETWEEN THE CITY OF HUNTINGTON BEACH
AND THE CALIFORNIA COASTAL COMMISSION**

This Agreement is made this _____, 2025, between The City of Huntington Beach ("Owner") and The California Coastal Commission.

WHEREAS, Surf City Partners, LLC ("Permittee") is seeking to sublease the property located at 21 Main Street, Huntington Beach, CA 92648 ("Property") from the City of Huntington Beach; and

WHEREAS, the Coastal Development Permit (CDP) for the Property is CDP 5-22-0804; and

WHEREAS, CDP 5-22-0804 imposes certain Standard and Special Conditions applicable to the Property.

NOW, THEREFORE, the parties agree as follows:

1. Sublease Termination: In the event Permittee's sublease of the Property is terminated for any reason, the owner agrees that the Property shall remain bound by the Standard and Special Conditions referenced in CDP 5-22-0804.

2. Subsequent Subleases: Owner agrees that any subsequent sublease agreement for the Property shall include a provision requiring the new sublessee to submit a written agreement to the California Coastal Commission ("Commission") acknowledging and incorporating all the

Standard and Special Conditions of CDP 5-22-0804. This written agreement shall be in a form acceptable to the Executive Director of the Commission.

3. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of California.

4. Entire Agreement: This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous communications and proposals, whether oral or written.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

EXECUTIVE DIRECTOR
CALIFORNIA COASTAL COMMISSION

CITY OF HUNTINGTON BEACH, a
municipal corporation of the State of
California

By: _____
print name

Mayor

ITS: _____
Executive Director

City Clerk

INITIATED AND APPROVED:


REVIEWED AND APPROVED:



Director of Community Development

City Manager

APPROVED AS TO FORM:



City Attorney 