



2451 South Signal Street
San Pedro, CA 90731

December 2, 2025

Gene Seroka
Executive Director
Port of Los Angeles
425 South Palos Verdes Street
San Pedro, CA 90731

RE: Amended and Restated Lease No. 904 (the "Lease")

Transfer Notice

Dear Mr. Seroka,

In accordance with Section 13.2 of the Lease, AltaSea at the Port of Los Angeles ("AltaSea") respectfully requests the City's consent to AltaSea's proposed Sublease with Blue Robotics, Inc. ("Blue Robotics").

Pursuant to Section 13.2.1 of the Lease, AltaSea hereby submits the following Transfer Notice:

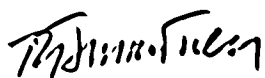
- (a) Transferee: Blue Robotics, Inc., a Delaware corporation.
- (b) Transferee Description: For over ten years, Blue Robotics has been on a mission to enable the future of marine robotics. Through its mission, Blue Robotics is making the ocean more accessible to everyone, finding new ways to bring more people into the world of marine technology. That means getting students out of the classroom and into the water, giving sustainable aquaculture farmers new tools to succeed, and exposing the beauty of the underwater world through murals in cities around the world.
- (c) Transfer Type: Sublease of approximately 46,162 square feet of space (subject to remeasurement as provided in the Sublease) in the warehouse portion of Parcel B59. Please see enclosed Sublease. As part of its Sublease obligations, Blue Robotics has committed to invest no less than \$3,000,000.00 in tenant improvements in Parcel B59.
- (d) Proposed Operations: Blue Robotics proposes to construct and operate a robotics manufacturing, distribution and R&D facility and conduct permitted activities related to robotics manufacturing, distribution and R&D, with ancillary uses that generally advance the promotion and accommodation of maritime education, commerce, navigation and fishery, and/or that specifically advance and promote the Los Angeles Waterfront and/or Port of Los Angeles as a visitor destination, all in compliance with all laws and regulations.

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- (e) Transfer Terms: The proposed Transfer is for an initial 120-month term, with subtenant options to renew the Sublease for up to two (2) periods of 60 months. Please see the enclosed Sublease for Basic Rental terms.
- (f) Non-Disturbance and Attornment Agreement: Pursuant to Section 13.4.2 of the Lease, AltaSea and Blue Robotics hereby request the Port of Los Angeles to execute a Non-Disturbance and Attornment Agreement substantially in the form enclosed herewith.
- (g) Sublease Contingencies: The enclosed Sublease is expressly contingent upon, among other things, obtaining all approvals from the City as required under the Lease, including a Non-Disturbance and Attornment Agreement with the City, and a financing contingency for the Blue Robotics tenant improvements to run concurrently with the City approval process.
- (h) Guaranty: None.
- (i) Business Plan: Not applicable.
- (j) Alterations/Improvements: AltaSea is required to perform certain work related to the wharf and pilings at Parcel B59.
- (k) Transferee Net Worth: The parties to discuss net worth requirements with staff as needed.
- (l) Other Relevant Information: Please see bluerobotics.com for more information.
- (m) Authorization to Review Books/Records: To be discussed with staff as needed.

We look forward to our ongoing relationship with the Port of Los Angeles and appreciate your cooperation.

Sincerely,



Terry Tamminen
President and Chief Executive Officer
AltaSea at the Port of Los Angeles