

# Harbor Leases 2018

## **Lease Site Number: 27W**

Vacant -  
60 State Park Rd, Morro Bay, CA 93442

Easement to access water lease through Inn at Morro Bay

Lease Area (Sq. Ft.): Land: 12-19 parking spaces Water: 4,000 Total: unknown

## **Lease Site Number: 30W-33W**

Bruce & Sue Foster  
Dean & Carly Marchant  
201 Main St, Morro Bay, ca 93442

Initial date: 01/28/14 Expire Date: 01/27/34

Total lease term: 20 years - *With option to extend addition 20 years with improvements*

Type of lease: City

Lease area (sq. Ft.): Land: 0 Water: 41,450 Total: 41,450

Current Annual Rent: \$27,645.71

Rent basis - Annual minimum: 6% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year.

Percent gross: N/A

Uses: Vessel slip, pier, managing a marina and such other uses as permitted by the City.

## **Lease Site Number: 34W**

The Wharf  
Bob Crizer  
225 Main St., Morro Bay, Ca 93442

Initial Date: 07/1/97 Exp. Date: 12/31/18

Total lease term: 21 years - *Original lease term 10 years*  
*Additional 11 years approved 12/10/2007 based on improvements.*

Type of Lease: City

Lease Area (Sq. Ft.): Land: 0 Water: 5,525 Total: 5,525

Current Annual Rent: \$5760.00

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Rental of slips for berthing vessels and for uses normally incident to and directly allied to such purpose. Tenant shall provide shoreside restroom and other services required for tenant's slip holders at no cost to city. All liveaboards to comply with city regulations.

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### **Lease Site Number: 35W-36W**

Vacant -  
225 Main St., Morro Bay, Ca 93442

No easement to access water lease

Lease Area (Sq. Ft.): Land: 0 Water: 13,537 Total: 13,537

### **Lease Site Number: 37W**

Morro Bay Marina, Inc.  
Ty Meyer  
261 Main St, Morro Bay, Ca 93442

Initial Date: 07/01/94 Exp. Date: 06/30/16 – on a monthly holdover

Total lease term: 22 years - *Original lease term 12 years  
Additional 10 years approved 5/09/05 based on continued operation of boat haul-  
out facility.*

Type of Lease: City

Lease Area (Sq. Ft.): Land: 0 Water: 19,400 Total: 19,400

Current Annual Rent: \$19,902.10

Rent basis - Annual minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Boat and motor sales; boat and motor repair; slip rental.

### **Lease Site Number: 49/49W**

Vacant -  
431 Embarcadero, Morro Bay CA 93442

Lease Area (Sq. Ft.): Land: 1650 Water: 1300 Total: 2950

### **Lease Site Number: 50-51/50W-51W**

Reg Whibley  
451 Embarcadero, Morro Bay, Ca 93442

Initial Date: 10/01/87 Exp. Date: 06/30/25

Total lease term: 38 years - *Original lease term 30 years  
Additional 4 years approved 11/25/91 based on improvements.  
Additional 4 years approved 01/08/13 based on \$12,000 improvements.*

Type of Lease: City

Lease Area (Sq. Ft.): Land: 2,020 Water: 3,611 Total: 5,631

Current Annual Rent: \$8,560.00

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Rent Basis: Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Visitor serving motel. Design, sales, repair of marine electronic and instrumentation equipment. Rental of dock space, use of work dock, operation of mooring inspection & installation service. Retail sales, marine construction materials, sails, marine woodworking & repair, diving service & marine and general engineering services. Sail loft.

### **Lease Site Number: 52/52W**

Associated Pacific Constructors  
Paul E. Gillen  
495 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/03/03                      Exp. Date: 06/30/25

Total lease term: 22 years - *based on \$100,000 improvements and city to support Tenant's marine dependant business.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 3,185    Water: 4,500    Total: 7,685

Current Annual Rent: \$16,336.10

Rent Basis: Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Professional office, shop and work dock for marine and general construction business, recreational boat rental and marine research uses.

### **Lease Site Number: 53-56/53W-56W**

Estero Inn, LLC  
Chris & Cynthia Kostecka  
501 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/08    Exp. Date: 06/30/58

Total lease term: 50 years – 40 years *based on \$2.5 million redevelopment.*  
10 years – amendment # 1 years for past investment.

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 5,300    Water: 5,300    Total: 10,600

Current Annual Rent: \$25,300.02

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent gross: Yes

Uses: Retail sales, transient occupancy as defined in UPO-020, berthing of vessels, tugs, work barges and receiving or loading /unloading seafood products and sport fishing are also permitted uses on the site.

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### **Lease Site Number: 57-61/57W-61W**

The Morro Bay Yacht Club, a non-profit Yacht Club  
541 Embarcadero, Morro Bay Ca 93442

Initial Date: 01/01/03                      Exp. Date: 12/31/32

Total lease term: 30 years

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 9,856    Water: 7,901    Total: 17,757

Current Annual Rent: \$22,196.99 (after rent credit for hosting transient vessels)

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year. 52% rent credit for host services.

Percent Gross: N/A

Uses: Operation of a non-profit yacht club with water related activities.

### **Lease Site Number: Mooring Zone A1-3**

The Morro Bay Yacht Club, a non-profit Yacht Club  
541 Embarcadero, Morro Bay Ca 93442

Initial date: 07/01/03                      Exp. date: 06/30/13

Total lease term: 10 years

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 0                      Water: 319,370    Total: 319,370

Current Annual Rent: \$19,372.94

Rent Basis – no appraisals

Percent Gross: N/A

Uses: Installation and operation of a mooring facility with at least 23 functional moorings (25 currently) for the members of the Morro Bay Yacht Club and for use by transient yachts under the control and direction of the Morro Bay Yacht Club. Tenant to maintain a minimum of 6 moorings exclusively for visiting yachtsmen and transients.

### **Lease Site Number: 62/62W**

Kayak Horizons  
Dennis & Deborah Krueger  
551 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/95                      Exp. Date: 9/30/18

Total lease term: 23 years

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 2,360    Water: 1,950    Total: 4,310

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Current Annual Rent: \$12,885.39

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

% Gross: Yes

Uses: Berthing of vessels, office, retail sales, fast food or snack bar sales. Upstairs transient occupancy.

### **Lease Site Number: 63-64/63W-64W**

Gray's Inn & Gallery  
Todd & Tamara Baston  
561 Embarcadero, Morro Bay, Ca 93442

Initial Date: 10/01/68                      Exp. Date: 09/30/18

Total lease term: 50 years

Type of Lease: Pipkin

Lease Area (Sq. Ft.):    Land: 4,801    Water: 2,900    Total: 7,701

Current Annual Rent: \$16,976.31

Rent Basis - Annual Minimum: Based on 6% of 1993 appraised value.

Percent Gross: N/A

Uses: Motel units and floating docks for use in connection therewith and motel apartments. No liveaboards per cup #22-87.

### **Lease Site Number: 65-66/65W-66W**

Salt Building  
Gambriel & Associates  
Rick & Teri Gambriel  
571 Embarcadero, Morro Bay, Ca 93442

Initial Date: 01/01/11                      Exp. Date: 12/31/35

Total lease term: 25 years – *based on \$600,000 improvements.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 3,942    Water: 2,250    Total: 6,192

Current Annual Rent: \$20,491.91

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Compliance with UPO-260. Restaurant, retail sales, office use allowed on second floor only and boat slip rental.

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### **Lease Site Number: 67/67W**

Viole' La Roche, LLC  
575 Embarcadero, Morro Bay, Ca 93442

Initial Date: 01/01/09                      Exp. Date: 06/30/48

Total lease term: 39 1/2 Years – *based on \$1.3 million redevelopment.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 4,463    Water: 1,840    Total: 6,303

Current Annual Rent: \$21,782.74

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: #UPO-140 transient occupancy units (not including vessels) retail sales, services and berthing of vessels.

### **Lease Site Number: 68/68W**

Viole' La Roche, LLC  
591 Embarcadero, Morro Bay, Ca 93442

Initial Date: 01/01/09                      Exp. Date: 06/30/48

Total lease term: 39 1/2 Years - *based on 1.3 million redevelopment.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 4,246    Water: 1,760    Total: 6,006

Current Annual Rent: \$20,733.94

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: 5%

Uses: UPO-140 Transient Occupancy Units (Not Including Vessels) Retail Sales, Services and Berthing of Vessels.

### **Lease Site Number: 69-70/69W-70W**

Morro Bay Aquarium  
Bertha Tyler  
595 Embarcadero, Morro Bay, Ca 93442

Initial Date: 10/01/68                      Exp. Date: 09/30/18

Total lease term: 50 years

Lease Area (Sq. Ft.):    Land: 4,067    Water: 2,206    Total: 6,273

Current Annual Rent: \$18,181.73

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Rent Basis - Annual Minimum: Based on 6% of 1993 appraised value.

Percent Gross: N/A

Uses: Aquarium, boat dock, gift shop and offices.

### **Lease Site Number: 71-74/71W-74W**

Morro Bay Marina, LLC  
Stan Trapp  
601 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/91                      Exp. Date: 06/30/41

Total lease term: 50 years – *based on \$1.5 million redevelopment.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 12,063    Water: 6,210    Total: 18,273

Current Annual Rent: \$66,077.44

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid. General rent renegotiation to occur prior to 7/1/13.

Percent Gross: Yes

Uses: Food service, cocktail bar, boat & marine equipment rentals, boat sales & services, marine supplies and fuel sales, slip and mooring rentals, operation of sport and commercial fishing vessels, water taxi service, sewage holding tank evacuation facility, general retail sales and marine research facility.

### **Lease Site Number: 75-77/75W-77W**

Morro Bay Marina, LLC  
Stan Trapp  
699 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/91    Exp. Date: 06/30/41

Total lease term: 50 years – *based on \$1.5 million redevelopment.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 11,900    Water: 10,328    Total: 22,900

Current Annual Rent: \$78,000.00

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Floating docks for pleasure boats, launching facilities, display room, sales and service of small boats, and fuel docks, general retail sales and restaurant, cocktail bar, and allied uses, non-permanent hot dog stand.

### **Lease Site Number: Mooring Zone A1-4**

Morro Bay Marina, LLC  
Stan Trapp

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699 Embarcadero, Suite 10 Morro Bay, Ca 93442

Initial Date: 07/01/15                      Exp. Date: 06/30/25

Total lease term: 10 years

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 0                      Water: 396,760                      Total: 369,760

Current Annual Rent: \$26,512.88

Rent Basis – Harbor Fee Schedule

Percent Gross: N/A

Uses: Installation and operation of a mooring facility consisting of individual moorings (26) and for uses normally incident to and directly allied to such purpose and for no other purpose.

### **Lease Site Number: 78-81/78W-81W**

Dutchman Seafood House  
Van Beurden Investments  
701 Embarcadero, Morro Bay, Ca 93442

Initial Date: 01/01/93                      Exp. Date: 12/31/32

Lease Term: 40 years – *based on \$800,000 redevelopment.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 11,900    Water: 10,328    Total: 22,228

Current Annual Rent: \$61,475.05 (includes \$7200.00 fish processing credit)

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Shell fish processing, retail sales of fish and shellfish, dockage of commercial and pleasure vessels, restaurant, ice cream and deli, alcoholic beverage sales, gift and retail sales, outside barbecue and flower sales.

### **Lease Site Number: 82-85/82W-85W**

725 Embarcadero LLC  
Doug Redican  
725 Embarcadero, Morro Bay Ca 93442

Initial Date: 01/01/14                      Exp. Date: 12/31/62

Total lease term: 49 years – *term based on retiring old 31-year lease & 18 years added for construction of slips & associated improvements.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 10,198    Water: 5,652    Total: 15,849

Current Annual Rent: \$61,351.49



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Rent basis - annual minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.  
Percent Gross: Yes

Uses: Mixed use retail, bar and restaurant, per CUP 72-00.

### **Lease Site Number: 86/86W**

801 Embarcadero LLC  
Burt Caldwell  
801 Embarcadero, Morro Bay, Ca 93442

Initial Date: 10/01/68                      Exp. Date: 09/30/18

Total lease term: 50 years

Type of Lease: Pipkin

Lease Area (Sq. Ft.):    Land: 4,789    Water: 2,600    Total: 7,389

Current Annual Rent: \$22,099.34

Rent Basis - Annual Minimum: Based on 6% of 1993 appraised value.

Percent Gross: N/A

Uses: Restaurant, sport fishing terminal and living quarters incidental thereto and retail sales with conditions.

### **Lease Site Number: 87-88/87W-88W**

Central Coast Investments, Inc.  
833 Embarcadero, Morro Bay, Ca 93442

Initial Date: 04/01/70                      Exp. Date: 03/31/18

Total lease term: 48 years - *Original lease term 25 years*  
*Additional 15 years approved 07/13/71 based on improvements.*  
*Additional 1-year approved 12/14/09 based on improvements.*  
*Additional 9 months approved 10/25/10 based on possible conference center.*  
*Additional 6 years 3 months approved 04/12/11 based on \$45,000 of improvements.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 6,952    Water: 3,750    Total: 10,702

Current Annual Rent: \$31,780.36

Rent Basis - Annual Minimum: Based on 6% of 1993 appraised value.

Percent Gross: Yes

Uses: Restaurant, bar, retail sales, docks for commercial and pleasure boats, seafood market.

### **Lease Site Number: 89/89W**

The Boatyard, LLC  
Cliff Branch/Jim Smith  
845 Embarcadero, Morro Bay, Ca 93442

## Harbor Leases 2018

Initial Date: 12/01/01 Exp. Date: 11/30/41 (Under negotiations for a new lease)

Total lease term: 40 years – based on \$1.1 million redevelopment.

Type of Lease: City

Lease Area (Sq. Ft.): Land: 11,716 Water: 6,251 Total: 17,967

Current Annual Rent: \$45,364.28

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: CUP 30-99 & 13-99, retail sales, boat excursion ticket sales, boat rental and berthing.

### **Lease Site Number: 90/90W**

Otter Rock  
Josef Steinmann  
875 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/93 Exp. Date: 09/30/40

Total lease term: 47 years - *Original lease term 35 years  
Additional 12 years approved 12/12/05 based on \$250,000 of improvements.*

Type of Lease: City

Lease Area (Sq. Ft.): Land: 4,729 Water: 2,500 Total: 7229

Current Annual Rent: \$38,965.86

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Service of food and beverages including alcoholic beverages, live and recorded entertainment, gift and retail sales, outside barbecue provided such use is in compliance with any and all other city regulations, wholesale and retail seafood processing, rental of dock space and use of dock space for loading or unloading seafood or mariculture products.

### **Lease Site Number: 91-92/91W-92W**

Anderson Inn  
Anderson Family Partnership  
899 Embarcadero, Morro Bay, Ca 93442

Initial Date: 01/01/06 Exp. Date: 12/31/55

Total lease term: 50 years - *Original lease term 47 years based on \$2.4 million redevelopment.  
Additional 3 years approved 06/23/08 based on original redevelopment.*

Lease Area (Sq. Ft.): Land: 7,030 Water: 2,825 Total: 9,855

Current Annual Rent: \$58,946.90

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Rent basis - annual minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.  
Percent Gross: Yes

Uses: CUP 25-03 including, transient occupancy units, restaurant including alcoholic beverages, and mixed retail sales.

### **Lease Site Number: 93-95/93W-95W**

Harbor Center, LLC  
901 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/13      Exp. Date: 06/30/60

Total lease term: 47 years

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 6307      Water: 10,463      Total: 16,770

Current Annual Rent: \$65,242.36

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: As per UPO-342 and restaurant/dining room, snack bar/delicatessen, fast food/convenience food, bar/lounge, beer and wine sales, retail and rental sales and service, boat slips/side ties, passenger for hire operations, public restroom facilities.

### **Lease Site Number: 96/96W**

House of Ju Ju  
Stan Van Beurden  
945 Embarcadero, Morro Bay, Ca 93442

Initial Date: 02/01/10      Exp. Date: 06/30/20

Total lease term: 10 years 4 months - *Original lease term 3 years 4 months based on RFP \$700,000  
Additional 7 years approved 06/28/10 based on redevelopment.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 2,230      Water: 1366.40      Total: 3596.40

Current Annual Rent: \$16,940.14

Rent Basis - Annual Minimum: No appraisals.

Percent Gross: Yes

Uses: Restaurant, takeout food service and boat berthing.

### **Lease Site Number: 102/102W**

Giovanni's/Central Coast Seafoods  
Orietta Degarimore  
1001 Front St, Morro Bay, Ca 93442

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Lease Term: 50 Years Initial Date: 10/01/68 Exp. Date: 09/30/18

Type of Lease: Pipkin

Lease Area (Sq. Ft.): Land: 2,420 Water: 13,186 Total: 15,606

Current Annual Rent: \$29,934.56

Rent Basis - Annual Minimum: Based on 6% of 1993 appraised value.

Percent Gross: N/A

Uses: Commercial seafood unloading and processing, dock, marine fuel service, wholesale and retail fish market, shell and gift shop, sport fishing, construction and maintenance of floating dock and appurtenances.

### **Lease Site Number: 105.1W & 105.2**

Central Coast Seafoods, Inc./Giovanni's  
Orietta Degarimore  
1001 Front St., Morro Bay, Ca 93442

Initial Date: 05/21/62 Exp. Date: 05/20/12 - *on a month to month holdover.*

Total lease term: 50 Years -

Type of Lease: County

Lease Area (Sq. Ft.): Land: 90 Water: 13523 Total: 13613

Current Annual Rent: \$4,000

Rent Basis - Annual Minimum: \$4,000 per year for the remainder of the term of this lease. Tenant shall pay \$0.02 per gallon of fuel sold.

Percent Gross: .02 On Fuel sold

Uses: Motel (Site 105.2 Only), Marine Fuel Station, Dock commercial fish unloading.

## Leases in Measure D

### **Lease Site Number: 107W-108W**

Vacant -  
1155 & 1159 Embarcadero, Morro Bay CA 93442

Lease Area (Sq. Ft.): Land: 0 Water: 6160 Total: 6160

### **Lease Site Number: 110W-112W & 20' of easterly portion of 111.5W**

Great American Fish Company  
George Leage  
1185 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/05 Exp. Date: 06/30/35

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Total lease term: 20 years - *10 years for completed improvements  
option for additional 15 years for improvements.*

Type of Lease: City

Lease Area (Sq. Ft.): Water: 7650 Total: 7650 + 20' of 111.5W

Current Annual Rent: \$46,515.66

Rent Basis - Annual Minimum: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Restaurant, bar, fish market, slips for boats and other uses approved by the city.

### **Lease Site Number: 122-123/122W-123W & Ext. 122W-123W**

Harbor Hut, Inc.  
THMT, Inc  
1205 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/98 Exp. Date: 06/30/33

Lease Term: 35 years - *Original lease term 20 years  
Additional 5 years approved 04/13/09 based on \$60,000 improvements.  
Additional 10 years approved 05/22/12 based on \$150,000 improvements.*

Type of Lease: City

Lease Area (Sq. Ft.): Land: 4375 Water: 8581 Total: 12,956

Current Annual Rent: \$83,827.41

Rent Basis – Minimum rent: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Food service, both dining room and take out, sale of alcoholic beverages, berthing of vessels, ticket and charter sales.

### **Lease Site Number: 124-128/124W-128W &113W**

MMBS, LLC  
Bob Fowler  
1215 Embarcadero, Morro Bay, Ca 93442

Initial Date: 01/01/11 Exp. Date: 12/31/30

Lease Term: 20 years - *based on a \$2 million redevelopment with option to renew two 15-year extensions.*

Type of Lease: City

Lease Area (Sq. Ft.): Land: 6270 Water: 24,946 Total: 31,216

Current Annual Rent: \$54,765.32

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Rent Basis: - Minimum Rent July 1, 2013 new rent of \$47,000. Starting July 2019 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: Operation of sportfishing boats, boat rental and repair, office, relocation of existing food services, sporting goods store, marine service station, fish cleaning facilities, shop buildings, docks and boat chandlery and allied marine dependent uses as set forth in conditional use permit number UPO-058. Not more than 2 live boards allowed.

### **Lease Site Number: 129W-131W**

Morro Bay Fish Company, Inc.  
Gio Comin/Santa Monica Seafood  
1231 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/15                      Exp. Date: 06/30/25

Lease Term: 10 years

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 0            Water: 10658    Total: 10658 (Total Sq. Ft Including Access Corridor)

Current Annual Rent: \$12,476.65

Rent Basis: - Minimum rent: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: seafood per lb. and wetfish per ton.

Uses: Full service fish buying and ice services station. Includes: landing, unloading, buying, selling, storing and transporting seafood and wetfish, ice making and sales and temporary berthing of commercial fishing vessels ancillary to landing and unloading operators.

### **Lease Site Number: 132W-133W**

Tognazzini's Dockside Too  
Tognazzini Family, Inc.  
1245 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/08                      Exp. Date: 06/30/28

Total lease term: 20 years – *install new hoist.*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 0            Water: 6370    Total: 6370 (Total Sq. Ft. Without Access Corridor)

Current Annual Rent: \$21,102.67

Rent Basis: - No appraisal required in lease.

Percent Gross: Yes

Uses: Hoist on 132W, wholesale fish sales, Outdoor Picnic Area, berthing of vessels, fish market, food and beverages, sales of retail goods associated with Morro bay and seafood industry.

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### **Lease Site Number: 134-136**

Tognazzini's Dockside Restaurant  
Tognazzini Family, Inc.  
1245 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/08                      Exp. Date: 06/30/28

Lease Term: 20 years - *cost share up to \$45,000 for Harbor walk project*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 4080      Water: Total: 4080

Current Annual Rent: \$18,757.93

Rent Basis: No appraisal required in lease.

Percent Gross: Yes

Uses: see conditional use permit, restaurant with alcoholic beverages, storage, and other uses ancillary to food services.

### **Lease Site Number: 137**

Crill's Salt Water Taffy  
Horton Williams, Jr. and Savannah L. Williams  
Revocable Trust and Don Williams and Wendy Williams  
1247 Embarcadero, Morro Bay, Ca 93442

Initial Date: 07/01/08                      Exp. Date: 06/30/28

Lease Term: 20 Years - *cost share up to \$15,000 for Harbor walk project*

Type of Lease: City

Lease Area (Sq. Ft.):    Land: 1360      Water: 0              Total: 1360

Current Annual Rent: \$9,378.97

Rent Basis: No appraisal required in lease.

Percent Gross: Yes

Uses: Candy making, take-out food, beverages, and retail sales.

### **Lease Site Number: 138-139**

Vacant -  
1253 & 1257 Embarcadero, Morro Bay CA 93442

Lease Area (Sq. Ft.):    Land: 2720      Water: 0              Total: 2720

### **Lease Site Number: 144/144W**

Morro Bay Oyster Company  
Neal Maloney  
1287 Embarcadero, Morro Bay, Ca 93442

## Harbor Leases 2018

Initial Date: 07/01/16 Exp. Date: 06/30/46

Lease Term: 30 Years *-based on improvements. Option to extend up to 20 years. Max \$25,000 cost share Harbor walk*

Type of Lease: City

Lease Area (Sq. Ft.): Land: 2508 Water: 3000 Total: 5508

Current Annual Rent: \$7462.61

Rent Basis: 8% of appraised market value with re-appraisal and rental adjustments every 5<sup>th</sup> year or 75% of the average of the previous 5 years total rent paid.

Percent Gross: Yes

Uses: be used only for the purpose of operating and conducting thereon and therein marine refrigeration and repair, commercial or recreational fishing vessel repair, maintenance and tie-up, aquaculture, wholesale and retail aquaculture and seafood sales, raw bar supporting licensed commercial or aquaculture fishing activities, including sales of retail goods associated with tenants other operations, such as t-shirts, apparel or other goods with tenants logo or supporting the Morro Bay area and the seafood industry, vessel passenger loading and unloading to support tenants aquaculture operations and education, subject to any approvals required under the City's Conditional, Minor or Temporary Use Permit processes.