

**BOARD OF CONTROL REGULAR MEETING**  
**Friday, June 12, 2020 at 10 a.m.**  
**LOCATION: Via webinar, pursuant to Executive Orders signed by**  
**Governor Gavin Newsom related to the ongoing COVID-19 pandemic**

**AGENDA**

- 1 **CALL TO ORDER** This meeting is being conducted via webinar, pursuant to Executive Orders signed by Governor Gavin Newsom related to the ongoing COVID-19 pandemic, including provisions regarding the Brown Act. Members of the Board of Control and the public will participate in the meetings by utilizing Zoom’s webinar feature or through a phone number, both of which are provided in the meeting agenda.

Members of the public will have the opportunity to provide public input via the webinar or phone features. Members of the public may also email their comments to the Board Secretary by 3:00 p.m. on the day prior to the Board meeting. Please email public comment to [dprc@tid.org](mailto:dprc@tid.org). All public comments submitted by email by the above time will be read during the DPRA Board of Control meeting in the Public Comment Period of the agenda.

**To join the meeting:**

- [Click here to join the video meeting](#)
- Or to join by phone, please dial (toll free) 669-900-9128 or 346-248-7799 ; Meeting ID: 956 3842 4988

**Please see the attached Addendum below with instructions on how to join the DPRA Board of Control meeting via Zoom and procedures to ensure an orderly meeting occurs for the public’s business.**

- 2 **MINUTES** – Action Item  
Approve the minutes for the Board of Control meeting of March 13, 2020 and May 29, 2020. Copies are on file at the Don Pedro Recreation Agency Headquarters
- 3 **VISITOR CENTER REBUILD UPDATE** – Information Item  
Bill Penney, TID, Associate Civil Engineer, will provide an update of the visitor center rebuild project
- 4 **FISCAL** – Information Item  
The Monthly Fiscal Report including estimated current revenue v. current operations cost with comparison to initial budget projections
- 5 **SUNTEX HOUSEBOAT AGREEMENT**– Action Item  
Ryan Reis, Agency Director, will present the proposed Houseboat Agreement to the Board for approval
- 6 **SUNTEX THIRD PARTY LEASE PROPOSAL FOR TRADING POST** – Action Item  
Ryan Reis, Agency Director, will present the proposed Third Party Lease Proposal to the Board for approval
- 7 **AT&T FIBER PROJECT PROPOSAL**- Action Item  
Ryan Reis, Agency Director, will present the proposed AT&T Fiber Project to the Board for approval
- 8 **DIRECTOR’S REPORT** – Information Item  
Ryan Reis, Agency Director, will report on the status of DPRA operations, personnel, and various projects for 2020
- 9 **MATTERS TO THE GOOD OF THE AGENCY**  
Any item may be presented which is within the Agency’s jurisdiction by interested persons in the audience. Matters presented under this heading may be discussed although action may not be taken by the Board of Control at this meeting
- 10 **ADJOURNMENT**

**Next Board of Control Meeting**  
**Budget Workshop – Date/Location: TBD**  
**Regular Meeting – September 11, 2020**  
**Location: TBD**

ALTERNATE FORMATS OF THIS AGENDA WILL BE MADE AVAILABLE UPON REQUEST TO QUALIFIED INDIVIDUALS WITH DISABILITIES. APPROPRIATE INTERPRETIVE SERVICES FOR THIS MEETING WILL BE PROVIDED IF FEASIBLE UPON ADVANCE REQUEST TO QUALIFIED INDIVIDUALS WITH DISABILITIES.
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## ADDENDUM

### Instructions for Participating in DPRA Board Meeting via Zoom Webinar or Phone

#### Using your desktop/laptop/iPad or tablet:

*If you have not used Zoom prior to this meeting, you may want to give yourself additional time to allow the program to install before joining the meeting.*

1. To join the webinar, click the link published in the Agenda for the current meeting about five minutes before webinar is scheduled to begin.
2. Follow the on-screen prompts/instructions to install or launch the Zoom application.
3. If prompted, enter the meeting number published in the Agenda.
4. All public attendees will enter the meeting muted.
5. If you wish to speak under the Public Comment Period or after the Board President calls for Public Comment, click on the "Raise Hand" button to request to speak.
  - a. Wait until your name or other identifying information is called by the Board President.
  - b. Your five (5) minutes for public comment will begin at that time.

#### Using your phone:

1. To join the meeting by phone, call the number published in the Agenda for the current meeting.
2. Enter the meeting number published in the Agenda, then press the # symbol.
3. All public attendees will enter the meeting muted.
4. **If you wish to speak under the Public Comment Period or after the Board President calls for Public Comment on a specific agenda item, press \*9 on your phone to "Raise Hand" to request to speak.**
  - a. **Wait until the last four digits of your phone number is called by the Board President.**
  - b. **Your five (5) minutes for public comment will begin at that time.**

**\*\*If you have problems joining the webinar, please email [dprc@tid.org](mailto:dprc@tid.org) for assistance\*\***

Lake Don Pedro Marina  
 11500 Bonds Flat Rd.  
 La Grange, CA 95329  
 (209) 852-2369



Moccasin Point Marina  
 11405 Jacksonville Rd.  
 Jamestown, CA 95327  
 (209) 989-2206

**HOUSEBOAT DOCKAGE AGREEMENT (30 Days Minimum)**

This Houseboat Dockage Agreement ("Agreement") is entered into among, on the one hand, DON PEDRO SMI, LP, a Delaware limited liability partnership ("Company"), and DON PEDRO SMI OPCO, LP, a Delaware limited liability partnership ("OpCo")(Company and OpCo, separately or collectively, as applicable, being sometimes herein referred to as "Licensor"), and, on the other hand, the vessel listed below in rem ("Vessel"), the registered owner of the Vessel and any interested party (if applicable, and as defined below), as set forth below (together, "Owner"). If Vessel's registered owner is an entity, then for purposes of this Agreement "Owner" includes any individual identified herein as an Interested Party, and by signing below said individual agrees to be personally bound by this Agreement, jointly and severally with the entity listed as the registered owner. Company's premises are located at the marina selected at the top of this Agreement ("Marina Premises"). The terms and conditions ("Terms and Conditions") of this Agreement govern Owner's and Vessel's use of slips, buoys, and associated marina facilities located on Marina Premises.

<b>Owner:</b>		
Name(s):		
Current Address:		
City:	State:	Zip:
Business/Home Phone:	Cell Phone:	E-mail:
Billing Address:		
Address of Record with Department of Motor Vehicles:		
Notify in case of emergency:		
<b>Vessel(s):</b>		
Name:	Make/Model:	
Year:	Vessel Type:	
Registration/Documentation No.:	LOA/Beam/Draft:	
Trailer VIN:	Type of power:	
Trailer license #:	Trailer Make and year:	
<b>Vessel Insurance:</b>		
Carrier:	Policy No.:	
Agent Name:	Phone No.:	
<b>Payment Information:</b>		
<input type="checkbox"/> ACH*	<input type="checkbox"/> Check*:	
Credit Card: <input type="checkbox"/> VISA <input type="checkbox"/> M/C <input type="checkbox"/> DISC <input type="checkbox"/> AMEX	<input type="checkbox"/> Cash*	
* Eligible for Discount Rate		
<b>Slip/Buoy Rate Per Foot:</b>		
Rate for slip		
Rate for buoy:		
Dock Box rate:		
<b>Term:</b>		
<b>Rent:</b>		
Slip charges:		
Buoy charges:	Total Monthly charges:	
Other Charges		
Sales Tax (If Applicable)		
Total initial charges/prorated rents:		
<b>Slip / Buoy assignment:</b>		
Slip/ Buoy Request:	Mooring buoy assigned:	
Slip/Bouy Assignment:		
Key Deposit: \$		

AT THE SOLE OPTION OF LICENSOR, THE ABOVE SLIP/BUOY ASSIGNMENT WILL **NOT** BE FINALIZED UNLESS AND UNTIL ALL OF THE FOLLOWING CRITERIA ARE MET:

- (1) PAYMENT OF THE SECURITY DEPOSIT;
- (2) RECEIPT OF A COPY OF OWNER'S INSURANCE BINDER;
- (3) CURRENT REGISTRATION OF VESSEL;
- (4) RECEIPT OF A COMPLETED ACH AUTHORIZATION FORM, A VALID CREDIT CARD AND AUTHORIZATION, OR POST DATED CHECK;
- (5) PAYMENT OF ANY AND ALL OUTSTANDING CHARGES DUE TO LICENSOR; AND
- (6) A FULLY EXECUTED AGREEMENT.

## ADDITIONAL TERMS AND CONDITIONS

1. Under this Agreement, Licensor agrees to provide Owner a license to use a slip or buoy and associated marina facilities in exchange for the Rent and other charges set forth herein, subject to the terms and conditions set forth in this Agreement. The slip or buoy provided under this Agreement will comply with applicable State laws and regulations. Owner shall use the assigned slip or buoy for the dockage of the above-described Vessel only. If Owner desires to dock a vessel other than referenced above, Owner must complete a new agreement. This Agreement does not create a bailment relationship between Owner and Company for any Vessel, its equipment, or personal effects on a Vessel, all of which are agreed will at all times remain within the custody and control of the Owner and not Licensor. Licensor may give miscellaneous assistance to Owner, but it is agreed that this will not constitute the creation of either an agency or a bailment relationship between Owner and Licensor.

### 2. LICENSOR'S SLIPS, BUOYS, AND ASSOCIATED MARINA FACILITIES ARE TO BE USED BY OWNER AT OWNER'S RISK.

2.1 LICENSOR ASSUMES NO RESPONSIBILITY FOR AND SHALL NOT BE LIABLE FOR THE CARE, PROTECTION OR SECURITY OF THE VESSEL. USE OF THE SLIPS, BOUYS BOAT LIFT AND ANY ASSOCIATED MARINA FACILITIES IS AT THE RISK OF OWNER. OWNER, ON BEHALF OF ITSELF AND OWNER'S GUESTS, FAMILY, EMPLOYEES, REPRESENTATIVES, AND AGENTS, RELEASES AND WAIVES ANY AND ALL CLAIMS AGAINST COMPANY AND OPCO AND THEIR RESPECTIVE MANAGEMENT, AFFILIATES, OFFICERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS FOR ANY LOSS (INCLUDING THEFT), DAMAGE OR DESTRUCTION BY FIRE, WINDSTORM, WATER, OR OTHERWISE TO A VESSEL, A VESSEL'S EQUIPMENT, OR PERSONAL EFFECTS ON ANY VESSEL, OR IN OR AROUND COMPANY'S SLIPS AND ASSOCIATED MARINA FACILITIES EXCEPT TO THE EXTENT SUCH DAMAGE OR DESTRUCTION WAS CAUSED BY THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF COMPANY.

2.2 OWNER, ON BEHALF OF ITSELF AND OWNER'S GUESTS, FAMILY, EMPLOYEES, REPRESENTATIVES, AND AGENTS RELEASES AND WAIVES ANY AND ALL CLAIMS AGAINST COMPANY AND OPCO AND THEIR RESPECTIVE MANAGEMENT, AFFILIATES, OFFICERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS FOR BODILY INJURY, PERSONAL INJURY, OR OTHER HARM (INCLUDING DEATH) TO OWNER, OWNER'S GUESTS, FAMILY, EMPLOYEES, REPRESENTATIVES, AND AGENTS, WHILE ON MARINA PREMISES FACILITIES EXCEPT TO THE EXTENT SUCH BODILY INJURY, PERSONAL INJURY, OR OTHER HARM WAS CAUSED BY THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF LICENSOR.

### 2.3 INDEMNITY AND HOLD HARMLESS.

2.3.1 OWNER SHALL DEFEND, INDEMNIFY AND HOLD COMPANY AND OPCO AND THEIR RESPECTIVE MANAGEMENT, AFFILIATES, OFFICERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS HARMLESS AGAINST ANY AND ALL CLAIMS, ACTIONS, LIABILITIES, COSTS, EXPENSES, LOSSES AND DAMAGES FOR INJURY TO PERSONS (INCLUDING DEATH) OR DAMAGE TO PROPERTY ARISING DIRECTLY OR INDIRECTLY OUT OF THE USE OF LICENSOR'S SLIPS, BUOYS, BOAT LIFTS AND ASSOCIATED MARINA FACILITIES BY OWNER, OWNER'S GUESTS, FAMILY, EMPLOYEES, REPRESENTATIVES, AND AGENTS, INCURRED BY COMPANY OR OPCO AS A RESULT OF OR WITH RESPECT TO THE VESSEL OR OWNER'S GROSS NEGLIGENCE OR INTENTIONALLY HARMFUL ACTIONS OR OMISSIONS.

2.3.2 COMPANY SHALL DEFEND, INDEMNIFY AND HOLD OWNER AND OWNER'S GUESTS, FAMILY, EMPLOYEES, REPRESENTATIVES, AND AGENTS HARMLESS AGAINST ANY AND ALL CLAIMS, ACTIONS, LIABILITIES, COSTS, EXPENSES, LOSSES AND DAMAGES FOR INJURY TO PERSONS (INCLUDING DEATH) OR DAMAGE TO PROPERTY ARISING DIRECTLY OR INDIRECTLY OUT OF THE LICENSOR'S GROSS NEGLIGENCE OR INTENTIONALLY HARMFUL ACTIONS OR OMISSIONS RELATED TO THE PROVISION OF FACILITIES AND SERVICES UNDER THIS AGREEMENT.

2.4 THIS SECTION 2 REFLECTS AN AGREED CONTRACTUAL ALLOCATION OF RISKS BETWEEN THE PARTIES WHEREBY OWNER AGREES TO LOOK TO OWNER AND OWNER'S OWN INSURER AS TO RISKS ASSOCIATED WITH THE USE OF LICENSOR'S SLIPS, BUOYS, AND ASSOCIATED MARINA FACILITIES, EXCEPT FOR DAMAGES RELATED TO COMPANY'S GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT.

2.5 TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW, OWNER WAIVES ALL RIGHTS TO RECOVER FROM COMPANY OR OPCO ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES ARISING IN ANY MANNER IN CONNECTION WITH OR OUT OF THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION OR THE BASIS OF THE CLAIM OR WHETHER OR NOT COMPANY OR OPCO HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

2.6 WITHOUT LIMITING THE EFFECT OF ANY OTHER WAIVERS, RELEASES OR INDEMNITIES SET FORTH IN THIS AGREEMENT FOR THE BENEFIT OF COMPANY OR OPCO, OWNER WAIVES ALL RIGHTS TO RECOVER FROM COMPANY OR OPCO (OR THEIR RESPECTIVE MANAGEMENT, AFFILIATES, OFFICERS, EMPLOYEES OR AGENTS) ANY LOSS OR DAMAGE INSURED BY THE OWNER OR REQUIRED TO BE INSURED BY THE OWNER UNDER THE TERMS OF THIS AGREEMENT. THE FOREGOING WAIVER INCLUDES A WAIVER BY THE OWNER OF ALL RIGHTS OF SUBROGATION THAT THE INSURERS OF THE OWNER MAY HAVE AGAINST COMPANY OR OPCO (OR THEIR RESPECTIVE MANAGEMENT, AFFILIATES, OFFICERS, AGENTS OR EMPLOYEES).

Owner Initials:                     

3. Owner agrees that Owner and all of Owner's guests, family, employees, representatives, and agents shall comply with all applicable federal, state, local, maritime, and, if existing, association, laws, rules and regulations, as well as any other governmental body or authority. Owner further agrees that Owner and all of Owner's guests, family, employees, representatives, and agents shall comply with the Don Pedro Recreation Agency Regulations and Ordinances and Licensor's Rules and Regulations (as set forth on Exhibit A attached hereto, which rules and regulations may be changed by Licensor), the Authorized Users Form (as set forth on Exhibit B attached hereto), and all other policies, rules and regulations in existence and as the same may be changed from time to time by Licensor, all of which are incorporated herein by reference. Any changes to the Rules and Regulations during the Term of this Agreement will be promptly provided by Company. Persons listed on the Authorized Users Form are specifically granted permission by Owner to use the Vessel. To delete or add a person on the Authorized Users Form, Owner must deliver to Licensor a written notice specifying the person who is to be removed or added to the Authorized Users Form. Notwithstanding the above, Owner agrees, acknowledges and understands that Licensor does not warrant that unauthorized persons will not board the Vessel, and Licensor shall not be responsible for any unauthorized person boarding the Vessel.

4. Owner represents that all information given to Licensor by Owner and listed in this Agreement or otherwise provided to Licensor, including credit card information, is accurate, and agrees to notify Licensor within ten (10) days if any information provided by Owner is changed or otherwise inaccurate. Owner further agrees to cause the Vessel to be removed from Marina Premises immediately upon any change in ownership of the Vessel, unless a new Agreement is executed between Licensor and the new owner. Removal of any Vessel under these circumstances shall not terminate Owner's obligation to fully pay all amounts due through the end of the term of this Agreement.

5. An insured Owner may work on his own boat if such work does not interfere with the rights, privileges and safety of other persons or property, and with written permission from the Marina's General Manager. Owner shall not do any work on any Vessel, or allow any actions whatsoever, which cause a disturbance to the peaceful use of Marina Premises by other vessel owners, their family and guests or which threatens the environment. Outside contractors doing work on the Vessel and boat broker salespeople shall not be permitted on Marina Premises without the prior written consent of Licensor. Any outside mechanic, craftsman or any other persons performing work on Owner's boat while in or on the Marina Premises must provide a certificate of worker's compensation and liability insurance coverage to protect the health, safety, welfare and property, environment of Licensor and other tenants as well as the environment. Certificate of insurance limits must be approved in writing by Licensor's management. Failure to meet these requirements will require Owner's boat to be removed from Marina Premises for repairs and may constitute a material breach of this Agreement. All work on boats should be scheduled with Licensor's management. Service personnel must check in and out with Licensor's management. No work may be done on boats before 8:00 a.m. or after 6:00 p.m.

Owner Initials:           

6. Sublicensing or subleasing of slips or buoys by Owner is not permitted. Further, Owner shall not allow occupancy of the Vessel in exchange for payment or other consideration (including specifically, without limitation, occupancy pursuant to a transaction through Airbnb, Boatsetter or other companies offering similar services) while the Vessel is at the Marina Premises. Owner is prohibited from storing or locating any vessel other than the Vessel described herein in the slip or buoy with respect to which a license is granted under this Agreement. Licensor reserves the right to grant a license with respect to or lease any slip/bouy assigned to Owner when same is not being used by Owner and to retain the income and rental therefrom. Owner agrees that Owner does not have the right to use any particular slip/buoy and that Licensor may reassign and move any Vessel to a different slip at any time at Licensor's discretion.

7. Owner is responsible for properly securing each Vessel at all times, including at such times when severe weather threatens the area encompassing Marina Premises. Owner warrants such attachments have been or will be made. In the event of impending severe weather or emergency, Owner acknowledges and agrees that if that Owner or other authorized person is unavailable, or is available but refuses to act, Company's employees or agents are authorized, but not obligated, to remove the Vessel from its slip/buoy and/or take any and all other actions deemed appropriate by Company or its employees or agents, in their sole discretion, in order to better secure the Vessel, to protect marina property, private property, other vessels, and the environment, or to abate, mitigate, and otherwise deal with the apparent danger and hazards. In no event shall Company be liable for any loss or claim in the event it does not remove the Vessel or take other action to protect or secure the Vessel. Owner is further notified that Owner will be solely responsible for any resulting damage to the Vessel and may be charged a reasonable fee for any action taken by Company to remove and/or protect the Vessel or to abate, mitigate, and otherwise deal with the apparent danger and hazards. UNDERTAKING TO MOVE OR EVACUATE THE VESSEL SHALL NOT BE DEEMED AN ASSUMPTION OF RESPONSIBILITY FOR THE SAFETY, SECURITY, AND CARE OF THE VESSEL BY LICENSOR. LICENSOR SHALL NOT BE DEEMED A BAILEE OF THE VESSEL. OWNER AGREES FURTHER THAT LICENSOR SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO DO ALL THINGS AND TO TAKE ALL STEPS NECESSARY TO REDUCE THE HAZARDS AND DANGERS THAT IN LICENSOR'S JUDGMENT APPEAR TO BE PRESENT OR FORESEEABLE. NOTWITHSTANDING THE ABOVE, NOTHING HEREIN SHALL BE CONSTRUED TO CREATE ANY DUTY, OBLIGATION OR RESPONSIBILITY ON THE PART OF LICENSOR TO ACT IN SUCH CIRCUMSTANCES AND NOTHING HEREIN SHALL BE CONSTRUED TO CREATE ANY LIABILITY ON THE PART OF LICENSOR FOR FAILING TO ACT IN SUCH CIRCUMSTANCES. Owner shall be liable for any damages to other vessels or to any part of Marina Premises, including but not limited to docks, pilings, plumbing, wiring and other equipment, and machinery, as well as the environment, caused by a Vessel, by leaking of fuels, oils or any liquids from a Vessel, or by Owner or Owner's guests, family, employees, representatives and agents. Owner agrees to reimburse Company for any and all costs it incurs on Owner's behalf in emergency situations.

8. Owner shall be solely responsible for the proper operating condition of each Vessel, a Vessel's equipment and for the secure docking and safekeeping of the Vessel. Owner warrants that the Vessel will at all times be in seaworthy condition. Owner assumes full responsibility to ensure that all through-hull fittings and drain plugs are properly closed before any Vessel is placed in the water by Licensor. Owner shall be solely responsible for removing drain plugs to allow drainage when a Vessel is stored out of the water, and Owner shall remain solely responsible to ensure that each Vessel is properly watertight before it is placed in the water.

9. Rent ("Rent") meaning Total Monthly charges, as stated in table on Page 1, above) is payable monthly, in advance, on the first of the month, and is considered late on and after the second day of the applicable month. Owner agrees to pay promptly when due all sums due under or by reason of this Agreement, whether such sums are incurred by Owner, the Vessel or Owner's employees, guests, invitees, agents or authorized representatives.

9.1. Rent must physically be received at OpCo's address on or before the date due. Rent payments must be made by a single check, a single money order, by cash, or by credit card, subject to the requirements of Section 9.2 below. Rent payments made after the date due are considered late payments ("Late Payments"). All Late Payments must be made by cashiers check or money order, except as provided in Section 9.2 below. If and to the extent allowed by applicable law (a) interest at the rate of 1.5% per month will be charged for any past due amount; (b) a \$50.00 late fee shall be added to Late Payments received after the 10th of the month; and (c) any balance over thirty (30) days late shall, in addition, be subject to a 10% fee for each month late based on the outstanding account balance, if and to the extent allowed by applicable law. If the interest and other charges set forth in the preceding sentence are in excess of the interest and other charges allowed by applicable law, then such interest and other charges shall be automatically reduced to the maximum amount allowed by applicable law. If a check is dishonored (including without limitation checks returned as "insufficient funds" or "uncollected funds") by Owner's financial institution, Owner must pay Licensor a service charge equal to the lesser of (i) \$75.00, or (ii) the maximum service charge allowed by applicable law, plus any other charges and penalties assessed against Licensor or authorized by state law. If two of Owner's checks are dishonored, Owner must pay future Rent payments by cashier's check or money order for the duration of the Agreement, except as provided in Section 9.2 below. Licensor is not required to re-deposit a dishonored check. If the initial term of this Agreement commences on a day other than the first of the month, a prorated Rent and the next full month's Rent must be paid to Licensor before Owner may bring the Vessel onto Marina Premises. Owner must pay Licensor any sales and other taxes, which are due on Owner's Rent, utility payments and all other applicable fees or charges.

9.2. Owner may pay Rent and other charges by credit card at the commencement of this Agreement, or at any time throughout the term of this Agreement, it being agreed that Owner shall complete and sign a separate credit card authorization stating that Licensor may automatically charge Owner's credit card for the full amount of Rent, any Late Payments, interest, and penalties as allowed under the Terms and Conditions of this Agreement. If Owner desires to make Automated Clearing House ("ACH") payments under this Agreement, Owner shall complete an ACH authorization form prepared by Licensor.

10. Regardless of whether a maritime lien arises against the Vessel as a matter of law for the services provided, Owner hereby grants to Licensor a lien and security interests on the Vessel, its equipment, and any personal effects for any fees or obligations payable under this Agreement which are not paid to Licensor when due, and Licensor may pursue all legal, equitable, and admiralty remedies to perfect said lien and foreclose any other liens on the Vessel. The right of enforcement of the lien herein granted to Licensor (or available under applicable law) shall be cumulative to any and all other rights and remedies of Licensor under applicable law or under this Agreement, or in connection herewith, including but not limited to enforcement of maritime liens for dockage, salvage, supplies and/or other goods or services provided to the Vessel by Licensor under the laws of the State of California. Owner remains personally liable to the extent enforcement of Licensor's lien rights do not satisfy all debts owed by Owner and the Vessel under this Agreement. IF AUTHORIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, NONPAYMENT OF RENT, UTILITIES CHARGES, OR OTHER CHARGES OWED SHALL AUTHORIZE LICENSOR TO SELL THE VESSEL AND RELATED PERSONAL PROPERTY AT A NON-JUDICIAL SALE IN ACCORDANCE WITH APPLICABLE LAW, FOR WHICH OWNER AGREES TO BE NOTIFIED AT OWNER'S ADDRESS PRINTED AT THE TOP OF THE FIRST PAGE OF THIS AGREEMENT AND THAT SAID NOTIFICATION BY U.S. MAIL POSTAGE PREPAID SHALL SUFFICE AS NOTIFICATION FOR THIS PURPOSE.

11. As a material inducement to Licensor to enter into this Agreement, Owner agrees to maintain in force a comprehensive general liability insurance policy for the Vessel during the term of this Agreement, covering hull and machinery, removal of wreck, and liability to others with a minimum coverage amount of Three Hundred Thousand Dollars (\$300,000.00) and in a form acceptable to Licensor. Owner shall also maintain insurance, in a reasonable amount and in form acceptable to the Licensor, for, among other things, oil spill and pollution coverage and shall be held fully responsible for any and all spills. Owner shall provide a Certificate of Insurance to Licensor naming Licensor as an additional insured at the commencement of this Agreement and hereby authorizes Licensor to contact Owner's insurance company as Licensor deems appropriate to ensure coverage remains in place and current and that all notices are provided to Licensor. Owner shall further provide an updated Certificate of Insurance (or copy of new policy) any time Owner's insurance coverage is renewed or changes while this Agreement is in effect. Failure to comply with the provisions of this Section 11 will constitute a material breach of this Agreement and, at Licensor's option, will entitle Licensor to terminate this Agreement and pursue any other available remedies. In the event of such termination, any payment already made to Licensor shall be forfeited and shall not be refunded.

12. Owner shall ensure that the Vessel does not discharge pollutants into the waters in and around the Marina Premises and does not cause any environmental damage whatsoever. If Licensor observes a cause of pollutant discharge or environmental damage from any Vessel, then Licensor may, at its sole discretion, undertake efforts to stop the source of the problem by boarding the Vessel and taking actions to move or secure the Vessel to stop or control the problem. Licensor has the right, but not the obligation, to move or secure the Vessel to stop or control discharge of pollutants or environmental damage. Licensor shall be entitled to reimbursement for its expenses for any services or materials provided by or on behalf of the Licensor in undertaking such efforts. Whether to exercise the authority afforded by this Section is solely within Licensor's discretion, and Licensor does not guarantee Owner that Licensor will move, secure or take any action.

13. Owner acknowledges and understands that Licensor may, from time to time, take photographs, videos, and other images of the marina and related facilities, which may include Owner, the Vessel, and Owner's guests, family, employees, agents, and representatives. Unless Owner elects otherwise by initialing below, then, on behalf of Owner and Owner's guests, family, employees, agents and representatives, Owner consents to Licensor's and its successors and/or assigns use and reproduction of any images taken while on or about Licensor's Premises, without further consideration, compensation or notice, and hereby authorizes and permits Licensor to use the same for advertising, promotional and other purposes as Licensor deems appropriate in its sole and absolute discretion. Owner agrees and understands Licensor will own all such images, and all rights related to them, all of which shall constitute Licensor's sole, complete and exclusive property. Licensor shall continue to have the right to use such images as and how it deems appropriate, even after this Agreement expires or is otherwise terminated.

**By initialing below, Owner indicates that it does not consent to the use and reproduction by Licensor of any images taken of Owner or Owner's guests, family, employees, agents and representatives.**

Owner Initials:  

14. **Applicable Law/Attorneys' Fees.** This Agreement shall be construed and enforced in accordance with the laws of the State of California. The parties consent to exclusive jurisdiction in the federal courts sitting in the county where the Marina Premises is located, unless no federal jurisdiction exists, in which case the parties consent to the exclusive jurisdiction and venue in the State court where the Marina Premises is located. Each party waives all defenses of lack of personal jurisdiction and forum non conveniens in such forums. Process may be served on either party in the manner authorized by applicable law or court rule. If legal action by either party is brought because of breach of this Agreement or to enforce a provision of this Agreement, the prevailing party is entitled to reasonable attorneys' fees and court costs. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such actions, taking depositions and discovery, and all other necessary costs incurred in the litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such actions is prosecuted to a final judgment. **TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW, OWNER HEREBY WAIVES THE RIGHT TO JURY TRIAL.**

15. Term and Termination.

15.1 This agreement will commence as of the date the last signator signs the Agreement and endure for the time specified as the Term in the table on page 1 of this Agreement. Upon expiration or earlier termination of this Agreement, Owner shall surrender the bouys/slips, and, as applicable, boat lift to Licensor in good order and repair, ordinary wear and tear excepted. In the event Owner remains in occupancy of a slip beyond the expiration or earlier termination or cancellation of this Agreement, Owner shall be liable to Licensor as damages, in addition to all other charges due under this Agreement, a daily charge equal to two (2) times the Slip/Buoy Rate payable to Company pursuant to the then current rate schedule.

15.2 Owner can elect to terminate this Agreement at any time with thirty (30) days written notice by delivering by U.S. certified or registered mail, return receipt requested, a written notice of termination ("Termination Notice") to Licensor. The Agreement will terminate on the last day of the next calendar month following the month Licensor receives the Termination Notice. For example, if Owner delivers a Termination Notice on November 15th, the Agreement will terminate on December 31st.

15.3 Licensor reserves the right to immediately suspend this Agreement at any time if Owner commits any breach hereunder or if Owner violates any Rule or Regulation or jeopardizes, in Licensor's sole discretion, the health, safety or welfare of Licensor or any other customer, guest or other vessel. During suspension, Owner may not occupy or otherwise use the Vessel. Licensor will immediately notify DPRA of the suspension and Licensor and DPRA will work to coordinate any response or action necessary to resolve the suspension. If Licensor and DPRA determine that it is necessary to terminate this Agreement, Licensor must deliver, via U.S. certified or registered mail, return receipt requested to Owner at the address printed on the top of the first page of this Agreement, a written notice of termination ("Licensor's Termination Notice") of this Agreement. If Licensor terminates this Agreement pursuant to this Section, Owner remains responsible for all sums due to Licensor under this Agreement, with Rent prorated based on the termination date or the date the Vessel is removed from the Marina Premises, whichever is later. Licensor may, but shall not be required to, cause the Vessel(s) to be moved and to be moored or stored in the name of the Owner at a secure location at the sole discretion of Licensor, and Owner shall pay (or reimburse to Licensor, as applicable) all fees, costs and charges in connection therewith. Licensor may, in its sole discretion, charge Owner a "Termination Fee" equal to the amount Owner would owe if payment of all Rent due for the remaining term of this Agreement were accelerated.

**16. AUTOMATIC RENEWAL: THIS AGREEMENT CONTAINS A PROVISION FOR AUTOMATIC RENEWAL.** To the extent allowed by applicable law, upon expiration of the initial term of this Agreement, this Agreement shall automatically renew and continue on for successive, additional periods of the same length as the initial term (each, a "Renewal Term"), unless Owner notifies Licensor, in writing, at least thirty (30) days prior to the expiration of the then-current term of this Agreement that Owner does not want to renew this Agreement. By way of example, if the initial term of this Agreement is one year, then this Agreement will automatically renew for Renewal Terms of one year, unless notice of non-renewal or termination is timely given pursuant to this section. During each Renewal Term, Owner shall pay (a) the then-current posted monthly rent rate, or (b) the rate stated in this Agreement, whichever is higher.

17. If more than one party signs this Agreement as Owner, all of such parties shall be jointly and severally liable for the performance of all obligations of Owner hereunder and shall be bound by all of the terms and conditions hereof.

18. In the event any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be undisturbed and remain in full force and effect.

19. Owner accepts the bouy and/or slip (and, if applicable, the boat lift), and related marina facilities that are the subject to this Agreement for the term in its "AS IS, WHERE IS, WITH ALL FAULTS" condition as of the execution date with no obligation of Licensor to construct or install or pay for any improvements in or to the slip. Further, Owner acknowledges that neither Company nor OpCo will have any obligation or liability if Owner is precluded from use or enjoyment of the slip/buoy, boat lift and related marina facilities that are the subject of this Agreement, the Vessel, or the Marina Premises for reasons beyond the control of Licensor, including specifically, without limitation, by reason of weather conditions, utility interruptions, fire, flood, strikes, war, epidemics, and governmental actions. Owner acknowledges and agrees that neither Licensor nor Licensor's employees, agents or representatives have made any representations, warranties or promises with respect to the bouy, slip, boat lift or related marina facilities that are the subject of this Agreement, the Marina Premises, or any related matter, except as expressly set forth in this Agreement (including the exhibits attached hereto). In entering into this Agreement, Owner has not relied upon any representation, warranty or promise made by Licensor or Licensor's employees, agents or representatives but has relied upon Owner's own judgment. This Agreement constitutes the entire agreement between Licensor and Owner with respect to the subject matter hereof. This Agreement cannot be amended or modified except by written agreement, signed by Licensor before or during the term of this Agreement, which writing specifically states that it is an amendment or modification hereto. In the event any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be undisturbed and remain in full force and effect.

20. This Agreement creates a license and is not a lease or other agreement relating to real property. Owner may not transfer, sell, assign, or sublicense Owner's interest in this Agreement; Licensor may transfer, sell, or assign its interest in this Agreement in its sole discretion. In consideration of the execution of this Agreement by Licensor, Owner accepts this Agreement subject to any deeds or conveyances and any deeds of trust, master leases, security interests or mortgages and all renewals, modifications, extensions, consolidations and replacements of the foregoing which might now or hereafter constitute a lien upon Marina Premises, or improvements therein or thereon, and to zoning ordinances and other building and fire ordinances and governmental regulations relating to the use of Marina Premises. Although no instruments or acts on the part of Owner shall be necessary to effectuate such subordination, Owner shall nevertheless, for purposes of confirmation at any time hereafter, on demand in the form(s) prescribed by the Licensor, execute any instruments, estoppel certificates, release or other documents that may be requested or required by any purchaser or any holder of any security for the purpose of subjecting and subordinating this Agreement to such deed or conveyance or to the lien of any such deed of trust, master lease, security interest, mortgage, or superior interest. Owner hereby appoints Licensor as its attorney-in-fact to execute and deliver any such instrument or document for Owner should Owner fail or refuse to do so. Owner expressly agrees Owner has no right to revoke its appointment of Licensor as attorney-in-fact as specified in this Section. If the Marina Premises or the associated marina (or any part thereof) is subject to a ground lease, submerged lands lease or similar document (a "Ground Lease"), this Agreement shall be subject and subordinate to the Ground Lease. It shall be the sole responsibility of Owner to conduct its activities in a manner that complies with the terms of the Ground Lease, and Owner shall not cause any default to occur under the Ground Lease. In the event that the lessor under the Ground Lease alleges or determines that execution of this Agreement, or any right granted to Owner under this Agreement, or any act or omission of Owner, is in conflict

with the provisions of the Ground Lease, then Licensor shall have the right to terminate this Agreement immediately upon written notice to Owner. Licensor shall not be required to perform any obligations of the ground lessor under the Ground Lease, and the Licensor shall not be in default hereunder and shall have no liability to Owner in connection with any default by the ground lessor under the Ground Lease.

21. Order of Precedence. If a conflict occurs between this Agreement and the Don Pedro Recreation Agency Regulations and Ordinances, or the Concession Lease Agreements for either Fleming Meadows or Moccasin Point Marina, the order of precedence shall be:

1. Don Pedro Recreation Area Regulations and Ordinances
2. Concession Lease Agreement(s)
3. This Agreement

22. Time is of the essence with each and every provision of this Agreement.

23. STATE SPECIFIC PROVISIONS. If there is an Exhibit C attached to this Agreement, the provisions of Exhibit C shall govern and control over any conflicting provision of this Agreement.

24. SPECIFIC NOTICE REGARDING RELEASE AND INDEMNITY. IT IS EXPRESSLY AGREED AND UNDERSTOOD THAT THIS AGREEMENT, INCLUDING SECTION 2 HEREOF, INCLUDES INDEMNIFICATION, RELEASE, EXCULPATION AND/OR WAIVER PROVISIONS. OWNER ACKNOWLEDGES THAT OWNER HAS CAREFULLY REVIEWED THE PROVISIONS OF SECTION 2 AND THE OTHER PROVISIONS OF THIS AGREEMENT AND THAT OWNER HAS ACTUAL NOTICE OF SUCH INDEMNITY, RELEASE, EXCULPATION AND/OR WAIVER PROVISIONS.

*[Signatures on Following Page]*

DO NOT SIGN UNTIL YOU HAVE READ THIS ENTIRE AGREEMENT (INCLUDING EXHIBITS) AND UNDERSTAND ALL TERMS AND CONDITIONS OF THIS AGREEMENT. BY SIGNING THIS AGREEMENT, OWNER EXPRESSLY AGREES TO ABIDE BY ALL OF ITS TERMS AND CONDITIONS, INCLUDING, WITHOUT LIMITATION, THE PAYMENT OF RENT. BY SIGNING BELOW, OWNER AUTHORIZES LICENSOR TO DEBIT THE LISTED ACCOUNT AND/OR CHARGE THE LISTED CREDIT CARD AND/OR THE POST DATED CHECK FOR THE BALANCE DUE.

Agreed to and effective this [redacted] day of [redacted], [redacted]

Note: If Owner is an entity, entity and individual Interested Party must both sign.

**OWNER:**

[redacted]  
a [redacted]

By: [redacted]  
Name: [redacted]  
Title: [redacted]

**OWNER (INTERESTED PARTY):**

[redacted]  
a [redacted]

By: [redacted]  
Name: [redacted]  
Title: [redacted]

**COMPANY:**

DON PEDRO SMI, LP,  
a Delaware limited partnership

By: SMI CA PropCo Holding, LLC,  
a Delaware limited liability company,  
its general partner

By: [redacted]  
Name: [redacted]  
Title: its authorized agent

**OPCO:**

DON PEDRO SMI OPCO, LP,  
a Delaware limited partnership

By: SMI CA OpCo Holding, LLC,  
a Delaware limited liability company,  
its general partner

By: [redacted]  
Name: [redacted]  
Title: its authorized agen



EXHIBIT A

RULES AND REGULATIONS

1. All vessels whether floating or on boat lifts, must have a bilge pump with an automatic switch.
2. Emergency pumping of boats will be done at Licensor's discretion and Owner will be billed accordingly.
3. No open flames, hull painting or paint removal will be permitted within the Marina Premises. No fireworks are permitted at any time.
4. **To reduce the risk of electrical shock hazards, swimming and any and all in-water sports activities are prohibited in the area occupied by the marina and the area within 150 feet of the marina. Owner shall not refill his/her/its fuel tanks while Vessel is in any slip. Refueling shall only occur at the fuel dock.**

Owner Initials:                     

5. Owners and their guests agree to conduct themselves in a manner that will not interfere with other owners or the normal business operation of the marina. Consideration must be given to others as to language, actions, noise, especially between the hours of 10:00 PM and 7:00 AM and Owners and their Authorized User(s), guests and/or family members must follow all rules and regulations as established by the marina which may from time to time be amended in the sole discretion of the Licensor.
6. **Live-aboards are not permitted, it being agreed that no person shall use the Vessel as a place of residence.**
7. Owner shall use the Slip/Buoy only to moor the Vessel and for no other purpose. Owner is obligated to supply his/her/its own mooring lines and fenders of proper size and condition to safely secure the Vessel. If such lines or fenders do not meet Licensor's specifications or fail for any reason, Licensor reserves the right, but not the obligation, to replace inadequate lines or fenders at Owner's sole expense and/or take any other action reasonably deemed necessary in the sole discretion of the Licensor and at the Owner's sole expense. Any and all damages associated with Licensor's attempt to replace inadequate lines or fenders shall be the sole responsibility of the Owner. Tires may not be used as fenders.
8. **Hoses, shorelines and gear must be stored in dock boxes that are approved by Licensor.**
9. **Floats and docks must be clear at all times;** dinghies and tenders must be moored within the space allocated to the Vessel. Owner agrees to store dinghies and all other personal property aboard his Vessel and not on walkways, fingers or in harbor. Owners shall not store any supplies, equipment, bicycles, dinghies or personal effects and/or the like on walkways or docks, or construct any structure, install lockers, stairs, mount any equipment, TV antennas and/or install carpet on any dock or finger pier without prior written permission from the General Manager of the marina. Unauthorized items may be removed and disposed of at Owner's sole expense and in the sole discretion of the Licensor without notice to the Owner. Owner shall indemnify and hold Company and OpCo harmless for any and all damages.
10. Owner will place all trash in the receptacles provided for that purpose and will keep walkways clear from obstruction caused by Owner's property. Refuse and garbage must be placed in plastic bags with ties and deposited in proper receptacles specified by Licensor.
11. Owner agrees not to idle the Vessel in gear while tied at the dock.
12. A fresh water spigot may be provided at Slip. If provided, Owner must supply his/her/its own hose and automatic shut off nozzle. Licensor may shut off the water supply at any time in its sole discretion. Licensor may specifically shut off water supply to prevent damage or for any other emergency situation, and for so long as any such situation continues to exist in the Licensor's sole discretion, without notice to Owner and without penalty. Owner shall indemnify and hold Licensor harmless for any and all damages.
13. Pets must be kept on a leash while walking on Marina Premises, curbed and away from walkways while aboard vessels. Owner is responsible for cleaning up droppings.
14. Fishing is restricted to the Owner's Vessel and slip. Cleaning of fish on walks or docks is not permitted. Fish will be cleaned only at the fish cleaning facility (if provided).
15. The use of portable heaters is not permitted aboard any Vessel. Only those fixed heaters originally installed on vessels, as furnished from the original Vessel's manufacturer, are permitted.
16. Dockhouse gates and associated marina facilities may be locked to limit the use of facilities to Licensor's customers and their guests only. Dockhouse keys will be limited to two keys per agreement. Extra dockhouse keys may be obtained from Licensor for a reasonable charge. There will be a reasonable charge for replacement of any lost keys.
17. Owner and Owner's agents, guests and invitees shall follow the rules of safe boating within the Marina Premises and shall operate boats so as not to create any disturbing wake. Owner agrees to abide by all state and federal requirements related to maintaining clean waters and safe boating.
18. Owner warrants that the Vessel is used for pleasure only and not in commercial undertakings or use, or for rental.
19. Upon vacating a slip at the end of the season or during an extended cruise, Owner shall be responsible for informing Licensor of departure and return date, the removal of all lines and dockbox contents. In the event the Owner fails to remove these items, Licensor, in its sole discretion and without penalty may remove the items at the Owner's sole expense. Licensor shall not be responsible for any damage or injury caused as a result of the move. Owner shall indemnify and hold Licensor harmless for any and all damages.
20. **IT IS ILLEGAL TO DISCHARGE THE CONTENTS OF THE HEADS** aboard your Vessel while in the lake. Owner shall keep restroom facilities clean and report any malfunctions to the General Manager of the marina.
21. All non-commercial slip holders will be allowed two (2) parking spaces per slip for their personal vehicles. It is not the intent to allow for extended storage of personal vehicles. All vehicles parked on the Marina Premises must maintain current registration and insurance. No commercial vehicles, large trucks, buses or utility vehicles may park on the Marina Premises overnight, unless the Owner has obtained prior written consent from the General Manager of the marina and has also checked in with marina security before parking for any period of time. No motor homes, travel trailers, or overnight type vehicles are permitted on the Marina Premises without prior written consent from the General Manager of the marina. Dockage rental does not include storage of trailers, including, but not limited to vessel, PWC, utility and storage trailers. Storage of Vessel and PWC trailers may be permitted in the Marina Premises for an additional fee. Any trailer of any type left on the Marina Premises may in Licensor's sole discretion be removed and Owner be solely responsible for any incurred charges. Owner shall indemnify and hold Licensor harmless for any and all damages.
22. The Owner is responsible for preparing the Vessel for launch and storage. Licensor shall not be responsible for removal or reinsertion of drain plug(s), if any, removal and replacement of awnings, bimini tops, side curtains, covers, or canvas, if any lowering or raising of antennas, if any, or any other matters required for a particular vessel. Licensor is not responsible for taking any action to prepare the Vessel in any way. Owner shall hold Licensor harmless and indemnify it for any and all damages.
23. No persons other than those approved contractors are permitted on Vessel while it is in dry dock.
24. Licensor may refuse to launch and/or haul Owner's Vessel where (1) launch and/or haul involves unreasonable risk, in the General Manager's sole discretion, or (2) launch and/or retrieval conflicts with any federal, state, or county law, regulation, or order, or (3) the Owner's account is delinquent, or this Agreement is terminated for any reason. Owner shall hold Licensor harmless and indemnify it for any and all damages.

EXHIBIT B

AUTHORIZED USERS FORM

The person(s) listed below have been granted permission by Owner to use Owner's Vessel (each, an "Authorized User"). To delete or add a person on the Authorized Users Form, Owner must deliver to Licensor a written notice specifying the person who is to be removed or added to the Authorized Users Form. All Authorized Users must be at least the minimum age to operate a vessel as required by the State of California and (i) carry a current boating safety identification card, if required by the State, and/or (ii) have completed the requisite boating safety course, if required by the State of California. In addition, all Authorized Users must be familiar with the safe operation of the Vessel, and know all rules and practices applicable to the safe operation of the Vessel. Owner hereby agrees and acknowledges that it is the Owner's responsibility, and not the Licensor's, to require that each Authorized User is informed of and abides by the provisions of this Agreement and the Rules and Regulations. Owner is solely responsible for Authorized Users' actions and behavior.

Authorized User #1:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

DOB: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_

Boating Safety Identification Card No. (If applicable): \_\_\_\_\_

Authorized User #2:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

DOB: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_

Boating Safety Identification Card No. (If applicable): \_\_\_\_\_

EXHIBIT C

STATE SPECIFIC PROVISIONS (CALIFORNIA)

The provisions of this Exhibit shall govern and control over any conflicting provision of this Agreement. Licensor and Owner hereby agree as follows:

**TO SECURE THE PAYMENT OF RENTALS AND/OR MATERIALS PROVIDED FOR IN THIS AGREEMENT, OWNER GRANTS TO LICENSOR A LIEN IN OWNER'S BOAT AND PERSONAL PROPERTY RELATING TO LIFESAVING, SAFETY, MOORING, AND OPERATING PURPOSES, SUBJECT TO THE "BOATERS LIEN LAW", AS SET FORTH IN CALIFORNIA HARBORS AND NAVIGATION CODE § 500 ET. SEQ. AND ALL OTHER APPLICABLE LAWS. Upon a default in payment of any sums due under this Agreement, any Licensor may conduct a lien sale pursuant to the provisions of the Boaters Lien Law. Owner shall pay Licensor's costs and fees in connection with such sale, including attorneys' fees. This contract is to be performed in the county in which the Company's Premises is located, and all parties agree that venue for any suit filed for the enforcement of the terms of this Agreement shall be solely in the county in which the Company's Premises is located.**