ESSEX

PROPERTY TRUST, INC.

Marina City Club Marina

SLIP TRANSITION and IMPLEMENTATION PLAN

The purpose of this Plan is to (1) assist small and mid-sized boat (35 feet and under) owners who will have to vacate their current slip to make way for dock reconstruction at Marina City Club Marina (MCC Marina) and (2) assist small and mid-sized boats after the marina has been completed. These procedures are intended to ensure that displaced boats will have a temporary slip for lease during the reconstruction project. As per the County's Transition and Implementation Plan, Marina operators are only required to provide this assistance to the specific vessel(s) that will become displaced from the rented slip it occupies in a dock that is to undergo reconstruction.

The Coastal Development Permit does not intend to require Marina City Club Marina to assist boat owners who are not in good standing at the time of displacement or whose boat is not a seaworthy vessel. MCC Marina is not required to subsidize the relocated tenant or honor special requests for the specific location of a slip. Displaced houseboats, floating homes or inoperable boats should not be relocated in Marina del Rey harbor.

Transition Plan During Construction

1. MCC Marina staff will notify slip tenants at least 15 days in advance of dock demolition that their vessel must be removed.
2. This advance notice may include a temporary slip that will be available for their use within the MCC Marina.
3. If a temporary slip is not available within the MCC Marina, MCC Marina staff will assist the tenant in finding a temporary slip within the Marina del Rey harbor.
4. As each phase of the construction is completed, any MCC Marina tenants with a boat size of 35 feet and under, that was relocated to another marina within Marina del Rey harbor, will be offered a 30-day first refusal to rent a newly constructed slip within MCC Marina.
5. This transition plan includes, but is not limited to, the following mitigation measures:
    - MCC Marina will utilize successive reconstruction phases within the same marina to secure slips for boats temporarily displaced during the previous phase;
    - MCC Marina will Identify an appropriately-sized slip in another marina within the Marina del Rey harbor; and/or;

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- Until a slip of the previously leased size is identified in Marina del Rey harbor, lease to the displaced boat owner a larger slip (may include end-ties/side-ties) at a rate equal to the currently-posted slip rate of the size previously rented to the displaced boat.
- If neither an appropriate-sized slip, nor larger slip is available to a boater with a boat 35 feet and under in the Marina City Club anchorage, the County shall make accommodation for a displaced boater in the Parcel 47 public marina. If a slip is not available in the size appropriate for that displaced boat (35 feet and under) the County shall lease a larger slip (may include end-ties/side-ties) at a rate equal to the currently-posted slip rate of the size previously rented to the displaced boat. If no appropriate space is available in the Parcel 47 marina, the County shall offer space in the mast up-storage or other storage operated by the County at the appropriate rate.

Procedures After Reconstruction

1. If the County refers a boater with a vessel 30 feet or smaller in length to MCC Marina and MCC Marina has slips available, the boater will be accommodated. If the slip offered to the boater is larger than what would be necessary for a vessel of that size, the County shall cause the slip to be rented at the rate then prevailing for a slip accommodating of vessel of that size until the appropriate size slip is available for the tenant. The tenant will have the option to stay at the rate appropriate for the current slip or be relocated to the right size slip for the vessel.
2. If MCC Marina receives a referred boater from the County and it is determined they do not meet the current MCC Marina rental criteria, MCC Marina staff will notify the applicant and the County the applicant's request is denied.