



Real Estate Assets Department

SDC003

Northeast MB, LLC
P201RD - 112 - A00

Document Type

LEGAL DOCUMENTS



Sub - Category

AGREEMENTS



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Department of Real Estate and Airport Management

April 29, 2023

Mission Bay RV Resort
445 Marine View Avenue, Suite 110
Del Mar, CA 92014
Attn: Jacob Gelfand, Chief Operating Officer

Mission Bay RV Resort - First Option to Extend – City of San Diego Lease [Mission Bay Park], between the City of San Diego and Northeast MB, LLC, effective as of June 27, 2019, Document No. R-312531 (the "Lease") for Mission Bay RV Resort

Dear Mr. Gelfand:

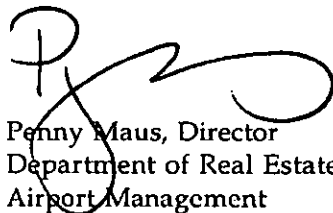
The City has received your request to exercise the first one (1) year Option Period to extend the term of the Lease for Mission Bay RV Resort located at 2727 De Anza Road, San Diego, CA 92109 for the period of one (1) year, from July 1, 2023 through June 30, 2024.

In accordance with Section 2.3 of the Lease, this letter shall constitute the City's written approval of the extension of the term for an additional one (1) year period commencing on July 1, 2023 and expiring on June 30, 2024. All terms and conditions of the Lease remain in force.

Please sign and date below, indicating written approval of the extension and return the signed document for the City's file.

Should you have any questions, please contact Roswitha Sanchez, Supervising Property Agent at (619) 236-6721.

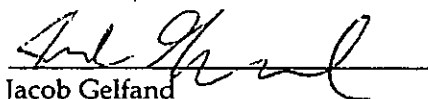
Sincerely,

A handwritten signature in black ink, appearing to be "Penny Maus".

Penny Maus, Director
Department of Real Estate and
Airport Management

Northeast MB, LLC approves the extension of the Term of the Lease for the period July 1, 2023 through June 30, 2024.

Northeast MB, LLC

By: 
Jacob Gelfand
Chief Operating Officer

Dated: 4/30/2023



Department of Real Estate and Airport
Management

February 6, 2024

Northeast MB, LLC
Attn: Jacob Gelfand, Chief Operating Officer
445 Marine View Avenue, Suite
110 Del Mar, CA 920114

Re: City of San Diego Percentage Lease, between the City of San Diego
and Northeast MB, LLC, effective as of June 27, 2019, Document No. R-312531-1
(the "Lease") for Mission Bay RV Resort-request to extend Term for second
Option

Dear Mr. Gelfand:

The City has received your letter from January 3, 2024 requesting to exercise the second
one (1) year Option Period to extend the term of the Lease for Northeast MB, LLC, located
at 2727 De Anza Road, San Diego, CA 92109.

In accordance with Section 2.3 of the Lease, this letter shall constitute the City's
written approval of the extension of the term for an additional one (1) year period
commencing on July 1, 2024, and expiring on June 30, 2025. All terms and conditions of
the Lease remain in force.

Should you have any questions, please contact me at roswithas@san-diego.gov.

Sincerely,

A handwritten signature in cursive script that reads "Roswitha Sanchez".

Roswitha Sanchez
Supervising Property Agent

cc: Lucy Contreras, Deputy Director, Department of Real Estate
Koy Nichols, Program Coordinator, Department of Real Estate



Via Email and US Mail Certified and Return Receipt Requested

January 3, 2024

THE CITY OF SAN DIEGO
Attention: Christina Bibler, Director of Economic Development,
Real Estate Assets Department, now known as DREAM
1200 Third Avenue, Suite 1700 (MS 51A)
San Diego, California 92101
Email: CBibler@sandiego.gov

Re: City of San Diego Percentage Lease [Mission Bay Park], between the City of San Diego and Northeast MB, LLC, effective as of June 27, 2019, Document No. R-312531-1 (the "Lease") for Mission Bay RV Resort – request to extend Term for second Option

Dear Christina,

This letter is submitted by Northeast MB, LLC ("Lessee"). Capitalized terms not otherwise defined herein, shall have the meaning given them in the Lease. A corresponding letter is simultaneously being submitted by Campland, LLC with reference to its lease with the City for Campland on the Bay.

As you know, the Term of the Lease was previously extended through June 30, 2024, by the exercise and approval of the first Option as provided in Section 2.3 of the Lease. Pursuant to Section 2.3 of the Lease, Lessee hereby notifies City of Lessee's desire to further extend the Term of the Lease, and requests City's approval of the exercise of the second Option to extend the Term of the Lease through June 30, 2025.

Thank you, and please let me know if you have any questions, or if we can provide additional information. We look forward to receiving the City's approval.

Sincerely,

Jacob Gelfand
Chief Operating Officer
Terra Vista Management, Inc.
jacob@terrav.com
(760) 846-2226 mobile

Department of Real Estate and Airport Management

April 29, 2023

Mission Bay RV Resort
445 Marine View Avenue, Suite 110
Del Mar, CA 92014
Attn: Jacob Gelfand, Chief Operating Officer

Mission Bay RV Resort – First Option to Extend – City of San Diego Lease [Mission Bay Park], between the City of San Diego and Northeast MB, LLC, effective as of June 27, 2019, Document No. R-312531 (the "Lease") for Mission Bay RV Resort

Dear Mr. Gelfand:

The City has received your request to exercise the first one (1) year Option Period to extend the term of the Lease for Mission Bay RV Resort located at 2727 De Anza Road, San Diego, CA 92109 for the period of one (1) year, from July 1, 2023 through June 30, 2024.

In accordance with Section 2.3 of the Lease, this letter shall constitute the City's written approval of the extension of the term for an additional one (1) year period commencing on July 1, 2023 and expiring on June 30, 2024. All terms and conditions of the Lease remain in force.

Please sign and date below, indicating written approval of the extension and return the signed document for the City's file.

Should you have any questions, please contact Roswitha Sanchez, Supervising Property Agent at (619) 236-6721.

Sincerely,



Penny Maus, Director
Department of Real Estate and
Airport Management

Northeast MB, LLC approves the
extension of the Term of the Lease for the
period July 1, 2023 through June 30,
2024.

Northeast MB, LLC

By: 
Jacob Gelfand
Chief Operating Officer

Dated: 4/30/2023