



**Department of Real Estate and Airport
Management**

July 17, 2025

VIA EMAIL

Braemar Partnership
Attn: Julia I. De Beers
Chief Administrative Officer and General Counsel
998 West Mission Bay Drive
San Diego, CA 92109

Subject: Percentage Lease and License between The City of San Diego and Braemar Partnership, document RR310779

Dear Ms. De Beers:

We acknowledge receipt of your letter dated July 1, 2025, stating your intent to exercise the option to extend your lease with the City of San Diego.

Pursuant to Section 2.3 of the Catamaran Pier Lease, Braemar Partnership is entitled to extend the lease for an additional five (5) year term, provided the Partnership is not in default and has fulfilled its Capital Improvement Obligation as outlined in Section 9.5 of the Lease.

The City confirms that Braemar Partnership has satisfied its Capital Improvement Obligation and is not in default under the Lease. Accordingly, the City hereby confirms the extension of the Lease for a five (5) year term, through January 31, 2031.

Should you have any questions, please feel free to send me an email to Roswithas@sanidiego.gov.

Sincerely,

Roswitha Sanchez

Roswitha Sanchez
Supervising Property Agent

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



July 1, 2025

Roswitha D. Sanchez
Supervising Property Agent
The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, CA 92101

RE: Catamaran Pier Lease – Notice of Intent to Extend Lease Pursuant to Section 2.3

Dear Ms. Sanchez:

I write regarding that certain Percentage Lease and License Agreement by and between The City of San Diego and Braemar Partnership, document RR310779 (hereinafter "Lease"). Section 2.3 of the Catamaran Pier Lease provides Braemar Partnership with the right to extend the Lease for an additional five (5) year term, provided that Braemar Partnership is not in default and has completed its Capital Improvement Obligation under Section 9.5 of the Lease.

The purpose of this letter is to provide Braemar Partnership's formal request to extend the lease for the additional five (5) years pursuant to Section 2.3 and provide proof of compliance with the terms of such extension.

First, Lessee has completed its Capital Improvement Obligation. Enclosed please find project invoices and digital copies of the checks for the capital improvements made to the Pier in March and April 2023, within the last 36 months of the Lease term that expires January 31, 2026. Specifically, these improvements consisted of replacing 10 pile roller guides and replacing 39 fiberglass floats with new high density polyethylene foam filled floats of equivalent sizes. I note that the amount spent on Capital Improvements on the Pier (\$80,500.00) is far in excess of the Twenty Thousand Dollars (\$20,000) required by the Catamaran Pier Lease.

Second, Lessee has received no notification of default. Third, this notice is being provided at least 180 days prior to the current expiration of the Lease term.

Therefore, we respectfully request that the City review these invoices, approve the completion of the Capital Improvement Obligation within sixty (60) days, and confirm the Extension of the Lease for a five (5) year period ending January 31, 2031.

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Ms. Roswitha D. Sanchez

July 1, 2025

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Should you have any questions on the enclosed or should you require any additional information to assist you in your analysis, please do not hesitate to contact me at the address below or by telephone at 858.539.8832 or e-mail at jdebeers@evanshotels.com. We look forward to our continued partnership with the City.

Sincerely,



Julia I. De Beers
Chief Administrative Officer and General Counsel

CC: Grace E. Cherashore
William L. Evans
David L. Cherashore
Robert H. Gleason
Matt Adams
Jayne Aston

Harbour Constructors, Co.
17892 Jamestown Ln.
Huntington Beach, CA 92647

INVOICE

Invoice Number: 23-003 FLOAT
Invoice Date: Mar 23, 2023
Page: 1

Duplicate

Voice: 714-895-2700
Fax: 714-895-1700



Bill To:
Bahia Resort Hotel 998 West Mission Bay Drive San Diego, CA 92109

Ship to:
Bahia Resort Hotel 998 West Mission Bay Drive San Diego, CA 92109

Customer ID	Customer PO	Payment Terms
Bahia Resort Hotel		Net 7 Days
Sales Rep ID	Shipping Method	Ship Date Due Date
		3/30/23

Quantity	Item	Description	Unit Price	Amount
		CATAMARAN FLOAT DELIVERY AND MOBILIZATION		20,000.00
		RECEIVED APR 10 2023		
		113500 - 1401		
		MS		
		Subtotal		20,000.00
		Sales Tax		
		Total Invoice Amount		20,000.00
		Payment/Credit Applied		
		TOTAL		20,000.00

Check/Credit Memo No:

Harbour Constructors, Co.17882 Jamestown Ln.
Huntington Beach, CA 92647

Voice: 714-895-2700

Fax: 714-895-1700

INVOICE

Invoice Number: 23-003 PAY EST #2

Invoice Date: Apr 7, 2023

Page: 1

Duplitate

Bahia Resort Hotel
998 West Mission Bay Drive
San Diego, CA 92109Bahia Resort Hotel
998 West Mission Bay Drive
San Diego, CA 92109

Customer ID

Customer PO

Payment Terms

Net 7 Days

Sales Rep ID

Shipping Method

Ship Date

Due Date

4/14/23

Quantity

Item

Description

Unit Price

Amount

PAY ESTIMATE #2 - SEE DETAIL
ATTACHED

29,850.00

113500 - 1401

MS

Subtotal

29,850.00

Sales Tax

Total Invoice Amount

29,850.00

Payment/Credit Applied

TOTAL

29,850.00

Check/Credit Memo No:

4/7/2023

12:36 PM

Catamaran Schedule of Values							
Item	Quantity	Units	Unit Price	Amount Complete	Total		
Mobilization	1	Ls	\$ 4,400.00	100%	\$ 4,400.00		
Floats	39	Ls	400	39	15,600.00		
Pile Guides	10	Ea	505	10	5,050.00		
Float Installation	39	Ea	1550	16	24,800.00		
					Total	\$ 49,850.00	
					Less Pay Est #1	\$ 20,000.00	
					Total Due this Pay Est #2	\$ 29,850.00	

3016520

Invoice or Credit No.	Invoice Date	Description	Net Amount
23-003 FLOAT	2023-03-23	CATAMARAN FLOAT DELIVERY & MOBILIZATION	20,000.00
23-003 PAY EST#2	2023-04-07	PMT. OF ESTIMATE#2	29,850.00
PAID APR 12 2023			

REMITTANCE ADVICE Please quote voucher number when making inquiries

Vendor Name: HARBOUR CONSTRUCTORS, CO.

Vendor Number: EHPVHAR018

Catamaran Resort Hotel & Spa

3999 Mission Boulevard
San Diego, CA 92109
(858) 539-7740City National Bank
Jammalia, PA

3016520

CHECK NO.	DATE
3016520	04-10-2023

NOT VALID AFTER 90 DAYS

PAY *Forty Nine Thousand Eight Hundred Fifty And 00/100 Dollars

NET AMOUNT PAYABLE

\$49,850.00

TO THE
ORDER
OFHARBOUR CONSTRUCTORS, CO.
17892 JAMESTOWN LN.
HUNTINGTON BEACH CA 92647

Catamaran A/P 2

⑈ 3016520 ⑆ ⑆ 122016066 ⑆ 0027498590 ⑈

Catamaran Resort Hotel & Spa
3999 Mission Boulevard
San Diego, CA 92109
(858) 539-7740

3016520

Invoice or Credit No.	Invoice Date	Description	Net Amount
23-003 FLOAT	2023-03-23	CATAMARAN FLOAT DELIVERY & MOBILIZATION	20,000.00
23-003 PAY EST#2	2023-04-07	PMT. OF ESTIMATE#2	29,850.00

Check Date: 04-10-2023

Vendor Name: HARBOUR CONSTRUCTORS, CO.

Vendor Number: EHPVHAR018

Harbour Constructors, Co.
17892 Jamestown Ln.
Huntington Beach, CA 92647

Voice: 714-895-2700
Fax: 714-895-1700

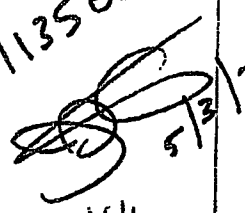
INVOICE

Invoice Number: 23-003 PAY EST #3
Invoice Date: Apr 17, 2023
Page: 1
Duplicate

Bill To:
Bahia Resort Hotel 998 West Mission Bay Drive San Diego, CA 92109

Ship to:
Bahia Resort Hotel 998 West Mission Bay Drive San Diego, CA 92109

Customer ID	Customer PO	Payment Terms	
Bahia Resort Hotel		Net 7 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			4/24/23

Quantity	Item	Description	Unit Price	Amount
		PAY ESTIMATE #3 - SEE DETAIL ATTACHED		26,375.00
CEFR-2-23A 103 113500 1401  5/3/27 V HAR 018				
Subtotal				26,375.00
Sales Tax				
Total Invoice Amount				26,375.00
Payment/Credit Applied				
TOTAL				26,375.00

Check/Credit Memo No:

3016839

Invoice or Credit No.	Invoice Date	Description	Net Amount
23-003 PAY EST	#3 2023-04-17	PMT OF ESTIMATE #3	26,375.00

RECEIVED MAY 05 2023

REMITTANCE ADVICE Please quote voucher number when making inquiries

Vendor Name: HARBOUR CONSTRUCTORS, CO.

Vendor Number: EHPVHAR018

Catamaran Resort Hotel & Spa3999 Mission Boulevard
San Diego, CA 92109
(858) 539-7740City National Bank
Jeannette, PA

60-1606/1220

3016839

CHECK NO.	DATE
3016839	05-03-2023

NOT VALID AFTER 90 DAYS

NET AMOUNT PAYABLE

\$*****26,375.00*

PAY *Twenty Six Thousand Three Hundred Seventy Five And 00/100 Dollars

TO THE
ORDER
OFHARBOUR CONSTRUCTORS, CO.
17892 JAMESTOWN LN.
HUNTINGTON BEACH CA 92647

Catamaran A/P 2

⑈3016839⑈ ⑆122016066⑆ 0027498590⑈

Catamaran Resort Hotel & Spa
3999 Mission Boulevard
San Diego, CA 92109
(858) 539-7740

3016839

Invoice or Credit No.	Invoice Date	Description	Net Amount
23-003 PAY EST	#3 2023-04-17	PMT OF ESTIMATE #3	26,375.00

Check Date: 05-03-2023

Vendor Name: HARBOUR CONSTRUCTORS, CO.

Vendor Number:

EHPVHAR018

Harbour Constructors, Co.

17892 Jamestown Ln.
Huntington Beach, CA 92647

Voice: 714-895-2700

Fax: 714-895-1700

INVOICE

Invoice Number: 23-003 PAY EST #4

Invoice Date: Apr 24, 2023

Page: 1

Duplicate

Bill To:
Bahia Resort Hotel 998 West Mission Bay Drive San Diego, CA 92109

Ship to:
Bahia Resort Hotel 998 West Mission Bay Drive San Diego, CA 92109

Customer ID	Customer PO	Payment Terms	
Bahia Resort Hotel		Net 7 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/1/23

Quantity	Item	Description	Unit Price	Amount
		PAY ESTIMATE #4 FINAL - SEE ATTACHED DETAIL		4,275.00
		V HAR-018 103-603520-4200 		
Subtotal				4,275.00
Sales Tax				
Total Invoice Amount				4,275.00
Payment/Credit Applied				
TOTAL				4,275.00

Check/Credit Memo No:

4/24/2023

2:45 PM

Catamaran Schedule of Values									
Item		Quantity	Units		Unit Price		Amount Complete		Total
Mobilization		1	Ls		\$ 4,400.00		100%		\$ 4,400.00
Floats		39	Ls		400		39		15,600.00
Pile Guides		10	Ea		492.5		10		4,925.00
Float Installation		39	Ea		1425		39		55,575.00
Additional Floatation, Electrical		1	Ls		N/C				-
								Total	\$ 80,500.00
								Less Pay Est #1, #2, and #3	76,225.00
								Total Due this Pay Est #4 FINAL	\$ 4,275.00

3016774

Invoice or Credit No.	Invoice Date	Description	Net Amount
23-003 PAY EST	2023-04-24	PAY ESTIMATE #4 FINAL	4,275.00
PAID APR 28 2023			

REMITTANCE ADVICE Please quote voucher number when making inquiries

Vendor Name: HARBOUR CONSTRUCTORS, CO.

Vendor Number: EHPVHAR018

Catamaran Resort Hotel & Spa

3999 Mission Boulevard
San Diego, CA 92109
(858) 539-7740

City National Bank
Jeannette, PA

3016774

CHECK NO.	DATE
3016774	04-28-2023

NOT VALID AFTER 90 DAYS

PAY *Four Thousand Two Hundred Seventy Five And 00/100 Dollars

NET AMOUNT PAYABLE

4,275.00

TO THE
ORDER
OF

HARBOUR CONSTRUCTORS, CO.
17892 JAMESTOWN LN.
HUNTINGTON BEACH CA 92647

Catamaran A/P 2



⑈ 3016774 ⑈ ⑆ 122016066 ⑆ 0027498590 ⑈

Catamaran Resort Hotel & Spa
3999 Mission Boulevard
San Diego, CA 92109
(858) 539-7740

3016774

Invoice or Credit No.	Invoice Date	Description	Net Amount
23-003 PAY EST	2023-04-24	PAY ESTIMATE #4 FINAL	4,275.00

Check Date: 04-28-2023

Vendor Name: HARBOUR CONSTRUCTORS, CO.

Vendor Number: EHPVHAR018