

CONSENT TO SUBLEASE AGREEMENT

THIS CONSENT TO SUBLEASE (Consent) is provided by THE CITY OF SAN DIEGO, a California municipal corporation (City), to CHSP MISSION BAY LLC, a Delaware limited liability company, d.b.a. Hyatt Regency Mission Bay Spa and Marina (Lessee/Sublessor), to be effective upon execution by City and approval by the San Diego City Attorney, as follows:

RECITALS

- A. City and Lessee/Sublessor's predecessor-in-interest entered into a City of San Diego Lease Agreement (Agreement), filed as document RR-300863 in the Office of the San Diego City Clerk, which was assigned to Lessee/Sublessor under the City of San Diego Consent to Assignment dated September 6, 2012, (Assignment) (the Agreement and Assignment are hereafter jointly referred to as the Master Agreement) relating to that certain City-owned real property located at 1441 Quivira Road, San Diego, California 92109, commonly known as "Hyatt Regency Mission Bay Spa and Marina," and more particularly described in the Agreement (Premises).
- B. Lessee/Sublessor now desires to sublease a portion of the Premises to Aqua Lounge San Diego, LLC, a California limited liability company (Sublessee) by entering into a certain Charter Boat Lessee Agreement.
- C. The Master Agreement requires that Lessee/Sublessor obtain City's consent to sublease the Premises or any portion thereof.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged, and with the incorporation of the above-listed Recitals into this Consent, the City consents to the sublease of a portion of the Premises, provided that all of the following conditions are and remain true throughout the term of the sublease:

- 1. Subject to the terms and conditions herein, City hereby consents to Lessee/Sublessor's request to sublease a portion of its right, title and interest in and to the Premises to Sublessee. By giving this Consent, City is merely consenting to the sublease request, and is not consenting to, approving, accepting or agreeing to be bound by any term or condition of the Charter Boat Lessee Agreement which Lessee/Sublessor and Sublessee enter into.
- 2. All terms and conditions of the Master Agreement shall control and supersede any inconsistent or contrary provisions in any Charter Boat Lease Agreement executed between Lessee/Sublessor and the Sublessee. City shall not be bound by any term or condition of the Charter Boat Lease Agreement which in any way conflicts with the City's rights or would otherwise result in increasing the City's obligations or decreasing the Lessee/Sublessor's obligations under the Master Agreement; and
- 3. City's Consent is conditioned upon Sublessee's written agreement that it will assume all rights and obligations, and that it will keep and perform all covenants, conditions and provisions of the Master Agreement applicable to the rights acquired as a "Lessee" under the Master Agreement, (which rights and obligations include, but are not limited to, the Sublessee's obligation to indemnify the City in the manner set forth in Section 7.1 of the Master

Agreement, and to comply with all insurance requirements in the manner set forth in Section 7.2 of the Master Agreement); and

4. City does not release, discharge or modify Lessee/Sublessor's obligations to City under the Master Agreement. As set forth in applicable law, Lessee/Sublessor's obligations under the Master Agreement shall survive said Charter Boat Lease Agreement and shall continue through the termination dates of the Master Agreement, as set forth therein; and
5. This Consent does not constitute consent to any subsequent subleasing of any interest in and to the Premises subject to the Master Agreement.
6. Lessee/Sublessor agrees to pay City any applicable processing and/or administrative fee(s) for processing this Consent.
7. City shall not be liable for any brokerage commission or finder's fee in connection with the consummation of the Charter Boat Lease Agreement. Further, Lessee/Sublessor agrees to protect, defend, indemnify, and hold City, its elected officials, officers, representatives, agents, and employees harmless from and against any claim for any brokerage commission or finder's fee related to the consummation of this Consent, and from and against any cost or expense (including without limitation attorney fees) incurred by City in resisting any claim for any such brokerage commission or finder's fee.

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IN WITNESS WHEREOF, this Consent to sublease is executed by City acting by and through its Mayor, or his designee.

THE CITY OF SAN DIEGO, a California municipal corporation

Date: 3/7/19

By: [Signature]
Cybele Thompson, RPA, FMA, CCIM, LEED AP
Director, Real Estate Assets Department

Planning Department - Environmental Clearance:

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities).

Date: 4/15/19

BY: [Signature]

Name: Alyssa M. Muto
Title: Deputy Director, Environmental and Policy Analysis,
Planning Department

Approved as to form this 16th
day of April, 2019

MARA W. ELLIOT, City Attorney

BY: [Signature]
Name: Melissa Ables
Title: Deputy City Attorney



Date of Notice: February 15, 2019

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Consent to Sublease between CHSP Mission Bay LLC and Aqua Lounge San Diego LLC

COMMUNITY PLAN AREA: Mission Bay Park

COUNCIL DISTRICT: 2

LOCATION: 1441 Quivira Road, San Diego, CA 92109

PROJECT DESCRIPTION: Consent to sublease between Hyatt Corporation, an agent of CHSP Mission Bay LLC, d.b.a. Hyatt Regency Mission Bay Spa and Marina (Lessee) and Aqua Lounge San Diego LLC, a California Limited Liability Company, allowing the subleasing of a portion of the Hyatt Regency Mission Bay Spa and Marina dock to provide bay and ocean cruises, full service bar and food services as approved by Lessee and City to the patrons of the hotel and the general public.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which allows the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

PROJECT MANAGER: Vladimir Balotsky, SR/WA
Real Estate Assets Department

MAILING ADDRESS: 1200 Third Avenue, Suite 1700, MS 51A
San Diego, CA 92101

PHONE NUMBER: (619) 235-5248

On February 15, 2019, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

Applications to appeal CEQA determination to the City Council must be filed in the Office of the City Clerk within 10 business days from the date of the posting of this Notice (**March 5, 2019**). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD

POSTED: February 15, 2019

REMOVED: March 7, 2019

POSTED: M. Hermann

CHARTER BOAT LESSEE AGREEMENT

THIS CHARTER BOAT LESSEE AGREEMENT (the "Agreement") is made and entered into on 8/21/2017, by and between Hyatt Corporation, as agent of CHSP Mission Bay LLC, a Delaware limited liability company, DBA Hyatt Regency Mission Bay Spa and Marina (the "Management") and **Agua Lounge San Diego LLC**, (individually or jointly, "Lessee") with respect to the following facts:

- A. Management leases from the City of San Diego (hereinafter, "City"), and operates the marina, boat slips, docks and landing located at 1441 Quivira Road, San Diego, California, USA, 92109 (collectively, the "Landing").
- B. Lessee owns and operates the "Vessel" as follows:

Name of Boat: Boat Not Yet Built

Cal. DMV CF#:

Federal Document #:

Length Overall: 75'

Beam: 28'

Draft: 6'

The Vessel shall provide **Bay & Ocean Cruises, Full-service Bar and Food** as agreed upon by Management and Lessee. Only the Vessel described in this paragraph, and no other vessel may occupy the boat slip under this Agreement.

- C. Lessee desires to operate the Vessel from the Landing, and Management desires to allow such non-exclusive operation, in each case on the terms and conditions set forth below. The person identified above as the Lessee represents by signing this Agreement that he/she is the sole owner of the Vessel, or that he/she has full authority of all persons or entities with an ownership interest in the Vessel to bind them and the Vessel to the terms and conditions in this Agreement. Lessee warrants that the Vessel is owned solely by Lessee. On or before the Commencement Date, Lessee shall submit to Management a true copy of Lessee's current California DMV ownership, registration certificate or other official (e.g., United States Department of Transportation) ownership documentation by delivery of same to Management's Landing Office where it shall be placed on file in Management's records for Lessee and the Vessel in respect of the Landing. Lessee represents and warrants that Lessee (individually or collectively) is the sole owner of the Vessel; and as a condition of using the Landing under this Agreement, Lessee (individually or collectively) must hold exclusive legal title to exclusive ownership of the Vessel while it occupies the Landing during the Agreement Term. In the event that Lessee is not the sole owner of the Vessel at any time during the Term, then Lessee shall immediately notify Management and submit all such additional information regarding other owners of the Vessel as Management may request.

NOW THEREFORE, in consideration of the foregoing Recitals, and the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The foregoing Recitals are incorporated in this Agreement as if fully set forth below.

2. **Term of Agreement**

(a) Subject to paragraph (b) below, the rights and duties of the parties under this Agreement shall commence on Upon Approval of the CITY. This agreement is for month to month tenancy. Written notice of termination shall be given thirty (30) days prior to the expiration of said term by either Management or Lessee, this Agreement will continue on a month-to-month basis and may be terminated by either party giving the other at least thirty (30) days prior written notice.

(b) Notwithstanding the provisions of Section 2(a) above, Management shall have the rights, as set forth in Section 2(c) below, on the occurrence of any of the following specified events (each an "Event of Default"):

- (i) Bankruptcy, by voluntary or involuntary petition, or insolvency of Lessee;
- (ii) Sale or transfer of more than fifty (50%) percent or more of the stock or beneficial interest in the stock of Lessee, or sale or transfer of substantially all of the assets of Lessee;
- (iii) Destruction or seaworthiness of the Vessel, or her inoperability for a period longer than four (4) months, unless a substitute vessel approved in writing by Management is provided.

(c) Monthly Rate: Base rent is 845.00 or 1.5% of Gross sales with a maximum of 10,000 dollars per Month. Said rate is based on overall length of the vessel not waterline length.

- (i) Seizure of the Vessel pursuant to Court order or non-judicial repossession as contractually permitted by a mortgage lien holder.
- (ii) Breach of any term, provision or covenant contained in this Agreement, each of which is deemed to be material for all purposes herein.
- (iii) Assignment or transfer of any interest, rights or duties under this Agreement other than as provided herein.
- (iv) Abandonment of the Vessel by Lessee.
- (v) Vacate the Landing.

(d) Upon the occurrence of the Event of Default, Management may:

- (i) Immediately terminate and declare a forfeiture of this Agreement, whereby effective as of the termination date Management shall not have any further or future obligations under this Agreement except as may be required by applicable law. Pursuant to such termination, Management

may recover and take exclusive custody, possession and control of the Landing, remove the Vessel and all other personal property therefrom, remove all other personal property of Lessee from the dock adjacent to the Landing and elsewhere in the Landing area, store the Vessel at any location and recover from Lessee all damages resulting from any Event of Default, including, without limitation, the cost of recovery of the Landing, the cost of removal the Vessel and any other personal property therefrom, the cost of storing the Vessel.

- (ii) In the event that Management removes any personal property from the Landing, its adjacent docks and/or elsewhere in the Landing area, other than or in addition to the Vessel, Management may store such property at any location at the sole expense and risk of Lessee or other owner thereof, and may sell or otherwise dispose of such property as provided by applicable law.
- (iii) Immediately take exclusive custody, possession and control of the Vessel, including, without limitation, any and all fixtures, engine(s), equipment, rigging, gear and other personal property thereon or appurtenant thereto (collectively, the "Gear"), and physically impound and secure the Vessel, together with any Gear, at any location for the purposes, inter alia, of enforcing, perfecting and executing upon Management's statutory lien rights in or upon the Vessel, e.g., (i) pursuant to the California Harbors and Navigation Code Section 490, et seq., and Section 500, et seq. (the "California Boaters Lien Law"), and/or (ii) pursuant to the Federal Maritime Lien Act, 46 U.S.C. Section 31341, et seq. (collectively, the "Boat Liens"). The Boat Liens (as applicable, depending upon whether California law or Federal maritime law controls in the premises) shall cover and apply to, as the case may be, any and all necessities (e.g., wharfage, moorage, towage and repairs subject to Federal statutory maritime liens) and/or any and all other items consisting of services and/or storage (e.g., rentals, materials, labor and goods subject to California statutory boaters liens), which shall have been provided or rendered to the Vessel and/or purchased or obtained by, or provided to, Lessee in respect of the Vessel pursuant to or in connection with this Agreement. Management's rights to physically impound and secure the Vessel, as described above, shall include, without limitation, securing the Vessel in the Landing, removing and transferring the Vessel from the Landing to any other location, securing the Vessel at any other location and/or otherwise berthing, docking, mooring and/or storing the Vessel at any location.
- (1) In the event that Management takes exclusive custody, possession and control of the Vessel including its Gear, and physically impounds, secures and stores the Vessel including its Gear, as described above, the impounding, securing and storing of the Vessel including its Gear, and any other actions taken by Management, shall be at the sole expense and risk of Lessee or other owner of the Vessel, and Lessee hereby waives any claims against Management and any of its officers, employees or agents

for failure to maintain the safekeeping of the Vessel including its Gear, except for any duty of safekeeping imposed by statutory law that cannot be waived by Lessee as a matter of law.

- (iv) Immediately, at its election and in accordance with applicable law, proceed to enforce, perfect and execute upon (a) the Boat Liens either (i) in the case of a boaters lien, pursuant to the California Boaters Lien Law (California Harbors and Navigation Code Section 500, et seq.), by applying to the California DMV for authorization to conduct a lien sale of the Vessel including its Gear and to otherwise dispose of the Vessel including its Gear, or (ii) in the case of a maritime lien, pursuant to the Federal Maritime Lien Act (46 U.S.C. Section 31341, et seq.), by bringing an action in rem in federal court to foreclose upon such maritime lien on the Vessel including its Gear, or (b) Management's contractual and other statutory rights, by bringing a civil action *in personam* in state court against Lessee in unlawful detainer (pursuant to California Civil Code Section 1161, et seq.), subject to disposition of the vessel including its Gear pursuant to the provisions of the California Boaters Lien Law.
- (v) Immediately prohibit Lessee from entering into or using the Landing or any of its facilities, including, without limitation, the Landing, or from boarding or otherwise having access to or upon the Vessel; and further, Management may immediately undertake all actions and remedies available and permissible under applicable law in order to eject and remove Lessee and any other unauthorized Persons from the Landing and from the Landing as a whole, including, without limitation, any of its docks, gangways, waterways, areas or other facilities. In addition to the recovery of any other damages resulting from any Event of Default, Management may recover from the Lessee the cost of any such ejectment and/or removal of the Lessee or any other unauthorized persons.
- (vi) The remedies hereinabove provided are not exclusive, and Management may pursue any one or more of such remedies or any other remedies provided by law. The exercise or failure to exercise any remedy provided herein for any breach shall not be deemed to be a waiver of Management's rights to have that or any other remedy specified above for any other breach of the same or any other provision of this Agreement.

3. **Responsibilities of Lessee.** During the term of this Agreement and any renewal thereof, Lessee shall:

- (a) Actively use and promote the Vessel for charter **Bay & Ocean Cruises Full Service Bar and Food**

from the Landing. Subject to emergency and unanticipated repair periods, the Vessel, in seaworthy condition and currently licensed by the U.S. Coast

Guard for carrying passengers for hire, shall be available for operation at the Landing for the entire term of this Agreement and any renewals, subject to normal maintenance and repair requirements. Lessee shall provide Management with at least ten (10) days prior written notice of normal maintenance and repair periods during which the boat will not be available, during which periods Lessee shall make a good faith attempt to provide a substitute boat approved in writing by Management.

- (b) Lessee shall at all times cause the Vessel to be operated in a safe and lawful manner and in compliance with all Rules of Management which are incorporated herein in this Agreement, and all applicable federal, state or local statutes, regulations or directives.
- (c) Lessee shall at all times cause the Vessel to provide at least such services as are customarily provided by other charter fishing boats of a similar size.
- (d) If the Lessee is designated as the 1/2 day charter fishing boat, then, subject to weather conditions, the Vessel (or its substitute as provided for in paragraph (a) above) shall make two (2) one-half day fishing trips daily, the first trip departing from the Landing at approximately 6:00 a.m. and returning at approximately 11:30 a.m. and the second trip departing from the Landing at approximately 12:30 p.m. and returning at approximately 5:30 p.m. Lessee may schedule the second daily trip as a Twilight charter departing the landing at approximately 6:00 p.m. and returning approximately at 10:00 p.m. If the Lessee is designated as the 3/4 day charter fishing boat, then, subject to weather conditions, the Vessel (or its substitute as provided for in paragraph (a) above) shall make one three-quarter day fishing trips daily, the first trip departing from the Landing at approximately 5:30 a.m. and returning at approximately 5:00 p.m. If the Lessee is designated as an overnight charter fishing boat, then, subject to weather conditions, the Vessel (or its substitute as provided for in paragraph (a) above) shall make one fishing trip daily, departing from the Landing at approximately 10:00 p.m. and returning approximately 7:00 p.m. to 9:00 p.m. the following evening. If the Lessee is designated as a whale watching boat/bay cruise boat, then, subject to weather conditions, the Vessel (or its substitute as provided for in paragraph (a) above) shall make two (2) whale watching trips daily, the first departing from the Landing at approximately 10:00 a.m. and the second departing at approximately 1:00 p.m.; each such trip shall be for a duration of two to three hours. The parties to this Agreement agree Management shall have the right to, from time to time, set a the minimum number of passengers required for each type of vessel excursion (for example, to require a 1/2 day charter boat depart in the event two passengers wish to engage in such excursion).
- (e) Lessee shall at all times cause the Vessel to be docked and operated so as to cause no damage to the Landing or any other part of Management's property. Lessee shall notify Management immediately in the event he/she becomes aware of damage to Management's property. Lessee shall notify Management immediately in the event he/she becomes aware of damage sustained by any part of Management's premises, irrespective of whether such damage is caused by Lessee, his/her crew, his/her passenger(s) or other person.

Lessee shall indemnify and hold Management harmless from, and reimburse Management for, all costs, expenses, damages, claims, demands, liabilities and lawsuits (including reasonable attorney's fees incurred by Management in investigating or defending such lawsuits) arising solely out of any action or inaction on the part of the Lessee, its agents or employees, or any passenger. Lessee shall bear full responsibility, and shall reimburse Management, for any and all damages caused by the Vessel or her crew or passengers to the Landing or any other part of Management's property due to improper operation of the Vessel, seaworthiness of the Vessel, rough seas and/or bad weather.

- (f) Lessee shall provide a suitable picture of the Vessel to Management upon signing and by December 1st of each year thereafter, together with a copy of current U.S. Coast Guard Certificate of Documentation.
- (g) Lessee shall keep the Vessel's designated dock area maintained and free from debris, or any hazardous materials, at all times. Lessee shall, after returning to the Landing following each excursion, spray with water and take all other necessary actions to thoroughly clean the dock areas adjacent to the Vessel.
- (h) Lessee shall refrain from renting fishing equipment on the Vessel, except if necessary to provide replacement gear or if the Landing does not have available equipment.
- (i) Lessee shall provide his own bait.
- (j) Lessee shall strictly enforce courteous behavior by crewmembers and PROHIBIT THE FOLLOWING:
 - (i) the drinking of alcoholic beverages, possession OR USE of illicit drugs or narcotics by crew members BEFORE, DURING OR AFTER TRIPS, OR ANY TIME on board the Vessel;
 - (ii) crew members from boarding the Vessel AT ANY TIME while under the influence of alcohol or drugs; and
 - (iii) fishing by crewmembers.
 - (iv) Profane language or other indecorous conduct.
- (k) Crew members must wear appropriate attire designating them as crewmembers.
- (l) Upon execution of this Agreement, and yearly on the anniversary of execution of this Agreement, Lessee shall provide Management and the City with certificates of insurance, issued by a California admitted insurance carrier, covering the Vessel and Lessee (and naming Management and The City of San Diego as additional insureds), showing \$ 5,000,000.00 Dollars of liability insurance in effect provided by a company acceptable to Management and

the City, and in accordance with all Public Utility Commission requirements and all other governmental requirements. A copy of the policy of insurance shall be filed with the City. Said policy shall specify that the policy may not be terminated, altered, or cancelled without thirty (30) days prior written notice to Management and the City by the insurance company. Both the Management and the City of San Diego shall be named as additional assureds.

- (m) Lessee shall obey all laws, rules and regulations of Mexico when operating in Mexican waters, including but not limited to licensing and permits, and obey all laws, rules and regulations of the United States and California and all governmental entities/agencies with respect to activities undertaken therein.
- (n) Lessee shall at all times cause the Vessel to be operated by properly licensed personnel in compliance with U.S. Coast Guard requirements.
- (o) Lessee shall at all times operate the Vessel so as to be a credit to the Landing. Lessee shall cooperate with Management in providing reasonable free passage from time to time for writers, photographer's, news personnel and other persons designated by Management.
- (p) Upon termination, Lessee, at his/her expense, shall remove any and all stored goods, equipment and all other items, and return Management's spaces formerly used by Lessee for such storage to its original condition.
- (q) In the event Management elects to provide security at its premises, it is understood and agreed such security is provided solely for the purpose of protecting Management's property, and not for the benefit of the Lessee, who it is agreed shall be solely responsible for the safety and security of the Vessel and her appurtenances, and for the safety of Lessee's crewmembers, officers and passengers.
- (r) Lessee shall not post any signs on the Vessel or Management's premises without the advance written approval of the Management.
- (s) The Vessel shall not be used by any person for purposes of living aboard.
- (t) The Lessee shall, upon request by the Management, permit placement of a dye tablet into all holding tanks.
- (u) Lessee understand agrees Management maintains Rules and Regulations which are incorporated herein as though fully set forth in this Agreement, and that Management reserves the right to add new Rules and Regulations or modify existing Rules and Regulations from time to time, which shall become effective upon notice of revised Rules and Regulations via written notice of changes tendered via first class mail to the Lessee's address identified in Paragraph 8 hereof.
- (v) Lessee shall maintain a log identifying by name and date each passenger who boards the Vessel, and shall make such log available for inspection by Management upon two business days advance notice.

- (w) Overboard discharges of heads or holding tanks are forbidden by law and by this Agreement. Violation of this term or any other term hereof is grounds for eviction and termination of this Agreement.
- (x) Lessee is solely responsible for the safety of his/her Vessel, and Lessee agrees that the Management shall have no obligation whatever to take action(s) in advance of or during a storm to preserve or protect Lessee's Vessel. It is further agreed, however, that the Management may, at its sole election, undertake such actions during or in advance of a storm as it alone deems appropriate and/or necessary to preserve or protect any or all vessels located on its premises; in such event it is agreed that Lessee shall indemnify and hold the Management harmless for any and all personal injury or property damage occurring in connection with the Management's efforts to preserve or protect vessels during or in advance of a storm. It is further agreed that if the Lessee provides such preservative/protective services during or in advance of a storm, all costs associated with such rendering of such services shall be apportioned equally among all vessel owners, including Lessee.
- (y) Management has no obligation whatever to dewater or provide any salvage services to the Vessel should she spring a leak or otherwise need assistance in remaining afloat or in seaworthy condition. Nevertheless, it is agreed that in such event the Management may, but is not required to, provide dewatering or other salvage services for the benefit of the Vessel. In the event the Management elects to provide salvage services, it is agreed Lessee shall be obligated to pay all material/labor costs associated with such services, or \$150 for each hour such services are provided, whichever sum is greater. Payment in such event is not contingent upon the success of such salvage or other such services.
- (aa) Lessee shall ensure all fish cleaning operations aboard the Vessel cease once the Vessel has passed the breakwater leading to Management's premises.
- (bb) Lessee shall not permit anyone, apart from a qualified diver hired for the purpose of cleaning the Vessel's bottom, to enter the water from Management's Landing or from any other place located on Management's premises.
- (cc) Apart from ordinary maintenance, no work involving the Vessel may be accomplished while at the dock or otherwise on Management's premises. Prohibited work includes, but is not limited to, painting, heavy sanding, and use of paint remover, spray guns, or the burning of paint on the topsides or above the decks. Work of any kind to the exterior of the Vessel, including routine maintenance, to be undertaken by other than Management, must be approved in advance of such work, in writing, by the Marina. Contractors hired by Management to work on the Vessel must be approved by the Marina in writing prior to the commencement of such work, and each such contractor must maintain and provide proof of liability insurance in an amount of at least **\$2,000,000.00.**

- (dd) The Vessel may under no circumstances be refueled dockside and may be refueled only at a duly licensed commercial fueling station.
- (ee) Lessee shall not store anything on the Landing without Management's advance written permission.
- (ff) Lessee shall not operate engines or generators or other noisy equipment between the hours of 10:00 p.m. and 6:00 a.m., unless absolutely and immediately necessary in connection with making the Vessel ready for a scheduled excursion or in the event of an emergency.

4. **Distribution of Funds Collected.** The funds specified in Section 3(e) above (the "Funds") shall be distributed by Management as follows:

- (a) An additional charge, equal to the amount payable by Management to the City of San Diego because of such passage or use (currently seven (7%) percent of the charges), shall be retained by Management.
- (b) Any amounts advanced or incurred by Management for Lessee's benefit with Lessee's prior written consent or approved invoice, for supplies, equipment, advertising, commissions, etc., shall be invoiced to Lessee.
- (c) Remittance to Management shall be paid on a monthly basis on or before the fifteenth (15th) day of each month (or, if such days fall on a weekend or holiday, the first working day thereafter) with respect to Landing fees collected covering the periods from the first (1st) to the last day of each respective previous month.

5. **Non-Exclusive Agreement.** It is expressly acknowledged and agreed by Lessee that this Agreement may be one of a number of agreements between Management and the Lessees of other vessels (including, but not limited to, those which are operated as _____

As a result, Lessee's right to use of the Landing and the Vessel's slip thereat is non-exclusive and Lessee shall have no right to exclude any other vessel (including a competitor vessel) from the Landing. Lessee acknowledges and agrees that this Agreement gives Lessee its rights herein only with respect to the Vessel (or its substitute under Section 3(a) above). As a result, Lessee shall not dock or operate any other vessel at the Landing without Management's prior written consent.

6. **Rights of Lessee.** During the term of this Agreement, Lessee shall be provided by Management with the following at no cost or charge to Lessee except as specified herein:

- (a) Use of a slip agreed upon with the Management (at a location suitable for the size of the Vessel) during such time as the Vessel is present at the Landing. Management shall have the right to make boat location changes, as it in its unfettered discretion deems necessary or prudent.
 - (b) Water and electrical hook-up supplied to the slip. At Management's sole discretion, Management shall have the right to separately meter (at Lessee's expense) Lessee's use of water and electricity and charge Lessee therefor. If Management does so, Lessee shall pay all such charges upon demand.
 - (c) Management may establish a maintenance fund and shall utilize the funds therein for painting and general maintenance of the slip in a first class condition at all times, as determined by Management in its sole discretion (excluding any damage caused to the slip by Lessee or its agents or employees, which shall be repaired by Lessee at its sole cost and expense, or in the event of Lessee's failure to do so, by Management and any costs therefore, plus a fifteen percent (15%) administration fee. Management shall not be required to provide any funds for such purposes in excess of those supplied to the maintenance fund pursuant to Section 3(e) above.
 - (d) Management shall establish a Landing advertising and promotions program to advertise and promote the Landing and the activities thereat in such manner and at such times as Management may determine in its sole discretion. Management shall not be required to provide any funds for such purposes in excess of those supplied by Lessee pursuant to Section 4(d) above together with funds from such other persons as Management may cause to contribute to such fund.
 - (e) The right to the use of an available gear locker, with Lessee assuming all responsibility for all items stored in the locker. No flammable or hazardous materials shall be stored in the lockers or on the docks at any time.
 - (f) Operation under such general Mexican fishing licenses that Management may have from time to time, based on Lessee's proper registration of the Vessel with Mexican authorities and paying any fees required.
 - (g) Management shall provide: 23 parking spaces for use by passengers of the Aqua Lounge. Parking spaces are for use for passengers while they are embarked on the Aqua Lounge. Management is not responsible for damage to, or loss of, personal property or personal vehicles using the parking lot.
7. **Indemnity.** Lessee shall protect, defend, indemnify, and hold Hyatt Corporation, CHSP Mission Bay LLC, a Delaware limited liability company, DBA Hyatt Regency Mission Bay Spa and Marina, the City's elected officials, officers, representatives, agents and employees and their respective members, affiliates, officers, directors, agents and employees harmless from and against any and all claims, demands, liabilities, costs, expenses, damages and lawsuits (including reasonable attorney's fees incurred by Management, and/or the City, in investigating or defending same) for personal injury, death, property damage or any other claim not occasioned by Management's gross negligence or willful

misconduct, made by or on behalf of any customer, passenger, officer or crewmember, or other person permitted by Lessee to be on or around the Vessel, resulting from any cause whatsoever, occurring while such person is on or about the Vessel, including embarking or disembarking to or from the Vessel, whether the Vessel is docked or underway, or occurring during the course of any dive or other activity conducted by or participated in by Lessee, and from any such claims by other persons arising out of the use, or operation of, the Vessel.

Lessee further waives, releases and discharges any claims, demands, actions or causes of action against Management, and/or the City, for damages to person or property, including but not limited to claims for injuries or damages to employees, agents or subcontractors of Lessee, arising from any cause whatsoever. Notwithstanding the foregoing, this waiver, release, and indemnity shall not apply to any damage or loss resulting solely from the gross negligence or willful misconduct of Management, and/or the City.

8. General Provisions.

- (a) This Agreement shall be binding on, and shall inure to the benefit of, the parties hereto and their respective heirs, legal representatives, successors and assigns. The foregoing notwithstanding, Lessee's voluntary or involuntary assignment or transfer of any or all of its rights or duties under this Agreement shall be void and of no effect unless consented to in writing by Management.
- (b) Any offers, notices and other communications to be given by any party to another shall be communicated in writing by personal delivery or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed as follows:

To the Lessee:

To the Management:

Hyatt Corporation, as agent of CHSP Mission Bay LLC, a Delaware limited liability company, DBA Hyatt Regency Mission Bay Spa and Marina
Attention: General Manager
1441 Quivira Road
San Diego, California 92109

Each party may change its address by written notice in accordance with this Section. Notices delivered by mail shall be deemed communicated as of the day after mailing.

- (c) If any part, term, or provision of the Agreement is held invalid, such invalidity shall not affect other parts, terms, or provisions of this Agreement which can be given effect without the portion held invalid, and to that extent the parts, terms and provisions of this Agreement are severable. Any waiver of any term hereof shall not be deemed to be a continuing waiver and consent to any one waiver and shall not be deemed to be the consent to any other waiver.
 - (d) This Agreement constitutes the entire understanding between the parties with regard to its subject matter and supersedes all other agreements, written or oral, between the parties with respect to such subject matter. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of anyone, which are not contained in this Agreement, and that no other agreement, statement, or promise not contained in this Agreement will be valid or binding. The terms of this Agreement may not be terminated, waived, or amended except by a written agreement signed by all of the parties to this Agreement or their successors.
 - (e) In the event of any action or litigation to enforce or interpret this Agreement or otherwise arising under or in connection with this Agreement, the prevailing party shall be entitled to recover from the losing party any and all reasonable attorney's fees and costs incurred.
 - (f) This Agreement shall be governed and construed in accordance with the laws of California. All legal actions brought in connection with this Agreement shall be filed and tried in San Diego County, California.
9. **Assignment and Subleasing.** Lessee shall not assign the Agreement or sublet the premises or any part thereof without the prior written consent of the Management and the City. An assignment by operation of law shall automatically terminate this Agreement.
10. **Legal Proceedings.** Failure to pay wharfage services rendered under the Agreement gives rise automatically, by operation of Maritime law, to a maritime lien that may be enforced personally against the Lessee and against the Vessel (*in rem*) as though it were in fact a person. LESSEE SPECIFICALLY AGREES THAT LEGAL SERVICES RENDERED IN CONNECTION WITH THE ENFORCEMENT AGAINST LESSEE OF ANY CONTRACTUAL OR OTHER LEGAL RIGHT OR REMEDY AVAILABLE TO THE LANDING SHALL BE DEEMED PART OF THE MARITIME WHARFAGE "NECESSARIES" PROVIDED, AND THEREFORE ALL SUCH LEGAL SERVICES SHALL BE RECOVERABLE AGAINST LESSEE PERSONALLY AND AS PART OF THE LANDING'S LIEN AGAINST THE VESSEL *IN REM*. Notwithstanding the general rule that attorneys' fees incurred in connection with a necessities lien are not recoverable directly against the Vessel, it is understood and agreed that if any legal action is required to enforce the terms of this Agreement or to enforce the Landing's lien rights as existing under both federal and state law, the prevailing party shall be entitled to reasonable attorneys' fees and costs, and all other costs of enforcement, in addition to any other relief to which it or he may be entitled, and that if the Landing prevails,

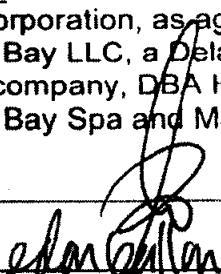
attorneys' fees shall be recoverable both *in personam* (against the Management) and *in rem* (against the Vessel).

11. **Subordination** This Agreement is in effect a sublease of a portion of the premises covered by that specific Lease Agreement dated on the Master Lease 09/27/2005, as amended between Hyatt Corporation, as agent of CHSP Mission Bay LLC, a Delaware limited liability company, DBA Hyatt Regency Mission Bay Spa and Marina and The CITY of San Diego. This Agreement is subject and subordinate to the covenants and conditions of said Lease Agreement notwithstanding any provision hereof contrary to or in conflict with said agreement.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

OWNER:

Hyatt Corporation, as agent of CHSP
Mission Bay LLC, a Delaware limited
liability company, DBA Hyatt Regency
Mission Bay Spa and Marina



Adam Gallant
GM.

LESSEE:

Aqua Lounge
San Diego PO Box 90913
San Diego CA, 92167



ADDENDUM TO CHARTER BOAT LEASE AGREEMENT

The CHARTER BOAT LESSEE AGREEMENT between _____ and Hyatt Corporation, as agent of CHSP Mission Bay LLC, a Delaware limited liability company, DBA Hyatt Regency Mission Bay Spa and Marina (the "Management") dated _____ is subject to the following addendum:

Lessee is informed and aware that the Management is bound by the terms of a master use agreement with the City of San Diego (the CITY).

- (a) sublessee will assume all rights and obligations as a "lessee" to the master use agreement with the CITY under the lease as applicable;
- b) sublessee will provide the CITY separate endorsements to name the City's "elected officials, officers representatives, agents and employees" as additional insured on all required insurance policies, as stated in master lease.

SO, AGREED:

LESSEE:

Dated: 11/14/18

MANAGEMENT

Dated:

GUARANTY

The undersigned, being the owner(s) of Lessee, hereby unconditionally and irrevocably guarantee the performance by Lessee of all its duties and obligations under the Agreement and Master Lease Document # RR-300863 9/27/2005, as it may be modified from time to time. Such guarantee shall be joint and several among the undersigned, who agree to satisfy such duties and obligations upon demand, without prior demand upon Lessee having been made.

Printed Name:

Paul Nester

Printed Name:

Address:

P.O. Box 90913
San Diego, CA 92169

Address:

Telephone:

619-246-1702

Telephone:

ADDENDUM 1

- A. Aqua lounge shall agree that it will assume all rights and obligations under the Master Lease between the City and CHSP Mission Bay (see attached), pursuant to Section 5.1 of the master lease as applicable to sublease of that certain portion of the premises as set forth in the concession's agreement and will keep and perform all covenants, conditions, and provisions of the Master Lease which are applicable to the rights acquired;
- B. Aqua lounge shall agree in writing that it will, by separate endorsements, name, in addition to "City", the City's "elected officials, officers representatives, agents and employees" as additional insured on all required insurance policies, pursuant to section 7.2 b. (1) of the Master Lease
- C. Hyatt should provide copies of all certificates, endorsements and all other documents required by section 7.2 of the Master Lease;
- D. CITY Lifeguard Division Approval. Vendor's current operating plan ("Operating Plan") is approved by CITY'S Lifeguard Services Division. Operating Plan shall describe how Vendor intends to conduct activities and operations in the waters of Mission Bay and Pacific Ocean. All future Operating Plans shall be submitted by Vendor to CITY'S Lifeguard Services Division review and approval on or before April 23 of each year during the term of the Concession. Each such Operating Plan shall be in form and contain content reasonably satisfactory to CITY. Except as required by law, Vendor shall not make any changes to an existing CITY-approved Operating Plan without CITY's prior written approval in each instance, which may not be unreasonably withheld or delayed. Vendor shall conduct all activities and operations in the waters of Mission Bay in accordance with its most recently CITY-approved operating plan.

ADDENDUM II

- A. The following percentage rents by category to paid to the City in accordance with the Master Lease between the City and CHSP Mission Bay.**
 - a. Ticket Sales – 7%**
 - b. Non-Alcohol and Food Sales – 3.5%**
 - c. Alcohol Sales – 7%**

- B. Due to the nature of the project and AQUAlounge being a new construction vessel the insurance policy requirements in Section 3(L) must be provided to the City 7 days prior to operating, not upon execution of the agreement. Once the signed agreement is received by AQUAlounge construction of the vessel will begin and is estimated at six to nine months.**

AQUA lounge

a **UNIQUE** event venue

Operational Overview

Vessel Layout

The vessel is 75 feet long by 28 feet wide accommodating approximately 118 guests. There are two large restrooms, two bars, a galley, and a pool / hot tub measuring 22 feet by 15 feet and 3.5 feet deep. The pool can be covered to accommodate additional seating.



Products and Services

Our product offerings will be event based ranging from one to six hours in length offering both public and private events. We are targeting a mix of 70 percent public, 30 percent private events and will be working closely with all hotels / venues in the area.

Food and beverages will be sold on-site, the sale of alcoholic beverages will be closely monitored as we want to maintain a fun, relaxing family atmosphere. The vessel design, menu options, pricing and ambiance will be that of an upscale restaurant.

Kids Lounge – This is an all-ages family friendly event. Vessel will depart Hyatt dock at 11am and anchor between Bahia Hotel and Paradise Point (see Cruise Routes image below). Two taxi boats will shuttle guests to and from the vessel and various commercial docks on Mission Bay based on the guests needs. Guests can choose when they would prefer to board and depart the vessel.

Day Lounge – Same as above but all guests must be 21 and over.

Weekend Brunch – 2-hour bay cruise including food and drinks in the ticket price of the ticket. Departing the Hyatt docks at 9:30am and returning at 10:30am. Guests will be allowed to board the vessel at 9am and can stay until 11:00am.

Happy Hour / Sunset / Evening – 1-hour cruise on bay or ocean with food and beverages available for guests to purchase. Boat will depart the dock 10 minutes after the hour and return 10 prior to the hour making the actual cruise time 40 minutes.

Dawn Patrol – 2-hour surf and lounge including use of taxi boats. Vessel will depart Hyatt dock at 9am and head out to the ocean in the center of Mission Beach. Taxi boats will take guests to multiple surf locations and return to pick them up in one hour. Vessel will return to dock at 11am.

Hour of Operation

During the summer months, we'll run seven days a week between 9am and 10pm and three to four days a week in the off season.

Summer Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00	Dawn Patrol	Dawn Patrol	Dawn Patrol	Dawn Patrol	Dawn Patrol	Brunch	Brunch
9:30							
10:00							
10:30							
11:00	Kids Lounge	Kids Lounge	Kids Lounge	Day Lounge	Day Lounge	Day Lounge	Day Lounge
11:30							
12:00							
12:30							
1:00							
1:30							
2:00							
2:30							
3:00	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour
3:30							
4:00	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset
4:30							
5:00	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening
5:30							
6:00	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour	Ocean Happy Hour
6:30							
7:00	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset	Bay Sunset
7:30							
8:00	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening
8:30							
9:00	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening	Bay Evening
9:30							
10:00							

Off-Season Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00							
9:30							
10:00						Brunch	Brunch
10:30							
11:00							
11:30							
12:00							
12:30							
1:00							
1:30							
2:00				Kids Lounge	Kids Lounge	Day Lounge	Day Lounge
2:30							
3:00							
3:30							
4:00							
4:30				Ocean Sunset	Ocean Sunset	Ocean Sunset	Ocean Sunset
5:00				Bay	Bay	Bay	Bay
5:30				Ocean Evening	Ocean Evening	Ocean Evening	Ocean Evening
6:00				Bay	Bay	Bay	Bay
6:30				Ocean Evening	Ocean Evening	Ocean Evening	Ocean Evening
7:00				Bay	Bay	Bay	
7:30				Ocean Evening	Ocean Evening	Ocean Evening	
8:00				Bay	Bay	Bay	
8:30				Ocean Evening	Ocean Evening	Ocean Evening	
9:00				Bay	Bay	Bay	
9:30				Ocean Evening	Ocean Evening	Ocean Evening	
10:00							

Daily Operations

The crew will arrive one hour prior to the first cruise to load supplies, prepare the boat for the day. All food will be delivered and loaded on boat by vendors 30 minutes prior to departure.

All passenger ticketing and food selection will be managed electronically via our website including same day ticket purchases. Staff will be available via phone and email during standard operating hours and will be in the passenger waiting area 15 minutes prior to departure.

We'll employ multiple Charter Boat Captains with a minimum qualification of National Mast of Self-Propelled Vessels of Less and 100 GRT Upon Near Coastal Waters. Deckhand requirements are specified by the Coast Guard when our COI is received. All crew members will be First Aid and CPR certified, dressed in crew uniforms and perform in-depth training. Detailed onboard safety and crew training information is outlined in our Training Manual.

Once all guests have boarded the captain will perform a safety briefing. Throughout the cruise guests are free to move about the vessel.

Life vests will be located throughout the vessel in accordance with USCG regulations. Upon returning to the dock all guests will depart and the crew will have 30 minutes to clean and resupply the boat for the next cruise.

For several private events and some public cruises passengers will be arriving and departing from a different dock such as The Catamaran, Hyatt or Hilton Hotels. In these situations, the boat will arrive 15 minutes prior to departure and, if applicable, food will be loaded immediately.

After the final cruise for the day the crew will stay for an additional 30 minutes to clean and store all items.

Docking Area



Cruise Routes



Parking and Transportation

Parking will be available to guests at hotel. For anchored events (Kid's and Day Lounge) we will utilize (2) 32 passenger (Coast Guard Certified) boats to ferry passengers to and from all approved commercial docks. Being stationary will allow us to minimize impact on the bay during the busier daytime hours as well parking disperse guest parking. The stern of the vessel will be utilized by guests to board / depart while anchored.

Stern Boarding Platform



Passenger pick up / drop off boat



Saladin, Pierre

From: Sandmeyer, John
Sent: Monday, December 18, 2017 5:27 PM
To: Saladin, Pierre; Rains, David
Subject: RE: CHSP Mission Bay - Aqua Lounge San Diego LLC - Consent to Sublease

Hi Pierre,
Sorry for delay. We are in agreement with their operational plan but they need to finalize their partnership and parking plan. These elements were the most pressing issues for them to move forward as I remember best. His safety plan and carriage requirement checklist looked good to us.
Best

John Sandmeyer
Marine Safety Lieutenant
City of San Diego
Fire-Rescue Department
T (619) 221-8833
C (619) 980-0895

From: Sandmeyer, John
Sent: Sunday, December 17, 2017 5:50 PM
To: Sandmeyer, John <JSandmeyer@sandiego.gov>
Subject: FW: CHSP Mission Bay - Aqua Lounge San Diego LLC - Consent to Sublease

From: Saladin, Pierre
Sent: Friday, December 01, 2017 10:53 AM
To: Sandmeyer, John <JSandmeyer@sandiego.gov>
Cc: Rains, David <DRains@sandiego.gov>; Balotsky, Vladimir <VBalotsky@sandiego.gov>
Subject: RE: CHSP Mission Bay - Aqua Lounge San Diego LLC - Consent to Sublease

Hello Lieutenant,
I'm just following-up on the email I sent you earlier this week.....
Thank you,
Pierre Saladin

Pierre Saladin
Supervising Property Agent
City of San Diego
Real Estate Assets
1200 Third Avenue, Suite 1700
San Diego, CA 92101

T (619) 236-6123
F (619) 236-6706
sandiego.gov

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From: Saladin, Pierre**Sent:** Tuesday, November 28, 2017 12:27 PM**To:** Sandmeyer, John <JSandmeyer@sandiego.gov>**Cc:** McCusker, April <AMcCusker@sandiego.gov>; Ables, Melissa <MAbles@sandiego.gov>; Rains, David <DRains@sandiego.gov>; Balotsky, Vladimir <VBalotsky@sandiego.gov>**Subject:** RE: CHSP Mission Bay - Aqua Lounge San Diego LLC - Consent to Sublease

Hello Lieutenant Sandmeyer,

I am covering for Vladimir until he returns on a provisional basis in mid-December. I am following-up on the Aqua Lounge's Operation plan that you were reviewing. I believe Brand Hunter, President of Aqua Lounge and yourself met on Monday November 13th at the Lifeguard Headquarters office to discuss the Operating Plan that needs to be established and provided to READ so that we can attach it as an exhibit to the Consent to Sublease that Vladimir was working on. Anyway.....can you please provide me with the status of the outcome of the November 13th meeting and where this was left off at?

Thank you,

Pierre

Pierre Saladin

Supervising Property Agent

City of San Diego

Real Estate Assets

1200 Third Avenue, Suite 1700

San Diego, CA 92101

T (619) 236-6123

F (619) 236-6706

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From: McCusker, April**Sent:** Monday, November 27, 2017 1:49 PM**To:** Saladin, Pierre <PSaladin@sandiego.gov>**Subject:** FW: CHSP Mission Bay - Aqua Lounge San Diego LLC - Consent to Sublease

From: Ables, Melissa**Sent:** Thursday, October 19, 2017 7:40 AM**To:** Balotsky, Vladimir <VBalotsky@sandiego.gov>; Moseka, Marie <MMoseka@sandiego.gov>; McCusker, April <AMcCusker@sandiego.gov>

Cc: Ferbert, Heather <HFerbert@sandiego.gov>; Li, Karen <KSLi@sandiego.gov>
Subject: Fw: CHSP Mission Bay - Aqua Lounge San Diego LLC - Consent to Sublease

Hi Vladimir:

I am assigning this LSR to myself.

Marie: Please set up a ProLaw matter entitled "READ: Consent to Sublease for Aqua Lounge at the Hyatt Mission Bay."

Thank you,
Melissa

Melissa D. Ables
Deputy City Attorney
Office of the City Attorney, Civil Advisory Division
1200 Third Avenue
San Diego, CA 92101
City Attorney Office: (619) 533-5835

From: Balotsky, Vladimir
Sent: Wednesday, October 18, 2017 2:13 PM
To: Ables, Melissa
Cc: McCusker, April; Sandmeyer, John
Subject: CHSP Mission Bay - Aqua Lounge San Diego LLC - Consent to Sublease

Hi Melissa,
Attached is the LSR and supporting documents for the review of the consent to sublease for Aqua Lounge San Diego LLC, the proposed sublessee of the CHSP Mission Bay (Hyatt Mission Bay). The sublease will be also reviewed and approved by the City Lifeguard Services and Transportation Department

I am copying this email to Lieutenant John Sandmeyer, Lifeguard Services as well. John – the “operating plan” is not attached to the sublease, but according to Aqua Lounge they are currently in discussion with your department regarding the plan approval. Please confirm if this is correct. If so, we will wait for your approval of the plan in order to move forward with the project. The approved plan will be included in the sublease as an exhibit.

Should you have any questions, please contact me by October 26, otherwise please contact April McCusker. I expect to be back in mid of December as a provisional employee.

Thank you,

Vladimir Balotsky
Supervising Property Agent
City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, CA 92101
T(619) 235-5248

vbalotsky@sandiego.gov



~ A world-class city for all

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