

**Section 9.2.6(v)  
Assumed Contracts & Leases**

Project #	Type	Lessee Name	On-Site Business Name/Address	Point of Contact	Component
<b>Dana Point Harbor - County Direct Tenants</b>					
1	HA78H-24-001-01	Lease	Parcel 11 Pacific Asian Enterprises, Inc.	Nordhavan Parcel 11 25001 Dana Drive	Dan Streech 949-496-4848 dan@nordhavn.com
2	HA78H-24-1.01	Lease	K.D.L. Services Inc.	Dana Point Fuel Dock 34661 Puerto Pl.	John Van Dixhorn 949-496-6113 john@vandixhorn.com
3	HA78H-24-23-23-1	Lease	Dana Point Yacht Club non-profit corporation	Dana Point Yacht Club 24399 Dana Drive	Anne Eubanks 2018 Commodore commodore@dpyc.org Russell Miller General Manager gm@dpyc.org Club: 949-496-2900
4	HA78H-24-2.02	Lease	Dana Point Shipyard	Dana Point Shipyard 34671 Puerto Place	Eugene Jerry, Cathy Cope & Steve Morris 949-661-1313 dpsy@pacbell.net
6	HA78H-24-003-0051	Lease	Dolphin Safari Inc. (2nd level of boater guest dock restroom building)	Dolphin Safari 24440 Dana Point Harbor Drive	Dave Anderson 949-257-9535 giselea@cox.net
7	HA78H-24-003-0051.10	License Agreement	Dolphin Safari Storage Agreements	24440 Dana Point Dr. Parking Lot	Dave Anderson 949-257-9535 giselea@cox.net
8			Outrigger	24440 Dana Point Dr. Parking Lot	John Yamasaki 949-300-3801 jyamasaki@mjsce.com
9			Westwind/ Dana Point Harbor Youth Foundation	24440 Dana Point Dr. Parking Lot	Diane Wenzel 949-492-3035 949-235-2252 diane@westwindsailing.com
10			Sea Scouts	24440 Dana Point Dr. Parking Lot	Skip Wehan 949-338-9614 skipwehan@fea.net
<b>Great Western Hotel Corp. - Dana Point Marina Inn (Operator)</b>					
11	HA78H-24-08-09	Hotel	Great Western Hotel Corp.	Dana Point Marina Inn 24800 Dana Point Harbor Dr.	Bruce Henderson, VP Tony Kaspar, General Manager 949-496-1203 tony92629@cox.net
<b>Retail Core (Tenants)</b>					
15	HA78H-24-003-0035	Lease	Wind & Sea Restaurants, Inc.	Harpoon Henry's 34555 Golden Lantern	Bob Mardian 949-496-6500 rcmatws@pacbell.net
16	HA78H-24-003-0034	Lease	Wind & Sea Restaurants, Inc.	Wind and Sea Restaurant 34699 Golden Lantern	Bob Mardian 949-496-6500 rcmatws@pacbell.net
17	HA78H-24-003-0036	Lease	Dana Point Harbor Grill, Inc.	Harbor Grill 34499 Golden Lantern	John Hicks 949-240-1416 grillman2@cox.net keeganhicks@yahoo.com
18	HA78H-24-003-0038	Lease	Real Mex, El Torito Restaurants, Inc. 5660 Katella Ave, Cypress, CA 90630 562-346-1200	El Torito (# 7155) 34521 Golden Lantern	Mike Zoob 562-346-1263 www.eltorito.com
19	HA78H-24-003-0040	Lease	San Clemente Sportfishing, Inc.	Dana Wharf Sportfishing 34675 Golden Lantern	Don Hansen and Donna Kalez 949-496-5794 dmkalez@gmail.com don@danawharfsportfishing.com
20	HA78H-24-003-0037	Lease	Demike, Inc.	The Brig Restaurant 34461 Golden Lantern	Kevin Di Ganci 949-496-9046 thebrigrestaurant@hotmail.com
21	HA78H-24-003-0015	Lease	Jon's Fish Market, Inc.	Jon's Fish Market 34665 Golden Lantern	Jon & Sharon Mansur 949-496-2807 sharmans@pacbell.net
22	HA78H-24-003-0029	Lease	Turk's Dana Wharf, Inc.	Turk's 34683 Golden Lantern	Candy Varteresian 949-496-9028 candy.turks@gmail.com
23	HA78H-24-003-0010	Lease	Byron Gemmell, Edwin Gemmell, and Mynor Gemmell	Gemmell's Restaurant 34471 Golden Lantern	Byron Gemmell 949-234-0063 barbara1218@sbcglobal.net

**Exhibit B  
Enumerated Dana Point Harbor Leases and Contracts**

Project #	Type	Lessee Name	On-Site Business Name/Address	Point of Contact	Component
24	Lease	Byron Gemmill, Edwin Gemmill, and Mynor Gemmill	Gemmill's Banquet Room 34483 Golden Lantern	Byron Gemmill 949-234-0063 barbara1218@sbcglobalnet	
25	Lease	Pacific Harbor Hospitality Group, LLC	The Waterman 34661 Golden Lantern	John Collins & Damian Collins 949-374-4316 collinsanson@aol.com	
26	Lease	Zakai, Inc.	Gift Chateau 34507 Golden Lantern	Mark Hanson 949-240-2321 troyitup@cox.net	
27	Lease	Catalina Channel Express	Catalina Express End-Tie by Waterman	Greg Bombard 310-519-7971 x100 gbombard@catalinaexpress.com; mail@catalinaexpress.com	
28	Lease	Beach Harbor Pizza	Beach Harbor Pizza 34473 Golden Lantern	Mario Bahena 949-388-8650	
29	Lease	Coffee Management, Inc.	Coffee Importers 34531 Golden Lantern	Jim Miller 949-493-7773 mokaman1@cox.net	
30	Lease	Coffee Management, Inc.	Scoop Deck 34535 Golden Lantern	Jim Miller 949-493-7773 mokaman1@cox.net	
31	Lease	Elsa Stephen	I Heart Yoga 34485 Golden Lantern	Elsa Stephen 949-363-3152 elsa@iheartyyoga.org	
32	Lease	George and Diana Psilopoulos	White Pelican Gallery 34475 Golden Lantern	George & Diana Psilopoulos 949-240-1991 whitepelican@sbcglobal.net	
33	Lease	KZK Restaurant, Inc.	Harbor Deli 34667 Golden Lantern	Jimmy Khadivi 949-496-0424 lunabistro@yahoo.com	
34	Lease	Up & Over, Inc.	Proud Mary's Restaurant 34689 Golden Lantern	Steve & Nick Zdrakas 949-493-5853 sdrakas@cox.net	
35	Lease	Azar Salehi	Bella Bazaar 34467 Golden Lantern	Azar Salehi azar912@aol.com	
36	Lease	Sy Bros Corporation	Super Stop Liquor 34469 Golden Lantern	Sang Cheo Yun 949-488-7642 sy_bros@yahoo.com	
37	Lease	Vartan Jizmejjan	Harbor Jewelry 34515 Golden Lantern	Vartan Jizmejjan 949-412-4452 harborjewelers@yahoo.com	
38	Lease	Goldeegal, Inc.	Golden Galleon Boutique 34677 Golden Lantern	Marla Sherman Balmuth 949-493-8521 goldeegal@aol.com	
39	Lease	Jennifer Rentziperis	Top Brass 34679 Golden Lantern	Jennifer Rentziperis 949-496-4140 johnlopez@prodigy.net	
40	Lease	Detra Francis	Chocolate Soldier 34513 Golden Lantern	Detra Francis 949-493-1435 detralee@cox.net	
41	Lease	Zakai, Inc.	Art Sea 34503 Golden Lantern	Mark Hanson 949-240-2321 troyitup@cox.net	
42	Lease	Christa Schlottmann	Woody Hut 34493 Golden Lantern	Christa Schlottmann 949-443-1072 edelweiss@att.net	
44	Lease	KZK Restaurant, Inc.	Slice of New York 34669 Golden Lantern	Jimmy Khadivi 949-496-0424 lalunabistro@yahoo.com	Sublease Lil Skippers Snack Shack Lisa Thiel 111 W. Avenida Palizada, Ste. 8 San Clemente, CA 92672 skippershack@gmail.com
45	Lease	Shari Sicsko	Arrow Custom Covers 34463 Golden Lantern	Shari Sicsko 949-496-0403 ttsiano456@aol.com	
46	Lease	Spring	Spring 34491 Golden Lantern	Magdy Siam & Christian Karam 949-489-1223 magsia76@hotmail.com	
47	Lease	Jerky Cali Gifts	Jerky Cali Gifts 34495 Golden Lantern	Dolores Sargeant & Susan Linter	

**Exhibit B  
Enumerated Dana Point Harbor Leases and Contracts**

Project #	Type	Lessee Name	On-Site Business Name/Address	Point of Contact	Component	
48	HA78H-24-003-0033	Lease	Nevine Sidhom	Chez Nevine 34509 Golden Lantern	Nevine Sidhom 949-487-7000 cheznevine@att.net	
49	HA78H-24-003-065-1	License Agreement	Santa Catalina Island Resort Services Inc.	Santa Catalina Island Resort Services Inc.	Collier Cook 310-510-2000 ccook@scico.com	
50	HA78H-24-003-060	Lease	Gary & Camella Levin	Pacific Gallery 34511 Golden Lantern	Gary & Camella Levin 949-388-7959 pglagunabeach@gmail.com	
51	HA78H-24-003-0065	Lease	Josh Frisby	Frisby Cellars	Josh Frisby 20331 Lake Forest Drive, Suite C-3 Lake Forest, CA 92630	
52	HA78H-24-003-100	Lease	Structural Decisions Inc. dba Art of Inner Peace	Art of Inner Peace 34505 Golden Lantern	Nader & Sougand Zarrabi 949-218-7136 naderz@bellsouth.net	
<b>Dana Point Marina Company - East Basin (Operator)</b>						
53	HA78H-24-06-10	Boat Slip License Agreements and parking	Dana Point Marina Company, Bldg. 4, East Basin	Dana Point Marina Company 34555 Casitas Pl.	Tom Purcell, President Douglas Whitlock, General Manager 949-496-6137 doug@danapointmarina.com	
<b>Dana Point Marina Company - East Basin (Tenants)</b>						
54	HA78H-24-002-002	Lease	Aventura Sailing Association, Inc.	Aventura Sailing Association 24707 Dana Drive Bldg. 5, East Basin	Dave Loesch 949-493-9493 aventurayc@aol.com	
55	HA78H-24-06-01	Lease	Dick Simon Yachts	Dick Simon Yachts 34571 Golden Lantern East Basin, Bldg. 1	Dick Simon 949-493-2011 dick@dicksimonyachts.com	
56	HA78H-24-06-02	Lease	Sun Country Marine, Inc.	Sun Country Marine 34553 Casitas Place Bldg. 3, East Basin	Michael & Donna Basso Greg Glogow, VP & Mgr. 949-493-1740 suncountrydp@sbcglobal.net	
57	HA78H-24-20-008	Lease	Mariner's Yacht & Ship Brokerage	Mariner's Yacht & Ship Brokerage 34551 Casitas Place Bldg. 2, East Basin	Michael O'Connor 949-429-2628 mike@marinersyachts.com	
58	HA78H-24-002-014	Lease	Wave Crest Financial Group, Inc.	Wave Crest Financial Group 24705 Dana Drive Bldg. 6, East Basin	Rik Ringys 949-487-3377 RRINGYS@wavecrestfinancial.com	
59	HA78H-24-002-012	Lease	Zero Company Performance Marketing	Zero Company Performance Marketing 24703 Dana Drive Bldg. 7, East Basin	Steven Sakach 949-481-5249 ssakach.zerocompanymarine.com	
60	HA78H-24-002-013	Lease	Tilly Group	Tilly Group 24701 Dana Drive Bldg. 8, East Basin	Glen Tilly 949-254-8180 glen@tillygroup.com	
61	HA78H-24-001-016	Lease	Maureen Schroeder CPA	Maureen Schroeder CPA 24701 Dana Drive Bldg. 8, East Basin	Maureen Schroeder 949-254-8180 maureen@tax-cpa.net	
62	HA78H-24-06-xx	Lease	Dana Point Yacht Club, Vessel Dry Storage (adjacent to 24707 Dana Drive)	Vessel Dry Storage Dana Point Yacht Club 24601 Dana Drive	Anne Eubanks 949-496-2900 commodore@dpyc.org	
		License Agreements	Wet and Dry Storage slips and spots as reflected in the rent roll dated 10-29-2018	Douglas Whitlock 949-496-6137 doug@danapointmarina.com	Douglas Whitlock 949-496-6137 doug@danapointmarina.com	
63	TBD	Licensing Agreements	Commercial Fishermen	Dana Point Marina Company 34555 Casitas Pl.	Douglas Whitlock 949-496-6137 doug@danapointmarina.com	

**Exhibit B  
 Enumerated Dana Point Harbor Leases and Contracts**

Project #	Type	Lessee Name	On-Site Business Name/Address	Point of Contact	Component	
<b>T.B.W. Company - West Basin (Operator)</b>						
64	HA78H-24-20-22	Boat Slip License Agreements and parking	TBW Co., Bldg. B, West Basin	Dana West Marina 24500 Dana Point Harbor Dr.	Kelly Rinderknecht, General Manager 949-493-6222 kellyr@danawestmarina.com; eric@harborislandwest.com	
<b>T.B.W. Company - West Basin (Tenants)</b>						
65	HA78h-24-22-001	Lease	Dana West Yacht Club	Dana West Yacht Club 24601 Dana Drive Bldg. D, West Basin	George Bloomfield 949-661-1185 dwyc@dwyc.net	
66	HA78H-24-20-02-01	Lease	Harbor Rocks Yacht Sales, Inc.	Dream Catcher Yachts 24450 Dana Point Harbor Drive Bldg. A, Suite A, West Basin	Kenzie Lobacz 949-306-5327 kenzie@dcysales.com	
67	HA78H-24-20-05-01	Lease	Get College Funding	Get College Funding 24501 Dana Drive Bldg. E, West Basin	Tom & Lawrence Bottorf 949-340-2675 info@getcollegefunding.org	Sublease Average Frog Eric & Belisa Davis 2924 Bonanza San Clemente, CA 92673
68	HA78H-24-20-65-01	License Agreement	Schneider Geology	Schneider Geology 24401 Dana Drive Bldg. F, West Basin	Victor Schneider	
69		License Agreements	Wet and Dry Storage slips and spots as reflected in the rent roll dated 10-29-2018	Kelly Rinderknecht, General Manager 949-493-6222 kellyr@danawestmarina.com; eric@harborislandwest.com	Kelly Rinderknecht, General Manager 949-493-6222 kellyr@danawestmarina.com; eric@harborislandwest.com	