



EXHIBIT A

MARINA RULES AND REGULATIONS

Thank you for choosing Village West Marina and Resort as your “homeport” in the California Delta. Village West Marina is a private marina complex established to provide a safe and comfortable haven for those who enjoy boating and water-oriented activities. The following rules are for the safety and comfort of everyone, and are mostly restatements of government ordinances. The Marina reserves the right to update lease rates and/or the Marina Rules and Regulations as well as revoke permission to enter the facility at any time. This applies to members, guests and visitors.

Owner agrees to comply with all applicable laws, ordinances, rules, regulations and instructions of the U.S. Coast Guard and other Federal, State and Local authorities. “Owner” included any person associated with the owner of a Vessel including family members, invitees, agents, employees and licensees on Marina Premises. We are concerned about the local marine environment and remind you that there are numerous Federal, State and Local regulations regarding discharge of any material into the water, including treated and non-treated sewage. All vessels are required to have a holding tank which is pumped out regularly. Any vessel found to have caused an improper discharge into the water will be asked to leave the Marina.

ON THE DOCKS

1. No running on the docks! Bicycles or scooters are not allowed on the docks, and no item may be placed or stored on the docks or walkways that could obstruct passage.
2. Mooring lines, water hoses and other dock connections shall be used in a manner to prevent obstruction or otherwise create a hazard. When not in use, water hoses should be stowed or wound up on a hose holder.
3. Storage of acids, batteries, glass, flammable liquids, paint thinners and paint is prohibited on the docks and walkways, and in the dock boxes. Barbecues, plants, bicycles and other obstructions are not permitted on the docks. Boats should be kept in shipshape. Securely attached marine canvas is acceptable, but plastic tarps are not to be used on boats in the marina.
4. Dinghies, inflatable boats, kayaks and other watercraft are not allowed on the docks, and when not in immediate use shall be kept on the owner’s vessel. Use of another slip for non-emergency purposes is prohibited.



5. Temporary, non-affixed dock steps may be placed on the land side finger of the berth fingers. Such steps may be no longer than five feet. No portion of any vessel may overhang the walkway at any time.
6. All electrical connections between the boat and slip must be directed. RV connectors and other non-standard connections are prohibited, and connections shall be U.L approved weatherproof three or four-wire grounded types. Cords may not cross walkways nor be affixed to the docks.
7. Major BOAT REPAIRS are not permitted in the Marina basin. This includes spray painting, striping and hull repairs. For routine boat maintenance within the slip, please see Attachment B – “Best Management Practices for Marine Services” which is incorporated herein by reference. All major work and repairs should be accomplished in a boatyard. We only allow minor repairs within the slip. For questions on this please contact the Marina office and/or review attachment B. All vendors working at Village West Marina MUST have Vendor documents completed and up to date in the Harbormaster’s Office. Tenants MUST NOT allow anyone to work at the marina unless they are signed up with required
8. QUIET HOURS are 10 PM to 8 AM every day. Parties require the harbormaster permission, and in no case will a member, guest or individual be given permission to interfere with the comfort of others. Engines may not be run during quiet hours except to enter or leave the slip, and engines may not be operated in gear when attached to the docks. Be especially thoughtful of neighbors when playing music, and ensure that halyards are secured to eliminate noise. DOCK LINES shall be of adequate size for the vessel, and replaced when worn. All vessels shall be moored with bow, stern and spring lines to ensure there is no overhang on the docks.
9. Boaters are required to use oil-absorbing material in their bilges. Village West Marina prohibits the use of detergents and emulsifiers on fuel spills.
10. No solid or liquid hazardous material may be thrown, discharged or deposited anywhere within the Marina. This includes refuse matter, oily bilges, and flammable liquid or waste materials. Battery acid, hydraulic fluids, oil, paint and thinners and anti-freeze are considered hazardous materials, and may not be placed anywhere in the Marina. Disposal of these items may be facilitated by the Harbormaster, and in all cases it’s the berther’s responsibility. Disposal of portable sanitation devices in Marina toilets or lavatories is prohibited.
11. No FUELING or transfer of fuel from the docks is permitted, except at the designated fuel dock. No fireworks, firearms, or live ammunition are allowed in the marina.
12. Village West Marina enforces local, state and federal regulations pertaining to marine sanitation devices and the illegal discharge of boat sewage. A pump out facility is provided for the convenience of our boaters. Should you need instructions on use of sanitation



devices, please contact the Marina office. There shall be no illegal discharging into the Marina waters. Anyone discharging boat sewage into the Marina will be asked to leave.

13. FISHING and SWIMMING anywhere within the Marina basin are prohibited. Village West Marina does not allow cleaning of fish within the Marina basin. Fishing is allowed from your boat or at the “Cast-a-way Fishing Deck”.

DOCK BOXES

Dock boxes are provided with each slip 36’ and over and must be kept secured. The boxes are provided for non-flammable, non-volatile supplies and accessories only. If a member uses their own lock, a key or combination must be left in the Marina office.

PETS

Dogs and other pets must be kept on a leash otherwise controlled when on the docks, floats and other public areas of the Marina. Pets are not allowed in the restrooms, and must not create a disturbance. Owners must clean up after their pets.

UNDERWAY

The entire basin of Village West Marina is a “no wake” zone. In no case may any waterborne vessel exceed 5 knots. When underway on land, the speed limit is 10 MPH. No loud music shall be played when entering or exiting the Marina.

IN THE MARINA COMPLEX

- 1) Designated PARKING is expressly for the use of Marina boats Owners and their guests, and violators will be towed at Owner’s sole risk and expense. Long-term storage of vehicles (over seven days) is not permitted, and Village West Marina does not warrant the availability or security of parking. Use of parking and leaving of contents in parked vehicles is at the owner’s own risk. All member vehicles must have Village West Marina parking decal displayed on the vehicle. Visitors and contracted vendors may obtain visitors passes from the Harbormaster’s Office.
- 2) Village West Marina prohibits the washing and maintenance of vehicles in the parking lots.
- 3) There are finite number of allowed “LIVEABOARD” slips in the Marina. This is strictly monitored, and all liveaboards must be approved by the Harbormaster.
- 4) No overnight berthing is allowed at the fuel docks, nor anchoring the marina basin.
- 5) Alteration to the boat sheds, docks, piles, walkways, water pipes, electrical connections and video/telephone connections is strictly prohibited, with no exceptions. No attachment



of any kind to the boat sheds, docks or piles is permitted, with the exception of satellite dishes which require prior written notice from the Marina before installation.

- 6) No ADVERTISING or soliciting is permitted without the written permission of Village West Marina. "For Sale" signs are not permitted and individuals within Village West Marina may not engage in the selling or purchasing of any vessel for the interest of another. Exceptions are licensed salespersons authorized to operate within the Marina.
- 7) GUEST BERTHS are available for visiting boats. Visiting boaters and clubs may organize slips are available by contacting the Harbormaster's Office.
- 8) SEAWORTHY CONDITION of vessels. All vessels are to be maintained in a sound and seaworthy condition. When the Marina considers there is a risk of sinking, fire, or other hazard, or that the boat has become unsightly, the Marina may at its sole discretion give the Owner a two weeks notice to correct the problem(s). Failure to do so will be a default of the Vessel license Agreement. Boats without a means of propulsion, either power or sail, may not be kept in the marina.
- 9) The use of the picnic tables is for picnicking only and for no other use. Open fires and barbecues are not permitted on the docks or aboard boats in the Marina, except gas-fired which are permitted on boats.
- 10) CHILDREN must be kept under parental control at all times.
- 11) ALL YACHT BROKERS, CONTRACTORS, workers, crew or other agents of the owner must be registered and approved by the Marina, and provide copies of insurance policies and adequate security prior to admittance to the marina, and complete a waiver of liability in the favor of the Marina. For more information on vendors, please check in with the Harbormaster's Office.

PLEASE NOTIFY THE MARINA OF UNSAFE, UNLAWFUL, HAZARDOUS OR UNSIGHTLY CONDITIONS THAT COME TO YOUR ATTENTION.

TENANT GUEST DOCK POLICY

The intended use of the guest dock is for transient boaters looking to discover Village West Marina and Resort. We understand the importance of making our facilities available for transient boaters, just as we boaters want to discover other destinations on the water.

Our guest dock is limited in space, and should be kept available to those transient boaters looking to discover Village West Marina and Resort. We understand our tenants may want to use the guest dock for different reasons throughout their stay here at Village West Marina and Resort.



Tenants may not occupy the guest dock during weekends & holidays from Memorial Weekend through Labor Day Weekend.

EXHIBIT B

Best Management Practices for Marine Services

Village West Marina (hereinafter “Marina”) strives to operate a professionally run facility. Reaching that goal requires the cooperation from all parties, including all those who use and/or earn a living from the existence of our Marina. One objective of reaching the goal of operating a professionally run facility is to strictly control the introduction of all pollutions of all pollutants into our Marina environment.

These *Best Management Practices* (“BMP”) are designed to both keep the Marina environment clean and to provide quality services to the boaters in the Marina. It is our hope that you will find these practices useful. We understand that not all will apply to the work which you may be conducting. However, the BMP list is meant to be illustrative of things you can do to eliminate marine pollution and be a good steward in the place where you keep your boat or earn your livelihood.

OWNERS/VENDORS/CONTRACTORS/BOAT SERVICES

1. TOPSIDE CLEANING

- Use only environmentally friendly cleaning products. Use only phosphate-free biodegradable soaps. No ammonia, lye, sodium hypochlorite or petroleum products may be used that will wash into the marina waters.
- Wax, buffing, shining compounds and other products must not be allowed in the water. See sanding for suggestions.

2. SANDING

- Cover areas between boat and dock with plastic sheeting or a tarp to catch debris. Reverse boat in berth to work on the other side.
- Use sanding equipment with a dust containment bag or vacuum attachment. Sweep or vacuum all residual sanding dust and put it in trash. Wipe down small amounts of sanding or other dust with a damp rag.
- Deploy a boom around the vessel or work area to ensure capture of debris. It is your responsibility to capture any minor or light debris that accidentally escapes.
- Sanding in a heavy breeze is strictly prohibited.
- Vacuum, sweep and clean prior to moving tarps and clean often during the project.

3. TOPSIDE PAINTING

- All major work and repairs should be taken to the boatyard. We only allow minor repair jobs at the sole discretion of the Harbormaster (less than 25% of the topside). Contact Marina office for permission.



- Cover side between the boat and the dock with plastic sheeting or a tarp to catch drips. Reverse the boat to work on the other side. Cover the prep area on the dock to catch drips.
 - Mix only enough paint and thinner for the job. Seal containers tightly when not in use. Spills or drips on the dock will not be tolerated no matter how small.
 - Painting in a heavy breeze is strictly prohibited.
 - Spray painting at any time is strictly prohibited.
4. HULL CLEANING
- Use the least abrasive method possible.
 - Use stainless steel brushes and abrasive pads on non-painted metal areas only.
 - Use more vigorous cleaning pads only as needed to remove hard marine growth.
 - Do not sand or strip hull paint underwater.
 - Clean gently to avoid creating a colored plume of paint in the water.
 - Recycle zincs at a *Hazardous Materials Center*. Never toss these in the water or leave on the dock. Advise the boat owner to recycle them if they are left on the vessel for the owner's inspection.
5. ENGINE AND BILGES
- Use absorbent bilge pads to soak up oil and fuel and then recycle the pads at a Hazardous Materials Center or at a licensed disposal center.
 - Disconnect or disable the automatic bilge pump prior to commencing any work on the engine.
 - If the discharge of any bilge water creates a sheen, immediately discontinue the discharge and use absorbent pads to soak up the oily material. You are personally responsible and liable for any spill in any amount, either in the water, on the dock or land.
 - Recycle oil, oil filters and used absorbent pads at the Hazardous Materials Center below.
 - Antifreeze, fuel, and other used fluids are not accepted at our Marina; take it to a Hazardous Material Center.
6. PAINTING AND VARNISHING
- Limit the amount of open solvents or paints on the dock to one gallon or less 'while working'. No containers are allowed to remain on the dock box or your vessel.
 - Always mix paints or epoxy over a tarp.
 - Always use a drip pan or drop cloth.
 - Spray painting is strictly prohibited.
 - Recycle small amounts of boat chemicals at a Hazardous Materials Center.
7. SOLID WASTE DISPOSAL
- Dispose of all garbage in the trash container in the Marina parking lot. Please take large debris with you and do not dispose of in Marina's dumpsters.
 - No hazardous materials shall be placed in or around the Marina's dumpsters, or anywhere within the Marina complex.



- Cardboard must be flattened and recycled in the recycle container in the Marina parking lot.
 - Recycle aluminum cans and bottles.
 - Motor oil, oil filters and batteries may be disposed of at the Marina's designated recycling center which requires approval from the Marina prior to use.
8. HAZARDOUS MATERIAL DISPOSAL- Appointments are required and easy make by phone (209)-468-3420 or online at <http://www.sjcehd.com/>

EXHIBIT C

REGARDING: "Grandfathered Rates and Fees" and MANDATORY DOCUMENTS

Tenant is responsible for keeping their account current with timely payments and current mandatory documents.

Rent is due on the 1st of each month and delinquent of the 11th of the month.

A "late fee" will be applied to any account that is not current by the 10th of each month.

Tenant is required to have current insurance for all of their vessels and trailers stored at the marina with a **minimum \$300,000 liability and Village West Marina added as "additionally insured"**. **Tenants are also required to have current registration or documentation of their vessel(s) and trailers.**

"Grandfathered Rates and Fees" refer to the rate and/or fee a tenant was given upon move-in or a "manager's discount" if they are less than "current market rate".

Any "Grandfathered Rates and Fees" will be brought up to current "market rate" if at any time the account becomes past 30 days delinquent or if at any time the insurance or registration becomes past due 30 days.