



30 DAY NOTICE to VACATE DRY STORAGE

March 15, 2018

Dear Dry Storage Tenant,

We've greatly appreciated your tenancy in the Ventura Port District's Dry Storage Facility located at 1450 Anchors Way Drive. Due to required street modifications on Anchors Way Drive, this necessitates some changes and improvements to our dry storage facility (City Plan design available on our website at www.venturaharbor.com).

As stipulated in your license agreement, either party may terminate this agreement for any reason by giving the other party not less than thirty (30) days prior written notice of termination. In an effort to relocate your boat and trailer we are providing you with advance notice so that you can relocate on or before April 30, 2018.

Boat owners must vacate their space and remove all items by this date. Vessels or items left after this date will be declared abandoned property. Once the items are declared abandoned a final notice will be posted and a certified letter will be sent to the owner. The boat owner will be financially responsible for all costs associated with the abandonment of any personal property.

As of May 1, 2018:

- All key cards will be deactivated
- If you have a \$25 key deposit on hand, refunds will be issued if you return your key card.
- Tenants with any credit balances beyond April 30th will be refunded.
- As applicable, please arrange with your bank to stop all auto payments.
- The Ventura Port District will contact a local tow company to remove all items/boats not removed from the property. Owners will be responsible for the removal, towing, and storage costs involved.

Upon the completion of work the yard will once again be available for occupancy.

Thank you for your cooperation.

Ventura Port District

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Ventura Port District FAQ Sheet

Q: Is the Port District eliminating the dry storage?

A: There is no intent to eliminate the dry storage. The Anchors Way street modifications will eliminate a portion of the current dry storage area. After the street modifications have been completed, the Port District will be making improvements within the lot and restriping will be necessary to adjust to the new configuration (<http://portsideventuraharbor.com/>).

Q: Short Notice Provision

A: While the Ventura Port District has known that the street modifications were inevitable, we did not know when the plans would be approved by the City of Ventura and the developer would be ready to implement the street repairs. During our February Ventura Port District monthly meeting the developer and City gave a brief presentation on the proposed street changes. The developer advised the Port District his intent to start the street modifications project before summer. The Ventura Port District staff began planning the next day to evaluate the impact on the dry storage operations.

Q: Why is the termination of the dry storage lease and removal of boats necessary?

A: The Anchors Way street modifications will eliminate a portion of the current dry storage area. The dry storage area will be an active construction site and necessitate it being clear of hazards. We acknowledge this is an inconvenience but are confident that we will be able to utilize this brief vacancy to make much needed improvements and configurations to allow for us to re-open shortly after the construction is concluded. (Estimated date of completion is mid-to late July)

Q: Will all the current tenants be guaranteed a spot when the lot re-opens?

A: Unfortunately, the street modifications will eliminate a portion of the current dry storage area. Because of this we cannot guarantee that all the current tenants will be able to return. It is our intent to create a list of interested boaters who wish to return after the construction. Accepted methods of expressing interest: In person, by telephone 805-642-8538, or by email Robbie@venturaharbor.com.

Q: How can I stay informed on the progress of the construction and re-opening.

A: The Port District will create a space within the Venturaharbor.com website to keep interested parties updated on the progress.

Q: What type of modifications will be done to improve the area?

A: Port District Staff is evaluating the current services and local needs. We hope to include a small portion of the newly configured lot for storage of kayaks and other small crafts.

List of possible alternative locations to store your boat:

Channel Islands Harbor-Oxnard
Ventura West Marina (some slips are available)
Ventura Harbor & Marina Yacht Yard
Ventura Harbor Self Storage on Channel Drive in Ventura
Westside Boat & RV Storage in Ventura