

JANKOVICH COMP RESET Rent Calculation

5TH YEAR COMP RESET 2022

	B73AB	Canetti's	Total	
11/5/2019 New Permit Effective Date.	193,538	\$96,864.00	\$290,401.92	
11/5/2020 Annual CPI Adjustment (1.012)	195,860	\$98,026.37	\$293,886.75	
5/10/2021 2nd Amendment - Add B73B	200,834	\$98,026.37	\$298,860.41	
11/5/2021 Annual CPI Adjustment (1.046)	56,700	\$20,320.20	\$77,020.20	1.046
8/1/2022 per 8/1/2022 Invoice	210,072	\$105,146.47	\$315,218.88	
11/5/2022 3rd Amendment - Final Canetti & SubStation	315,683	\$140,895.24	\$456,577.96	

Jankovich at Berth 73A & 73B COMP RESET PROPOSAL Effective November 6, 2022

Drawing Number	Pcl. No.	Land Type	Area (In Sq. Ft.)	Land Value (Per Sq. Ft.)	BOHC Rate of Return	Annual Rental Rate	Monthly Rental Rate	Monthly Rent	Annual Rent
1-3324 Rev 1	1	B73A Water-Submerged Land	42,000	\$22.50	10%	\$ 2.25	\$ 0.19	\$ 7,875.00	\$ 94,500.00
1-3324 Rev 1	2	B73A Wharf	15,663	\$46.64	12%	\$ 5.60	\$ 0.47	\$ 7,305.40	\$ 87,664.82
1-3324 Rev 1	3	B73A Wharf Office (Ice House)	1,505	\$71.00	12%	\$ 8.52	\$ 0.71	\$ 1,068.55	\$ 12,822.60
1-3324 Rev 1	4	B73A Backland	9,083	\$45.00	10%	\$ 4.50	\$ 0.38	\$ 3,406.13	\$ 40,873.50
1-3324 Rev 1	5	B72 Pipeline R/W	1,740	\$22.50	10%	\$ 2.25	\$ 0.19	\$ 326.25	\$ 3,915.00
1-3324 Rev 1	6	B71 Diesel Tank	5,880	\$45.00	10%	\$ 4.50	\$ 0.38	\$ 2,205.00	\$ 26,460.00
1-3324 Rev 1	10	B73B Water-Submerged Land	n/a	NEBA					
1-3324 Rev 1	11	B73B Wharf	17,505	\$46.64	12%	\$ 5.60	\$ 0.47	\$ 8,164.53	\$ 97,974.38
1-3324 Rev 1	12	B73B Backland	12,600	\$45.00	10%	\$ 4.50	\$ 0.38	\$ 4,725.00	\$ 56,700.00
S.TOTAL			105,976					\$ 35,075.86	\$ 420,910.30

***Minimum Monthly Rent (25% off Total) \$ 26,306.89 \$ 315,682.72**

* Discounted 25% for Percentage Rent participation.

Dockage is the charge, calculated in accordance with the dockage rates named in this tariff, assessed against a vessel for berthing at or making fast to a municipal wharf, pier, bulkhead structure, or bank (inside berth), or for mooring to another vessel so berthed (outside berth).

Canetti's Building & Parking

Canetti's	7	Building - 2nd Floor Offices	7,076	\$142.00	12%	\$ 17.04	\$ 1.42	\$ 10,047.92	\$ 120,575.04
Storage	8	Building - 1st Floor (Storage)	2,385	\$71.00	12%	\$ 8.52	\$ 0.71	\$ 1,693.35	\$ 20,320.20
Westway	9	Backland - Parking/Truck <small>Parking spaces required for the offices</small>	13,615	\$0.00		-	-	-	-
S.TOTAL			23,076					\$ 11,741.27	\$ 140,895.24

TOTAL COMPENSATION 129,052 \$ 38,048.16 \$ 456,577.96