

Shore Terminals, LLC
(NuStar Energy)

5-Year Compensation Reset: Effective June 25, 2019 (2019-2024)

Permit No. 712										
Drawing Number	Pcl. No.	Land Type	Surface/subsurface	Area	SF rate	Rate w/o discount	Discount Rate	Discount amount	Yearly Rent	Qtrly. Comp.
1-1913-1	1	Waterfront	Surface	153,730	\$ 4.16	\$ 639,516.80		\$ -	\$ 639,516.80	\$ 159,879.20
	2		Surface	88,277	\$ 4.16	\$ 367,232.32		\$ -	\$ 367,232.32	\$ 91,808.08
	3	Wharf				\$ -		\$ -	\$ -	\$ -
	4	Wharf				\$ -		\$ -	\$ -	\$ -
	5	Backland	Subsurface	11,670	\$ 4.16	\$ 48,547.20	50%	\$ 24,273.60	\$ 24,273.60	\$ 6,068.40
	6	Backland	Subsurface	902	\$ 4.16	\$ 3,752.32	50%	\$ 1,876.16	\$ 1,876.16	\$ 469.04
	7	Waterfront Water	Subsurface	905	\$ 4.16	\$ 3,764.80	50%	\$ 1,882.40	\$ 1,882.40	\$ 470.60
	Parcel No. 8 was deleted pursuant to a 2nd Amendment						\$ -	\$ -	\$ -	\$ -
	9A	Backland	Subsurface	8	\$ 4.16	\$ 33.28	50%	\$ 16.64	\$ 16.64	\$ 4.16
	9b	Backland	Subsurface	2,069	\$ 4.16	\$ 8,607.04	50%	\$ 4,303.52	\$ 4,303.52	\$ 1,075.88
	9c	Backland	Subsurface	1,700	\$ 4.16	\$ 7,072.00	50%	\$ 3,536.00	\$ 3,536.00	\$ 884.00
	9d	Backland	Subsurface	5,084	\$ 4.16	\$ 21,149.44	50%	\$ 10,574.72	\$ 10,574.72	\$ 2,643.68
	10	Backland	Subsurface	173	\$ 4.16	\$ 719.68	50%	\$ 359.84	\$ 359.84	\$ 89.96
TOTAL						\$ 1,100,394.88		\$ 46,822.88	\$ 1,053,572.00	\$ 263,393.00

264,518

Permit No. 713										
Drawing Number	Pcl. No.	Land Type	Surface/subsurface	Area	SF rate	Rate w/o discount	Discount Rate	Discount amount	Yearly Rent	Qtrly. Comp.
5-7111-1	1	Waterfront	Surface	135,365	\$ 4.16	\$ 563,118.40		\$ -	\$ 563,118.40	\$ 140,779.60
TOTAL				135,365		\$ 563,118.40		\$ -	\$ 563,118.40	\$ 140,779.60

Total Combined P712 and 713

\$1,616,690.40 \$ 404,172.60

399,883 SF
9.18 Acres

Current 2019 Land Rent \$1,263,402.92
Increase \$353,287.48
% Increase 27.96%

Shore Terminals, LLC
(NuStar Energy)
Holdover Calculation

Permit No. 712										
Drawing Number	Pcl. No.	Land Type	Surface/subsurface	Area	SF rate	Rate w/o discount	Discount Rate	Discount amount	Yearly Rent	Qtrly. Comp.
1-1913-1	1	Waterfront	Surface	153,730	\$2.20	\$ 338,206.00		\$ -	\$338,206.00	\$ 84,551.50
	2		Surface	88,277	\$2.20	\$ 194,209.40		\$ -	\$194,209.40	\$ 48,552.35
	3	Wharf				\$ -		\$ -	\$ -	\$ -
	4	Wharf				\$ -		\$ -	\$ -	\$ -
	5	Backland	Subsurface	11,670	\$2.20	\$ 25,674.00	\$ 0.75	\$ 19,255.50	\$ 6,418.50	\$ 1,604.63
	6	Backland	Subsurface	902	\$2.20	\$ 1,984.40	\$ 0.75	\$ 1,488.30	\$ 496.10	\$ 124.03
	7	Waterfront Water	Subsurface	905	\$0.73	\$ 663.66	\$ 0.75	\$ 497.75	\$ 165.92	\$ 41.48
	Parcel No. 8 was deleted pursuant to a 2nd Amendment					\$ -		\$ -	\$ -	\$ -
	9A	Backland	Subsurface	8	\$2.20	\$ 17.60	\$ 0.75	\$ 13.20	\$ 4.40	\$ 1.10
	9b	Backland	Subsurface	2,069	\$2.20	\$ 4,551.80	\$ 0.75	\$ 3,413.85	\$ 1,137.95	\$ 284.49
	9c	Backland	Subsurface	1,700	\$2.20	\$ 3,740.00	\$ 0.75	\$ 2,805.00	\$ 935.00	\$ 233.75
	9d	Backland	Subsurface	5,084	\$2.20	\$ 11,184.80	\$ 0.75	\$ 8,388.60	\$ 2,796.20	\$ 699.05
	10	Backland	Subsurface	173	\$2.20	\$ 380.60	\$ 0.75	\$ 285.45	\$ 95.15	\$ 23.79
TOTAL						\$ 580,612.26		\$ 36,147.65	\$544,464.62	\$ 136,116.15
								HOLDOVER RENT	\$ 204,174.23	

Permit No. 713										
Drawing Number	Pcl. No.	Land Type	Surface/subsurface	Area	SF rate	Rate w/o discount	Discount Rate	Discount amount	Yearly Rent	Qtrly. Comp.
5-7111-1	1	Waterfront	Surface	135,365	\$2.20	\$ 297,803.00		\$ -	\$297,803.00	\$ 74,451.00
TOTAL				135,365		\$ 297,803.00		\$ -	\$297,803.00	\$ 74,451.00
								HOLDOVER RENT	\$ 111,676.50	

\$1,263,402.92 \$ 315,850.73