

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:
STATE OF CALIFORNIA
State Lands Commission
Attn: Title Unit
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202

**STATE OF CALIFORNIA
OFFICIAL BUSINESS**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.F.N.:
County: San Joaquin

**STATE OF CALIFORNIA
STATE LANDS COMMISSION
APPOINTMENT OF OPERATOR OF LEASE 2856
(INCLUDING THE MARCH 25, 2008 AMENDMENT OF LEASE PRC 2856.1)**

WHEREAS, the State of California, acting through the **State Lands Commission**, hereinafter called Lessor, and, Windmill Cove Resort and Marina, LLC, hereinafter called the Lessee, have heretofore entered into an agreement designated as Lease 2856 (Lease), a General Lease – Commercial Use covering certain State lands situated in San Joaquin County, including the March 25, 2008 Amendment of Lease PRC 2856.1); and

WHEREAS, Lessee has sold the lease improvements to Windmill Cove Resort and Marina, Inc., hereinafter called the Operator;

WHEREAS, the Operator has applied for a new lease from Lessor to access and use the Lease premises;

WHEREAS, Lessee wishes to appoint the Operator as sole operator of the Lease
Appointment of Operator of Lease 2856

pending Lessor's consideration of the Operator's application for a new lease;

NOW THEREFORE, the Parties hereto agree as follows:

1. The Operator shall act as sole operator of the Lease, enjoying all powers and bearing all obligations under the Lease.
2. This appointment shall expire on January 1, 2027, or the valid assignment or issuance of a lease to the Operator, whichever occurs first.
3. This appointment is not an assignment or sublease of the Lease. Until the Lease is validly assigned or a new lease is issued, the Operator has no leasehold interest.
4. This appointment of operator shall become effective after it is signed by each party.
5. Lessee bears ultimate responsibility for fulfillment of Lease terms and obligations.
6. All other terms and conditions of the Lease shall remain in full force and effect.
7. This appointment of operator may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this appointment of operator as of the dates hereafter affixed.

LESSEE:

WINDMILL COVE RESORT AND MARINA, LLC.

By 
David Theis

Date: 8-7-2026

LESSOR:

STATE OF CALIFORNIA

CALIFORNIA STATE LANDS COMMISSION

By 

Appointment of Operator of Lease 2856

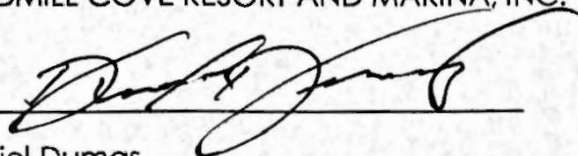
Robert Brian Bugsch
Title: Chief, Land Management Division

Date: August 7, 2026

OPERATOR:

WINDMILL COVE RESORT AND MARINA, INC.

By



Daniel Dumas

Date:

8/7/26

ATTACH NOTARY ACKNOWLEDGMENT(S)