

May 26, 2008

TO ALL MARINA TENANTS:

The official start of Hurricane Season is June 1, 2008. The Orleans Marina suffered the least losses of any marinas in our area as a result of Hurricane Katrina. I want to thank all boat owners who took the time to attend to their vessels prior to hurricane season last year and tied their vessels properly. We all have learned valuable lessons from Hurricane Katrina. We encourage all boaters to start early creating their personal Hurricane Plan in order to be ready well in advance of the season. Please make sure the Harbor Master's Office has correct telephone numbers and address on file for you as well as emergency contacts.

We highly recommend changing all mooring lines for your vessel. The stretching of your lines during the storm surge of Hurricane Katrina has caused your mooring lines to lose their "memory" or elasticity and thereby, the lines must be changed for the new season in order to withstand another possible storm surge. Please be advised any tenant whose vessel remains unattended to (lines worn or old, thin, and vessels that are deemed unseaworthy) prior to Hurricane season will not be offered a new lease for the period 7/1/08-6/30/09. Please inspect your vessels lines and fittings. Tenants will be given ten days in which to cure any violations. Failure to cure lease violations within the time specified will be cause for lease termination at 6/30/08. In accordance with the above, please ensure you have accomplished the following.

- Ensure your vessel is in sound condition. This includes hull, deck hardware, ground tackle, and machinery. Absentee owners should arrange for a boatyard haul out or a qualified, insured contractor or boat yard to inspect the vessel prior to, and in preparation for, the hurricane season. This includes making sure batteries are charged, bilge pumps are operable and all equipment is secured. Consider backup batteries.
 - Ensure that all lines are of sufficient size, good condition, doubled and that chafing protection is in place where dock lines pass through fairleads and chocks or over the side of the vessel. Provide ample fendering for protection. **IF YOUR VESSEL SURVIVED HURRICANE KATRINA REPLACE ALL MOORING LINES WITH NEW LINES.**
1. If your vessel is small we encourage you to take the boat out of the water and move it to higher ground. This is the safest means of protecting a vessel.
 2. If you decide to move your vessel to another location prior to a severe weather emergency, it is necessary to notify the Harbor Master's Office of your plans.
 3. Please be aware that most bridges will close at sustained GALE FORCE winds, although time for closure of bridges is somewhat discretionary. If you intend to move your vessel to another location, plan to move it as early as possible and allow a wide margin for safety.

HURRICANE

- page 2 -

IF YOU CHOOSE TO REMAIN IN PORT:

1. Clean all dock areas around your vessel and keep it clean. Remove all items from and under piers and catwalks. **(WITHOUT FURTHER NOTICE any items left on and/or under piers and catwalks will be removed by maintenance personnel and discarded PRIOR TO JUNE 1, 2008)**
2. As you are aware high tides accompany the threat of Hurricane. It is possible that lake water may rise above piers and possibly enter the dock boxes. To reduce exposure to lake waters, remove all chemicals, including oil, engine coolant, hydraulic fluids, gasoline, diesel, paint, and mineral spirits from your dock box, prior to any threat of tidal surge or hurricane. **THIS WAS A PARTICULAR PROBLEM AFTER HURRICANE KATRINA.**
3. If possible remove sails entirely and stow them, especially roller furling jibs. If it is not possible to remove sails, then it is imperative to fasten them as securely as possible. Inspect the inside of the cabin and secure or remove everything not fastened down, especially in the galley and storage areas. Special care should be given to chemicals stowed on board. Store away all flags and pennants. Make sure all ports are closed. Secure the tiller or wheels that operate the rudders. Do not leave coils of line on deck without proper stops or other means of securing them. Take out all the slack from any running lines on the deck or mast.
4. Shut off all fuel tanks.
5. Remove all dinghies and inflatable rafts from the harbor.
6. Turn off all devices consuming electricity except bilge pumps.

Once final preparations are made, remove all ship's papers and personal gear. **Leave your vessel. Do not stay aboard. No tenants will be allowed to remain in the marina if a mandatory evacuation is called for by the Mayor of New Orleans or the Governor of Louisiana.**

HURRICANE

-page 3-

The Marina Facilities will be closed to all pedestrian/vehicular access once flood gates are closed (12 to 24 hours) prior to Hurricane force winds hitting the New Orleans area and will not reopen until the threat of the Hurricane has left the New Orleans area. Please take notice that once the facility is closed, tenants **will not** be allowed to access the facility until the Flood gates are re-opened by the Orleans Levee District. **(All vehicles must be removed from the Marina parking lot prior to gate closings). PLEASE ENSURE THAT YOU AND ANYONE ELSE THAT MAY BE SECURING YOUR VESSEL PRIOR TO ANY STORM ARE AWARE OF GATE CLOSINGS . VEHICLES SHOULD NOT BE PARKED IN THE TENANT PARKING LOT TWENTY-FOUR (24) HOURS PRIOR TO ANTICIPATED HURRICANE OR TROPICAL WIND FORCES EFFECTING THE NEW ORLEANS AREA.**

Prepare your hurricane plan in writing and make copies of it. Keep a copy on the vessel and at home. Extra copies should also be made for the Harbor Master's Office.

Make sure your insurance policy is current and the Harbor Master's Office has a copy on file. **NOTE: It is a violation of your lease agreement to not have a current insurance policy on file at the Harbor Master's Office providing proof of at least \$300,000.00 liability coverage that includes salvage/wreckage removal and naming the Orleans Levee District as certificate holder.**

**Charles Dixon
Director of Marinas
Orleans Marina & South Shore Harbor**

xc: Louis Capo, Director
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