BCB MARINA GROUP LLC
FAMILY OWNERSHIP | CONNECTION | ENDURING VALUE

2027 RATE SCHEDULE

Grandpappy Point · Little Mineral · Mill Creek Rev 1.6 · Effective October 16, 2026

How to read. Card is the rate stated in the agreement and applies to payment by credit card. ACH is the rate for payment by ACH, check, or cash. Monthly rates are due on the first of each month. 12 months prepaid is one payment of 11 times the 12-month monthly rate. 24 months prepaid is two payments, each 10½ times the 12-month monthly rate, due January 1, 2027 and January 1, 2028. Wet slips also have a 24-month monthly rate, held through December 31, 2028. Every other product has one monthly rate for a 12- or 24-month agreement. The 24-month options are offered only on agreements signed on or before November 30, 2026 — see Terms. Month to month is offered from November 1, 2026 on available wet slips, dry storage spaces, and trailer yard spaces only — see Terms. N/A means not offered month to month.

Wet slips

	Month to month from November 1, 2026		12-month · monthly		12 months prepaid		LIMITED TIME OFFERING · ends November 30, 2026			
							24-month · monthly		24 months prepaid · each year	
Slip	**Card**	**ACH**	**Card**	**ACH**	**Card**	**ACH**	**Card**	**ACH**	**Card**	**ACH**
Covered — Grandpappy Point										
20'	$265	$265	$235	$235	$2,585	$2,585	$220	$220	$2,470	$2,470
20' / Docks 15/32	$310	$305	$275	$270	$3,025	$2,970	$255	$250	$2,890	$2,835
26'	$390	$385	$345	$340	$3,795	$3,740	$320	$315	$3,625	$3,570
32'	$520	$510	$460	$455	$5,060	$5,005	$425	$420	$4,830	$4,780
40'	$755	$740	$670	$660	$7,370	$7,260	$620	$610	$7,035	$6,930
50'	$945	$925	$840	$825	$9,240	$9,075	$775	$760	$8,820	$8,665
60'	$1,135	$1,110	$1,010	$990	$11,110	$10,890	$930	$915	$10,605	$10,395
Covered — Little Mineral										
20'	$240	$240	$210	$210	$2,310	$2,310	$195	$195	$2,205	$2,205
22'	$310	$305	$275	$270	$3,025	$2,970	$255	$250	$2,890	$2,835
25'	$350	$345	$310	$305	$3,410	$3,355	$290	$285	$3,255	$3,205
26'	$365	$360	$325	$320	$3,575	$3,520	$300	$295	$3,415	$3,360
28'	$380	$370	$335	$330	$3,685	$3,630	$310	$305	$3,520	$3,465
30'	$405	$400	$360	$355	$3,960	$3,905	$335	$330	$3,780	$3,730
32'	$475	$465	$420	$415	$4,620	$4,565	$390	$385	$4,410	$4,360
35'	$500	$495	$445	$440	$4,895	$4,840	$410	$405	$4,675	$4,620
40'	$755	$740	$670	$660	$7,370	$7,260	$620	$610	$7,035	$6,930
50'	$920	$905	$820	$805	$9,020	$8,855	$755	$740	$8,610	$8,455
60'	$1,015	$1,000	$905	$890	$9,955	$9,790	$835	$820	$9,505	$9,345
Covered — Mill Creek										
18'	$240	$240	$210	$210	$2,310	$2,310	$195	$195	$2,205	$2,205
20'	$240	$240	$210	$210	$2,310	$2,310	$195	$195	$2,205	$2,205
25'	$390	$385	$345	$340	$3,795	$3,740	$320	$315	$3,625	$3,570
26'	$405	$400	$360	$355	$3,960	$3,905	$335	$330	$3,780	$3,730
28'	$435	$430	$385	$380	$4,235	$4,180	$355	$350	$4,045	$3,990
30'	$440	$435	$390	$385	$4,290	$4,235	$360	$355	$4,095	$4,045
32'	$520	$510	$460	$455	$5,060	$5,005	$425	$420	$4,830	$4,780
40'	$770	$760	$685	$675	$7,535	$7,425	$635	$625	$7,195	$7,090
50'	$945	$925	$840	$825	$9,240	$9,075	$775	$760	$8,820	$8,665
60'	$1,135	$1,110	$1,010	$990	$11,110	$10,890	$930	$915	$10,605	$10,395
65'	$1,240	$1,220	$1,105	$1,085	$12,155	$11,935	$1,020	$1,000	$11,605	$11,395
80'	$1,535	$1,510	$1,370	$1,345	$15,070	$14,795	$1,265	$1,240	$14,385	$14,125
Uncovered — all three marinas										
20'	$240	$240	$210	$210	$2,310	$2,310	$195	$195	$2,205	$2,205
26'	$315	$310	$280	$275	$3,080	$3,025	$260	$255	$2,940	$2,890
30'	$365	$360	$325	$320	$3,575	$3,520	$300	$295	$3,415	$3,360
35'	$465	$460	$415	$410	$4,565	$4,510	$385	$380	$4,360	$4,305
40'	$535	$530	$475	$470	$5,225	$5,170	$440	$435	$4,990	$4,935
45'	$590	$580	$525	$515	$5,775	$5,665	$485	$480	$5,515	$5,410

Slip size is the nominal slip length; slip lengths and widths are approximate and vary by dock. Vessel length is measured under Section 2.9 of the Wet Slip License Agreement. Not every length is available at every marina. Water, trash, restrooms, and parking are included. Vessels that extend beyond the assigned space may be charged an overhang fee. The month-to-month columns apply from November 1, 2026, on available slips only. The 24-month columns are a limited offer that ends November 30, 2026. See Terms.

PWC ports, lots, and storage

Item	Month to month from November 1, 2026		Monthly 12- or 24-month		12 months prepaid		24 months prepaid each year · to Nov 30	
	Card	ACH	Card	ACH	Card	ACH	Card	ACH
All three marinas								
PWC port* — with a wet slip at the same marina	N/A	N/A	$30	$30	$330	$330	$315	$315
Trailer yard space	$85	$85	$70	$70	$770	$770	$735	$735
Grandpappy Point								
Dry storage — 12 × 10	$170	$170	$140	$140	$1,540	$1,540	$1,470	$1,470
Dry storage — 12 × 25 with electric	$335	$325	$280	$275	$3,080	$3,025	$2,940	$2,890
Dry storage — 12 × 30, Harbor Road (Commodore)	$250	$250	$210	$210	$2,310	$2,310	$2,205	$2,205
Little Mineral								
Mobile home lot	N/A	N/A	$550	$540	$6,050	$5,940	$5,775	$5,670
Dry storage — all spaces	$150	$150	$125	$125	$1,375	$1,375	$1,315	$1,315
Mill Creek								
Mobile home lot	N/A	N/A	$605	$595	$6,655	$6,545	$6,355	$6,250
Dry storage — gravel	$155	$155	$130	$130	$1,430	$1,430	$1,365	$1,365
Dry storage — concrete	$195	$195	$165	$165	$1,815	$1,815	$1,735	$1,735
RV storage — Grandpappy Point and Mill Creek (electric included)								
Electric and sewer	N/A	N/A	$700	$690	$7,700	$7,590	$7,350	$7,245
Electric only	N/A	N/A	$600	$590	$6,600	$6,490	$6,300	$6,195

* PWC ports are available only to customers with a wet slip agreement of one year or more. N/A = not offered month to month. The 24 months prepaid column is a limited offer that ends November 30, 2026.

RV campsites and boat ramp — one price regardless of payment method

RV campsite (GP, MC)	Night	Week	Month	Boat ramp	Rate
Electric and sewer	$50	$300	$700	Day use — per launch	$10
Electric only	$40	$240	$600	Annual pass — issuing marina only	$500 / year
				Annual pass — all three ramps	$1,000 / year

Terms

Application	These rates apply to every agreement signed on or after the Effective Date. An agreement in force on that date keeps its rate until it renews; 2027 renewals are at these rates from January 1, 2027. This schedule is not an agreement and grants no right to any slip, lot, site, or space.
Agreement required	Every wet slip, lot, site, and storage space is licensed or leased under a written agreement with the Marina for a minimum term of twelve months, except a month-to-month wet slip, dry storage space, or trailer yard space (see Month to month). Occupancy without a signed agreement is not permitted and does not create one.
Month to month	Wet slips, dry storage spaces, and trailer yard spaces, from November 1, 2026, on available spaces only. Two-month minimum. 30 days' notice. A month-to-month customer may convert to a one-year agreement at any time; converting ends month to month, and the two-month minimum need not be served first. Month to month is not offered for PWC ports, mobile home lots, or RV storage.
24-month options	The 24-month monthly rate and the 24 months prepaid rate are a limited offer. They are available only on an agreement signed on or before November 30, 2026, and the Marina may withdraw, modify, or extend the offer at any time before that date. After November 30, 2026 only the 12-month options are offered unless the Marina elects otherwise. A 24-month agreement signed on or before that date keeps its rates for its full Term.
PWC ports	A PWC port is available only to a customer with a wet slip agreement of one year or more.
Payment	Every amount is due in advance. A monthly payment received by the 10th is timely. Nothing is due at signing on a renewal. Prepaid amounts are due January 1, 2027 and, for the second year of a 24-month agreement, January 1, 2028; for an agreement starting later, on its Effective Date and first anniversary. A payment-method change takes effect at the next billing cycle.
Rate changes	The rate in an agreement is fixed for its Term and changes only at a Renewal Date, on the notice the agreement requires. Campsite, ramp day-use, overhang, and electric rates may change on 30 days' posted notice. The schedule in force is the one bearing the latest effective date, posted at each marina office and at bcbmarina.com.
Slip size and vessel size	Slip size is the nominal slip length. Lengths and widths are approximate and vary by dock and structure. Vessel length is measured under Section 2.9 of the Wet Slip License Agreement. Not every length is available at every marina. The Marina may measure any vessel at any time and may require a vessel that does not fit its assigned space to move to one that accommodates it, at the rate for that space.
Overhang	Where a vessel, including any pulpit, platform, davit, or other projection, extends beyond the assigned space, the Marina reserves the right to charge an overhang fee in addition to the rate for the space. The current overhang schedule is $7.50 per foot per month for vessels 18' through 39', $9.00 per foot per month for vessels 40' and over, and $6.00 per foot per month for sailboats, measured to the next whole foot. The Marina may waive, apply, or adjust it at its discretion on 30 days' posted notice, and nothing here obligates the Marina to accept a vessel that overhangs its space.
Electric	The Marina reserves the right to meter and bill electricity at any space it serves. A space served by a Marina-owned meter is billed monthly for metered usage at the Electric Reimbursement Rate, currently $0.15 per kWh, with a $10.00 monthly minimum. That rate recovers the Marina's cost of purchased and distributed power, may be adjusted on 30 days' posted notice, is not part of any license fee or lease rent, and is not subject to any rate lock. No separate charge applies where a rate states that electric is included. Utilities not supplied through a Marina-owned meter, including the septic system serving a mobile home lot, are the tenant's responsibility.
Included services	Water, trash, restrooms, and parking are included with a wet slip. The Marina reserves the right to change, relocate, limit, or discontinue any included service, and to meter and bill any service it elects to meter, on 30 days' posted notice.
Refunds	Prepaid amounts are not refundable, except the unused portion where the Marina terminates for convenience or elects not to renew, or a Corps of Engineers directive requires a change. A rate change does not reach a period already prepaid.
After a term ends	A customer whose agreement has ended and who has not signed a new agreement holds the space month to month from the day after the term ends: a wet slip, dry storage space or trailer yard space at the month-to-month rate for that space, and a mobile home lot at the 12-month monthly rate for that space. Any other holdover charge is as stated in the customer's own agreement.
Late charges	18% per annum (1.5% per month) on amounts unpaid 10 days after the due date. Returned check or electronic payment $25.00.
Other fees	Wet slip assignment / administrative fee $500.00. Usage Interest brokerage or transfer fee 10% of the transfer price. Vessel sales commission per the Marina's listing agreement; no commission on a mobile home sale. The Marina reserves the right to charge for services it provides at a customer's request or on a customer's behalf, at its posted or quoted rate.
RV	Campsite stays are limited to 30 nights in any 60 consecutive days and 180 nights in any 12 months under the Federal Lease; a weekly or monthly price is not an authorization to exceed them. A unit pays the rate for the service level of the site it occupies. A stored unit must be powered down except to maintain batteries or protect against freezing or heat; excessive use may be metered and billed at the Electric Reimbursement Rate.
Boat ramp	An annual pass covers one vehicle, tied to its license plate, with one substitution per Pass Year. Not transferable, not prorated, not refundable; it ends December 31. Day use is payable in advance.
Commodore	Harbor Road spaces are on private land, licensed by Commodore Marine LP under its own Dry Storage License, and are not part of any federal concession lease.
Navigator Card	A separate program, not part of any agreement. Details at bcbmarina.com/navigator.
Tax	Rates do not include sales or other applicable tax.