

**Fort Washington Marina
NPS Lease# L-NACE001-2025**

EXHIBIT C

INVENTORY AND CONDITION REPORT

C.1 EXISTING IMPROVEMENTS

NPS Asset#	Asset Description	Asset Type	Quantity	UOM	Condition
247333	Restaurant/ Marina Services Building	4100	6,827	SF	In need of upgrades
247334	Marina Diesel Fuel System	5700	10,000	GAL	Poor – underground tanks at end of useful life
247335	Marina Gasoline Fuel System	5700	10,000	GAL	Poor – underground tanks at end of useful life
247336	Marina Parking	1300	180,589	SF	Poor
247337	Picnic Pavilion	4100	377	SF	Fair
247338	Boat Shop	4100	5,231	SF	Poor – not in useable condition
247339	Marina and Boat Launch	6300	66,168	SF	Poor – in need of dredging
248982	Maintained Landscape	3100	6.71	AC	Poor
248983	Wastewater System	5200	1,000/day	GAL	Fair

C.2 LESSOR-OWNED PERSONAL PROPERTY ASSIGNED TO LESSEE

Qty 1 35-Ton Boat Lift. The Lift is in Fair condition and operational.