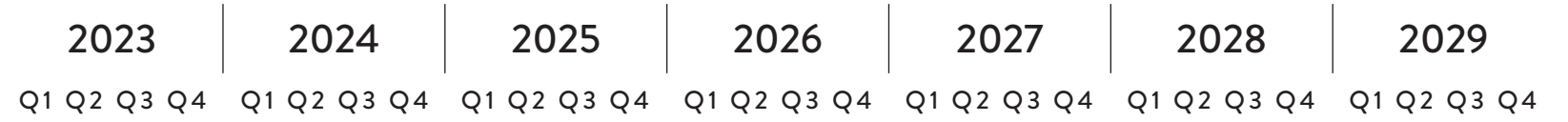


PROJECT TIMELINE OVERVIEW

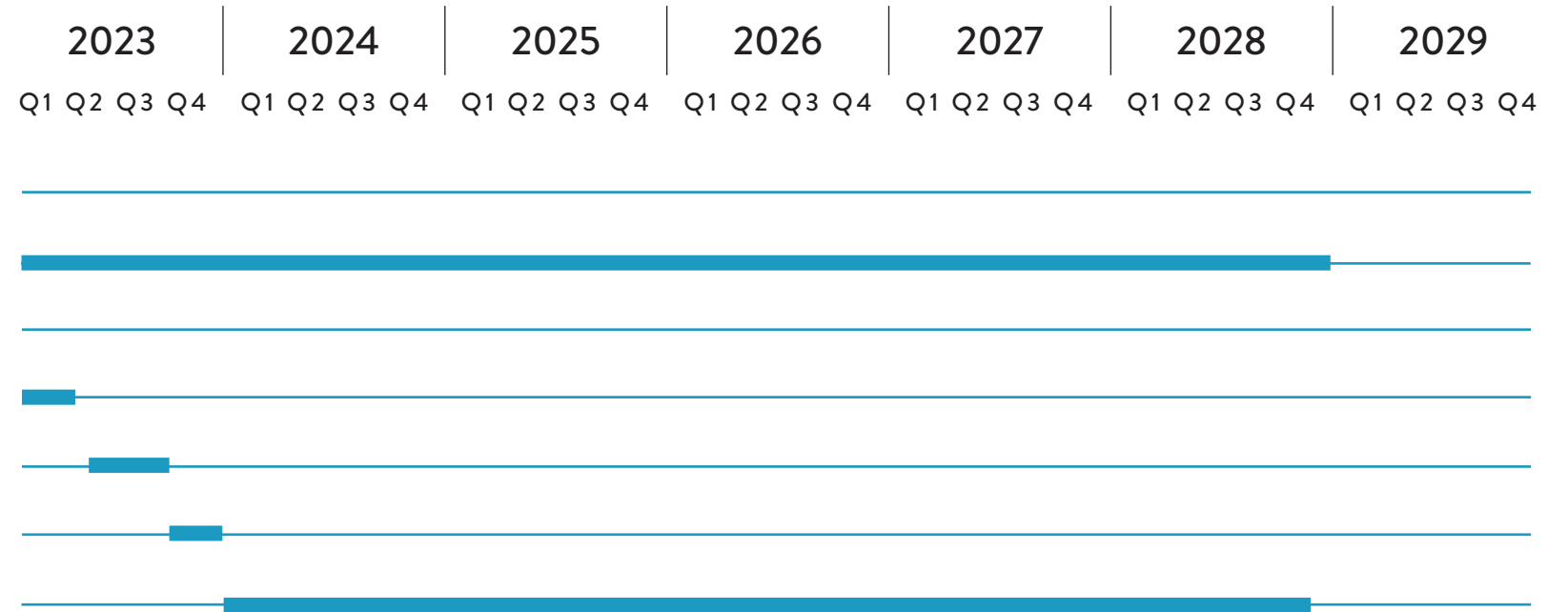
- Marina / Wet Slips Construction (Phases 1-15) 08/22 - 12/28
- Retail / Commercial Construction (Phases 1-15) 01/24 - 08/28
- Hotel Construction (Affordable & Boutique) 01/26 - 02/28





MARINA / WET SLIPS

- Design, Construction Documents and Permits (Complete) 03/21 - 08/22
- Overall Marina Construction By Phase: 08/22-12/28
- Phase 1 (Complete) 08/22 - 12/22
- Phase 2 (Complete) 01/23 - 04/23
- Phase 3 (Complete) 05/23 - 10/23
- Phase 4 (Complete) 10/23 - 12/23
- Phase 5-15 01/24-12/28



Phase 1 - 145 slips | Phase 2 - 116 slips | Phase 3 - 158 slips | Phase 4 - 161 slips | Phase 5 - 192 slips | Phase 6-15 - 1,493 slips | Total - 2,265 slips



MARINA PROJECT STATUS

- Construction underway
- Phases 1 through 4 complete as of 12/31/23 – 580 slips (or 26% complete)
- Phase 5 under construction – 192 slips (will be 34% complete)
- 2,265 total slips at project completion

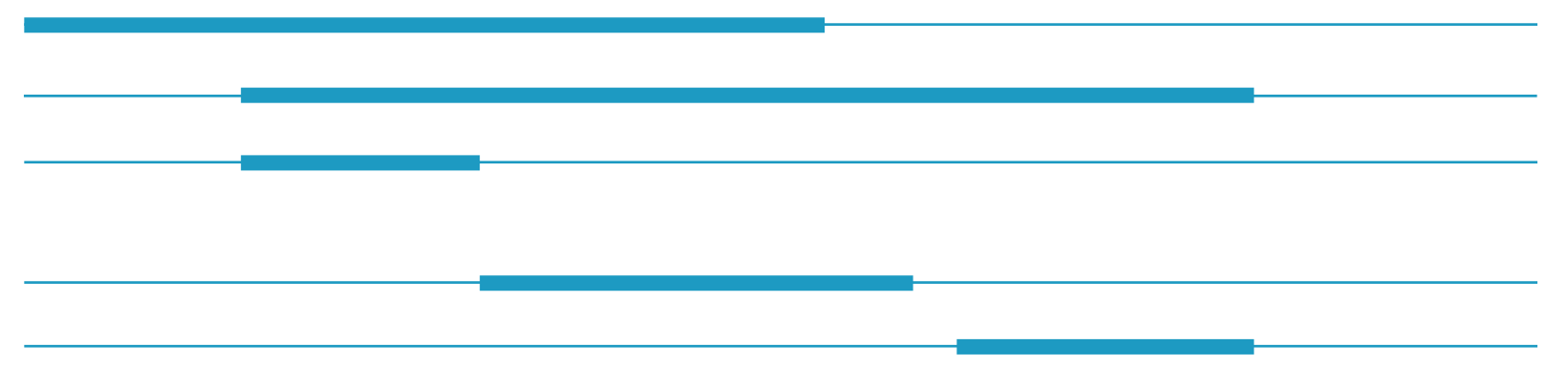
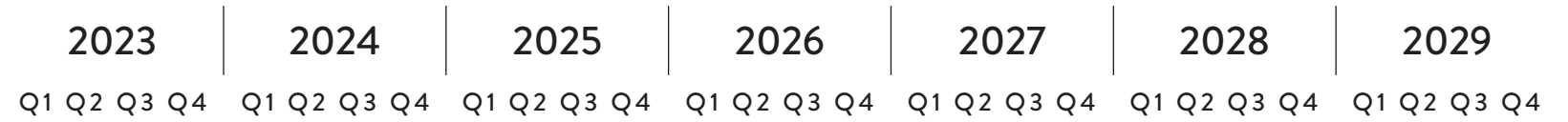
BENEFITS

- World-class 6-sided enclosed concrete floating docks
 - Stable, non-ferrous, environmentally friendly materials
 - Extend engineered lifespan of 70-years
 - Updated electrical and fire safety standards
 - In-slip pump outs for 30ft+ slips
 - New steel piles with corrosion protective HDPE sleeves
- State-of-the art power pedestals
 - 30 and 50 amp power to accommodate increased demand
 - Individually metered utilities
 - Themed and adjustable energy-efficient LED lighting
- Safety & Security upgrades
 - New ADA-compliant gates, gangways, and railings
 - Enhanced security with cameras at every dock
 - Convenient keyless entry
- Enhanced water quality
 - No treated lumber for improved water quality/durability
 - No dock boxes with risk of hazardous materials storage
 - In slip pump outs
- Social Programs:
 - Joint effort with DPH Hotels in various sailing programs for underserved youth
 - Collaboration with Ocean Institute in various ocean access and educational programs for students



RETAIL / COMMERCIAL

- Design, Construction Documents and Permits 08/19 - 09/26
- Overall Retail / Commercial Construction By Phase: 01/24 - 08/28
- Phase 1 & 2 Parking Structure, Adjacent Surface Lot Golden Lantern, Boater Service 01/24 - 02/25
- Phase 3 Waterfront Buildings 6-12 03/25 - 01/27
- Phase 4 & 5 Warf Buildings 1-5 03/27 - 08/28



Phase 1-2 - 972 parking stalls | Phase 3-5 - 119K Sq.Ft. (indoor)



COMMERCIAL PROJECT STATUS

- Phase 1-2 (parking structure) construction commences January 2024

BENEFITS

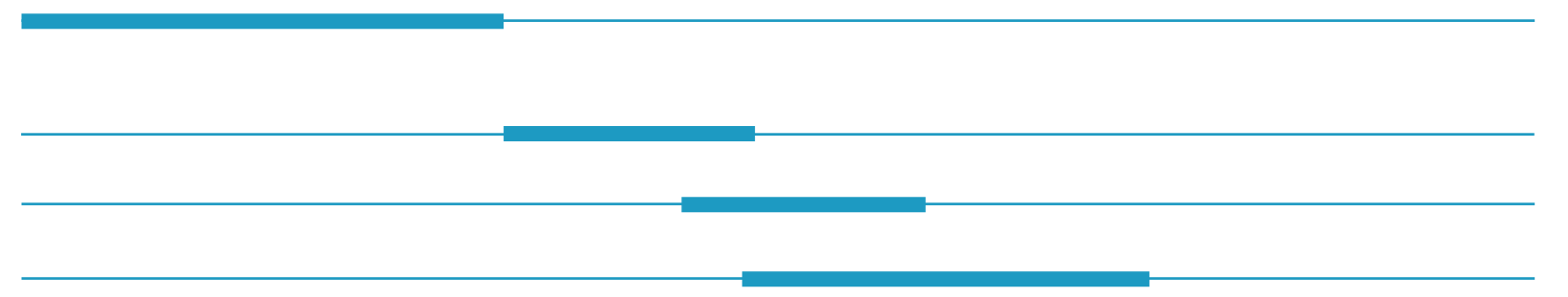
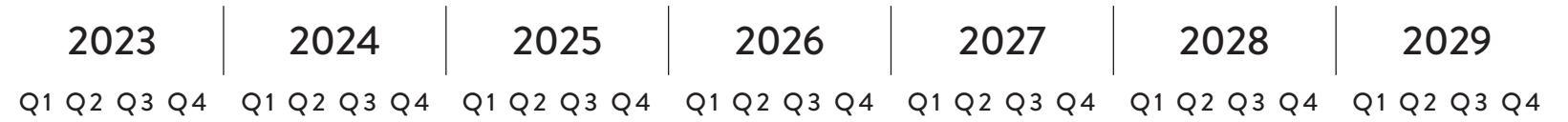
- 972 stall, state-of-the-art parking structure – Includes 93 boater dedicated spaces and boater-service amenities, and EV charging stations
- 12 new or remodeled multi-tenant retail and restaurant buildings with best-in-class, coastal-inspired, four-sided architecture
- Healthy building design features including expansive indoor/outdoor spaces and covered patios
- 50 new restaurants and retailers offering diverse dining and shopping
- Unique food hall featuring up-and-coming chef-driven offerings
- Addition of a museum for community and educational events
- Enhanced gathering spaces, including the waterfront boardwalk and elevated deck
- Programmable outdoor spaces for food, fitness, craft fairs, music, farmers markets, etc.
- Drought-tolerant landscape pallet that will minimize water usage while aligning with the coastal theme
- Thoughtful recycling and water run-off filtration system



HOTEL

- Entitlements, Environmental Review & Coastal Development Permit
- Hotel Construction Documents and Permits
- Affordable Hotel Construction
- Boutique Hotel Construction & Boater Services

07/19 - 03/25
03/25 - 05/26
01/26 - 02/27
04/26 - 02/28



HOTEL PROJECT STATUS

- LCPA Hearing with California Coastal Commission during Q1-2024
- CDP Hearing with City of Dana Point during Q1-2025

BENEFITS

- Brand new 136-room affordable rate hotel with rooftop lounge and pool
- Brand new 130-room boutique hotel with rooftop restaurant/lounge, pool, and meeting facilities
- Provide 178 boater parking spaces (124 covered in parking structure below hotel and 54 surface lot)
- Boater facilities including bathrooms with showers, and storage
- Social Programs:
 - Joint effort with the DPH Marina in various sailing programs for underserved youth
 - Collaboration with Ocean Institute in various ocean access and educational programs for students
 - Creation of fund to support 10 student internship opportunities per year



