

DANA POINT HARBOR PARTNERS



August 24, 2026

Honorable Chairman Doug Chaffee and Members of the Board of Supervisors
County of Orange
County Administration North
400 W. Civic Center Drive
Santa Ana, CA 92701

RE: Dana Point Harbor - Bifurcation of Ground Lease

Dear Chairman Chaffee and Members of the Board:

We urge your support on the bifurcation of the Commercial Core/Marina and Hotel Ground Lease in accordance with the staff recommendations and the agreements negotiated with staff, subject only to the modifications we have agreed upon regarding; i) removal of the requirement to allocate meeting room usage and ii) our agreement to voluntarily comply with WARN act requirements. Doing so immediately is a linchpin to accomplishing our goal to finance the two hotels in the Project.

In addition, we will request names of existing Marina Inn employees from the current third-party management company and provide the names to the new hotel operators for consideration for jobs in the new hotels.

The development, project and partnership continues to serve hundreds of those in the community, including in the past few months, special needs groups and individuals (29 in March, 27 in April, 24 in May), Laura's House (3 in February, 3 in June), San Juan Elementary School (84 in March), the Boys & Girls Club (35 in April, 34 in June), Roosevelt Walker Elementary School (100 in April), Thorpe Elementary School (120 in May), Sandy Feet (10 in May) and Unidos (25 in June, 15 in July, 43 in August).

We have now been delayed twice on the vote, resulting in many months of delay. We have come to the point where we need your support on Tuesday, so we can either move the new hotels forward and begin all final preparation work necessary to work toward the financing of both new hotels, or proceed under the terms of the lease in order to meet deadlines imposed by the lease.

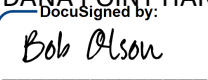
DANA POINT HARBOR PARTNERS

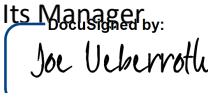


Should you have any additional questions, please don't hesitate to contact us.

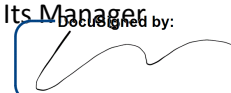
Sincerely,

DANA POINT HARBOR PARTNERS, LLC

Signed by:

AB51DEE891C14C6...
Bob Olson

Signed by:

9416CC45FF39482...
Joe Ueberroth
Its Manager

Signed by:

97E79E006C44406...
Bryon Ward
Its Manager
Signed by:

29DF32E676D0431...
Scott Burnham
Its Manager