

EXHIBIT G

DANA POINT HARBOR PARTNERS DRYSTACK, LLC (“DPHP Drystack”)

Financing Plan

The managing members of DPHP Drystack have collectively financed several billion dollars of new, ground-up construction, existing assets and marina properties. The experience and expertise of the managing members of DPHP Drystack also covers the use and type of real estate being redeveloped within the Dana Point Harbor Drystack (“the Project”).

The anticipated total required capital for the Dana Point Harbor Drystack is approximately \$25.1 million. DPHP Drystack intends to secure partial funding for the Project using the OCDPH Special Revenue Fund 108 (“108 Funds”) as agreed to by the County of Orange.

Sources of Funds - Overall			-
Debt			\$0
Equity			5,137,177
OCDPH Fund 108			20,000,000
Total Sources of Funds			\$25,137,177
Uses of Funds			
Pre-Development Costs			\$1,003,520
Direct Construction			
<i>Construction Costs</i>	21,741,134		
<i>FF&E</i>	700,001		
Total Direct Construction			\$22,441,135
Indirect Construction			
<i>A&E/Professional</i>	526,286		
<i>Permits & Fees</i>	448,318		
<i>Pre-Opening</i>	194,921		
<i>Contingency</i>	474,267		
Total Indirect Construction			\$1,643,792
Financing Costs			\$48,730
Total Uses of Funds			\$25,137,177

DPHP Drystack intends to fund the initial capital through its internal equity and then seek reimbursement from the 108 Funds under its lease Construction Disbursement Rider with the County up to the limits of its 108 Funds through the County of Orange of \$20 million.