

Exhibit A
OC Slip Rate Market Survey

LOC	MARINA	21'	25'	30'	35'	40'	45'	50'	55'	60'	65-85'
		AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT / FT
HB	HUNTINGTON HARBOR	N/A	14.00	20.00	20.00	21.25	22.22	25.00	N/A	26.67	30-32.35
HB	**PETER'S LANDING										
HB	SUNSET AQUATIC	13.00	14.04	14.08	16.54	20.00	20.00	20.00	N/A	N/A	20.00
NB	BALBOA YACHT BASIN	27.32	28.61	29.90	34.14	37.75	42.02	46.83	N/A	53.89	59.55
NB	BAYSHORE MARINA	50.50	50.50	58.00	58.00	71.00	N/A	N/A	N/A	102.00	103.00
NB	BAYSIDE VILLAGE	27.00	27.00	29.00	31.00	37.00	37.00	41.00	41.00	41.00	41.00
NB	LIDO YACHT	32.00	32.00	37.00	45.00	52.00	52.00	61.00	61.00	66.00	75.00
NB	BALBOA YACHT CLUB	N/A	N/A	54.00	56.00	76.50	82.50	N/A	N/A	88.00	97.65
NB	NEWPORT DUNES	33.50	33.50	37.00	37.00	55.00	55.00	65.75	65.75	65.75	65.75
NB	BAYSIDE MARINA	50.00	N/A	63.50	65.80	86.00	90.00	94.00	N/A	97.00	104.00
NB	VILLA COVE MARINA	48.50	N/A	53.75	N/A	N/A	78.50	N/A	N/A	N/A	80.50
NB	BALBOA MARINA	49.50	49.50	58.00	59.00	69.00	N/A	91.50	95.00	96.50	98.50
DP	THE MARINA AT DANA POINT	13.62	14.88	18.20	19.23	19.68	20.07	20.80	20.45	22.70	22.90
	OC AVERAGE W/out DP	\$ 36.81	\$ 31.14	\$ 41.29	\$ 42.25	\$ 52.55	\$ 53.25	\$ 55.64	\$ 65.69	\$ 70.76	\$ 74.50
	OC AVERAGE W/DP	\$ 34.49	\$ 29.34	\$ 39.37	\$ 40.16	\$ 49.56	\$ 49.93	\$ 51.76	\$ 56.64	\$ 65.95	\$ 69.80
	PERCENTAGE DIFF DP & OC AVG	170%	109%	127%	120%	167%	165%	167%	221%	212%	225%

Exhibit B
The Marina at Dana Point
Slip Rate Methodology

Slip Sizes (ft)	20-26	28	30	35	40	45	50	55	60
OC Slip Rate Averages w/o Dana Point (\$)	33.98	36.22	41.29	42.25	52.55	53.25	55.64	65.69	70.76
Discount off of OC Slip Rate Averages (%)	45	40	40	40	35	35	35	35	35
New Dana Point Slip Rates (\$)	18.69	21.73	24.77	25.35	34.16	34.61	36.17	42.7	46