

Dana Point Harbor Partners Drystack, LLC

Financial Statements and
Supplementary Information

December 31, 2025

Dana Point Harbor Partners Drystack, LLC

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Independent Auditors' Report

To the Members of
Dana Point Harbor Partners Drystack, LLC

Opinion

We have audited the financial statements of Dana Point Harbor Partners Drystack, LLC (the Company), which comprise the statement of assets, liabilities and members' equity—federal income tax basis as of December 31, 2025, and the related statements of revenues and expenses—federal income tax basis, changes in members' equity—federal income tax basis and cash flows—federal income tax basis for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the assets, liabilities and members' equity of the Company as of December 31, 2025, and its revenues and expenses, changes in members' equity and cash flows for the year then ended in accordance with the basis of accounting the Company uses for federal income tax purposes described in Note 2.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 2 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the basis of accounting the Company uses for federal income tax purposes, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the basis of accounting the Company uses for federal income tax purposes and for determining that the federal income tax basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental statement of gross receipts is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Baker Tilly US, LLP

Los Angeles, California
March 30, 2026

Dana Point Harbor Partners Drystack, LLC

Statement of Assets, Liabilities and Members' Equity—Federal Income Tax Basis
December 31, 2025

Assets

Development and Improvements, Net	\$ 514,950
Cash	1,475,789
Accounts Receivable	7,989
Deposits	<u>60,000</u>
Total assets	<u><u>\$ 2,058,728</u></u>

Liabilities and Members' Equity**Liabilities**

Accounts payable	\$ 148,419
Accrued liabilities	27,793
Tenant deposits	<u>92,997</u>
Total liabilities	269,209

Commitments and Contingencies (Note 8)

Members' Equity	<u>1,789,519</u>
Total liabilities and members' equity	<u><u>\$ 2,058,728</u></u>

See notes to financial statements

Dana Point Harbor Partners Drystack, LLC

Statement of Revenues and Expenses—Federal Income Tax Basis
Year Ended December 31, 2025

Revenues	<u>\$ 1,562,594</u>
Expenses	
Payroll and related	614,016
Facilities	112,251
Rent	209,993
Other operating expenses	138,950
Management fees	61,810
Property taxes and insurance	36,200
General and administrative	<u>23,642</u>
Total expenses	<u>1,196,862</u>
Excess of revenues over expenses	<u><u>\$ 365,732</u></u>

See notes to financial statements

Dana Point Harbor Partners Drystack, LLC

Statement of Changes in Members' Equity—Federal Income Tax Basis
Year Ended December 31, 2025

Members' Equity, January 1, 2025	\$ 1,423,787
Excess of revenues over expenses	<u>365,732</u>
Members' Equity, December 31, 2025	<u>\$ 1,789,519</u>

See notes to financial statements

Dana Point Harbor Partners Drystack, LLC

Statement of Cash Flows—Federal Income Tax Basis

Year Ended December 31, 2025

Cash Flows From Operating Activities

Excess of revenues over expenses	\$ 365,732
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:	
Change in assets and liabilities:	
Accounts receivable	(1,444)
Accounts payable	49,587
Accrued liabilities	5,274
Tenant deposits	<u>2,685</u>
Net cash provided by operating activities	<u>421,834</u>

Cash Flows From Investing Activities

Additions to development and improvements	<u>(38,289)</u>
Net cash used in investing activities	<u>(38,289)</u>
Net increase in cash	383,545

Cash, Beginning	<u>1,092,244</u>
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Cash, Ending	<u><u>\$ 1,475,789</u></u>
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See notes to financial statements

Dana Point Harbor Partners Drystack, LLC

Notes to Financial Statements

December 31, 2025

1. Nature of Operations

Dana Point Harbor Partners Drystack, LLC (DPHP Drystack or the Company), a California limited liability company, was formed on July 17, 2018 (the formation date). The primary purpose of the Company is to redevelop the dry storage and launch ramp areas of a component of the Dana Point Harbor, described as the drystack and day boater area, in the city of Dana Point, California (the Property).

Pursuant to the Operating Agreement (the Op Agreement), the term of the Company commences on the formation date and shall continue until terminated according to the provisions of the Op Agreement.

The Company commenced operations on October 29, 2018 upon entering into a 66-year ground lease with the County of Orange, California (County) for the Property.

The Company is wholly owned by the following members (collectively, the Members):

- Bellwether Marine Development, LLC (Bellwether) owns 33 1/3% (100 units)
- Burnham-Ward Properties LLC (BWP) owns 33 1/3% (100 units)
- R.D. Olson Investments II, LLC (R.D. Olson) owns 33 1/3% (100 units)

The Members and their responsibilities are as follows:

- Bellwether is the Managing Member. Bellwether and certain affiliated entities are responsible for day-to-day operations of the dry storage areas, day-boat parking, launch ramp areas and direct lease activities, as well as planning and facilitation of improvements.
- BWP provides payments and reimbursements for compliance costs and ongoing development.
- R.D. Olson has deferred management decisions to Bellwether personnel.

Management

Bellwether, BWP, and R.D. Olson are collectively referred to as the Managers of the Company. Each Manager is responsible for maintaining the books and records with respect to the management and operation of its respective component of the business.

The description of the Company's Op Agreement contained in these financial statements provides only general information. Refer to the Op Agreement for a more complete description of the provisions.

2. Summary of Significant Accounting Policies

Basis of Presentation

The financial statements have been prepared on the accrual basis of accounting used for federal income tax purposes (FITB), which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America (GAAP). Certain presentations and the timing of the recognition of certain revenues and expenses in the accompanying financial statements—federal income tax basis differ from what would be required under GAAP. The primary differences, as applicable, are as follows:

- For FITB, rental income under operating leases is recognized the earlier of rental amounts becoming due or received, rather than on a straight-line basis over lease term in accordance with Accounting Standards Codification (ASC) 842, *Leases*, as required by GAAP.

Dana Point Harbor Partners Drystack, LLC

Notes to Financial Statements

December 31, 2025

- For FITB, the specific charge-off method is utilized to deduct bad debt expenses related to accounts receivable and is based on when a receivable is deemed uncollectible. As such, accounts receivable are carried at cost rather than at the amount expected to be collected. Under GAAP, an allowance for doubtful accounts is established when management believes collection of an account receivable is no longer probable.
- For FITB, depreciation of certain leasehold improvements is computed using the methods allowable for income tax purposes, instead of the estimated useful lives of individual assets as required by GAAP.
- For FITB, permanent declines in and, subsequently, realized losses on long-lived assets are recorded when the long-lived assets are abandoned or upon disposition of the long-lived assets. Under GAAP, such losses are provided when the assets are deemed impaired.

Under GAAP, in accordance with ASC 740, *Income Taxes*, the Company would be required to evaluate its uncertain tax positions and recognize liability for each uncertain tax position. This evaluation is not required for FITB.

Use of Accounting Estimates

The preparation of financial statements in conformity with FITB requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses and the disclosure of commitments and contingencies. Actual results could materially differ from those estimates.

Concentrations of Credit Risk

Financial instruments, which potentially expose the Company to a concentration of credit risk, consist primarily of cash. Cash is maintained at financial institutions and, at times, the balances may exceed federally insured limits. The Company has not experienced any losses related to these balances.

General Risks

The Company's operations and markets are affected by local and regional factors such as the respective economies, demographic demand for dry storage and dry stack facilities, population age, governmental rules and regulations, and general economic trends.

Accounts Receivable

Accounts receivable primarily consist of receivables from tenants for rent and other charges, if applicable, recorded according to the terms of their respective leases. Uncollectable receivables are written off directly to bad debt expense when substantially all collection efforts have been exhausted.

Deposits

Deposits consist of security deposits paid on the Property lease and are held by the County to secure the Company's performance of all lease terms, covenants and conditions.

Development and Improvements, Net

On October 29, 2018, the Company entered into an agreement with the County to lease property located in the City of Dana Point for 66 years. Under the terms of the agreement, the Company is required to redevelop and renovate the Property. All improvements are accounted for as assets of the Company.

Dana Point Harbor Partners Drystack, LLC

Notes to Financial Statements

December 31, 2025

Development and improvements consist of fixed assets and construction in progress. Fixed assets are carried at depreciated cost. Depreciation is computed using income tax methods. The cost of maintenance and repairs is charged to expense as incurred; significant renewals or betterments are capitalized.

Tenant Deposits

Tenant deposits represents security deposits held by the Company under the terms of certain tenant lease agreements.

Revenue Recognition

Revenue is recognized the earlier of when it is due or received.

Income Taxes

The Company is organized as a limited liability company and is treated as a partnership for federal and state income tax purposes. Accordingly, the Company does not provide for federal and state income taxes. The Members are responsible for reporting their allocable share of the Company's income, gains, deductions, losses and credits on their respective tax returns.

Management believes that the Company has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal tax returns filed from the year ended December 31, 2023 forward and State tax returns filed for the year ended December 31, 2022 forward are subject to examination by federal and state tax authorities; however, no such examinations are currently in process.

3. Development and Improvements, Net

At December 31, 2025, development and improvements, net consist of the following:

Leasehold improvements	\$	15,500
Less accumulated depreciation		<u>(15,500)</u>
		-
Construction in progress		<u>514,950</u>
Total development and improvements, net	\$	<u><u>514,950</u></u>

4. Line of Credit

The Company has a \$60,000,000 non-revolving line of credit loan agreement with Citizens Business Bank, in which it is a co-borrower with Dana Point Harbor Partners, LLC, a related party, for the purpose of financing, in part, the redevelopment of the Property. Interest-only payments are payable monthly; interest is set at the greater of 5.00% or the Citizens Business Bank prime rate of interest (6.75% as of December 31, 2025). Principal is payable at the maturity date, which is January 9, 2027. As of December 31, 2025, the Company does not have a balance outstanding on the line of credit. The full outstanding balance of the non-revolving line of credit loan involving the Company and the co-borrower was paid subsequent to year-end. See subsequent event footnote at Note 9.

Dana Point Harbor Partners Drystack, LLC

Notes to Financial Statements

December 31, 2025

5. Future Minimum Lease Payments

The Company has commercial operating leases expiring at various dates through September 2032. The future minimum lease payments to be received under these leases as of December 31, 2025 are as follows:

Years ending December 31,	
2026	\$ 74,679
2027	76,917
2028	79,227
2029	81,609
2030	84,063
Thereafter	<u>152,982</u>
Total	<u>\$ 549,477</u>

6. Members' Equity

As of December 31, 2025, the Members have made the following contributions to the Company:

- BWP: \$671,947
- Bellwether: \$671,947
- R.D. Olson: \$671,947

No contributions were made during the year ended December 31, 2025. In accordance with the Op Agreement, net cash flow, if any, shall be distributed to the Members quarterly, in proportion to their respective ownership interests. Further, at a minimum, the Company shall distribute to each Member an amount equal to 25% of the Company's taxable income multiplied by the sum of the maximum federal and state of California income tax rate in effect attributed to each Member on or before the 15th day of each January, April, June and September. However, the Company shall make no distributions to the Members if after giving effect to the distribution, all liabilities of the Company, other than liability to the Members on account of the capital contributions, would exceed the fair value of the Company's assets. During the year ended December 31, 2025, no distributions were made to the Members.

In accordance with the Op Agreement, profits and losses with respect to any year shall be allocated to the Members, after giving effect to the special allocations, as defined, and subject to the loss limitation as follows:

Profits

First to the Members to the extent of the amount by which the cumulative losses allocated to the Members for all prior allocation periods exceeds the cumulative profits previously allocated to them, then to the Members in accordance with their respective percentage interest.

Losses

First to the Members to the extent of the amount by which the cumulative profits allocated to the Members for all prior allocation periods exceeds the cumulative losses previously allocated to them, then to the Members in accordance with their respective percentage interest.

Dana Point Harbor Partners Drystack, LLC

Notes to Financial Statements

December 31, 2025

Loss Limitation

In accordance with the Op Agreement, losses allocated shall not exceed the maximum amount of losses that can be allocated without causing any Member to have an adjusted capital account deficit at the end of any fiscal year. In the event some, but not all, of the Members would have an adjusted capital account deficit as a consequence of an allocation of losses, the losses not allocable to any Member as a result of such limitation shall be allocated to the other Members in accordance with the positive balances in their respective capital accounts.

7. Related-Party Transactions

In accordance with the Op Agreement, the following fees are payable to the Manager:

Management Fees

The Manager may charge management fees for the day-to-day management of the Property, as approved in the budget based on 4% of gross receipts, as defined. For the year ended December 31, 2025, the Company incurred and paid \$61,810 in management fees, which are included in management fees in the accompanying statement of revenues and expenses—federal income tax basis.

In addition, if the Manager hires a third-party operator for the operation of the Property, the Manager shall be paid an asset management fee of 4% of the net operating income, as defined. For the year ended December 31, 2025, the Company incurred no asset management fees.

Development Fees

The Manager shall be entitled to a 4% development fee based upon the approved budget with such fee to be charged at the time of construction as such costs are incurred. For the year ended December 31, 2025, the Company incurred no development fees.

8. Commitments and Contingencies

Leasing Arrangement

The Company leases the Property from the County under a noncancelable operating lease that expires in 2084. The lease generally requires the Company to pay property taxes, insurance, normal maintenance, and other operating costs of the Property, and provides for annual rental escalations. In addition, the lease requires contingent rent payments based upon a percentage of the applicable gross receipts. The amounts of future minimum lease payments do not reflect any contingent rental payments or potential adjustments for Consumer Price Index changes, as defined, and, accordingly, actual future lease payments may be higher. Minimum annual rent for the year ended December 31, 2025 was \$46,000 and contingent rent based on gross receipts was \$163,993.

The lease requires minimum annual payments as follows:

Years ending December 31,	
2026	\$ 45,500
2027	45,500
2028	50,050
2029	50,050
2030	50,050
Thereafter	<u>4,630,073</u>
Total	<u>\$ 4,871,223</u>

Management Agreements

The Company has engaged its Manager under an initial five-year agreement commencing April 2019 to manage the day-to-day operations of the Company. After the initial term, the agreement automatically renews in successive five-year periods unless cancelled at least 12 months in advance but no more than 15 months in advance, as defined.

Contingencies

The Company's operations are subject to a variety of state and local regulations. Failure to comply with one or more regulations could result in fines, restrictions on its operations, or losses of permits that could result in the Company ceasing operations; however, the Company believes that it is in compliance with applicable local and state regulations as of December 31, 2025.

The Company is subject to certain claims and complaints that arise during the ordinary course of business. The Company is not aware of any claims or complaints that would have a significant effect on the financial position or results of operations of the Company if disposed of unfavorably.

Indemnification

The Company has indemnified the Manager for all expenses, losses, liabilities or otherwise that the Company actually and reasonably incurs arising out of or relating to the conduct of the Company's activities, unless the loss is the result of fraud, deceit, gross negligence, or reckless actions.

9. Subsequent Events

The Company has evaluated subsequent events from the date of the financial statements through March 30, 2026, the date on which the financial statements were available to be issued.

On December 23, 2025, the Company executed an amendment to its original non-revolving line of credit loan agreement dated December 22, 2023. Through this amendment, the principal balance increased from \$60,000,000 to \$80,000,000. The loan amendment closed on January 8, 2026, and the new loan proceeds became available for disbursement.

On February 10, 2026, the Company entered into a \$320,000,000 construction loan agreement with an insurance company, with Dana Point Harbor Partners, LLC as a co-borrower, for the purpose of financing, in part, the redevelopment and construction of the Dana Point Harbor Property. The loan has three tranches with Tranche A, Tranche B, and Tranche C having principal sums of \$85,000,000, \$93,000,000, and \$142,000,000, respectively. An initial advance of loan proceeds from Tranche A was disbursed at the closing of the loan and used to fully pay the outstanding principal and interest on the Company's and co-borrower's pre-existing non-revolving line of credit. The loan bears interest at the sum of 3.40% and the greater of (i) 3.00%, and (ii) the 1-Month CME Term SOFR. The loan matures on February 10, 2031.

Dana Point Harbor Partners Drystack, LLC

Supplemental Statement of Gross Receipts

December 31, 2025

Business Categories

Gross receipts from overnight trailer storage	\$ 888,351
Gross receipts from parking operations	6,454
Installation or operation of coin-operated vending or service machines	9,057
Lease use or occupancy for an office (including boat brokerage)	172,515
Rental of charter boats, bareboat charters and sport fishing	18,558
Rental of boats or other commercial boating activities	363,332
Service enterprises, cable television, internet, satellite or other antennae	<u>72,324</u>
Total gross receipts	<u><u>\$ 1,530,591</u></u>