

## Kevin Smith

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**From:** Jim Wilkinson <jimw@trailrunnerint.com>  
**Sent:** Wednesday, August 15, 2018 10:22 AM  
**To:** Kevin Smith  
**Subject:** Term Sheet

Kevin,

Thanks for meeting yesterday. I am in agreement with the terms outlined in the term sheet, and we are proud to be the new tenant for the new hangar. Let me know what else you might need from me. Thanks so much!

### **JAMES R. WILKINSON**

Chairman and CEO

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## TRUCKEE TAHOE AIRPORT DISTRICT

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Office of the General Manager

### Term Sheet

The Truckee Tahoe Airport District is pleased to present terms for Mountain Lion Aviation lease consideration of the Proposed Hangar 2. The proposed terms and conditions are as follows:

Date:	July 31, 2018
Building Owner:	Truckee Tahoe Airport District (TTAD)
Lessee:	Mountain Lion Aviation (MLA)
Purpose:	Construct of an 11,316 sq. ft. hangar shell insulated with utility stubs. The building will be used for hangar space for MLA of which a portion can be converted to office space at MLAs expense. Attached to the 11,316 sq. ft. is an additional 5,500 sq. ft. of office/meeting space constructed by TTAD for public use, Civil Air Patrol, Experimental Aircraft Association, transient airlines, other possible substitute or replacement tenants and TTAD. See Exhibit A.
Construction Start Date:	August 2019 with estimated completion by Oct. 2020.
Estimated Cost of Building:	\$7,500,000 to \$8,000,000
TTAD Contribution:	\$7,500,000 to \$8,000,000
MLA Contribution:	\$0 toward construction costs. MLA will be responsible for all tenant improvements
Deliverables to MLA:	MLA will receive an 123x92 sq. ft. hangar shell. MLA is responsible for all tenant improvements for any office space desired. See Exhibit B for details on Shell and TIs.
Lease Rates:	Hangar Space Lease Rate - .90 per sq. ft. per month for 11,316 sq. ft. or \$10,184 per month.

- CAM Charge: Paid by Tenant to be determined based on services requested to be provided up annually.
- Term of Lease: Term depends on MLA investment on Tenant Improvements. District anticipates 10 year lease with one 5 year right to renew.
- Transferability: MLA has the right to transfer (sell) interest in Hangar 2 per the District Sale, Assignment, or Transfer Policy (pg. 14 of General Aviation Leasing/Rents and Fees Policy.)
- Documentation: TTAD in consultation with MLA will prepare all documentation, agreements, and contracts as are reasonably required to evidence and carry out the transaction.
- Reply to Proposal: Although not legally binding, your reply to this proposal is needed no later than August 9, 2018. Final acceptance of proposal is subject to TTAD Board of Directors approval at their August 22, 2018 Board of Directors Meeting.

Upon acceptance of this Term Sheet by MLA, TTAD will work diligently to finalize contract documents as well as work with MLA on final building design details in preparation for contract and terms approval by TTAD Board of Directors and final building design details at the August 22, 2018 Board of Directors Meeting. Please review these terms and conditions at your earliest convenience. MLA and TTAD need to reach mutually agreeable terms as soon as possible in order to deliver building per the proposed timeline. Please let me know if you have any questions.

Proposal submitted by:

Kevin Smith A.A.E,  
General Manager

## Exhibit B

TTAD will provide

- Exterior parking, site improvements, landscaping, sidewalks, exterior lighting, electrical transformer, basic exterior building finishes.
- Basic insulated hangar (90 feet by 120 feet), with east facing hangar door and man door (location TBD), finished sealed concrete floor, with utility laterals and stubs into hangar space (location TBD).

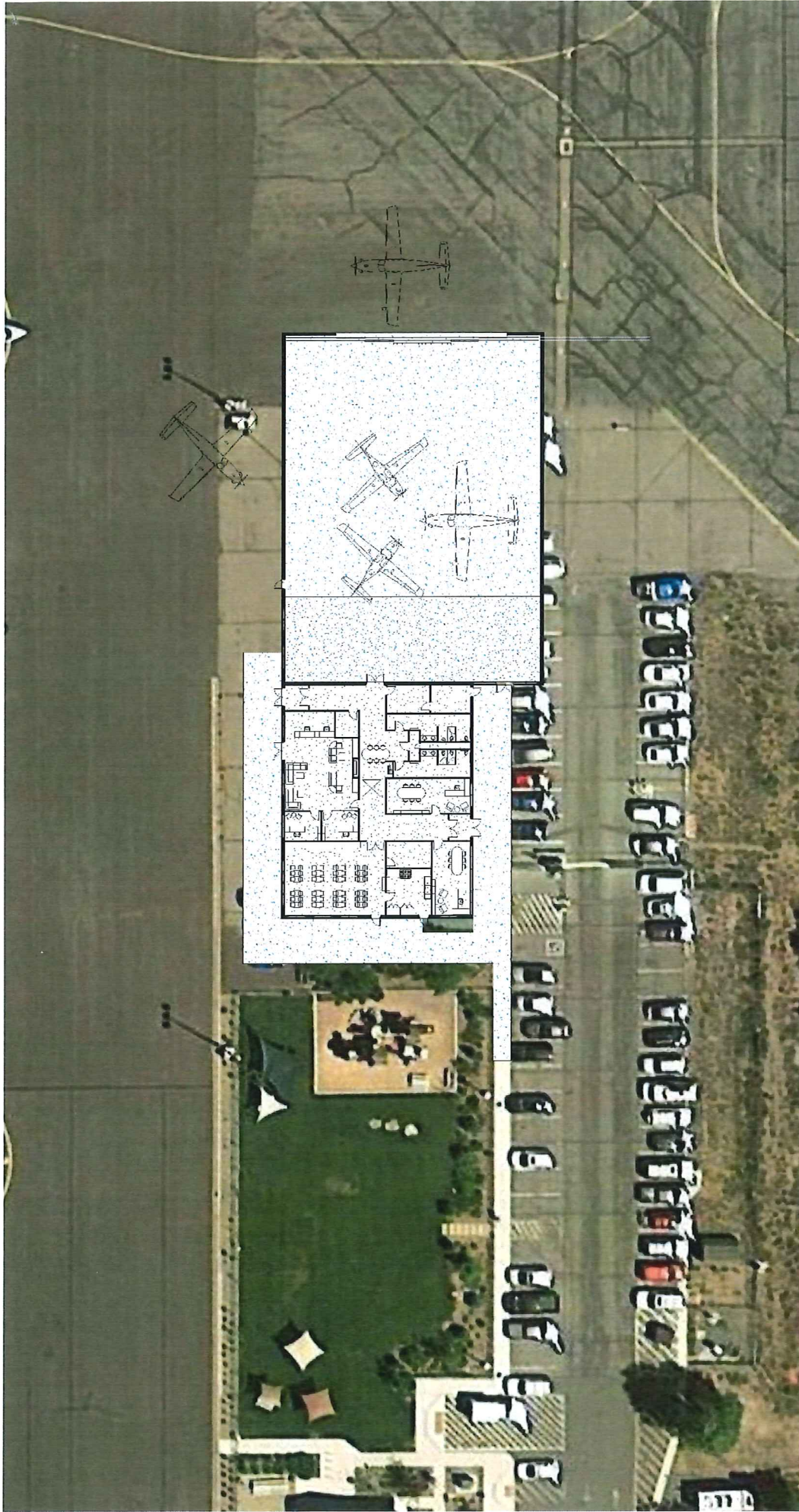
Hangar Core Shell to be provided by TTAD:

- Building pad, footing excavation, interior utility trenching
- Concrete
- Steel Building
- Wall and roof panels
- Insulation
- Floor drains
- Exterior doors and windows per plans
- Fire suppression and alarm (basic distribution)
- Main electrical distribution panel
- Communications entry conduits

Tenant Improvements (TIs) to be provided by MLA as necessary or desired:

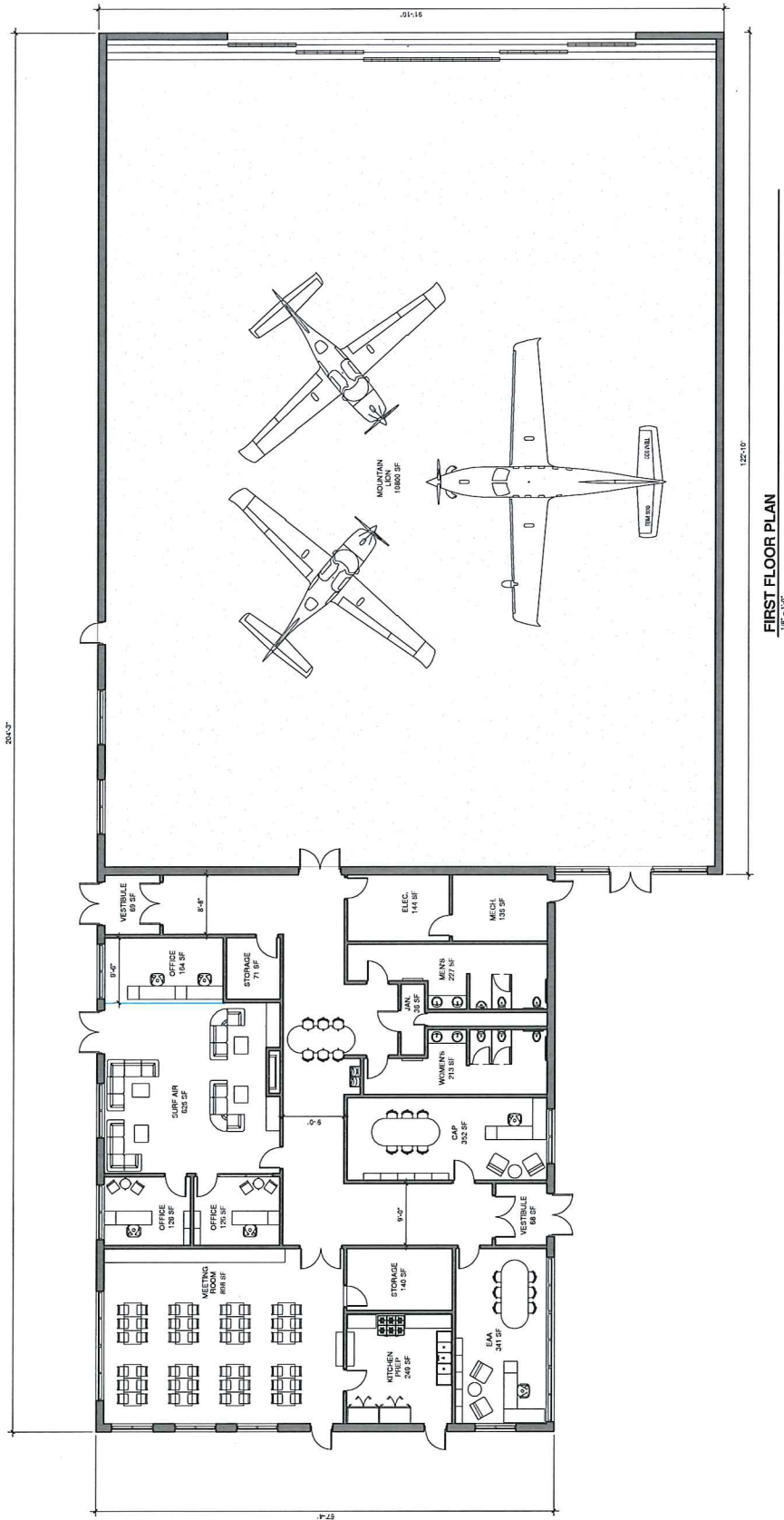
- Interior office and/or wall framing, drywall, texture & painting
- Acoustical treatments
- Finished offices, bathrooms, and Utility rooms (framing, drywall, paint, finishes for code compliance)
- Elevator (if desired by tenant for two story office)
- Water heater, toilets, sinks, backflow preventer,
- Central boiler, chiller & controls
- Main office/hangar HVAC infrastructure
- Final HVAC distribution ducting & improvements
- Fan coil units and ducting for outside air requirements as necessary
- Exhaust fans

- Office doors and transoms/sidelights
- Stained concrete, carpet, flooring, rubber base
- Break area including cabinets, sinks, etc.
- Custom distribution of fire sprinklers and alarm if required
- Interior lights, power and signal distribution, network conduits and power to floor box under desks
- Server room fire suppression
- Electrical Generator equipment and installation if desired.
- Tenant signage
- Security/access control
- Furniture and equipment
- Ceiling fans
- Internet/phone service connections (conduit provided in core and shell)
- Under desk power/data raceways
- Window coverings



TRUCKEE TAHOE AIRPORT DISTRICT  
**HANGAR 2**  
SITE PLAN  
07/25/2018

**Mead  
& Hunt**  
A1.0



FIRST FLOOR PLAN  
1/8" = 1'-0"

TRUCKEE TAHOE AIRPORT DISTRICT  
**HANGAR 2**  
 FIRST FLOOR PLAN - OPTION 3C  
 07/25/18

**Mead & Hunt**  
 A-101