

Exhibit B Project Components

Clear Capital Office Building at Truckee Tahoe Airport

Site

Clearing & grubbing (Removal of existing long term parking asphalt & lights allocated separately)

Rough grading,

50 space parking lot (access will be given to 25 additional spots in adjacent lot)

Sidewalks & exterior slabs for building access and emergency exiting

Utilities to within 5ft of building

Parking lot lights & signage

Landscaping

Electrical transformer

Core & Shell Building

Building pad, footing excavation, interior utility trenching

Concrete

Steel building

Wall & roof panels

Insulation

Exterior doors and windows, bathroom & utility doors

Finished bathroom & utility rooms (framing, drywall, paint, basic finishes for code compliance)

Water heater, toilets, sinks, backflow preventer, floor drains

Fire suppression and alarm (basic distribution)

Central boilers, chiller & controls

Fan coil units and ducting for outside air requirements

Exhaust fans

Main electrical distribution panel

Subpanels (qty 5), bathroom, utility & exterior wiring/lights, exit signs

Communications entry conduits

Tenant Improvements (where a contractor is already hired for the core & shell they shall continue with the tenant improvements)

Interior wall framing, drywall, texture & painting

Acoustical treatments (TBD)

Stained concrete or carpet, rubber base

Breakroom plumbing

Final HVAC distribution ducting

Custom distribution of fire sprinklers & alarm

Interior lights, power & signal distribution

Allocated general conditions and GC/JMA overhead & profit

Clear Capital Operational (not part of TI budget)

Server room fire suppression

Tenant Signage

Security/access control

Furniture & equipment

Ceiling fans