

MO Shattuck LLC

| Soft Costs:              |  | 2015/2016             | 2016                | 2017                | 2018               | 2019                | 2020                | 2021                | 2022                | 2023                | 2024                | 2025                | 20                  |
|--------------------------|--|-----------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                          | Architecture, Engineering, Permits                             | \$225,000.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 1                        | Insurance, Legal, Taxes, Admin                                 | \$102,756.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 2                        | Permits and Municipal Fees                                     | \$110,000.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 3                        | Lease commissions  |                       |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 4                        | Tenant improvement allowance (restaurant)                      |                       |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 5                        | Office - TIs & commissions                                     | \$100,000.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 6                        | Title & Endorsements   |                       |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 7                        | Bank costs (Insp. Fees/Loan Fee)                               | \$32,845.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 8                        | Consultants, expiditers, & surveyers                           | \$25,893.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 10                       | Demolition   | \$55,000.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>TOTAL SOFT COSTS:</b> |  | <b>\$651,494.00</b>   |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Hard Costs:</b>       |  |                       |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 2                        | Structural Engineer  | \$3,500.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 3                        | Supervision  | \$99,875.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 4                        | Project Rental   | \$73,992.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 5                        | Debris Removal   | \$7,525.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 6                        | Progressive Cleanup  | \$43,458.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 7                        | Temp Toilets   | \$4,650.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 8                        | Project Management   | \$33,258.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 9                        | Parking/Encroachment Permit                                    | \$5,625.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 10                       | Demolition   | \$61,480.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 11                       | Concrete   | \$271,744.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 12                       | Rough Carpentry  | \$172,246.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 13                       | Ceramic Tile   | \$14,444.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 14                       | Doors/Frames/Hardware  | \$41,466.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 15                       | Drywall  | \$79,818.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 16                       | Final Janitorial   | \$8,448.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 17                       | Carpet/Flooring  | \$17,585.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 18                       | Storefront Glass   | \$110,340.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 19                       | Insulation   | \$19,409.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 20                       | Structural Railings  | \$90,133.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 21                       | Roof Patch   | \$45,423.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 22                       | Flashing   | \$22,930.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 23                       | Painting   | \$50,921.00           | \$2,500.00          | \$2,575.00          | \$2,652.25         | \$2,731.82          | \$2,813.77          | \$2,898.19          | \$2,985.13          | \$3,074.68          | \$3,166.93          | \$3,261.93          | \$3,359.00          |
| 24                       | Toilet Accessories   | \$8,024.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 25                       | Electrical   | \$192,340.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 26                       | Fire Sprinklers  | \$175,539.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 27                       | HVAC   | \$29,465.00           | \$1,000.00          | \$1,030.00          | \$1,060.90         | \$1,092.73          | \$1,125.51          | \$1,159.27          | \$1,194.05          | \$1,229.87          | \$1,266.77          | \$1,304.77          | \$1,343.90          |
| 28                       | Plumbing   | \$28,300.00           | \$1,000.00          | \$1,030.00          | \$1,060.90         | \$1,092.73          | \$1,125.51          | \$1,159.27          | \$1,194.05          | \$1,229.87          | \$1,266.77          | \$1,304.77          | \$1,343.90          |
| 29                       | Sewer Lateral  | \$39,322.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 30                       | Stucco   | \$45,343.00           | \$700.00            | \$721.00            | \$742.63           | \$764.91            | \$787.86            | \$811.49            | \$835.84            | \$860.91            | \$886.74            | \$913.34            | \$940.77            |
| 31                       | Allowance Awnings/Maintanance                                  | \$40,000.00           | \$1,500.00          | \$1,545.00          | \$1,591.35         | \$1,639.09          | \$1,688.26          | \$1,738.91          | \$1,791.08          | \$1,844.81          | \$1,900.16          | \$1,957.16          | \$2,015.66          |
| 32                       | Overhead   | \$124,930.00          |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 33                       | Insurance  | \$19,220.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 34                       | Trim Repair  | \$18,283.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 35                       | Window Repair  | \$13,645.00           | \$1,500.00          | \$1,545.00          | \$1,591.35         | \$1,639.09          | \$1,688.26          | \$1,738.91          | \$1,791.08          | \$1,844.81          | \$1,900.16          | \$1,957.16          | \$2,015.66          |
| 36                       | Ceiling Repair   | \$7,786.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 37                       | CO #1 - Mechanical units                                       | \$43,000.00           |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 38                       | CO #2 - Gas line   | 5,200.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 39                       | CO #3 - Central Elec. & Netwkg                                 | 8,381.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 40                       | CO #4 - ADA Bathrm for copy central                            | 1,645.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 41                       | CO #5 - Roof Edge Detail                                       | 11,586.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 42                       | CO #6 - Lead Abatement & Beam Removal                          | 11,116.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 43                       | CO #7 - Missing South Elevation                                | 7,908.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 44                       | CO #11 - ADA Bathroom  | 20,729.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 45                       | CO #13 - Concrete demo   | 5,875.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 46                       | CO #16 - 200A meter  | 4,626.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 47                       | CO#15 - Relocate Plumbing                                      | 4,882.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 48                       | CO#17 - Grease Trap  | 19,841.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 49                       | CO#19 - Awnings  | 39,637.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 50                       | CO#33 - Reconciliation Change Seismic                          | 215,856.00            |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 51                       | CO#39 Temporary power at 85'                                   | 1,773.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 52                       | CO#43R1 Fire Sprinkler Monitoring                              | 11,156.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 53                       | CO#44 Knox Box   | 1,484.13              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 54                       | CO#48 East door rework due to forced entry                     | 1,359.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 55                       | CO#49R1 Existing basement door relocation                      | 1,100.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 56                       | 2nd Floor carpet incl. ded.<\$17,585                           | 24,117.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 57                       | 2nd Floor prep   | 1,559.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 58                       | Delta 6 attic double joists                                    | 5,927.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 59                       | Delta 6 Catwalk per city                                       | 3,574.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 60                       | 85 Degrees Basement water damage (2nd water damage occurrence) | 4,540.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 61                       | 2nd Floor demo wall/ ceiling Ste 215/228                       | 5,296.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 62                       | 2nd Floor Demo Ste 224/225                                     | 3,650.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 63                       | 2nd Floor wall and ceiling drywall Ste 224/225                 | 6,000.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 64                       | Add copper condensate piping per the City of Berkeley          | 10,790.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 65                       | PG&E joint trench and generator rental                         | 9,776.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 66                       | Additional work per city approved sidewalk plan                | 8,317.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 67                       | Added roof drain and overflows per city comments               | 5,850.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 68                       | Delta 6 building support steel for canopies                    | 17,970.00             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 69                       | Existing Condensate Lie Repair at Copy Central                 | 1,200.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 70                       | Supply Temporary power to 85'                                  | 1,500.00              |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| 71                       | CMGI lights and paint  | \$119,000             |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>TOTAL HARD COSTS:</b> |  | <b>\$2,666,687.13</b> |                     |                     |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| ANNUAL MAITANANCE        |  |                       | \$8,200.00          | \$8,446.00          | \$8,699.38         | \$8,960.36          | \$9,229.17          | \$9,506.05          | \$9,791.23          | \$10,084.97         | \$10,387.51         | \$10,699.14         | \$11,021.00         |
| CURRENT CONTRUCTION      |  | \$3,318,181.13        | \$331,818.11        | \$331,818.11        | \$331,818.11       | \$331,818.11        | \$331,818.11        | \$331,818.11        | \$331,818.11        | \$331,818.11        | \$331,818.11        | \$331,818.11        | \$331,818.11        |
| <b>PROJECT TOTAL:</b>    |  |                       | <b>\$340,018.11</b> | <b>\$340,264.11</b> | <b>\$41,881.19</b> | <b>\$340,778.47</b> | <b>\$341,047.29</b> | <b>\$341,324.16</b> | <b>\$341,609.34</b> | <b>\$341,903.08</b> | <b>\$342,205.63</b> | <b>\$342,517.25</b> | <b>\$342,838.00</b> |