

## EXHIBITS B & C

### TENANT'S WORK

Sea Gate Partners				<b>Exhibit B</b>
Floating Dock Investment				
Item	Qty	Unit Price	Total	Description
Docks	2	145,000	290,000	3408 sq. ft. ea. ; Dock delivered, offloaded
Pedestals	2	20,000	40,000	w/lighting, 2 water faucets, 2 120V outlets
Dock Piles	2	4,480	8,960	Materials; 16 piles 35'
Mooring Piles	2	9,000	18,000	Materials; 36 piles 30'
Set Piles	2	10,400	20,800	\$200 each to install piles
Electrical Labor	2	25,000	50,000	labor to install and terminate cabling and wiring
Electrical Materials	2	20,000	40,000	Quote for cabling and wiring
Plumbing	2	7,500	15,000	Est. Pex pipe installation labor and termination to pedestals
Contingency	2	20,000	40,000	
<b>Total One Dock</b>		<b>261,380</b>		
<b>Total Both Docks</b>			<b>522,760</b>	

### OWNER'S WORK

Sea Gate Marina				<b>Exhibit C</b>
Upland Development Cost				
Item	Qty	Unit Price	Total	Description
Dock/Walkway	2	12,000	24,000	Dock/Walkway to parking 6' X 60' (360 sq. ft.)
Dock	2	7,500	15,000	Dock 8' X 20' (160 sq. ft.)
Gazebo	2	10,000	20,000	Gazebo 12' X 12' (144 sq. ft.)
Electrical Hardware	2	1,800	3,600	Electrical distribution panels
Electrical Other	2	4,000	8,000	Dock Lighting
Parking Lot	1	35,000	35,000	17 spaces; grade, install crush, install driveway pipe
Parking Bumpers	1	1,600	1,600	6' concrete; 40 Pieces, \$40 each w/2 pegs
Electrical Service	1	-	-	CCEC Service Drop
Aqua Water Tap	1	2,200	2,200	
Dock Demolition	1	30,000	30,000	
Contingency	1	25,000	25,000	
<b>Total</b>			<b>164,400</b>	