

TANAMERA



COMPANY OVERVIEW

Tanamera is a unique real property construction and development company headquartered in Reno Nevada that provides high-end commercial and residential real property services for its clients and its partners. Over the years, Tanamera's principals have created a number of specialized construction disciplines that work collectively to provide efficient and cost effective property design, development, construction management and overall real property management services with a concentration in northern Nevada and the Lake Tahoe area. The Company principals have diverse experience in the design, construction, financing, leasing, sales and development of office buildings, medical buildings, office parks, shopping centers, hotels, residential production housing, custom homes, custom cabin homes, master planned residential and commercial developments and multifamily housing.

Tanamera Construction, LLC is a licensed general contractor in the state of Nevada, experienced at building both residential and commercial properties. The Tanamera principals began their real property services in northern Nevada in 1995 with the acquisition, master planning and development of the Double Diamond Ranch 800 acre 3,000 home master planned community in south Reno. Since then Tanamera has grown into one of the larger and more experienced real estate construction and development companies in northern Nevada. Since 1995, Tanamera's principals have managed the planning, design, development, and construction of real property assets with a cost basis valued at over \$1.7 billion. From 1995 until 2007 the principals of Tanamera, as both developers and general contractors, focused 100% of their efforts on their own development projects comprised of multifamily housing, residential communities, office / medical office parks and shopping centers. In 2007 Tanamera began providing third party construction management and

development services for a fee. This experience of being both long time developers and general contractors in the northern Nevada market provides the Tanamera principals with a unique perspective and experience when hired to provide construction management or development services.

As both long term developers and contractors, Tanamera provides its clients and investors with a unique combination of skills and experience not typically found with contractors or developers that only focus on a single discipline of development or construction management. As contractors, Tanamera provides its development clients with information they need up and beyond the cost of construction for Tanamera knows what information is required for a successful development project. As developers, Tanamera has a much better handle on the cost of construction and what procedures are required to lower costs, expedite construction, expedite project revenues and mitigate mistakes.

Today, with close to 50 employees, Tanamera focuses its collective strengths in development and construction of apartment communities, office buildings, medical office buildings and hotels along with the design and construction of custom homes.



S E R V I C E S

Construction Management

Tanamera Construction, LLC is a full service design / build construction management company licensed in the state of Nevada (license #70517). Tanamera Construction, LLC has an unlimited bid limit and the principals have extensive experience in the design and construction of office buildings, medical buildings, retail commercial buildings, apartments, hotels, commercial tenant improvements and residential properties. The principals of Tanamera, being owners, developers, and contractors of commercial and residential properties, provide a unique perspective to the design and construction of



real property for their clients and partners. As such, the principals of Tanamera understand the importance of proper design and value engineering that is required for a truly cost effective construction project. The Tanamera principals believe it is absolutely imperative to spend ample time early in the construction process working with the various design consultants in finding ways to effectively



minimize costs. Additionally, just as important is the use of today's most sophisticated construction management software along with experienced Project Managers for each construction project to properly and efficiently manage all aspects of the construction process.

Having extensive experience in the development, design and construction management of many types of commercial and residential properties provides clients of the the Company with a unique opportunity to have designed a commercial or residential project / home that is truly cost competitive. Additionally, with over \$100,000,000 in current and planned construction projects as of January 2020, Tanamera Construction has buying power not typically available to the smaller contractors / homebuilders that ensures its clients and investors of a more cost competitive project. Just as important as Tanamera's buying power is its unique relationships in northern Nevada with the local trade base and local municipalities. Having over 24 years experience

in northern Nevada provides Tanamera with unique local knowledge and relationships that contractors and developers from outside the area cannot duplicate.



SERVICES

(continued)

Development Services

As contractors and developers in northern Nevada since 1995, the principals of Tanamera have extensive experience in the design, entitlement and development of both commercial and residential projects with a better perspective of what works best in the Reno / Sparks market. From residential master planned communities to office parks (13 to date), apartments, office buildings, medical buildings, hotels, retail properties, production housing and custom homes, Tanamera offers a variety of development services for a fee. For clients outside of northern Nevada, Tanamera's local experience and local relationships can save a lot of time, mistakes and money when planning the development of a commercial or residential project in this market.



Custom Home Services

Tanamera Construction, LLC also has a division specifically dedicated to the design and construction management of quality and cost competitive high-end luxury custom homes in northern Nevada. In the Truckee / Lake Tahoe area of California, Tanamera's sister company, TD Construction, provides the same services tailored to mountain cabin homes with a more contemporary design. Additionally, Tanamera Construction has created systems for designing and building custom homes that are extremely personal to each client and truly simplifies the process. From A to Z, Tanamera's custom home team will hold the client's hand, make the homebuilding process as easy as possible and with the help of their in-house professional Interior Designers and Project Managers, will provide a level of service unparalleled in this region.



TANAMERA SENIOR MANAGEMENT TEAM

Kreg Rowe (Founder)

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Mr. Rowe is the Founder and Managing Partner of Tanamera who oversees all of Tanamera's affiliated companies. In this capacity, Mr. Rowe oversees all land acquisition, due diligence, land planning, product design and construction along with commercial leasing and sales activities for Tanamera's partners and clients. Prior to creating Tanamera, Mr. Rowe owned and operated several residential and commercial development and construction companies, which developed and built thousands of homes in the Reno / Sparks and Truckee California market since 1995, and he was also the Master Developer and owner of the Double Diamond Ranch 800 acre 3,000 home master planned community in south Reno. In addition to developing and building (or in the process of building) close to 6,000 homes and apartments and a residential master planned community, Mr. Rowe has also designed, built and operated, as a developer, contractor and owner, over two and one half million square feet of commercial property including approximately one million square feet of retail commercial space and 13 master planned corporate business / medical parks in the Reno / Sparks area.

Mr. Rowe has been active in the real estate business since 1976 with extensive experience in real estate acquisition, construction, sales, leasing, financing, development and asset management. Prior to focusing on the development and construction business in the early 1990's, Mr. Rowe spent the first half of his career as a syndicator, asset manager, developer and property manager acquiring, building and managing over 3,000 apartment units in the northern California market. In the mid 1980's, Mr. Rowe became an Institutional Registered Real Estate Advisor and began representing such clients as the California

Public Employees Retirement System, Illinois State Teachers Retirement System, Pennsylvania School Employees System, and Executive Life Insurance Company, just to name a few.

Mr. Rowe holds a Bachelor of Science Degree with concentration in real estate and finance from the California Polytechnic State University in San Luis Obispo and was previously a California licensed real estate broker and an Institutional Registered Real Estate Advisor. Mr. Rowe also sat on the Advisory Board for US Bank's operations in northern Nevada where he was a Board Member for US Bank from 2007 through 2017.

Brett Seabert (Partner/Co-Manager)

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Mr. Seabert joined one of Tanamera's prior affiliates in 2001, and currently serves as a Co-Manager overseeing the affiliated Tanamera companies. During his association with Mr. Rowe, Mr. Seabert has been instrumental in the creation of Tanamera's internal cost control systems and the overall accounting for Tanamera and its affiliated companies. Additionally, Mr. Seabert has assisted Mr. Rowe in the asset management of numerous northern Nevada residential and commercial development projects. Prior to joining Tanamera's prior affiliate, Mr. Seabert served as Chief Financial Officer and Chief Operating Officer for a variety of investment and gaming companies, with duties ranging from setting company goals to directing day-to-day activities, as well as spearheading acquisitions and dispositions of companies, and in securing construction financing and equity capital for his previous companies' various endeavors. A 1983

graduate of the University of Nevada at Reno with a Bachelor of Science degree in Business Administration, and the recipient of the CPA exam Gold Medal Award and Wall Street Journal Award for outstanding academic achievement, Mr. Seabert, a CPA, has spent the majority of his professional career in northern Nevada. Prior to joining Tanamera's predecessor, Mr. Seabert worked for such companies as Deloitte and Touche, International Gaming Technology and CMS International.



Mick Quilici (VP Of Construction)

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Mr. Quilici's qualifications as Vice President of Construction includes close to 30 years of progressive experience in the construction management of large scale residential projects and commercial properties. Mr. Quilici is experienced in all facets of residential and commercial product development, budgeting, scheduling and general construction management. Prior to joining the Company, Mr. Quilici worked for such companies as Dinerstein Companies out of Huston Texas and Landmark Properties in Athens Georgia where he focused on the construction management of large scale student housing projects. Most recently with Dinerstein Companies, Mr. Quilici was a General Superintendent concentrating in the Western US. With the experience of over 8,000 multi-family units (2,162 student housing units), Mr. Quilici has experience with both wood frame and steel & concrete student housing apartments, wood frame market rate apartments, wraps, podiums and high-rise multifamily projects (up to 16 stories). In the early stages of his career, Mr. Quilici also worked as a residential framer and a superintendent of production homes.



Before entering the construction field, Mr. Quilici attended Butte Junior College in Oroville California and the University of Reno in Nevada.

Kraig Knudsen (Partner)

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Mr. Knudsen, a principle in Tanamera Construction, LLC and Vice President of Land Development, supports various Tanamera affiliates with its land development entitlement services and site construction. Mr. Knudsen has been in the land development, site construction and civil engineering business for over 39 years. His career started in 1980 working for Frost & Lusk Civil Engineering Firm in northern California as Survey Supervisor & Project Manager. Mr. Knudsen subsequently joined the Hofmann Company in the late 1980's as Land Development and Project Manager for the Sacramento, California Division. In 1992, Mr. Knudsen was hired by Beazer Homes as Vice President Land Development to start up a new division of that public homebuilding company in northern California. Mr. Knudsen joined the Company's prior affiliate in 1995 to oversee the planning, development and site construction of the Double Diamond Ranch 800 acre 3,000 home Master Planned Community.

Since joining the Company's prior affiliate, 24 years ago, Mr. Knudsen has been responsible for the development and construction of over 1,000 acres of residential land and over 275 acres of office/industrial land in the Reno / Sparks Area. Mr. Knudsen currently oversees all Company project site planning and engineering, is responsible for overseeing the design and construction of all Company backbone roads and infrastructure, and oversees all project entitlements and mapping for the Company and its clients.



Justin S. Rowe (Partner)

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Mr. Rowe is a principal in Tanamera Construction, LLC and Vice President of Operations in charge of (along with his father Kreg Rowe) all new Company business development. In addition, Mr. Rowe is also responsible for overseeing and managing (with the assistance of Mick Quilici & Kraig Knudsen) overall Company construction operations. In this position, Mr. Rowe helps oversee the Company's Project Managers and other construction activities of the firm to insure cohesiveness and efficiencies between the field and office. Mr. Rowe manages all Project Management software and assists the various Project Managers with their various duties on specific Company projects.

Mr. Rowe has been with the Company for 11 years and during his tenure with the firm has managed numerous functions of the construction and development process. He is also a licensed general contractor in both the state of California and the state of Nevada.

In addition to being a licensed general contractor, Mr. Rowe also holds a Nevada State Real Estate Broker's License and has extensive experience in marketing, sales and design of high-end residential properties in the northern Nevada market. Mr. Rowe is a graduate of the University of Colorado at Boulder with a Bachelor of Science degree in Business Administration with concentration in Finance and a minor in both Real Estate and Economics.



Kylie Martin (Purchasing Manager)
kmartin@tcnev.com

Ms. Martin has spent the last 20 years as a purchasing agent for various construction companies in the Reno market including Lennar Homes and Silverwing Development, a developer of multifamily housing. Ms. Martin has been with the Company for over 5 years and manages all bidding and purchasing for the Company projects.

Amanda Arguello (Jr. Partner)
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Ms. Arguello, a junior Partner of the Company and daughter of Mr. Seabert, has been working on and off with the Company for approximately 7 years and now works full time as the Company's Controller. Ms. Arguello holds a Bachelor of Science Degree in Accounting and a Master's of Business Administration Degree and is a Certified Public Accountant. In addition to her services as Company Controller, Ms. Arguello also manages the accounts payable and banking for a number of the Company's projects, oversees all Company human resources and is instrumental in the underwriting and budgeting of the various Company projects.

Sue Williams (Lead Accountant)
swilliams@tcnev.com

Ms. Williams has worked in the accounting field for over 20 years and has been with the Company for 16 years. Ms. Williams holds a Bachelor of Science Degree in Accounting and oversees many of the Company's commercial projects along with the numerous development entities owned by the principals of the Company.

Michell Balleweg (Accountant)
mballeweg@tcnev.com

Ms. Balleweg has worked in the accounting field for over 14 years and has been with the Company for 5 years. Ms. Balleweg holds a Bachelor of Science Degree in Accounting and currently oversees all draws, payment applications, invoicing, etc. for a number of the Company's construction projects.

Nachele Seuss (Marketing Manager)
nseuss@tcnev.com

Ms. Seuss has been with the Company for 16 years and has been active in all aspects of marketing and graphic art work since joining the firm. Ms. Seuss holds a Bachelor of Science Degree in Industrial Design with a Minor in Graphics Design and works with clients of the Company to assist with graphic art work and marketing materials at a fraction of the cost charged by outside graphic art and marketing firms.

Shiloh Nickovich (Interior Designer)
snickovich@tcnev.com

Ms. Nickovich has been in the interior design business for 7 years and with the Company for 5 years where she has managed the interior design work for over 32 high-end custom homes and numerous apartment projects. Ms. Nickovich holds a Bachelor of Science Degree in Interior Design and works with the various clients of the Company to provide residential interior design services. This service is provided to the Company clients at a fraction of what would be charged by outside interior design firms. Ms. Nickovich also works with Mr. Rowe in the design of the various Company developments assisting with the exterior colors and materials and the design of the various floor plans ensuring the ability for optimum furniture layout.



Saraj Lorenz (Project Manager)

slorenz@tcnev.com

Ms. Lorenz has 14 years of construction management experience, all with the Company, and in this capacity Ms. Lorenz oversees and manages all commercial construction and development activities for the Company. Ms. Lorenz has been with the Company for 16 years and works very closely with Mr. Rowe as Mr. Rowe's assistant. In addition to her duties as Commercial Project Manager, Ms. Lorenz also oversees all development escrows and closings for the various Company development projects.

Shaine Runnells (Commercial Space Planner & Interior Designer)

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Ms. Runnells has provided commercial architectural design work for over 6 years with 4 years in the Bay Area. Ms. Runnells has experience in the design of tenant improvements for a variety of office style use, including straight office, medical office and high-tech work environments. Ms. Runnells has been with the Company for close to two years and oversees all Company commercial tenant improvement work and interior design work for the various commercial clients. Ms. Runnells holds a Bachelor of Arts degree in Interior Design and has worked with several prominent architectural firms.

Leslie Ghiggeri (Project Manager)

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Ms. Ghiggeri has been with the Company for 3 years and has been active in the residential design and construction management for 10 years since leaving college. Ms. Ghiggeri provides project management services for the Company's sister company, TC Homes, and

also has assisted with the Company's apartment community project management services. Ms. Ghiggeri holds a Bachelor of Arts Degree in Chemistry, a degree in Residential Design and previously worked for Ward Young, a prominent architectural firm located in Truckee California.

Steven Fleiner (Senior Project Manager)

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Mr. Fleiner has been a Project Manager for over 20 years managing small and very large scale commercial and residential projects including multifamily housing and large scale manufacturing plants. Most recently a resident of Fort Worth Texas, Mr. Fleiner was born and raised in Reno Nevada and has returned to his home town to work for Tanamera and oversee the Company's larger projects and manage the Firm's various Project Managers. A graduate of the University of Nevada, Mr. Fleiner holds a Bachelor of Science Degree in Business Administration with a concentration in Finance and Economics.





TANAMERA CONSTRUCTION / DEVELOPMENT

LIST OF DEVELOPMENT & CONSTRUCTION PROJECTS - 1996 - December 2019

PROJECTS BUILT / UNDER CONSTRUCTION & IN DESIGN

DECEMBER 31, 2019

VARIOUS ROLES PLAYED BY TANAMERA - Developer ("Dev") / Fee Developer ("Fee Dev") & GC Contractor ("GC")

RESIDENTIAL LAND DEVELOPMENTS:	ROLE	ACRES
Double Diamond Ranch	Dev & GC	800
Cabernet Highlands	Dev & GC	25
Sonoma Highlands (Entitlements Only)	Dev	700
Keystone Canyon	Dev & GC	105
		1,630

OFFICE PARK LAND DEVELOPMENTS:		ACRES
Reno Corporate Center	Dev & GC	165
Reno Tahoe Tech Center	Dev & GC	41
Double Diamond Professional Centre	Dev & GC	11
Sierra Vista Office / Medical Campus	Dev & GC	16
RTTC Town Center	Dev & GC	13
Longley Professional Campus	Dev & GC	14
Vineyards Professional Campus	Dev & GC	9
Foothill Commerce Center	Dev & GC	16
Sandhill Business Campus	Dev & GC	4
Tanamera Corporate Center	Dev & GC	4
Reno Professional Campus	Dev & GC	7
RPC Medical Campus Phase I	Dev & GC	5.5
RPC Medical Campus Phase II	Dev & GC	8.5
Totals		314

PRODUCTION HOUSING:	ROLE	# OF UNITS
Marshall Village	Dev & GC	107
Diamond Country Village	Dev & GC	86
Eureka Village	Dev & GC	101
Comstock Village	Dev & GC	117
Pioneer Village	Dev & GC	140
Miners Village	Dev & GC	86
The Meadows	Dev & GC	200
Wyndgate Village	Dev & GC	275
Chardonnay Village	Dev & GC	91
Waterford Estates	Dev & GC	62
The Preserve	Dev & GC	175
Tuscany @ Vineyards	Dev & GC	115
Sonoma @ Vineyards	Dev & GC	192
Cabernet Highlands	Dev & GC	39
Cottage Row @ Midtown	Dev & GC	14
Sunridge Meadows	Dev & GC	27
The Overlook	Dev & GC	272
Totals		2,099

MULTIFAMILY PROJECTS:	ROLE	# OF UNITS
Tanamera Apartments	Dev	440
Fleur de Lis Town Homes	Dev & GC	270
The Villages At Arrowcreek Pkwy	GC	208
The Villas At Keystone Canyon Phase I & II	Fee Dev & GC	403
Ruby Vista Apartments	Dev & GC	120
The Harvest At Damonte Ranch	GC	278
The Vineyards	Dev & GC	210
Sierra Vista Phase I	Fee Dev & GC	336
Carson Hills Apartments	Fee Dev & GC	370
Syres Apartments	GC	330
Stonebrook Apartments	GC	396
Lumina Phase II	GC	232
Totals		3,593

CUSTOM HOMES:	ROLE	# OF UNITS
Caughlin Ranch	Dev & GC	14
Schaffer's Mill Custom Homes / Townhomes	Dev / Fee Dev / GC	25
Old Greenwood Custom Homes	Fee Dev & GC	2
Martis Camp Custom Homes	Fee Dev & GC	2
Saint James Village Custom Homes	Fee Dev & GC	1
Somerset Custom Homes	Fee Dev & GC	2
Eagle Creek Custom Homes	Fee Dev & GC	1
South Suburban Custom Homes	Fee Dev & GC	1
Montreux Custom Homes	Dev & GC	1
ArrowCreek Custom Homes	Dev / Fee Dev / GC	13
Pecetti Ranch Custom Homes	Fee Dev & GC	1
Fieldcreek Custom Homes	Fee Dev & GC	1
Totals		64

THIRD PARTY GC ONLY WORK:	ROLE	SF
Staybridge All Suites Hotel	GC	65,000
Hampton Inn	GC	55,000
Newmont Mining Corporate Hdqtrs	GC	55,000
Western Title	GC	9,000
Studio Park	GC	4,000
RTTC Bldg #2	GC	25,000
Egghart Bldg	GC	8,450
Harcourts Real Estate Bldg	GC	2,000
Aspen Plaza	GC	10,000
Taco Bell	GC	2,597
Bridgestone Tires Plus	GC	7,800
Firestone Tire Store	GC	8,050
Firestone Tire Store	GC	8,297
Firestone Tire Store	GC	8,050
Child's World	GC	6,400
Firestone Tire Store	GC	8,050
Firestone Tire Store	GC	8,050
Firestone Tire Store	GC	8,050
Taco Bell	GC	2,489
Taco Bell	GC	2,489
Taco Bell	GC	2,489
Taco Bell	GC	2,677
Farr West Engineering	GC	16,499
Blockchains Remodel	GC	25,000
Totals		350,437

OFFICE / MEDICAL & LIGHT INDUSTRIAL:	ROLE	SF
Double Diamond Ranch Office Bldg	Dev & GC	20,000
Reno Corporate Center Land Sale	Dev	263,348
Reno Tahoe Tech Center	Dev & GC	200,000
Double Diamond Professional Centre	Dev & GC	120,000
Sierra Vista Office / Medical Campus	Dev & GC	182,800
RTTC Town Center	Dev & GC	130,197
Longley Professional Campus	Dev & GC	145,933
Vineyards Professional Campus	Dev & GC	87,931
Sandhill Business Campus	Dev & GC	45,755
Tanamera Corporate Center	Dev & GC	46,190
Reno Professional Campus	Dev & GC	55,523
RPC Medical Campus Phase I	Dev & GC	52,604
RPC Medical Campus Phase II	Dev & GC	69,120
Totals		1,419,401

RETAIL / SHOWROOM RETAIL:	ROLE	SF
Foothill Commerce Center	Dev & GC	212,000
Longley Town Centre	Dev & GC	70,794
Sparks Galleria / Costco	Dev	148,663
Sparks Galleria / Home Depot	Dev	104,886
Sparks Galleria Shops & Smaller Majors	Dev & GC	219,494
Totals		755,837

GRAND TOTALS - 1996 - December 31, 2019	
Total Large Scale Acreage (Residential & Commercial)	1,944
Total Number Of Residential Units	5,756
Total SF Of Commercial Space	2,525,675

TANAMERA

CONSTRUCTION AND DEVELOPMENT

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