

**EXHIBIT B**  
**TO**  
**MASTER SITE LEASE**

**DESCRIPTION OF PROJECT SITE**

San Diego Unified School District's capital improvements are funded by ~~three~~ **four** General Obligation bonds **measures**, Propositions S, **and Z**, ~~and~~ Measures YY **and U**. In an effort to provide a quality school in every neighborhood, the district is using Propositions S, **and Z**, ~~and~~ Measures YY **and U** funds to repair, renovate and revitalize district schools.

The Audeo Charter School Phase II WSM Project is located at 3420 and 3430 Camino Del Rio North in San Diego. Existing Buildings A and B are located on two contiguous parcels totaling approximately 1.63 acres next to the San Diego River. Each building is 3 stories high and are categorized as Type VB, fire-sprinkled buildings. The western most building located at 3420 is referred to as Building A and consists of approximately 21,130 SF. The eastern most building located at 3430 is referred to as Building B and consists of approximately 21,638 SF. Originally these structures were designed and detailed according to the 1973 UBC and the occupancy was primarily office use. Construction was completed on these buildings approximately 1978. With the Charter School occupying these buildings, the occupancy changes to primarily Educational and Assembly.

Construction of the Audeo Charter WSM PH I Project was completed in 2018-2019. The work consisted of selected upgrades to Building B only and included selected demolition, foundation upgrades, structural upgrades, fire rating improvements and other Code required upgrades. The work also included interior tenant improvements to a portion of the first floor in Building B, the replacement of the sewer lateral to Building B and some miscellaneous site upgrades. To date, no upgrades have been performed on Building A.

Audeo Charter School WSM PH II will consist of the following scope of work as shown on the construction documents:

1. The completion of all remaining code required upgrades, tenant improvements and exterior building upgrades for Building B,
2. Code required upgrades, foundation, structural, fire rating upgrades, tenant improvements and exterior building upgrades for Building A, and
3. All on-site and minimal off-site improvements and utility upgrades for the entire property. The improvements include, but are not limited to, paving replacement/resurfacing, landscaping, path of travel from the right-of-way and fencing around the entire perimeter.