

Exhibit 11

COUNTY OF MONTEREY
Class A Space**Estimated Annual Operational Costs**

		Budget	SF Rate
Property Tax (Assessments only)		\$25,000	0.010
Insurance		\$60,000	0.024
Common Area Maintenance		\$175,000	0.070
General Maintenance to Premises		\$130,000	0.052
Property Management/Administration		\$115,000	0.046
Utilities (PG&E, Water, Garbage and Sewer)		\$375,000	0.151
Janitorial		\$375,000	0.151
Security		\$230,000	0.093
Capital Improvement Account (*BUA)		\$0	0.000
Future Tenant Improvement Account		\$125,000	0.050

ANNUAL OPERATIONAL COST **\$1,610,000** **0.649**

North, South & Daycare Bldgs square footage **206,858**
 (202,358 + 4,500)

* Included in Building Use Allowance