

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