

EXHIBIT A
MARINA OPS LEASE RATE SUMMARY

<u>Main Parcels or Areas</u>	<u>Square Footage</u>	<u>Rate p/Sq Ft</u>	<u>Rent</u>	<u>Sales Tax (6%)</u>	<u>Annual Totals</u>	<u>Monthly Pmt</u>
City Marina Ops Parcels/Work Areas						
Marina Ops Ground & Trailer Lease Areas						
Ground Areas						
Golf Cart Storage Area	450	\$ 3.75	\$ 1,687.50	\$ -	\$ 1,687.50	\$ 140.63
Work/Storage Area	590	\$ 3.75	\$ 2,212.50	\$ -	\$ 2,212.50	\$ 184.38
Trailer Area						
Marina Ops Trailer	3,200	\$ 12.79	\$ 40,919.77	\$ -	\$ 40,919.77	\$ 3,409.98
Totals	4,240		\$ 44,819.77	\$ -	\$ 44,819.77	\$ 3,734.98

Trailer Acquisition and Build-out cost=\$202,438.40

Expected 7 yr. ROI equates to \$9.04 psf

\$9.04 psf + Ground lease rate = \$12.79 psf for Trailer Rent

Trailer Cost=\$140,030.40

Deck Cost=\$62,408