

EXHIBIT A
MARINA UPLANDS MASTER GROUND LEASE MODIFICATION
COMMON AREA MAINTENANCE (CAM) SUMMARY
FOR BICENTENNIAL PARK AND THE UPLANDS

<u>Main Parcels or Areas</u>	<u>Square Footage</u>	<u>Rate p/Sq Ft</u>	<u>CAM Exp.</u>	<u>Sales Tax (6%)</u>	<u>Annual Totals</u>	<u>Monthly Pmt</u>
Bicentennial Park and Uplands Areas						
Bicentennial Park	149,627	\$ 2.47	\$ 369,025.81	\$ -	\$ 369,025.81	\$ 30,752.15
Parcel A-Restaurant Pad #1 (New Tiki)	12,550	\$ 5.85	\$ 73,467.21	\$ -	\$ 73,467.21	\$ 6,122.27
Parcel B-Restaurant Pad #2	8,722	\$ 5.85	\$ 51,058.25	\$ -	\$ 51,058.25	\$ 4,254.85
Parcel C-Vendor Kiosks	6,290	\$ 5.85	\$ 36,821.41	\$ -	\$ 36,821.41	\$ 3,068.45
Parcel D1-Includes Patios	5,781	\$ 5.85	\$ 33,841.75	\$ -	\$ 33,841.75	\$ 2,820.15
Parcel D2-Includes Patios	5,904	\$ 5.85	\$ 34,561.78	\$ -	\$ 34,561.78	\$ 2,880.15
Seawall/Dock Promenade (City of RB)	21,250	\$ 5.85	\$ 124,396.67	\$ -	\$ 124,396.67	\$ 10,366.39
*Totals	210,124		\$ 723,172.87	\$ -	\$ 723,172.87	\$ 60,264.41

PROPORTIONAL SHARE BREAKDOWN

<u>Main Parcels or Areas</u>	<u>Square Footage</u>	<u>% of Total</u>	<u>Rate p/Sq Ft</u>	<u>CAM Estimate</u>
Bicentennial Park				
Bicentennial Park Common Area	102,987	68.83%	\$ 2.47	\$ 253,998.19
Pavilion/Stage/Water Feature/50% Promenade	8,304	5.55%	\$ 2.47	\$ 20,479.03
Cart Barn	1,250	0.84%	\$ 2.47	\$ 3,082.89
Beach Kiosks + 50% Promenade	5,606	3.75%	\$ 2.47	\$ 13,826.15
Grand Lawn & Food Truck Court	31,480	21.04%	\$ 2.47	\$ 77,639.54
Sub Total of Pavilion/Cart/Kiosks/Grand Lawn	46,640	31.17%		
Sum of Bicentennial Park Net Functional Sq Ft.	149,627	100%		\$ 369,025.81

Uplands				
Restaurant Pads				
Parcel A-Restaurant Pad #1 (New Tiki)	12,550	9.55%	\$ 5.85	\$ 73,467.21
Parcel B-Restaurant Pad #2	8,722	6.64%	\$ 5.85	\$ 51,058.25
Parcel C-Vendor Kiosks	6,290	4.79%	\$ 5.85	\$ 36,821.41
Parcel D1-Includes Patios	5,781	4.40%	\$ 5.85	\$ 33,841.75
Parcel D2-Includes Patios	5,904	4.49%	\$ 5.85	\$ 34,561.78
Sum of Restaurant/Kiosk Parcels Sq Ft.	39,247			\$ 229,750.40
Promenade and Other Common Areas				
Marina Ops/Cart Parking/Work Area (City of RB)	4,240	3.23%	\$ 5.85	\$ 24,820.79
Seawall/Dock Promenade (City of RB)	21,250	16.18%	\$ 5.85	\$ 124,396.67
Future Viking Garage Pad	0	0.00%	\$ 5.85	\$ -
Beach Kiosks	980	0.75%	\$ 5.85	\$ 5,736.88
Bicentennial - Pavilion/Cart/Kiosks/Grand Lawn	46,640	35.50%	\$ 5.85	\$ 273,025.81
MEC Parcel (Parcel contained within Uplands)	19,006	14.47%	\$ 5.85	\$ 111,257.45
Sum of Promenade and Common/Parking Sq Ft.	92,115			\$ 539,237.60
Sum of Uplands Parcel Net Functional Sq. Ft.	131,362	100%		\$ 768,988.00

**Tenants expectations should be that as additional elements of the Marina District South Project are brought online up to and including; Public Market, Restaurant Row Entities, Parking Garage and Market Court, that Tenants proportional share of operating costs will decrease. Operating costs will be allocated to an ever growing pool of tenants as well as the associated square footage as a percentage of the total, with a resulting effect of also lowering the rate per square foot.*