

Exhibit A

FY 2024/25

County of Riverside

68615 Perez Rd, Suite 9a, Cathedral City, CA 92234

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	19,800	SQFT		
Approximate Cost per SQFT (Nov - Jun)	\$	2.50		
Lease Cost per Month (Jul - Oct)	\$	-		
Lease Cost per Month (Nov - Jun)	\$	49,540.00		
Total Lease Cost (Nov - Jun)			\$	396,320.00
Total Estimated Lease Cost for FY 2024/25			\$	396,320.00

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12		
Estimated Utility Costs per Month			\$	2,376.00
Total Estimated Utility Cost (Nov - Jun)			\$	19,008.00
Total Estimated Utility Cost for FY 2024/25			\$	19,008.00

FM Lease Management Fee as of 07/01/2024	4.84%		\$	19,181.89
TOTAL ESTIMATED COST FOR FY 2024/25			\$	434,509.89
TOTAL COUNTY COST	4%		\$	17,380.40

Exhibit B

FY 2025/26

County of Riverside

68615 Perez Rd, Suite 9a, Cathedral City, CA 92234

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	19,800	SQFT		
Approximate Cost per SQFT (Jul - Oct)	\$	2.50		
Approximate Cost per SQFT (Nov - Jun)	\$	2.58		
Lease Cost per Month (Jul - Oct)	\$	49,540.00		
Lease Cost per Month (Nov - Jun)	\$	51,026.20		
Total Lease Cost (Jul - Oct)			\$	198,160.00
Total Lease Cost (Nov - Jun)			\$	408,209.60
Total Estimated Lease Cost for FY 2025/26			\$	606,369.60

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12		
Estimated Utility Costs per Month			\$	2,376.00
Total Estimated Utility Cost for FY 2025/26			\$	28,512.00
FM Lease Management Fee as of 07/01/2024	4.84%		\$	29,348.29
TOTAL ESTIMATED COST FOR FY 2025/26			\$	664,229.89
TOTAL COUNTY COST	4%		\$	26,569.20

Exhibit C

FY 2026/27 to 2027/28

County of Riverside

68615 Perez Rd, Suite 9a, Cathedral City, CA 92234

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:

19,800 SQFT

FY 2026/27 **FY 2027/28**

Approximate Cost per SQFT (Jul - Oct)	\$	2.58	\$	2.65
Approximate Cost per SQFT (Nov - Jun)	\$	2.65		
Lease Cost per Month (Jul - Oct)	\$	51,026.20	\$	52,556.99
Total Lease Cost (Jul - Oct)	\$	204,104.80	\$	210,227.94
Lease Cost per Month (Nov - Jun)	\$	52,556.99		
Total Lease Cost (Nov - Jun)	\$	420,455.89		
Total Estimated Lease Cost for FY 2026/27-2027/28	\$	624,560.69	\$	210,227.94

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	\$	0.12
Estimated Utility Cost per Month	\$	2,376.00	\$	2,376.00
Total Estimated Utility Cost	\$	28,512.00	\$	9,504.00

Lease Management Fee as of 7/1/2024	4.84%	\$	30,228.74	\$	10,175.03
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TOTAL ESTIMATED LEASE COST	\$	683,301.43	\$	229,906.98
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F11 Total Cost	\$	2,011,948.18		
F11 Total County Cost	\$	80,477.93	4%	