

Exhibit A

Airport Rates and Charges

Rates and Charges for leased property at Riverside Municipal Airport will be:

Property Rates	
Office Space	\$0.95 - \$1.25/sq. ft./month
Aircraft Hangars (Non-Commercial)	\$0.34/sq. ft./month
Land (Unimproved, Non-Commercial)	\$0.03/sq. ft./year
Land (Improved, Non-Commercial)	\$0.05/sq. ft./year
Aircraft Hangars (Commercial)	\$0.44/sq. ft./month
Land (Unimproved, Commercial)	\$0.30sq. ft./year
Land (Improved, Commercial)	\$0.40sq. ft./year
Storage Space	\$0.50/sq. ft./month

Rates increase annually based on CPI (U), or 2.0%, whichever is greater.

AIRCRAFT TIE-DOWN RATES	
Single Engine	\$60/month
Twin Engine	\$85/month

TRANSIENT AIRCRAFT PARKING	
Single Engine	\$10/day
Twin Engine	\$25/day

AIRPORT GATE ACCESS CARDS AND KEYS

Initial Issue	\$20
Replacement/Damaged	\$25

UTILITY SURCHARGE

Aircraft Hangar (2,499 sq.. ft. or less)	\$15
Aircraft Hangar (2,500 sq.. ft. or more)	\$25

Term:

- Hangar for private use, aircraft tie-downs and ground leases will be executed as month-to-month leases.
- All leases falling outside the parameters, i.e, long-term leases, of this Leasing Program will be negotiated on a case-by-case basis and approved by City Council.

Common Area Maintenance:

- The City will be responsible for the maintenance of the common areas including landscaping, public parking lot, and public parking lot lighting. The City will also be responsible for paying for water, trash, and electrical service that serve the common areas.
- When tenant's leased space is equipped with separate utility meters, tenant is responsible for paying associated utility fees.

City's Obligations:

- The City will, at its sole discretion, determine if a business wanting to lease space at the Airport is compatible with other tenants.
- The City will be responsible for the structural portions of buildings as stipulated in the respective lease.

Tenant Obligations:

- Tenant will be responsible for paying all possessory interest taxes. The tenant is also responsible for notifying the County of Riverside in the event of any changes to the lease affecting possessory interest taxes.

- Commercial tenants will obtain and maintain a current business tax certificate from the City of Riverside, and be registered with the State of California to conduct business within the State.
- Tenant will be required to maintain, repair or replace the HVAC system that serves their leased space.
- Tenant will be required to maintain all systems in their space, including but not limited to, plumbing and electrical.
- Tenant will be required to maintain systems such as grease traps or clarifiers that serve their space whether these systems are installed inside or outside of their leased space.
- Tenants shall be responsible for maintaining, repairing or replacing any glass, whether the glass is in the windows or the doors of the leased space.

Tenant Improvements:

- Tenant will be responsible for maintaining and installing all tenant improvements required for their business.
- The cost of tenant improvements will be the responsibility of the tenant. However, in an effort to attract additional commercial activity to the airport, the Airport Manager may negotiate rent abatement or reduced rent. Rent abatement will not exceed the equivalent of three (3) month's rent, or an escalating rate increase to bring the rent to full value within six months.
- Upon lease termination, all permitted tenant improvements will revert to the City. All tenants improvements not approved by the Airport Manager, or those improvements that did not receive proper building/construction permits, shall be returned to original condition.
- Tenants are required to obtain all necessary permits and insurance documents prior to improving their leased area.

Lease Agreements:

- Provided a new negotiated lease is within the adopted Lease Program parameters above as verified by the City Attorney's Office, no additional approval by the City Council will be required.

Lease Deposits

- Deposits for Leases are non-refundable unless the tenant provides the required 30-day advance notice as stipulated in the Lease Agreement.

Execution:

- Airport Manager may negotiate all leases.
- All month-to-month leases may be executed by General Services Director, the Deputy/Assistant General Services Director, or Airport Manager.
- Leases for longer than a month-to-month term may be executed by the City Manager, after the lease has been reviewed and approved by the City Council.

Definitions

- Improved Land – land that has been improved with asphalt, concrete, or other hard surface, but does not necessarily include utilities or structures.
- Unimproved Land – land that is not improved with asphalt, concrete, or other hard surface, but has a surface commonly known as “native soil”.

RIVERSIDE AIRPORT HANGARS**Prices are subject to rate adjustments per CPI in August.****PARFLIGHT HANGARS**

\$319.20 40'w x 31'd - door opening 40'w - 940 sq. feet

#1-#18 40x31
T-HANGARS

\$366.74 40'w x 36'd - door opening 40'w - 1,080 sq. feet

#19-#28 40x36
T-HANGARS**BROWN HANGARS**

\$455.02 46'w x 37'd - door opening 46'wx12'6"tall- 1,340 sq. feet

#1-#20 & #26-#31
46x37 T-HANGARS

\$571.16 50'w x 48'd - door opening 50'wx12'6"tall- 1,682 sq. feet

#21-#24 50x48 T-
HANGARS

\$640.43 50'w x 40'd - door opening 50'wx12'6"tall- 1,886 sq. feet (#25)

#25 - 50x40 T-
HANGAR PLUS
#32-#33 - 50x50
EXECUTIVE

\$848.93 50'w x 50'd - door opening 50'wx12'6"tall- 2,500 sq. feet

GEMENDE HANGARS

\$344.32 42'w x 32'd - door opening 42'w - 1,014 sq. feet

#1-#10 T-HANGARS
#11 T-HANGAR
PLUS

\$382.70 40.6'w x 32'd - 1,127 sq. feet (#11)

GRIFFIN/MUNKSGAARD

\$608.51 56'w x 46'd - door opening 56'w - 1,792 sq. feet

6 LARGE T-
HANGARS**M1 HANGAR**

\$745.02 55'w x 47"d - door opening 50'w - 2,194 sq. feet

1 LARGE T-HANGAR

M2 HANGAR

\$620.05 55'w x 47'd - door opening 50'wx11'4"tall- 1,826 sq. feet

1 LARGE T-HANGAR

L1A HANGAR

\$355.19 40'w x 30'd - door opening 40'wx - 1,046 sq. feet + 90' Storage

1 T-HANGAR

L1B HANGAR

\$555.20 50'w x 30'd - door opening 40'wx - 1,200 sq. feet + 435' Storage

1 T-HANGAR