

Exhibit A

Airport Rates and Charges

Rates and Charges 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)	\$0.10/sq. ft./year
Land (Improved, Non-Commercial)	\$0.15/sq. ft./year

Aircraft Hangars (Commercial)	\$0.44/sq. ft./month
Land (Unimproved, Commercial)	\$0.30/sq. ft./year
Land (Improved, Commercial)	\$0.40/sq. 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
Multi-Engine	\$25/day

AIRPORT GATE ACCESS CARDS AND KEYS	
Initial Issue	\$20/card \$25/key
Replacement/Damaged	\$25/card or key

MONTHLY UTILITY SURCHARGE

Aircraft Hangar (2,499 sq.. ft. or less)	\$15/hangar
Aircraft Hangar (2,500 sq.. ft. or more)	\$25/hangar
Terminal Office Space	*

* Monthly charge will be based on average of previous 12 month total for Terminal bldg. and prorated per sq.ft. of office space leased. Covered months will be Nov – Oct, with fee applied in Jan of each year.

ACTIVITY/EVENT PERMIT FEES

	Permit Fee	Late Fee
Airport Tenant	\$ 25.00	\$ 30.00
Non-Profit Organization	\$ 50.00	\$ 75.00
Commercial Business	\$200.00	\$250.00
Student Film Production	No Charge	N/A
Staff costs	Calculated at current overtime salary rates per hour	

Term/Conditions:

- Hangars for private use and aircraft tie-downs will be executed as month-to-month leases.
- Ground leases may be executed as month-to-month or long term.
- All leases falling outside the parameters of this Leasing Program, i.e., rates, will be negotiated on a case-by-case basis by the Airport Manager and approved by City Council.
- Subletting is not permitted under short or long-term leases. This condition does not apply to Development Agreements.
- Terms and Conditions under Development Agreements are negotiable on a case-by-case basis.

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 fees associated with water, trash, and electrical services that serve the common areas.
- When a 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 conforms to FAA requirements.
- Non-aviation businesses may operate at the Airport under month-to-month leases only.
- The City will be responsible for the buildings on the Airport, to include, but not limited to, structural portions of buildings, as stipulated in the respective lease.
- Leased space provided with dedicated HVAC systems will be offered a 1-year warranty from the date of lease execution. Following the warranty period the Tenant will be responsible for all maintenance, servicing and replacement of the HVAC system at the Tenant's sole expense.

Tenant's 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 agreement 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.
- Tenants will be required to:
 - Maintain, repair or replace the HVAC system dedicated solely to serving their leased space, at the Tenant's sole expense;
 - Maintain all systems in their space, including but not limited to, plumbing and electrical systems;
 - Maintain systems such as grease traps or clarifiers that serve their space whether these systems are installed inside or outside of their leased space.
 - Maintain, repair or replace any glass, whether the glass is in the windows or the doors of the leased space.
- Tenant will be responsible for paying a pro-rated monthly utility fee when those utilities also serve common areas in the Terminal Building. Fees will be adjusted annually based on the previous 12month average of total electrical charges and adjusted for each Tenant's square foot of leased space in the Terminal Building.

Tenant Improvements:

- Tenant will be responsible for maintaining and installing all tenant improvements required for their business.
- Tenants shall provide the Airport Manager with a copy of plans for proposed improvement, or conceptual drawings, before submission for plan check and approval from the City. The Airport Manager will provide Tenant written approval/non-approval of the proposed improvement within 10 working days. Tenant will provide Airport Manager with a full set of “as-builts” when project is completed.
- 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. Reduced rent will be negotiated on a case-by-case basis. The City shall not reduce rent in such amount as to fully reimburse Tenant improvement costs.
- Upon lease termination, all permitted tenant improvements will revert to the City at no cost to the City, unless specifically detailed otherwise in the Council approved lease agreement, and/or approved by the Airport Manager. All Tenant improvements not approved by the Airport Manager, or those improvements that did not receive proper building/construction permits, shall be returned to the original condition, unless otherwise approved by the Airport Manager.
- Tenants are required to obtain, and maintain in an active status, all necessary permits and insurance documents prior to improving their leased spaces and shall be responsible for all costs for same.

Lease Agreements:

- Provided a new negotiated lease is within the adopted Lease Program parameters above and approved by City Council, no additional approval by the City Council will be required.

Security Deposits

- Deposits for Leases are refundable unless:
 - The Tenant fails to provide the required 30day advance notice to vacate, as stipulated in the Lease Agreement, and/or
 - There is damage to the leased space, and/or
 - Past rent is due.

Execution:

- The Airport Manager may negotiate all leases.
- All month-to-month leases may be executed by the General Services Director, the Deputy/Assistant General Services Director, or the Airport Manager.
- Leases other than a month-to-month terms may be executed by the City Manager, or his/her designee, after the lease has been reviewed and approved by the City Council.

Event Permits

- Tenants or organizations/businesses that seek to host an event at the Airport are required to submit an Activity/Event Permit Request Application.
- Applications must be submitted a minimum of 30 calendar days prior to the event.
- The Application may be in addition to the City-Wide Special Event Application that is required 90 calendar days prior to the event.

Definitions

- Improved Land – land that has been improved with asphalt, concrete, but does not necessarily include utilities or structures.
- Unimproved Land – land that is not improved with asphalt, concrete, or utilities, and has a surface commonly known as “native soil”.
- CPI – Consumer Price Index for All Urban Consumers (CPI-U) for the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical Area (“Index”) as published by the Bureau of Labor Statistics of the United States Department of Labor

RIVERSIDE AIRPORT HANGARS		
Prices are subject to rate adjustments per CPI in August of every year.		
PARFLIGHT HANGARS		
\$331.96	40'w x 31'd - door opening 40'w - 940 sq. feet	#1-#18 40x31 T-HANGARS
\$381.40	40'w x 36'd - door opening 40'w - 1,080 sq. feet	#19-#28 40x36 T-HANGARS
BROWN HANGARS		
\$473.21	46'w x 37'd - door opening 46'wx12'6"tall- 1,340 sq. feet	#1-#20 & #26-#31 46x37 T-HANGARS
\$594.00	50'w x 48'd - door opening 50'wx12'6"tall- 1,682 sq. feet	#21-#24 50x48 T-HANGARS
\$666.04	50'w x 40'd - door opening 50'wx12'6"tall- 1,886 sq. feet (#25)	#25 - 50x40 T-HANGAR PLUS
\$882.87	50'w x 50'd - door opening 50'wx12'6"tall- 2,500 sq. feet	#32-#33 - 50x50 EXECUTIVE
GEMENDE HANGARS		
\$358.09	42'w x 32'd - door opening 42'w - 1,014 sq. feet	#1-#10 T-HANGARS #11 T-HANGAR PLUS
\$398.00	40'6"w x 32'd - 1,127 sq. feet (#11)	
GRIFFIN/MUNKSGAARD		
\$632.84	56'w x 46'd - door opening 56'w - 1,792 sq. feet	6 LARGE T-HANGARS
M1 HANGAR		
\$774.81	55'w x 47'd - door opening 50'w - 2,194 sq. feet	1 LARGE T-HANGAR
M2 HANGAR		
\$644.84	55'w x 47'd - door opening 50'wx11'4"tall- 1,826 sq. feet	1 LARGE T-HANGAR
L1A HANGAR		
\$369.39	40'w x 30'd - door opening 40'wx - 1,046 sq. feet + 90' Storage	1 T-HANGAR
L1B HANGAR		
\$577.40	50'w x 30'd - door opening 40'wx - 1,200 sq. feet + 435' Storage	1 T-HANGAR