

Berkeley Land Company
Civic Center Place
2013 CAM Reconciliation for NNN Tenants

Building SF = 110,679

Expense Detail:	2013 Actual Expenses	less: Tenant Reimb's, etc.	2013 Actual	2013 PSF	2013 Monthly CAMs	2013 Monthly CAMs PSF
Electric	339,244.00	(214,696.46)	124,547.54	\$1.125	10,378.96	\$0.094
Water & Sewer	7,723.72		7,723.72	\$0.070	643.64	\$0.006
Other Utilities Expenses	5,217.79		5,217.79	\$0.047	434.82	\$0.004
Janitor Services	90,417.26	(43,709.25)	46,708.01	\$0.422	3,892.33	\$0.035
Repair & Maintenance	30,064.02		30,064.02	\$0.272	2,505.34	\$0.023
Fire & Safety	10,655.48		10,655.48	\$0.096	867.96	\$0.008
Elevator	7,684.09		7,684.09	\$0.069	640.34	\$0.006
HVAC	49,569.56		49,569.56	\$0.448	4,130.80	\$0.037
Lot Sweeping	3,240.00		3,240.00	\$0.029	270.00	\$0.002
Pest Control	1,788.00		1,788.00	\$0.016	149.00	\$0.001
Trash	18,392.47		18,392.47	\$0.166	1,532.71	\$0.014
Landscaping	32,619.64		32,619.64	\$0.295	2,718.30	\$0.025
Security	46,975.00		46,975.00	\$0.424	3,914.58	\$0.035
Property & Earthquake Insurance	64,487.00		64,487.00	\$0.583	5,373.92	\$0.049
Property Tax	235,632.94		235,632.94	\$2.129	19,636.08	\$0.177
11-12 Property Tax Refund	(3,395.10)		(3,395.10)	(\$0.031)	(282.93)	(\$0.003)
State & Local Taxes	3,892.98		3,892.98	\$0.035	324.42	\$0.003
Management Fee	100,000.00		100,000.00	\$0.904	8,333.33	\$0.075
	1,044,208.85	(258,405.71)	785,803.14	\$7.10	65,483.60	\$0.59

Distribution of Monthly NNN Expenses:			Distribution of
	1/1/13 to 12/31/13		2013 Actual Exps
	%	Monthly \$	
Washington Hosp. #325	6.16%	\$4,033.79	\$48,405.47

Monthly NNN Expense Reconciliations:			
	Distrib of	2013 CAM	Due From/
	2013 Actual	Est Payment	(Due To)
Washington Hosp. #325	48,405.47	\$51,563.99	\$ (3,158.52)