

## EXHIBIT D

Category	Mare Island Operating Expenses Paid by Tenants, collected by Lennar, reimbursed to the City of Vallejo.	Common Area Costs Specific to Bldgs Paid by Tenants to Lennar, retained by Lennar to offset actual NNN expenses
Cooperative Services (thru 9/30/2001)	Coop Administration	Maintenance Salaries
	Municipal Police Services	Steam Cleaning
	City of Vallejo Fire Protection	Maintenance Supplies
	Front Gate / Hwy 37 Gate Security	Elevator Servies
	Roving, Island-Wide Security	Other Exterior Services
	Vacant Building Maintenance	Roof Repair
	Bridge Operation and Maintenance	Roof Replacement
	Existing Road Repair and Maint	Exterior Repairs and Maintenance
	Vacant Grounds Maintenance	Interior Repairs and Maintenance
	Potable Water System	Common Area Repairs and Maintenance
	Sanitary Sewer System	Parking Lot Sweeping
	Storm Drain System	Parking Lot Repairs
	Mosquito Abatement	Parking Lot Replacements
	Waterfront Structures	Pest Control
	Ground Level Trackage	Landscape Maintenance and Repairs
	Eqmt (related to Coop) Maint	Interior Landscaping
	Refuse Collection (Related to Coop)	Electricity
	Plan Files Mgmt	Exterior Electricity
	Animal Control Services	Gas
	Water Service (Main System or Common Grounds)	Water and Sewer
	Sewer Service (Main System or Common Grounds)	Exterior Water
	Electrical Service (Main System or Common Grounds)	Other Utilities
	Natural Gas Service (Main System or Common Grounds)	HVAC Repair and Maintenance
		Trash Removal
		Exterior Trash
		Cleaning Supplies
		Janitorial Service
		Window Washing
		Telephone
		Building Security
Future Costs	Items listed above are expected to be replaced by Service District Fees	Security Salaries
		Signage
		Association Dues
		Management Office Expenses
		Management Office Salaries
		Administrative Costs
		Liability Insurance
		Building Replacement Insurance
		Umbrella Insurance
		Environmental Insurance
		Property Taxes
		Assessments