

FIRST AMENDMENT TO AGREEMENT FOR CONSULTING SERVICES
Financing District Advisory / Agreement No. 2

THIS FIRST AMENDMENT TO AGREEMENT FOR CONSULTING SERVICES is effective the 3rd day of March, 2026, by and between the CITY OF SAN PABLO, a municipal corporation ("City") and Kosmont Transactions Services, Inc. doing business as Kosmont Financial Services ("Consultant").

R E C I T A L S

WHEREAS, effective November 1, 2025, CITY and Consultant entered into an Agreement for Consulting Services for the provision of financing district advisory services to the City, limited to Phase One Tasks identified in Exhibit A, Consultant's Proposal dated October 23, 2025 ("Agreement"); and

WHEREAS, the parties have agreed to modify the terms of that Agreement related to Scope of Services to add Phase Two Tasks identified in Exhibit A, Consultant's Proposal dated October 23, 2025;

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. **SCOPE OF SERVICES.** Section 1.A. of the Agreement, "Scope of Services," is amended to and restated as follows:

"Consultant agrees to provide the Services to the City as specified in the scope of services set forth in Consultant's proposal dated October 23, 2025, to include both Phase One and Phase Two Tasks ('**Proposal**'), attached as **Exhibit A** and incorporated herein. In the event of any conflict or inconsistency between any of the terms of the Proposal and this Agreement, the terms most favorable to the City will prevail. Any services not encompassed in this Section (1) are additional services ('**Additional Services**') subject to prior written authorization by the City, as further specified below in Section (3), 'Additional Services'."

2. **COMPENSATION.** Section 2 of the Agreement, "Compensation," is amended to include the following provision:

"As full compensation for the satisfactory and timely performance of the Services as specified in Section (1), 'Scope of Services,' and the attached exhibits, CITY agrees to pay Consultant up to an additional **Seventy-Nine Thousand Five Hundred Dollars (\$79,500)**, for a total compensation under this Agreement as amended not to exceed **One Hundred Seventeen Thousand Dollars (\$117,000)**."

3. All other terms and conditions of the Agreement, shall remain in full force and effect.

APPROVED AS TO FORM:

CITY OF SAN PABLO
A Municipal Corporation

By _____
Brian P. Hickey, City Attorney

By _____
Matt Rodriguez, City Manager

Date signed _____

Date signed _____

Kosmont Transactions Services, Inc.
dba Kosmont Financial Services

By _____
Larry J. Kosmont, CRE®, President

Date signed _____

ATTEST:

By _____
Dorothy Gantt, City Clerk

Date signed _____

Attachment:
Exhibit A: Consultant's Proposal dated October 23, 2025

EXHIBIT A
Consultant's Proposal dated October 23, 2025



October 23, 2025

Matt Rodriguez
City Manager
City of San Pablo
1000 Gateway Avenue
San Pablo, CA 94806

Re: Proposal for Financing District Advisory

Dear Mr. Rodriguez:

Kosmont Transactions Services, Inc. doing business as Kosmont Financial Services (KFS) (“Consultant” or “KFS”) is pleased to present this proposal to provide Financing District Advisory Services to the City of San Pablo (“City” or “Client”). KFS is an Independent Registered Municipal Advisor (“IRMA”) with the U.S. Securities and Exchange Commission (“SEC”) and the Municipal Securities Rulemaking Board (“MSRB”). This proposal serves as an Agreement when executed and returned by Client to Consultant.

I. BACKGROUND AND OBJECTIVE

KFS understands that the City is considering potential implementation of a special purpose Tax Increment Financing (“TIF”) district, such as an Enhanced Infrastructure Financing District (“EIFD”) or Climate Resilience District (“CRD”), to help fund critical infrastructure and support economic development and resilience within certain opportunity site areas within the City.

The KFS team has facilitated the majority of the approximately 35 EIFDs and CRDs formed so far in California. Our team is currently assisting over 50 other cities and counties with evaluation or in-progress formation activities, and KFS has successfully structured EIFD tax increment-related debt issuances, with more issuance activity underway. Post district formation, the KFS team provides required annual district compliance reporting and ongoing administration services.

KFS proposes the following Scope of Services to assist the City in a phased manner, where work would not continue into a subsequent phase without advanced direction and authorization of the City.

II. SCOPE OF SERVICES

Approach to Tasks: The prospective assignment and consulting services that Consultant will provide will be of a relatively limited scope and duration, and advisory in nature. Consultant will be making recommendations only, which advise the Client, including elected officials, appointed officials, and

Kosmont Financial Services

Mailing Address: 1601 N Sepulveda Blvd, #382
Manhattan Beach, CA 90266

(424) 297-1073
www.KosmontFinancial.com

Physical Address: 2301 Rosecrans Avenue
Suite 4140, El Segundo, CA 90245

Kosmont Financial Services is an Independent Registered Municipal Advisor with the SEC and the MSRB.

staff, which Client can accept or reject. None of Consultant's staff will act in a capacity as an elected official, nor as an appointed official, nor as staff, nor as serving in a "designated" position.

PHASE ONE: FEASIBILITY ANALYSIS

Task 1: Overview of Tools and Evaluation of Boundary Alternatives

Consultant will coordinate a kickoff meeting with the City to discuss the City's objectives and initial thoughts on areas to be included in a potential financing district. Consultant will prepare and present an overview of relevant financing district tools. Based on input during initial discussions, Consultant will identify and evaluate up to three (3) potential boundary alternatives for a TIF district that could support the City's objectives. Consultant will analyze key strategic implementation considerations, including:

- a) Property ownership
- b) Planned / proposed future development
- c) Infrastructure needs and estimated costs
- d) Potential public and private sector partners (e.g., City, County of Contra Costa, other affected taxing entities)
- e) Overlap with former Redevelopment Agency Project Area boundaries and status of redevelopment dissolution
- f) Potential to utilize alternative public financing approaches (e.g., lease revenue bond, State programs, other).

Task 2: Revenue and Bonding Capacity Analysis

KFS will prepare a tax increment revenue analysis, reflecting potential future development and potential public and private sector partners. The analysis will identify:

- a) Potential assessed value increase from future development in the district
- b) Property tax increment funding capacity at select annual benchmarks and cumulatively over the estimated district lifetime(s)
- c) Different levels of tax increment revenue allocation by taxing entity (e.g., 25%, 50%)
- d) Initial estimates of potential bonding capacity
- e) Complementary economic development tools and funding resources (e.g., community facilities district [CFD] financing, grants, leverage of City-owned real estate assets, outstanding debt refinancing strategies, zoning incentive programs)
- f) As related to potential overlap of proposed district boundaries with former redevelopment agency project areas, analysis of corresponding relevant outstanding enforceable obligations and implications on available revenues.

Task 3: Governance and Implementation Roadmap

Based on the preferred financing district tool(s) identified by the City based on previous Task findings, KFS will evaluate and summarize feasible governance and implementation alternatives, including district governing board composition, voting / approval procedures, district formation milestones, debt issuance procedures, and estimated timing, in order to provide potential public and private sector stakeholders with an illustrative "roadmap" for implementation.

Task 4: City Meeting / Workshop

KFS will coordinate a virtual meeting with City staff, City Council, and/or other key community stakeholders, such as residents, property owners, and/or local developers. Kosmont will prepare and

present a summary of feasibility analysis findings. The purpose of the workshop will be to facilitate education of key stakeholders, to vet and confirm potential priority projects to be funded by preferred tool(s), to confirm the objectives related to potential implementation, and to confirm whether to proceed into the implementation phase, or not.

KFS will not proceed to Phase Two work until Client provides such direction.

PHASE TWO: IMPLEMENTATION

Task 5: Outreach to County Representatives and Other Stakeholders for Potential Partnership

Consultant will assist the Client with outreach to potential public and private sector entity stakeholders, including but not limited to the following:

- County Executive Office, Auditor-Controller, Treasurer-Tax Collector, and Property Tax Manager staff and Board of Supervisors (“BOS”) representatives
- Potential private sector landowner / developer partners
- State Board of Equalization / Department of Tax and Fee Administration
- Community / local advocacy groups.

Consultant will assist with preparation and presentation of financing district analysis materials as appropriate for such outreach. Based on continued stakeholder feedback, Consultant will refine previous tax increment projections and related analysis. The goal of this Task is to receive direction/confirmation on whether the City should proceed with financing district formation initially with or without partnership from the County and/or other taxing entities (recognizing that other taxing entities may join in a subsequent year). Consultant will additionally assist with final determination of district boundaries and governing Public Financing Authority (“PFA”) board composition as required for the Resolution of Intention discussed in subsequent Tasks.

Task 6: Fiscal Impact and Economic Benefit Analysis

As required by the various TIF statutes, and as a means of demonstrating benefits to relevant public agencies (e.g., City and County) for potential participation in a financing district, KFS will estimate the primary fiscal revenues (e.g., property tax, direct and indirect sales tax, hotel transient occupancy tax), primary fiscal expenditures (e.g., public safety service costs, community services), and resulting net fiscal impact (fiscal revenues net of fiscal expenditures) to be generated for participating taxing entities from district implementation.

Consultant will additionally apply an IMPLAN-based analysis to estimate the employment (job creation), labor income (wages), and economic output (value of goods and services produced) benefits to be derived from both construction and ongoing operation within the financing district. Direct, indirect, and indirect (multiplier) impacts will be reflected.

Task 7: Resolution(s) of Intention and Establishment of the Public Financing Authority (PFA)

Consultant will work with City staff and the City Attorney’s office (and potentially County staff and County Counsel) with the preparation of requisite documentation for the Resolution(s) of Intention (“ROI”) to form the financing district, including appropriate designation of the governing PFA board members. Consultant will assist with coordination and presentation at the required meeting(s) of the

City Council (and potentially County BOS) to adopt the ROI(s) and will assist with required noticing of the ROI following the legislative body action(s).

Task 8: Infrastructure Financing Plan (IFP) Preparation

Consultant will collaborate with City staff and appropriate third-party consultants (e.g., special counsel, engineering / surveying consultants) on the preparation of the required Infrastructure Financing Plan (“IFP”) and related appendices. The IFP must include a legal description of district boundaries, public improvements to be implemented, location, timing, and costs of development and financial assistance, finalized tax increment projections, intention to incur debt (e.g., bonds), district termination date, taxing entity fiscal impact analysis, and replacement housing obligations. Consultant will assist City staff (e.g., Clerk’s office) in the required distribution of the IFP to property owners within the financing district and to affected taxing entities. Consultant will assist in drafting and coordinating the required noticing (e.g., website, mailing, newspaper notices) of the PFA meeting and hearings for IFP approval and financing district formation.

Task 9: IFP Approval and Financing District Formation Meetings and Hearings

Consultant will assist in coordination, preparation, and presentation of required materials at the required City Council / County BOS meeting(s) and PFA meetings and hearings to approve the IFP and form the financing district. While Consultant is not an attorney, we will provide draft content for required resolutions for review by the City Attorney, County Counsel, and/or special counsel. Consultant anticipates two PFA public meetings, two PFA public hearings, one City Council meeting, and one County Board of Supervisors meeting as part of this task.

Once the financing district is successfully formed, Consultant will assist City staff in completing the required filings for Change of Jurisdictional Boundaries with the State Board of Equalization.

Potential Future Services (Post Financing District Formation)

- Annual compliance report preparation, related presentations at PFA public hearings
- PFA training on project prioritization
- Continuing Disclosure as related to financing district and other debt transactions

EIFD-Related Municipal Advisory Services

City and KFS agree that evaluation or implementation of any EIFD-related public financings (e.g., tax increment allocation bonds, and/or City lease revenue financing to be repaid or guaranteed/committed in whole or in part with EIFD tax increment and other revenues, and/or financing utilizing engagement of the EIFD PFA) will involve KFS as the City’s Municipal Advisor or co-Municipal Advisor on a to-be-determined compensated basis.

III. SCHEDULE AND REQUIRED DATA

Consultant is prepared to commence work upon receipt of executed Agreement and project data outlined below. For Phase One, a summary PowerPoint presentation with separate analysis detail exhibits is anticipated to be delivered within three (3) to four (4) months from assignment authorization. Timing of stakeholder briefings will be contingent on stakeholder availability. Potential Phase Two implementation is anticipated to occur over a period of approximately nine (9) to twelve (12) months following Phase One.

Client will provide Consultant with existing project data, including relevant planning documentation (e.g., specific plans), current project proposals and/or site plans, and information on potential infrastructure projects with estimated range of costs, as available.

IV. COMPENSATION

The compensation for Tasks 1 through 9 is outlined below for professional services (hourly) fees at Consultant's billing rates as reflected in Attachment A.

PHASE ONE TASKS	ESTIMATED BUDGET
1) Overview of Tools and Evaluation of Boundary Alternatives	\$12,500
2) Revenue and Bonding Capacity Analysis	\$12,500
3) Governance and Implementation Roadmap	\$5,000
4) City Meeting / Workshop	\$7,500
Estimated Total Professional Services (Hourly) Fees	\$37,500

PHASE TWO TASKS	ESTIMATED BUDGET
5) Stakeholder Outreach and Direction on Partnership	\$15,000
6) Fiscal Impact and Economic Benefit Analysis	\$12,500
7) ROI(s) and Establishment of the PFA	\$10,000
8) Infrastructure Financing Plan (IFP) Preparation	\$19,500
9) IFP Approval and EIFD Formation Hearings	\$22,500
Estimated Total Professional Services (Hourly) Fees	\$79,500

Budget may be increased by Client request at any point in time. Task budgets may be allocated between Tasks as deemed appropriate by Consultant to provide adequate services to the Client.

Full payment must be received by Consultant before the final written summary or report of Consultant's findings is released to Client.

Consultant is prepared to commence work upon receipt of executed Agreement.

Consultant anticipates a single consolidated round of Client comments and revisions on draft work product before Consultant provides a final version of work product. If necessary, additional rounds of comments and revisions can be accommodated on an hourly basis.

Consultant's attendance or participation at any **publicly noticed** meeting other than meetings identified in Tasks 1 through 9, whether such participation is in person, digital, video and/or telephonic (e.g., *City Council, Planning Commission, Public Agency Board, other*), as requested by Client is in addition to compensation for Tasks 1 through 9 and will be billed at the professional services (hourly) fees as shown on Attachment A.

Services will be invoiced monthly at Consultant's standard billing rates, as shown on Attachment A. In addition to professional services (hourly) fees, invoices will include reimbursement for out-of-pocket expenses such as travel and mileage (provided that there shall be no overnight travel without the Client's prior approval and that mileage shall be reimbursed at the current IRS mileage reimbursement rate), professional printing, conference calls, and delivery charges for messenger and overnight packages at actual cost. Unless otherwise agreed to in advance, out-of-area travel, if any, requires advance funding of flights and hotel accommodations.

Consultant will also include in each invoice an administrative services fee to cover in-house copy, fax, telephone and postage costs equal to four percent (4.0%) of Consultant's monthly professional service fees incurred. Any unpaid invoices after 30 days shall accrue interest at the rate of 10% per annum.

For the convenience of Consultant's clients, we offer a secure credit card payment service. The credit card payment link is: <https://kosmont.paidyet.com> and there are two ways to make a secure credit card payment:

1. Fill in the "**Make a Payment**" form when you go to the link (<https://kosmont.paidyet.com>), or
2. Call Consultant's accounting desk (424) 297-1072 to make a credit card payment

V. DISCLOSURE INFORMATION RELATED TO THE ESTABLISHMENT OF AN INDEPENDENT REGISTERED MUNICIPAL ADVISORY RELATIONSHIP AND OTHER DISCLOSURES

Municipal Advisory Disclosures

Duties and Responsibilities of KFS

As an IRMA, KFS has a duty of care and loyalty to Client and has a fiduciary obligation to provide advice and conduct Municipal Advisory Activities in a manner that is in Client's best interests, not ours or those of any other party.

Disclosure of Material Conflicts

Circumstances when payment of KFS's professional fees is contingent upon a successful closing of any financing present an unavoidable conflict related to KFS advising Client whether to proceed with such financing. Receiving compensation upon a successful closing is an industry standard. As to municipal advisory debt-related services, KFS is accustomed and willing to work "at risk" when required and believes this conflict can and will be properly managed and mitigated, as is the case with other engagements KFS regularly undertakes. This conflict is naturally removed when KFS's compensation is based solely on an hourly (time and materials) basis.

Other than as stated above, KFS is not aware of any other conflicts that currently exist or that may come to exist by engaging in Municipal Advisory Activities with Client.

Disclosure of Legal or Disciplinary Events

Neither KFS, its principles, nor its Municipal Advisor Professionals assigned to Client have ever been the subject of any legal or disciplinary actions or events that may be material to Client's evaluation of KFS or the integrity of our management or personnel.

Termination of IRMA Relationship

Each of Client and KFS is free to terminate this IRMA relationship at any time by giving notice to the other party. While Client may ultimately undertake the issuance of municipal securities, such event will not necessarily trigger an automatic termination of the IRMA relationship that KFS has with Client. It is presently anticipated that KFS will continue to perform municipal advisory activities for Client at Client's pleasure and on an ongoing basis.

Compensation for Possible Future Real Estate Evaluation or Brokerage Services

The following is being provided solely as an advance disclosure of real estate brokerage services and potential compensation for such services. This disclosure is not intended to commit the Client.

When assignments involve real estate/property brokerage services, such transaction-based services are typically provided by Kosmont Real Estate Services, Inc. doing business as Kosmont Realty ("KR"). KR is licensed by the State of California Department of Real Estate (License# 02058445). Compensation to KR is typically paid through commissions for property sale transactions, lease transactions and success/broker fees. KR also provides Broker Opinions of Value ("BOV") services on a fixed fee basis.

VI. Other Provisions

A. Termination. Client or Consultant shall have the right to terminate this Agreement at any time upon written notification to the other party. Payment for fees accrued through the date of termination shall be remitted in full.

B. Arbitration. Any controversy or claim arising out of or in relation to this Agreement, or the making, performance, interpretation or breach thereof, shall be settled by arbitration at JAMS in Los Angeles, California. Each of the parties to such arbitration proceeding shall be entitled to take up to five depositions with document requests. The provisions of Section 1283.05 (except subdivision (e) thereof) of the California Code of Civil Procedure are incorporated by reference herein, except to the extent they conflict with this Agreement, in which case this Agreement is controlling. If the matter is heard by only one arbitrator, such arbitrator shall be a member of the State Bar of California or a retired judge. If the matter is heard by an arbitration panel, at least one member of such panel shall be a member of the State Bar of California or a retired judge. The arbitrator or arbitrators shall decide all questions of law, and all mixed questions of law and fact, in accordance with the substantive law of the State of California to the end that all rights and defenses which either party may have asserted in a court of competent jurisdiction shall be fully available to such party in the arbitration proceeding contemplated hereby. The arbitrator and arbitrators shall set forth and deliver their findings of fact and conclusions of law with the delivery of the arbitration award. Judgment upon the award rendered shall be final and non-appealable and may be entered in any court having jurisdiction.

C. Attorneys' Fees. In the event of any legal action, arbitration, or proceeding arising out of an alleged breach of this Agreement, the party prevailing in such legal action, arbitration, or proceeding shall be entitled to recover reasonable attorneys' fees, expenses and costs, as well as all actual attorneys' fees, expenses and cost incurred in enforcing any judgment entered.

D. Authority. Each of the parties executing this Agreement warrants that persons duly authorized to bind each such party to its terms have executed this Agreement.

E. Further Actions. The parties agree to execute such additional documents and take such further actions as may be necessary to carry out the provisions and intent of this Agreement.

F. Assignment. Neither this Agreement nor any of the rights or obligations hereunder may be assigned by either party without the prior written consent of the other party.

G. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

H. Entire Agreement; Amendments and Waivers. This Agreement contains the entire agreement between the parties relating to the transactions contemplated hereby and any and all prior discussions, negotiations, commitments and understanding, whether written or oral, related hereto are superseded hereby. No addition or modification of any term or provision of this Agreement shall be effective unless set forth in writing signed by both parties. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver of such provisions unless otherwise expressly provided. Each party to this Agreement has participated in its drafting and, therefore, ambiguities in this Agreement will not be construed against any party to this Agreement.

I. Severability. If any term or provision of this Agreement shall be deemed invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and in force to the fullest extent permitted by law.

J. Notices. All notices, requests, demands and other communications which may be required under this Agreement shall be in writing and shall be deemed to have been received when transmitted; if personally delivered, or transmitted by telecopier, electronic, or other digital transmission method, upon transmission; if sent by next day delivery to a domestic address by a recognized overnight delivery service (e.g., FedEx), the day after it is sent; and if sent by certified or registered mail, return receipt requested, upon receipt. In each case, notice shall be sent to the principal place of business of the respective party. Either party may change its address by giving written notice thereof to the other in accordance with the provisions of this paragraph.

K. Titles and Captions. Titles and captions contained in this Agreement are inserted only as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Agreement or the intent of any provision herein.

L. Governing Law. The statutory, administrative, and judicial law of the State of California (without reference to choice of law provisions of California law) shall govern the execution and performance of this Agreement.

M. Confidentiality. Each of the parties agrees not to disclose this Agreement or any information concerning this Agreement to any persons or entities, other than to their attorneys and accountants, or as otherwise may be required by law.

N. Counterparts. This Agreement may be executed in one or more counterparts, each of which constitutes an original, and all of which together constitute one and the same instrument. The signature of any person on a telecopy of this Agreement, or any notice, action or consent taken pursuant to this Agreement, shall have the same full force and effect as such person's original signature.

O. Disclaimer. Consultant's financial analysis activities and work product, which may include but is not limited to pro forma analysis and tax projections, are projections only. Actual results may differ materially from those expressed in any analysis performed by consultant due to the integrity of data received, market conditions, economic events and conditions, and a variety of other factors that could materially affect the data and conclusions. Client's reliance on Consultant's analysis must consider the foregoing.

Consultant services outlined and described herein are advisory services only. Any decisions or actions taken or not taken by Client and affiliates are deemed to be based on Client's understanding, and by execution of this Agreement, acknowledgement that Consultant's services are advisory only and as such cannot be relied on as to the results, performance and conclusions of any investment or project that Client may or may not undertake as related to the services provided including any verbal or written communications by and between Client and Consultant.

Client acknowledges that Consultant's use of work product is limited to the purposes contemplated within this Agreement. Consultant makes no representation of the work product's application to, or suitability for use in, circumstances not contemplated by the scope of work under this Agreement.

P. Limitation of Damages. In the event Consultant is found liable for any violation of duty, whether in tort or in contract, damages shall be limited to the amount of compensation Consultant has received from Client.

Q. Force Majeure. Consultant shall not be liable for failure or delay in performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by significant circumstances beyond its reasonable control, including, without limitation: epidemic; acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; riots; wide-spread power failures and wide-spread internet failure. Contractual performance and deadline(s) shall be extended for a period equal to the time lost by reason of the delay.

R. Expiration of Proposal for Services. If this Agreement is not fully executed by the parties within thirty (30) days from the date of this letter, this proposal shall expire.

S. Not an agreement for Legal Services or Legal Advice. This Agreement does not constitute an agreement for the performance of legal services or the provision of legal advice, or legal opinion. Client should seek independent legal counsel on matters for which Client is seeking legal advice.



VII. ACCEPTANCE AND AUTHORIZATION

If this Agreement is acceptable to Client, please execute two copies of the Agreement and return both originals to KFS. Upon receipt of both signed contracts, we will return one fully executed original for your files. KFS will commence work upon receipt of executed Agreement.

Read, understood, and agreed to this

____ Day of _____, 2025.

City of San Pablo

**Kosmont Transactions Services, Inc. dba
Kosmont Financial Services**

By: _____
(Signature)

By: _____
(Signature)

Name: _____
(Print Name)

Name: Larry J. Kosmont, CRE®

Its: _____
(Title)

Its: President



ATTACHMENT A
Kosmont Financial Services
2025 Public Agency Fee Schedule

Professional Services

President & CEO	\$525.00/hour
Sr. Managing Director / Sr. Vice President / Senior Advisor	\$395.00/hour
Vice President / Managing Director	\$295.00/hour
Senior Project Analyst	\$205.00/hour
Project Analyst / Project Research	\$195.00/hour
Assistant Project Analyst / Assistant Project Manager	\$165.00/hour
Project Promotion/Graphics/GIS Mapping Services	\$ 95.00/hour
Clerical Support	\$ 80.00/hour

• **Additional Expenses**

In addition to professional services (labor fees):

- 1) An administrative fee for in-house copy, fax, phone, postage costs, digital/technological support and related administrative expenses will be charged, which will be computed at four percent (4.0 %) of monthly Kosmont Financial Services professional service fees incurred; plus
- 2) Out-of-pocket expenditures, such as travel and mileage, professional printing, and delivery charges for messenger and overnight packages will be charged at cost.
- 3) Project/Market data sources for support of evaluation and analysis e.g., ESRI, Placer.ai, CoStar/STR, IMPLAN, ParcelQuest, Refinitiv and other based on quoted project cost.
- 4) If Kosmont retains Third Party Vendor(s) for Client (with Client's advance approval), fees and cost will be billed to Client at 1.1X (times) fees and costs.
- 5) Consultant's attendance or participation at any public meeting, whether such participation is in person, digital, video and/or telephonic (e.g., *City Council, Planning Commission, Public Agency Board, other*) requested by Client and are beyond those specifically identified in the Scope of Work will be billed at the professional services (hourly) fees as shown on this Attachment A.

• **Charges for Court/Deposition/Expert Witness-Related Appearances**

Court-related (non-preparation) activities, such as court appearances, depositions, mediation, arbitration, dispute resolution and other expert witness activities, will be charged at a court rate of 1.5 times scheduled rates, with a 4-hour minimum.

*Rates Effective until December 31, 2025. For and during the term of the subject Agreement, the above referenced rates in each category will be increased, effective January 1, 2026, and annually thereafter, to reflect the adjustment in the CPI (U.S. Dept. of Labor, Bureau of Labor Statistics) All Cities Average Consumer Price Index for the prior year. As an example, the US City Average Consumer Price Index (CPI-U) for January 2025 was 317.671, representing a change of **3.0 percent** over the index for January 2024.*

Kosmont Financial Services

Mailing Address: 1601 N Sepulveda Blvd, #382
Manhattan Beach, CA 90266

(424) 297-1073
www.KosmontFinancial.com

Physical Address: 2301 Rosecrans Avenue
Suite 4140, El Segundo, CA 90245

Kosmont Financial Services is an Independent Registered Municipal Advisor with the SEC and the MSRB.