

Alexandria Real Estate Equities

INVOICE

10996 Torreyana Road, Suite 250, San Diego, CA 92121

February 23, 2021

Celgene
10300 Campus Point Drive Suite 150
San Diego, CA 92121

Billing period: 9/21/2020 < > 10/21/2020

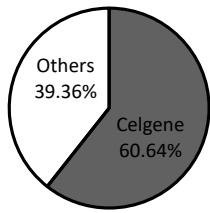
	kWh	Cost
Electric	761,128.497	\$165,075.64

Billing period: 9/21/2020 < > 10/21/2020

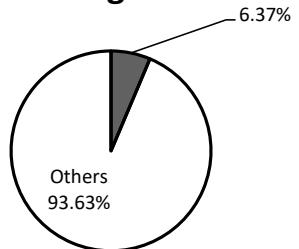
	Therms	Cost
Gas	12,084.839	\$8,609.54

Total amount due: \$173,685.18

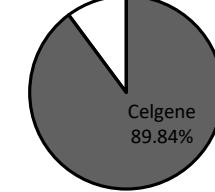
kWh



Cooling kBtu



Gas Therms



Alexandria Real Estate Equities

10996 Torreyana Road

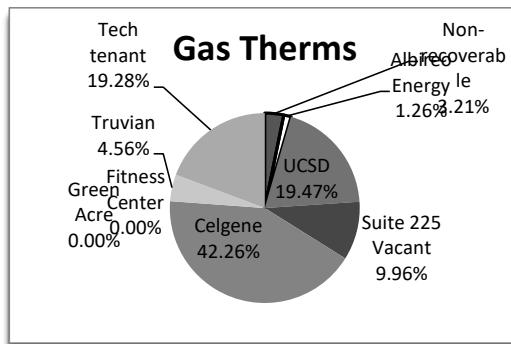
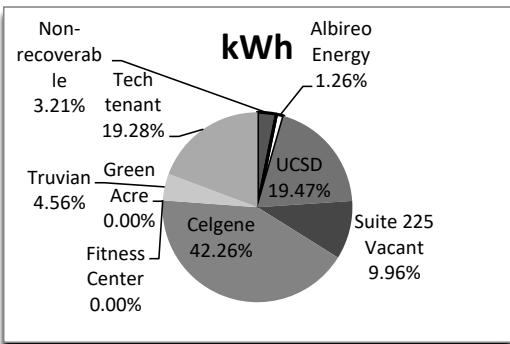
INVOICE

February 23, 2021

Electric	Billing period: 9/21/2020 <> 10/21/2020	
	kWh	Cost
Non-recoverable	2,878.716	\$654.92
Albireo Energy	1,129.963	\$257.07
UCSD	17,460.626	\$3,972.35
Suite 225 Vacant	8,932.092	\$2,032.08
Celgene	37,898.616	\$8,622.06
Fitness Center	0.000	\$0.00
Green Acre	0.000	\$0.00
Truvian	4,089.392	\$930.35
Tech tenant	17,290.235	\$3,933.59
Total	\$20,402.42	

Gas	Billing period: 9/21/2020 <> 10/21/2020	
	Therms	Cost
Non-recoverable	38.493	\$31.01
Albireo Energy	15.109	\$12.17
UCSD	233.477	\$188.10
Suite 225 Vacant	119.436	\$96.23
Celgene	506.766	\$408.28
Fitness Center	0.000	\$0.00
Green Acre	0.000	\$0.00
Truvian	54.682	\$44.06
Tech tenant	231.198	\$186.27
Total	\$966.12	

Total amount due: \$21,368.54



kW Meters Readings

kWh	9/21/2020	10/21/2020	Total Usage	Total	
House Meter 1	12,816,635.97	12,976,074.40	159,438.43	317,826.77	Central Plant CHW
House Meter 2	14,214,698.89	14,375,152.66	160,453.77		
House Meter 3	0.00	0.00	0.00	2,065.43	Central Plant HHW
House Meter 4: HHWB	134,332.16	136,397.59	2,065.43		
House Meter 5	46,787,880.11	47,080,816.85	292,936.75	88,305.18	Common Area
House Meter 6	21,879,738.00	22,021,748.00	142,010.00		
Common Area	0.00	0.00	0.00		
Common Area	365,209.41	366,693.22	1,483.81		
Tech tenant	2,743,647.25	2,752,927.00	9,279.75	3,446.13	Engineering
Tech tenant	3,725,968.75	3,731,855.25	5,886.50	35,056.57	Tech Tenant
Tech tenant	3,157,745.00	3,159,808.25	2,063.25	76,298.88	Truvian
Tech tenant	1,723,757.50	1,729,809.12	6,051.62		
Tech tenant	1,368,204.62	1,377,089.50	8,884.88		
Tech tenant	952,105.12	953,766.69	1,661.57		
Engineering Meter	1,108,991.25	1,111,579.38	2,588.13		
No load	0.00	0.00	0.00		
Truvian 9	13,605,902.00	13,678,224.00	72,322.00		
Truvian 10	976,069.06	983,232.94	7,163.88		
Covance Meter 7	250,874.58	250,876.55	1.97	5,533.22	Covance
Covance Meter 8	2,611,470.50	2,613,893.50	2,423.00		
Covance Meter 9	1,309,198.25	1,312,306.50	3,108.25		
UCSD Meter 1	250,031.19	252,840.00	2,808.81	222,028.52	UCSD
UCSD Meter 2	830,981.69	838,627.12	7,645.43		
UCSD Meter 3	11,484,998.00	11,609,249.00	124,251.00		
UCSD Meter 4	1,768,897.00	1,782,721.75	13,824.75		
UCSD Meter 5	1,096,010.00	1,104,153.88	8,143.88		
UCSD Meter 6	785,113.19	792,502.00	7,388.81		
UCSD Meter 7	477,268.91	482,295.25	5,026.34		
UCSD Meter 8	5,149,150.00	5,202,089.50	52,939.50		
Celgene SHA	42,266,268.00	42,909,528.00	643,260.00	740,206.00	Celgene
Celgene SHB	10,110,359.00	10,236,341.00	125,982.00		
Celgene PLDP-OP	1,055,547.00	1,064,845.00	9,298.00		
Celgene MHDP-PB	6,973,467.00	7,061,115.00	87,648.00	29,036.00	Fitness Center

Btu Meters Readings	9/21/2020	10/21/2020	
kBtu	Total Usage	Total	
Central Plant CHW Meter 1: BTU-10 South Loop	0.00	33,959,270.30	Central Plant CHW
Central Plant CHW Meter 2: BTU-11 North Loop	32,281,454.30		
Central Plant CHW Meter 3: BTU-9 Center Loop	1,677,816.00		
Central Plant HHW Meter: BTU-12	126,879.23	126,879.23	Central Plant HHW
Engineering CHW Meter: BTU-19	166,033.91	17,844.82	Engineering CHW
2nd Floor CHW Meter: BTU-20 AHU-1 thru 8	768,378.56	177,321.14	Tech Tenant CHW
Tech Tenant AHU-4, 6 CHW Meter: BTU-21	1,110,181.92		
Covance CHW Meter: (33 Fan Coils)	0.00	0.00	Covance CHW
Covance HHW Meter	0.00	0.00	Covance HHW
UCSD CHW Meter 1: BTU-1 UCSD Fan Coils	51,668.99	2,542,798.40	UCSD
UCSD CHW Meter 2: BTU-2 AHU-10, 11, 12	1,225,070.02		
UCSD CHW Meter 3: BTU-3 AHU-8	333,111.41		
UCSD CHW Meter 4: BTU-4 AHU-9	932,947.98		
Celgene CHW Meter: AHU-1B, 2, 4	1,699,816.00	2,161,706.00	Celgene
Celgene CHW Meter Central Loop: BTU-22 AHU-5, RTU-3	461,890.00		
Celgene HHW Meter (G1)	42,446.00	42,446.00	Celgene HHW
Engineering HHW Meter	0.00	0.00	Engineering HHW
Green Acre CHW Meter - 1st Floor:	121,250.82	123,309.01	Green Acre CHW
Green Acre CHW Meter - Roof	2,058.19		
Green Acre HHW Meter - 1st Floor	0.00	0.00	Green Acre HHW
Green Acre HHW Meter - Roof	0.00		
Truvian AH-01 CHW Meter	31,030.41	200,977.84	Truvian CHW
AH-02 CHW Meter	0.00		
Truvian AH-07 CHW Meter	0.00		
Tech Tenant AHU-03 CHW Meter	13.52		
Tech Tenant AHU-05 CHW Meter	73.68		
Truvian AH-01,07 HHW Meter: BTU-31	0.00	18,796.56	Truvian HHW
Tech Tenant HHW	56,291.23		
AHU-03 HHW Meter	891.26	57,425.34	Tech Tenant HHW
AHU-04 HHW Meter	242.85		
Fitness Center gas Meter (cf): Monthly Hand Read	100.00	100.00	Fitness Center Gas (Therm)
Truvian CHW Meter: BTU-48	148,189.09		
Truvian CHW Meter: BTU-49	21,758.34		
Truvian HHW Meter: BTU-33	18,796.56		



Sempra Energy utility®

ACCOUNT NUMBER **6578 740 446 5**
 SERVICE FOR
ALEXANDRIA REAL EST EQUITIES
ARE-CAMPUS POINT
10300 CAMPUS POINT DR
SAN DIEGO, CA 92121

DATE MAILED Oct 28, 2020
sdge.com

Page 1 of 5

Account Summary

Previous Balance	\$392,625.77
Payment Received	-.00
Past Due Balance	\$392,625.77
Current Charges	+ 330,236.63
Total Amount Due	\$722,862.40

Please disregard past due balance if already paid. Please pay current charges by Nov 12, 2020.

- Recognizing COVID-19's economic impact, SDG&E is waiving late payment fees until further notice.
- 0% interest financing for energy-efficient upgrades. Learn more at sdge.com/OBF

Summary of Current Charges

(See page 2 for details)

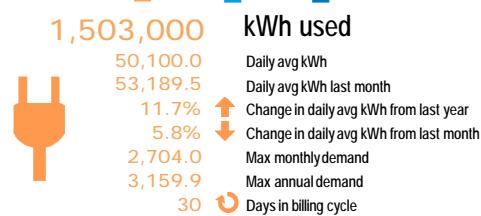
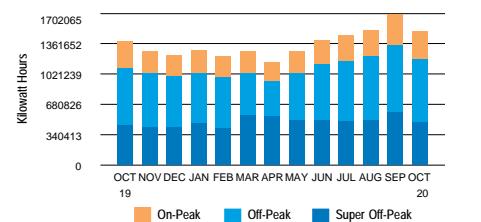
Billing Period	Usage	Amount(\$)
Electric	Sep 21, 2020 - Oct 21, 2020	1,503,000 kWh
Total Charges this Month		\$330,236.63

Regulatory Notices

- All customers are required to pay a Competition Transition Charge as part of the charges above, including those who choose an electric service provider other than SDG&E.
- For applicable customers, the current DWR Bond Charge line item is now used for collecting for the California Wildfire Fund charge effective Oct 1, 2020. Once SDG&E has implemented its new customer information system in 2021, the line item will be renamed the Wildfire Fund. The amount collected is not impacted.

DATE DUE	ON RECEIPT
	\$722,862.40

Electric Usage History (Total kWh used)



PLEASE KEEP THIS PORTION FOR YOUR RECORDS. (FAVOR DE GUARDAR ESTA PARTE PARA SUS REGISTROS.)

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. (FAVOR DE DEVOLVER ESTA PARTE CON SU PAGO.)



Sempra Energy utility®

SERVICE ADDRESS: 10300 CAMPUS POINT DR SD 92121

Save Paper &
Postage
PAY ONLINE
sdge.com

ACCOUNT NUMBER
6578 740 446 5

DATE DUE	ON RECEIPT
	\$722,862.40

Please enter amount enclosed.



Write account number on check and make payable to San Diego Gas & Electric.

ALEXANDRIA REAL EST EQUITIES
 10996 TORREYANA RD 250
 SAN DIEGO CA 92121-1161

SAN DIEGO GAS & ELECTRIC
 PO BOX 25111
 SANTA ANA CA 92799-5111



A Sempra Energy utility®

ACCOUNT NUMBER 6578 740 446 5
DATE DUE
ON RECEIPT

DATE MAILED Oct 28, 2020

Page 2 of 5

Detail of Current Charges

Electric Service

Rate: TOU Plus - AL-TOU-Industrial Climate Zone: Coastal

Billing Period: 9/21/20 - 10/21/20 Total Days: 30

Meter Number: 06692739 (Next scheduled read date Nov 20, 2020) Cycle: 15

Meter Constant: 4,000,000 Billing Voltage Level: Primary

Circuit: 0745 Block: 013A

Total Usage: 1,503,000 (Usage based on interval data)

ELECTRIC CHARGES

Time of Use Customer Charge	Amount(\$)
	59.77

Electricity Delivery (Details below) 1,503,000 kWh

SUMMER USAGE	On-Peak	Off-Peak	Super Off-Peak	
kWh used	316,200	708,600	478,200	
Rate/kWh	\$.00671	\$.00671	\$.00671	
Charge	\$2,121.70	+ \$4,754.71	+ \$3,208.72	= 10,085.13

Summer On-Peak Demand	2,672.0 kW x \$18.95	50,634.40
Summer Non-Coincident Demand	2,704.0 kW x \$23.94	64,733.76

DWR Bond Charge	1,503,000 kWh x \$.00580	8,717.40
-----------------	--------------------------	----------

Electricity Generation (Details below) 1,503,000 kWh

SUMMER USAGE	On-Peak	Off-Peak	Super Off-Peak	
kWh used	316,200	708,600	478,200	
Rate/kWh	\$.11732	\$.09809	\$.07462	
Charge	\$37,096.58	+ \$69,506.57	+ \$35,683.28	= 142,286.43

DWR Revenue Adjustment	-120.24
Capacity Reservation Demand	0.0 kW x \$4.47 .00
CPP Period	19,256 kWh x \$1.75215 33,739.40

Total Electric Charges \$310,136.05

(Continued on next page)

Important Phone Numbers

1-800-336-Sdge (7343) English

1-800-311-Sdge (7343) Español

1-877-889-Sdge (7343) TTY

M-F, 7am-8pm, Sat, 7am-6pm

For emergencies and to report outages, please call 24 hours a day, 7 days a week. **1-800-611-7343**

To locate underground cables & gas pipes, please call DigAlert, Monday-Friday, 6am-7pm. **8-1-1**

To make a payment using your credit or debit card via a third party vendor, call. **1-800-386-0067**

Payment Options \$

Please visit sdge.com/residential/pay-your-bill for more ways to pay your bill.



Online Bill Pay:

Register to make a secure payment now or schedule your payment at myaccount.sdge.com, or visit your bank's website for home banking options.



Credit/Debit:

Pay by credit/debit card via third party vendor (fee applies) by visiting sdge.com/residential/pay-your-bill. Click on the Bill Matrix link or call **1-800-386-0067** to make a payment.



Mobile:

SDG&E's free app for your mobile device gives you more ways to connect with us. Visit sdge.com/mobileapps to download.



In Person:

To find the nearest location and hours of operation, visit sdge.com/locations.



Need help paying your bill?

For payment options or to make payment arrangements, visit us at sdge.com/assistance or call **1-800-411-7343**.



By Mail:

Mail your check or money order, along with the payment stub at the bottom of your bill, in the enclosed envelope to SDG&E, PO Box 25111, Santa Ana, CA 92799-5111.



A Sempra Energy utility®

ACCOUNT NUMBER 6578 740 446 5

DATE DUE

ON RECEIPT

DATE MAILED Oct 28, 2020

Page 3 of 5

sdge.com

Detail of Current Charges - Continued

TAXES & FEES ON ELECTRIC CHARGES

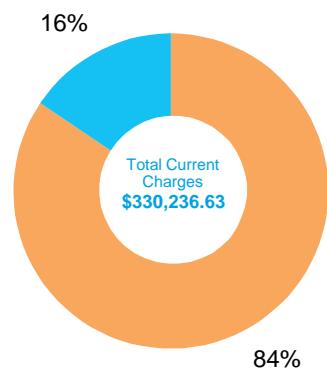
		Amount (\$)
City of San Diego Franchise Fee Differential	301,538.89 x 5.78%	17,428.95
Franchise Fees on Electric Energy Supplied by Others	8,597.16 x 6.88%	591.48
State Surcharge Tax	1,503,000 kWh x \$.000300	450.90
State Regulatory Fee		1,629.25

Total Taxes & Fees on Electric Charges **\$20,100.58**

Total Electric Service **\$330,236.63**

Total Current Charges **\$330,236.63**

Breakdown of Current Charges



The total current charges include the following components. Definitions for these terms are shown on page 5 of your bill.

Electric Charges

Electricity Generation	\$176,025.83
Transmission	\$18,607.43
Distribution	\$72,005.98
Nuclear Decommissioning	\$75.15
Competition Transition Charge	\$1,337.66
Local Generation Charge	\$10,821.60
Reliability Services	\$60.12

Other Charges & Credits (Electric)

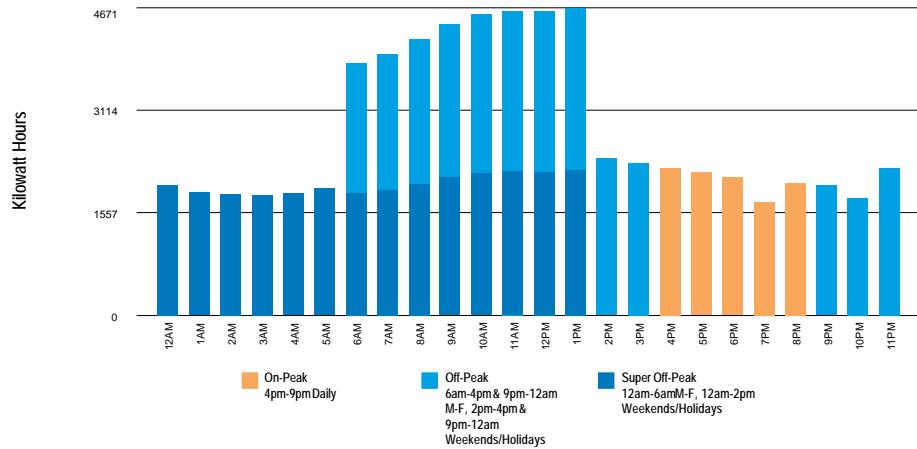
Public Purpose Programs	\$22,605.12
DWR Bond Charge	\$8,717.40
DWR Revenue Adjustment	-\$120.24
Other	\$20,100.58

Total Current Charges **\$330,236.63**

Your Electricity Dashboard

*Charts may not display if usage data is unavailable

Average Hourly Electric Usage



Time of Use - Electricity

Summer	KWh	Jun 1 - Oct 31
On-Peak	316,200	4pm-9pm Daily
Off-Peak	708,600	6am-4pm & 9pm-12am M-F, 2pm-4pm & 9pm-12am Weekends/Holidays
Super Off	478,200	12am-6am M-F, 12am-2pm Weekends/Holidays
Total	1,503,000	

Critical Peak

Critical Peak	19,256	2pm-6pm Event
Critical Peak	19,256	2pm-6pm Event

⚡ For each day in the billing cycle, an hourly usage is calculated by peak. At the end of the bill cycle, hourly usage is averaged and displayed on the chart by peak.

Highest Usage Hour

Highest Usage Hour (Demand) this month:



2704.0 kW on September 29, 2020 from 10:00am to 11:00am

Demand is the highest amount of electricity used at a given point in time.



A Sempra Energy utility®

ACCOUNT NUMBER 6578 740 446 5

DATE DUE

ON RECEIPT

DATE MAILED Oct 28, 2020

Page 5 of 5

Definitions

California Climate Credit - The state charges fees to reduce carbon pollution and increase the use of cleaner energy. These fees are returned to you as a credit. Households receive the electric credit twice a year and gas credit once a year. Small businesses receive the electric credit monthly. Visit EnergyUpgradeCA.org/credit to learn more.

City of San Diego Franchise Fee Differential - A fee charged to SDG&E by the City of San Diego for the rights to operate within city streets.

Climate Zone - The CPUC established four Climatic Zones in California, based on annual average temperatures.

Competition Transition Charge (CTC) - Through this charge, SDG&E recovers costs for power plants and long-term power contracts approved by state regulators that have been made uneconomic by the shift to competition.

Delivery - Charges for the costs of owning, operating, and maintaining the transmission and distribution facilities to deliver power to customers.

Distribution - This line reflects charges to distribute power to customers. It includes power lines, poles, transformers, repair crews and emergency services.

DWR Charges - The Department of Water Resources (DWR) Bond Charge pays for bonds issued by DWR to cover the costs of purchasing power during the electricity crisis. All DWR charges, including the Cost Responsibility Surcharge component of DWR charges, are owned by DWR and not SDG&E. SDG&E collects charges for DWR as an agent of DWR.

Electricity Generation Charge - This charge is for the electricity you use and includes charges for the energy provided by both SDG&E and DWR. Electricity from DWR is owned by DWR, not SDG&E. If you purchase electricity from another supplier or buy electricity through SDG&E using hourly pricing, this charge appears only for informational purposes and will be offset by a credit.

Franchise Fees for Electric Energy Supplied by Others - This charge pays cities for the right to have transmission and distribution equipment (such as poles and wires) on city streets. This charge collects the franchise fee on the electricity purchased for you by DWR. The franchise fee on the electricity provided to you by SDG&E is included in the SDG&E Electricity Generation Charge.

kWh (kilowatt hour) - A common unit to measure electric energy consumption. A kWh equals 1,000 watts of electric power consumed for one hour of time.

Local Generation Charge - Recovers the costs associated with generation power suppliers that the CPUC has determined should be recovered from all benefiting customers.

Maximum Annual Demand - The highest Maximum Monthly Demand for the current and prior eleven billing periods.

Maximum Monthly Demand - The maximum demand during the current billing period.

Nuclear Decommissioning - This charge pays for the retirement of nuclear power plants.

Public Purpose Programs - This charge reflects the costs of certain state-mandated programs (such as low-income and energy efficiency programs).

Reliability Services (RS) - The Independent System Operator is required to ensure adequate generation to maintain electric system reliability. This means having enough generating facilities available to meet the demand for electricity at all times. The costs associated with this are passed on to SDG&E customers.

State Regulatory Fee - Charged to all utility users to pay for the California Public Utilities Commission (CPUC) operations.

State Surcharge Tax - Collected by the State of California for the conservation and development of energy resources in the state.

Total Rate Adjustment Component (TRAC) - This legislated charge is a conservation incentive. Customers with usage of less than 130% of baseline receive a subsidy credit. Customers with usage over 130% of baseline make up the difference and cover the cost of the subsidy.

Transmission - This charge pays for the delivery of high-voltage electricity from power plants to distribution points near your home or business. It includes the cost of high-voltage power lines and towers, as well as monitoring and control equipment.

SDG&E Policies and Notices

Electronic Check Processing - When you pay your bill by check, you authorize us to electronically process your payment. If your check is processed electronically, your checking account may be debited on the same day we receive the check. Your check will not be returned by your bank, however, the transaction will appear on your bank statement. *If you do not wish to participate in this program, please have your account number ready and call 1-866-534-5152.*

Rates & Rules - SDG&E's rate schedules and rules, on file and approved by the CPUC, are available on the Internet at www.sdge.com. Copies of applicable tariffs may also be obtained by calling 1-800-411-Sdge (7343) or visiting any company bill payment office.

Pay Before Date / Disconnection Policy - Your SDG&E bill is due and payable upon presentation and is past due if not paid within 15 days of the date mailed. If your payment has not been received by the "Due Date" shown on your bill, your SDG&E service is subject to disconnection, after proper notice has been provided. If your service is disconnected for non-payment, there may be additional service charges and you will be required to pay all past due SDG&E amounts before service is restored. Your SDG&E service could also be disconnected if the information provided on your application for service is false, incomplete or inaccurate. SDG&E will disconnect your services only for non-payment of those charges owed SDG&E.

If you are unable to pay your SDG&E bill in full due to a temporary financial hardship or due to a serious illness in the household, you need to call SDG&E before the expiration of

this notice. Employees, including multilingual staff, are available to assist with payment arrangements.

If SDG&E fails to offer you payment arrangements, you may write to the Consumer Affairs Branch of the California Public Utilities Commission (CPUC), State Office Building, 505 Van Ness Avenue, Room 2003, San Francisco, CA 94102, phone: 800-649-7570, email: consumer-affairs@cpuc.ca.gov, prior to disconnection of your SDG&E service. The Consumer Affairs Branch will review the complaint and issue its proposed resolution to you and SDG&E. If you are not satisfied, you may appeal the proposed resolution by filing a formal complaint. A more detailed explanation of disconnection policies, including your rights as an SDG&E customer, may be obtained by calling 1-800-411-Sdge (7343), or e-mail: info@sdge.com.

Disputed Bills / Service Complaints - If you believe there is an error on your bill or have a question about your service, please call SDG&E customer support at 1-800-411-Sdge (7343). If you are not satisfied with SDG&E's response, submit a complaint to the California Public Utilities Commission (CPUC) at www.cpuc.ca.gov/complaints/. Billing and service complaints are handled by the CPUC's Consumer Affairs Branch (CAB), 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, phone: 1-800-649-7570.

If you have limitations hearing or speaking, dial 711 to reach the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

California Relay Service Phone Numbers:

Type of Call	Toll-Free Number
TTY/VCO/HCO to Voice	1-800-735-2929 English 1-800-855-3000 Spanish
Voice to TTY/VCO/HCO	1-800-735-2922 English 1-800-855-3000 Spanish
Speech to Speech	1-800-854-7784

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC specifically regarding the accuracy of your bill, please contact CAB for assistance. If your case meets the eligibility criteria, CAB will provide you instructions on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is under review to keep your service turned on.

Re-Establishment of Credit / Deposit - If your SDG&E bill becomes past due and a written notice for disconnection is mailed, you may be required to re-establish your credit by paying a deposit.

Large Font Bill - You can sign-up to receive a large font bill by calling SDG&E at 1-800-411-Sdge (7343).



A Sempra Energy utility®

ACCOUNT NUMBER **9717 575 560 4**
 SERVICE FOR
ALEXANDRIA REAL EST EQUITIES
ARE-CAMPUS POINT
10300 CAMPUS POINT DR
SAN DIEGO, CA 92121

DATE MAILED Oct 26, 2020
sdge.com

Page 1 of 4

Account Summary

Previous Balance		\$3,439.15
Payment Received	09/24/20	THANK YOU
Past Due Balance		\$1,767.90
Current Charges		+ 1,451.81
Total Amount Due		\$3,219.71

Please disregard past due balance if already paid. Please pay current charges by Nov 10, 2020.

- Recognizing COVID-19's economic impact, SDG&E is waiving late payment fees until further notice.
- 0% interest financing for energy-efficient upgrades. Learn more at sdge.com/OBF

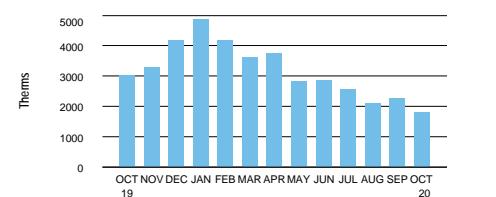
Summary of Current Charges

(See page 2 for details)

Billing Period	Usage	Amount(\$)
Gas Sep 22, 2020 - Oct 22, 2020	1,802 Therms	1,451.81
Total Charges this Month		\$1,451.81

DATE DUE	ON RECEIPT
	\$3,219.71

Gas Usage History (Total therms used)



1,802

60.1

71.3

38.4%

15.7%

30

Therms used

Daily avg therms

Daily avg therms last month

Change in daily avg therms from last year

Change in daily avg therms from last month



Summary of Current Charges

Billing Period	Usage	Amount(\$)
Gas Sep 22, 2020 - Oct 22, 2020	1,802 Therms	1,451.81
Total Charges this Month		\$1,451.81

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. (FAVOR DE GUARDAR ESTA PARTE PARA SUS REGISTROS.)

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. (FAVOR DE DEVOLVER ESTA PARTE CON SU PAGO.)



A Sempra Energy utility®

SERVICE ADDRESS: 10300 CAMPUS POINT DR SD 92121

Save Paper &
Postage
PAY ONLINE
sdge.com

ACCOUNT NUMBER
9717 575 560 4

DATE DUE	ON RECEIPT
	\$3,219.71

Please enter amount enclosed.



Write account number on check and make payable to San Diego Gas & Electric.

ALEXANDRIA REAL EST EQUITIES
PO BOX 439
PASADENA CA 91102-0439

SAN DIEGO GAS & ELECTRIC
PO BOX 25111
SANTA ANA CA 92799-5111



A Sempra Energy utility®

ACCOUNT NUMBER 9717 575 560 4
DATE DUE
ON RECEIPT

DATE MAILED Oct 26, 2020

Page 2 of 4

Detail of Current Charges

Gas Service

Rate: GN3-Commercial

Meter Number: 01465403 (Next scheduled read date Nov 20, 2020) Cycle: 15

Billing Period	Days	Current Reading	- Previous Reading	= Difference	x Meter Constant	x Therm Multiplier	= Total Therms
09/22/20 - 10/22/20	30	97863	96543	1,320	1.341	1.018	1,802

GAS CHARGES

Gas Service Rate Change This Billing Period:

There was a rate change on day 9 of your Billing Period. Therefore, your charges for the first 8 days were at Rate 1, and the remaining 22 days were at Rate 2.

Customer Charge 10.00

Gas Service (Details below) 1,802 Therms

	1000 Therms	1001 - 21,000 Therms	Over 21,000 Therms	
Therms used	1,000	802		
Rate/Therm	\$.57238	\$.37507		
8 of 30 Days	\$152.63	+ \$80.21		= 232.84
Therms used	1,000	802		
Rate/Therm	\$.58377	\$.38647		
22 of 30 Days	\$428.10	+ \$227.29		= 655.39

Gas Energy Rate Change This Billing Period:

There was a rate change on day 9 of your Billing Period. Therefore, your charges for the first 8 days were at Rate 1, and the remaining 22 days were at Rate 2.

Gas Energy Charge (Details below) 1,802 Therms

	Usage			
Therms used	1,802			
Rate/Therm	\$.25521			
8 of 30 Days	\$122.64	=		122.64
Therms used	1,802			
Rate/Therm	\$.25290			
22 of 30 Days	\$334.20	=		334.20

(Continued on next page)

Important Phone Numbers

1-800-336-Sdge (7343) English

1-800-311-Sdge (7343) Español

1-877-889-Sdge (7343) TTY

M-F, 7am-8pm, Sat, 7am-6pm

For emergencies and to report outages, please call 24 hours a day, 7 days a week.

1-800-611-7343

To locate underground cables & gas pipes, please call DigAlert, Monday-Friday, 6am-7pm.

8-1-1

To make a payment using your credit or debit card via a third party vendor, call.

1-800-386-0067

Payment Options \$

Please visit sdge.com/residential/pay-your-bill for more ways to pay your bill.



Online Bill Pay:

Register to make a secure payment now or schedule your payment at myaccount.sdge.com, or visit your bank's website for home banking options.



Credit/Debit:

Pay by credit/debit card via third party vendor (fee applies) by visiting sdge.com/residential/pay-your-bill. Click on the Bill Matrix link or call 1-800-386-0067 to make a payment.



Mobile:

SDG&E's free app for your mobile device gives you more ways to connect with us. Visit sdge.com/mobileapps to download.



In Person:

To find the nearest location and hours of operation, visit sdge.com/locations.



Need help paying your bill?

For payment options or to make payment arrangements, visit us at sdge.com/assistance or call 1-800-411-7343.



By Mail:

Mail your check or money order, along with the payment stub at the bottom of your bill, in the enclosed envelope to SDG&E, PO Box 25111, Santa Ana, CA 92799-5111.



A Sempra Energy utility®

ACCOUNT NUMBER 9717 575 560 4

DATE DUE

ON RECEIPT

DATE MAILED Oct 26, 2020

sdge.com

Page 3 of 4

Detail of Current Charges - Continued

Total Gas Charges \$1,355.07

TAXES & FEES ON GAS CHARGES

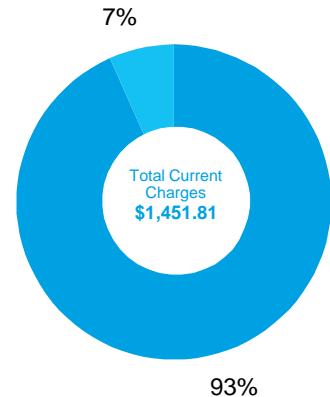
		Amount (\$)
City of San Diego Franchise Fee Differential	1,355.07 x 1.03%	13.96
Public Purpose Program	1,802 Therms x \$.041050	73.97
State Regulatory Fee		8.81

Total Taxes & Fees on Gas Charges \$96.74

Total Gas Service \$1,451.81

Total Current Charges \$1,451.81

Breakdown of Current Charges



The total current charges include the following components. Definitions for these terms are shown on page 4 of your bill.

Gas Charges

Gas Service \$1,355.07

Other Charges & Credits (Gas)

Public Purpose Programs	\$73.97
Other	\$22.77

Total Current Charges \$1,451.81



A Sempra Energy utility®

ACCOUNT NUMBER 9717 575 560 4

DATE DUE

ON RECEIPT

DATE MAILED Oct 26, 2020

Page 4 of 4

Definitions

California Climate Credit - The state charges fees to reduce carbon pollution and increase the use of cleaner energy. These fees are returned to you as a credit. Households receive the electric credit twice a year and gas credit once a year. Small businesses receive the electric credit monthly. Visit EnergyUpgradeCA.org/credit to learn more.

City of San Diego Franchise Fee Differential - A fee charged to SDG&E by the City of San Diego for the rights to operate within city streets.

Climate Zone - The CPUC established four Climatic Zones in California, based on annual average temperatures.

Public Purpose Programs - This charge reflects the costs of certain state-mandated programs (such as low-income and energy efficiency programs).

State Regulatory Fee - Charged to all utility users to pay for the California Public Utilities Commission (CPUC) operations.

State Surcharge Tax - Collected by the State of California for the conservation and development of energy resources in the state.

Therm - Unit of measurement for billing purposes, nominally 100,000 Btu.

Therm Multiplier - A therm multiplier is used to convert the heat content in natural gas (gas measured through the meter in cubic feet) into a billable unit, known as a therm. Cubic feet x therm multiplier = therms.

SDG&E Policies and Notices

Electronic Check Processing - When you pay your bill by check, you authorize us to electronically process your payment. If your check is processed electronically, your checking account may be debited on the same day we receive the check. Your check will not be returned by your bank, however, the transaction will appear on your bank statement. *If you do not wish to participate in this program, please have your account number ready and call 1-866-534-5152.*

Rates & Rules - SDG&E's rate schedules and rules, on file and approved by the CPUC, are available on the Internet at www.sdge.com. Copies of applicable tariffs may also be obtained by calling 1-800-411-SDGE (7343) or visiting any company bill payment office.

Pay Before Date / Disconnection Policy - Your SDG&E bill is due and payable upon presentation and is past due if not paid within 15 days of the date mailed. If your payment has not been received by the "Due Date" shown on your bill, your SDG&E service is subject to disconnection, after proper notice has been provided. If your service is disconnected for non-payment, there may be additional service charges and you will be required to pay all past due SDG&E amounts before service is restored. Your SDG&E service could also be disconnected if the information provided on your application for service is false, incomplete or inaccurate. SDG&E will disconnect your services only for non-payment of those charges owed SDG&E.

If you are unable to pay your SDG&E bill in full due to a temporary financial hardship or due to a serious illness in the household, you need to call SDG&E before the expiration of this notice. Employees, including multilingual staff, are available to assist with payment arrangements.

If SDG&E fails to offer you payment arrangements, you may write to the Consumer Affairs Branch of the California Public Utilities Commission (CPUC), State Office Building, 505 Van Ness Avenue, Room 2003, San Francisco, CA 94102, phone: 800-649-7570, email: consumer-affairs@cpuc.ca.gov, prior to disconnection of your SDG&E service. The Consumer Affairs Branch will review the complaint and issue its proposed resolution to you and SDG&E. If you are not satisfied, you may appeal the proposed resolution by filing a formal complaint. A more detailed explanation of disconnection policies, including your rights as an SDG&E customer, may be obtained by calling 1-800-411-SDGE (7343), or e-mail: info@sdge.com.

Disputed Bills / Service Complaints - If you believe there is an error on your bill or have a question about your service, please call SDG&E customer support at 1-800-411-SDGE (7343). If you are not satisfied with SDG&E's response, submit a complaint to the California Public Utilities Commission (CPUC) at www.cpuc.ca.gov/complaints/. Billing and service complaints are handled by the CPUC's Consumer Affairs Branch (CAB), 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, phone: 1-800-649-7570.

If you have limitations hearing or speaking, dial 711 to reach the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

California Relay Service Phone Numbers:

Type of Call	Toll-Free Number
TTY/VCO/HCO to Voice	1-800-735-2929 English 1-800-855-3000 Spanish
Voice to TTY/VCO/HCO	1-800-735-2922 English 1-800-855-3000 Spanish
Speech to Speech	1-800-854-7784

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC specifically regarding the accuracy of your bill, please contact CAB for assistance. If your case meets the eligibility criteria, CAB will provide you instructions on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is under review to keep your service turned on.

Re-Establishment of Credit / Deposit - If your SDG&E bill becomes past due and a written notice for disconnection is mailed, you may be required to re-establish your credit by paying a deposit.

Large Font Bill - You can sign-up to receive a large font bill by calling SDG&E at 1-800-411-SDGE (7343).



A Sempra Energy utility®

ACCOUNT NUMBER 0664 093 734 1
 SERVICE FOR
 ALEXANDRIA REAL EST EQUITIES
 ARE-CAMPUS POINT
 10300 CAMPUS POINT DR 100
 SAN DIEGO, CA 92121

DATE MAILED Oct 26, 2020
sdge.com

Page 1 of 4

Account Summary

Previous Balance		\$16,451.25
Payment Received	10/15/20	THANK YOU
Payment Received	10/21/20	THANK YOU
Current Charges		+ 8,194.61
Total Amount Due		\$8,194.61

- Recognizing COVID-19's economic impact, SDG&E is waiving late payment fees until further notice.
- 0% interest financing for energy-efficient upgrades. Learn more at sdge.com/OBF

Summary of Current Charges

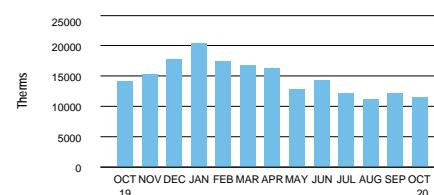
(See page 2 for details)

Billing Period	Usage	Amount(\$)
Gas	Sep 22, 2020 - Oct 22, 2020	11,582 Therms
Total Charges this Month		\$8,194.61

DATE DUE Nov 10, 2020

AMOUNT DUE \$8,194.61

Gas Usage History (Total therms used)



11,582



Therms used

Daily avg therms

386.1 Daily avg therms

381.1 Daily avg therms last month

15.9% ↓ Change in daily avg therms from last year

1.3% ↑ Change in daily avg therms from last month

30 Days in billing cycle

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. (FAVOR DE GUARDAR ESTA PARTE PARA SUS REGISTROS.)

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. (FAVOR DE DEVOLVER ESTA PARTE CON SU PAGO.)



A Sempra Energy utility®

SERVICE ADDRESS: 10300 CAMPUS POINT DR 100 SD 92121

Save Paper &
Postage
PAY ONLINE
sdge.com

ACCOUNT NUMBER
0664 093 734 1

DATE DUE Nov 10, 2020

AMOUNT DUE \$8,194.61

Please enter amount enclosed.



Write account number on check and make payable to San Diego Gas & Electric.

ALEXANDRIA REAL EST EQUITIES
PO BOX 439
PASADENA CA 91102-0439

SAN DIEGO GAS & ELECTRIC
PO BOX 25111
SANTA ANA CA 92799-5111

1 2 50000066409373400008194610000819461



A Sempra Energy utility®

ACCOUNT NUMBER 0664 093 734 1

DATE DUE

Nov 10, 2020

DATE MAILED Oct 26, 2020

Page 2 of 4

Detail of Current Charges

Gas Service

Rate: GN3-Commercial

Meter Number: 01178212 (Next scheduled read date Nov 20, 2020) Cycle: 15

Billing Period	Days	Current Reading	Previous Reading	= Difference	Meter Constant	x Therm Multiplier	= Total Therms
09/22/20 - 10/22/20	30	473088	464604	8,484	1.341	x 1.018	11,582

GAS CHARGES

Gas Service Rate Change This Billing Period:

There was a rate change on day 9 of your Billing Period. Therefore, your charges for the first 8 days were at Rate 1, and the remaining 22 days were at Rate 2.

Customer Charge 10.00

Gas Service (Details below) 11,582 Therms

	1000 Therms	1001 - 21,000 Therms	Over 21,000 Therms
Therms used	1,000	10,582	
Rate/Therm	\$.57238	\$.37507	
8 of 30 Days	<u>\$152.63</u>	<u>+\$1,058.40</u>	= <u>1,211.03</u>
Therms used	1,000	10,582	
Rate/Therm	\$.58377	\$.38647	
22 of 30 Days	<u>\$428.10</u>	<u>+\$2,999.06</u>	= <u>3,427.16</u>

Gas Energy Rate Change This Billing Period:

There was a rate change on day 9 of your Billing Period. Therefore, your charges for the first 8 days were at Rate 1, and the remaining 22 days were at Rate 2.

Gas Energy Charge (Details below) 11,582 Therms

	Usage		
Therms used	11,582		
Rate/Therm	\$.25521		
8 of 30 Days	<u>\$788.22</u>	=	<u>788.22</u>
Therms used	11,582		
Rate/Therm	\$.25290		
22 of 30 Days	<u>\$2,148.00</u>	=	<u>2,148.00</u>

(Continued on next page)

Important Phone Numbers

1-800-336-SDGE (7343) English

1-800-311-SDGE (7343) Español

1-877-889-SDGE (7343) TTY

M-F, 7am-8pm, Sat, 7am-6pm

For emergencies and to report outages, please call 24 hours a day, 7 days a week.

1-800-611-7343

To locate underground cables & gas pipes, please call DigAlert, Monday-Friday, 6am-7pm.

8-1-1

To make a payment using your credit or debit card via a third party vendor, call.

1-800-386-0067

Payment Options \$

Please visit sdge.com/residential/pay-your-bill for more ways to pay your bill.



Online Bill Pay:

Register to make a secure payment now or schedule your payment at myaccount.sdge.com, or visit your bank's website for home banking options.



Credit/Debit:

Pay by credit/debit card via third party vendor (fee applies) by visiting sdge.com/residential/pay-your-bill. Click on the Bill Matrix link or call 1-800-386-0067 to make a payment.



Mobile:

SDG&E's free app for your mobile device gives you more ways to connect with us. Visit sdge.com/mobileapps to download.



In Person:

To find the nearest location and hours of operation, visit sdge.com/locations.



Need help paying your bill?

For payment options or to make payment arrangements, visit us at sdge.com/assistance or call 1-800-411-7343.



By Mail:

Mail your check or money order, along with the payment stub at the bottom of your bill, in the enclosed envelope to SDG&E, PO Box 25111, Santa Ana, CA 92799-5111.



A Sempra Energy utility®

ACCOUNT NUMBER 0664 093 734 1

DATE DUE

Nov 10, 2020

DATE MAILED Oct 26, 2020

sdge.com

Page 3 of 4

Detail of Current Charges - Continued

Total Gas Charges \$7,584.41

TAXES & FEES ON GAS CHARGES

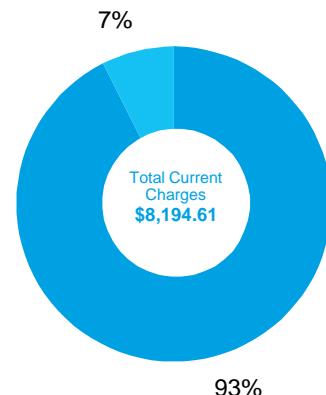
		Amount (\$)
City of San Diego Franchise Fee Differential	7,584.41 x 1.03%	78.12
Public Purpose Program	11,582 Therms x \$.041050	475.44
State Regulatory Fee		56.64

Total Taxes & Fees on Gas Charges \$610.20

Total Gas Service \$8,194.61

Total Current Charges \$8,194.61

Breakdown of Current Charges



The total current charges include the following components. Definitions for these terms are shown on page 4 of your bill.

Gas Charges

Gas Service \$7,584.41

Other Charges & Credits (Gas)

Public Purpose Programs	\$475.44
Other	\$134.76

Total Current Charges \$8,194.61

Definitions

California Climate Credit - The state charges fees to reduce carbon pollution and increase the use of cleaner energy. These fees are returned to you as a credit. Households receive the electric credit twice a year and gas credit once a year. Small businesses receive the electric credit monthly. Visit EnergyUpgradeCA.org/credit to learn more.

City of San Diego Franchise Fee Differential - A fee charged to SDG&E by the City of San Diego for the rights to operate within city streets.

Climate Zone - The CPUC established four Climatic Zones in California, based on annual average temperatures.

Public Purpose Programs - This charge reflects the costs of certain state-mandated programs (such as low-income and energy efficiency programs).

State Regulatory Fee - Charged to all utility users to pay for the California Public Utilities Commission (CPUC) operations.

State Surcharge Tax - Collected by the State of California for the conservation and development of energy resources in the state.

Therm - Unit of measurement for billing purposes, nominally 100,000 Btu.

Therm Multiplier - A therm multiplier is used to convert the heat content in natural gas (gas measured through the meter in cubic feet) into a billable unit, known as a therm. Cubic feet x therm multiplier = therms.

SDG&E Policies and Notices

Electronic Check Processing - When you pay your bill by check, you authorize us to electronically process your payment. If your check is processed electronically, your checking account may be debited on the same day we receive the check. Your check will not be returned by your bank, however, the transaction will appear on your bank statement. *If you do not wish to participate in this program, please have your account number ready and call 1-866-534-5152.*

Rates & Rules - SDG&E's rate schedules and rules, on file and approved by the CPUC, are available on the Internet at www.sdge.com. Copies of applicable tariffs may also be obtained by calling 1-800-411-SDGE (7343) or visiting any company bill payment office.

Pay Before Date / Disconnection Policy - Your SDG&E bill is due and payable upon presentation and is past due if not paid within 15 days of the date mailed. If your payment has not been received by the "Due Date" shown on your bill, your SDG&E service is subject to disconnection, after proper notice has been provided. If your service is disconnected for non-payment, there may be additional service charges and you will be required to pay all past due SDG&E amounts before service is restored. Your SDG&E service could also be disconnected if the information provided on your application for service is false, incomplete or inaccurate. SDG&E will disconnect your services only for non-payment of those charges owed SDG&E.

If you are unable to pay your SDG&E bill in full due to a temporary financial hardship or due to a serious illness in the household, you need to call SDG&E before the expiration of this notice. Employees, including multilingual staff, are available to assist with payment arrangements.

If SDG&E fails to offer you payment arrangements, you may write to the Consumer Affairs Branch of the California Public Utilities Commission (CPUC), State Office Building, 505 Van Ness Avenue, Room 2003, San Francisco, CA 94102, phone: 800-649-7570, email: consumer-affairs@cpuc.ca.gov, prior to disconnection of your SDG&E service. The Consumer Affairs Branch will review the complaint and issue its proposed resolution to you and SDG&E. If you are not satisfied, you may appeal the proposed resolution by filing a formal complaint. A more detailed explanation of disconnection policies, including your rights as an SDG&E customer, may be obtained by calling 1-800-411-SDGE (7343), or e-mail: info@sdge.com.

Disputed Bills / Service Complaints - If you believe there is an error on your bill or have a question about your service, please call SDG&E customer support at 1-800-411-SDGE (7343). If you are not satisfied with SDG&E's response, submit a complaint to the California Public Utilities Commission (CPUC) at www.cpuc.ca.gov/complaints/. Billing and service complaints are handled by the CPUC's Consumer Affairs Branch (CAB), 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, phone: 1-800-649-7570.

If you have limitations hearing or speaking, dial 711 to reach the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

California Relay Service Phone Numbers:

Type of Call	Toll-Free Number
TTY/VCO/HCO to Voice	1-800-735-2929 English 1-800-855-3000 Spanish
Voice to TTY/VCO/HCO	1-800-735-2922 English 1-800-855-3000 Spanish
Speech to Speech	1-800-854-7784

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC specifically regarding the accuracy of your bill, please contact CAB for assistance. If your case meets the eligibility criteria, CAB will provide you instructions on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is under review to keep your service turned on.

Re-Establishment of Credit / Deposit - If your SDG&E bill becomes past due and a written notice for disconnection is mailed, you may be required to re-establish your credit by paying a deposit.

Large Font Bill - You can sign-up to receive a large font bill by calling SDG&E at 1-800-411-SDGE (7343).