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AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: Kelley Kahn

SUBJECT: Jack London Improvement District Formation

DATE: July 2, 2013

City Administrator

Date

Approval

7/2/13

COUNCIL DISTRICT: #3

RECOMMENDATION

Staff recommends that the City Council adopt:

Resolution Establishing The Jack London Improvement District, Approving The Management Plan, Directing Filing Of The Proposed Assessment District Boundary Description, Making A Determination With Regard To The Majority Protest Procedure For Approval Of The Proposed Assessments, Approving The Assessments For The District And Authorizing Payment Of The FY 13/14 Assessment On One (1) City-Owned Property On Which Assessments Are To Be Levied (APN 018 0425 040 01) In An Amount Of Approximately \$125.55

EXECUTIVE SUMMARY

Pursuant to the City of Oakland's Business Improvement Management District (BIMD) Ordinance (Ord. No. 12190 C.M.S., 1999) and State Proposition 218, a public hearing and majority protest procedure is required to form the proposed Jack London Improvement District. At the public hearing, scheduled for July 16, 2013, public testimony will be heard followed by final tabulation of property owner ballots to determine the outcome of the related majority protest procedure. If a majority protest is evidenced (i.e. 50+% of a weighted majority is opposed to district formation), then the district will not be formed. If, however, a weighted majority (more than 50%) is in favor of the assessment, then the City Council may adopt the attached resolution to establish the proposed special assessment district.

If established, the Jack London Improvement District will generate special assessment funds of approximately \$767,425 per year for a period of ten years (or up to approximately \$9.65 million over the life of the district, if an optional 5% annual increase to the assessment is exercised).

Services to be provided are outlined in a District Management Plan ("Management Plan") drafted by district representatives (*Exhibit A* to the attached resolution) and include, but are not

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limited to, special benefit cleaning, marketing, public right of way beautification and private security services within the district.

The proposed district includes property owned by the Port of Oakland. Given that the Port is a Steland Trustee responsible for the use of all funds consistent with Tidelands Trust purposes, it will be necessary to request authorization from the State Lands Commission in order to allow the Port's participation. The Port Commission will consider an Agreement between the City and Port that will direct the use of the Port's assessment funds with approved Tideland Trust activities. The Port Commission will consider the Agreement on July 11th. Staff will need to bring a Report and Resolution on July 16th for authorization for the City Administrator to enter into the Agreement.

OUTCOME

Adoption of the attached resolution will enable the formation of the Jack London Improvement District 2013. If the district is formed it will generate approximately \$767,425.79 of special assessment revenues in Year 1 of the district and up to approximately \$9.65 million over the proposed ten year life of the district. Funds generated will be used to pay for special benefit services including, but not limited to, enhanced cleaning, marketing and security services for assessed properties as further described in *Exhibit A* to the attached resolution.

BACKGROUND/LEGISLATIVE HISTORY

In 1999, the City Council approved the City of Oakland Business Improvement Management District Ordinance (Ord. No. 12190, C.M.S.), which allows for the formation of property-based special assessment districts to undertake a range of special benefit services within the assessment area, independent from government, to further the economic vitality of affected commercial neighborhoods.

That same year (1999) the Oakland City Council also authorized initiation of the Neighborhood Business Improvement District (NBID) Program (Resolution No. 75323 C.M.S.) to assist neighborhood representatives in their attempts to form such districts.

In 2012, Jack London district stakeholders hired a private BID consultant firm, Urban Transformation, to assist with the formation of the proposed Jack London Improvement District.

Pursuant to those efforts, on May 21, 2013, the City Council adopted a Resolution of Intention to form the Jack London Improvement District, granting preliminary approval of the management plan, directing filing of the proposed assessment district boundary description, submitting a proposed assessment to the affected property owners for majority protest procedure approval, and scheduling a public hearing for July 16, 2013 (Resolution No. 84376 C.M.S.). At the public hearing, after receiving public testimony and determining the results of the majority protest procedure, the City Council will decide whether or not to establish the proposed district.

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The proposed district contains approximately 1,317 parcels owned by a mix of private, public commercial and residential property owners. If approved, the Jack London Improvement District would be the largest property based business improvement district in Oakland by number of parcels and number of residential owners. The proposed district, which includes the Greater Jack London neighborhood, is divided into three benefit zones for service delivery. Proposed services include maintenance, beautification, and safety services for the benefit of district stakeholders. District services will also include marketing and economic development services to encourage economic vitality and enhance the waterfront neighborhood through business attraction, signage and establishing a more attractive gateway, thus adding to the success of proposed major public and private investments in the area. Special benefits services to be provided are more specifically outlined in the District Management Plan (*Exhibit A* to the attached resolution).

ANALYSIS

Given current tightening of municipal funding sources, and the approximate \$767,300.24 per year of private funds that will be leveraged by the City's fair share assessment (of approximately \$125.55 per year) for a ten (10) year term beginning in FY 13/14, support of the proposed special assessment district formation could be considered a reasonable expenditure of public funds.

Special benefit services to be provided by the proposed district are intended to improve the conditions and image of the affected commercial corridor(s) and to stimulate ongoing economic revitalization within the surrounding commercial neighborhood consistent with City Council goals and objectives.

Because BIDs are self-initiated, self-funded, and self-administered entities, there is limited fiscal impact to the City associated with the proposed district formation beyond the cost of City staff to provide technical assistance to district formation efforts and later indirect costs associated with ongoing administration of the citywide BID program. As of the writing of this report, the cost of City staff time is already accounted for in the FY 13/15 budget development process.

Given current tightening of municipal funding sources, the initiative taken by district stakeholders to form the proposed special assessment district also represents a timely and productive self-help model which may merit the City's support.

The formation of the Jack London Improvement District would be the tenth business improvement district in Oakland. Collectively, these districts would contribute approximately \$4 million annually toward economic development activities. As more mixed use development occurs in Oakland, more residential property owners also stand to benefit from BID special benefit services. This is particularly true in the proposed Jack London Improvement District where there are a substantial number of condominium owners. If formed, the district would also contribute to downtown revitalization efforts and support the growth of public-private partnerships in the Jack London area.

PUBLIC OUTREACH/INTEREST

For the City Council to adopt the attached resolution, enabling legislation requires completion of a required public hearing, including related legal noticing, and a majority protest procedure as described above. District stakeholders also performed the outreach needed to secure property owner petitions sufficient to trigger the above-referenced majority protest procedure (i.e. petitions representing at least 30% of the weighted property owners who will pay into the proposed assessment district). City and district stakeholder outreach is ongoing to answer any questions affected property owners may have regarding the district formation process and to encourage the highest level of participation possible for the related special election (i.e. the majority protest procedure).

The proposed business improvement district also includes property owned by the Port of Oakland in Jack London Square and a portion of property in the current Brooklyn Basin project area. The majority of the Port's land is subject to Public Trust restrictions, which requires that the land be used for statewide public purposes, including commerce, navigation, fisheries and other recognized uses. The Port acts as trustee on behalf of the State for all Port property.

The Port has expressed concern that the proposed assessment may be inconsistent with their Tidelands Trustee responsibilities. To address these concerns, the Jack London Improvement District Steering Committee requested assistance from the City to meet with the Port of Oakland to identify a solution that might be agreeable to the State Lands Commission and terms of the Public Trust. On July 11th the Port Board of Commissioners will consider the approval of an Agreement, currently under development, between the Port of Oakland, State Lands Commission staff and City of Oakland.

If approved by the Port Commission, staff will need to bring a **Report and Resolution** on July 16th to seek City Council authorization for the City Administrator to enter this Agreement. The Agreement which is drafted with the assistance of the Jack London Improvement District Steering Committee and State Lands Commission staff would direct that the Port's assessment fees would need to be used for Trust consistent activities.

COORDINATION

The City Administrator's Budget Office, Office of the City Attorney, Office of the City Clerk and the Public Works Agency were consulted in the preparation of this report and/or its attachments and exhibits.

COST SUMMARY/IMPLICATIONS

If the proposed BID is formed its ongoing operations is anticipated to be largely cost neutral to the City's general fund. However, to assist with current district formation efforts, City staff

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intends to provide the district a \$10,000 grant (from Community Block Grant Funds) which will be used to subsidize the cost of the private BID consultant. Funds for that grant were approved by City Council on April 16, 2103 (Resolution No. 84311 C.M.S). The net cost of district formation will be funded by district stakeholders themselves.

There is one (1) property within the proposed district for which the City would be obligated to pay an assessment in the initial approximate amount of \$125.55 per year (APN 018 04250 0401 - Embarcadero). On May 21, 2013 City Council adopted Resolution No. 84377 C.M.S. authorizing payment of the above assessment from General Purpose Fund (1010)/Citywide Activities Organization (90591)/Taxes and Assessments (53511)/Undetermined Project (0000000)/IP50). However, the funding source for that payment was intended to be the following:

General Purpose Fund (1010)/Citywide Activhies Organization (90591)/Taxes and Assessments (53511)/BID Project (C138410)/IP50.

Clarification of the correct funding source is made in the attached resolution.

Other than the above costs, there is no further direct fiscal impact anticipated from formation of the proposed district; however, there are indirect costs associated with the general administration of the citywide BID program by City staff which include, but are not limited to, activities such as compliance with legislative reporting requirements, technical assistance to existing districts, coordination of proposed new district formations, coordination of annual levy approvals, public hearings, and required legal noticing. Such indirect costs are covered in the budget for the Department of Economic and Workforce Development. The proposed special assessment district will pay its own operating and administrative costs, including costs for assessment collections and disbursements.

If the levy is approved, the City Treasury Division will directly bill tax exempt entities, not on the County Assessor's property tax roll. For taxable entities, the County of Alameda will add the assessment as a line item to the annual property tax bill of each affected property owner and remit the amount collected to the City, less the County's collection fee of approximately 1.7% of total assessments billed. The City, in turn, will disburse the funds to the district, pursuant to a written agreement between the City and the district's designated non-profit management corporation.

The written agreement to be signed between the City and the management corporation also provides for a 1% administrative fee to be charged to the district to partially recover the City's costs of administering the district, including costs incurred by the Treasury Division for providing services described above.

Lastly, if the Jack London Improvement District is formed, program guidelines state that the City is expected to maintain a base level of service within the district equivalent to the level prior to formation of the assessment district. Maintaining baseline services, however, commits no

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additional City funds beyond what already exists. Proportional reductions to baseline services may occur resulting from changes in the City's overall financial condition.

SUSTAINABLE OPPORTUNITIES

Economic: The proposed levy will fund activities which are intended to support the eventual increase of property, sales, and business tax revenues, as well as increased job opportunities and on-going economic development of the Jack London neighborhood.

Environmental: The proposed levy will enable the district to continue its efforts to strengthen and beautify the physical image of the affected commercial neighborhood by providing special benefit services such as enhanced sidewalk sweeping and steam cleaning.

Social Equity: The proposed special assessment district will incorporate members of the affected commercial neighborhood into a productive and proactive entity representing the interests of that community. Stakeholders themselves will be responsible for administering district revenues which contributes to community self-empowerment and the furtherance of an additional social equity model.

For questions regarding this report, please contact Maria Rocha, **BID** Program Coordinator, at 510-238-6176.

Respectfully submitted,



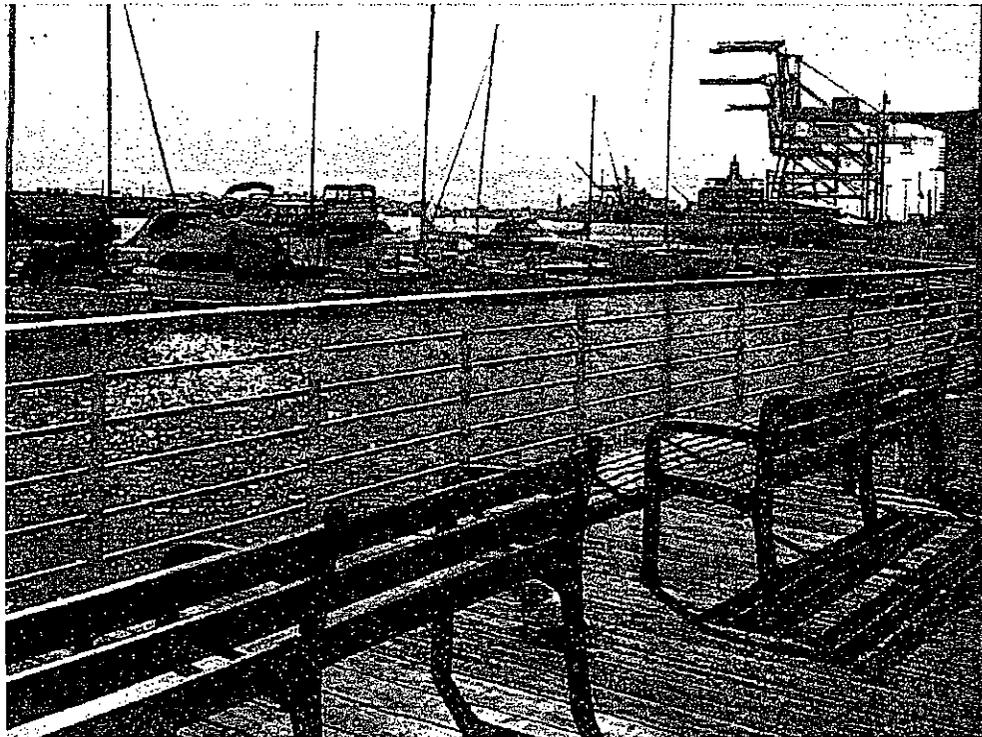
KELLEY KAHN, Director
Department of Economic and Workforce
Development

Reviewed by:
Aliza Gallo, Economic Development Manager
Department of Economic and Workforce Development

Prepared by:
Maria Rocha, BID Program Coordinator
Department of Economic and Workforce Development

EXHIBIT A

**MANAGEMENT DISTRICT PLAN FOR THE
JACK LONDON
[BUSINESS] IMPROVEMENT [MANAGEMENT]
DISTRICT (JLID)
OAKLAND, CALIFORNIA**



Prepared by:



URBAN TRANSFORMATION

MARCH 27, 2013

**MANAGEMENT DISTRICT PLAN FOR THE
 JACK LONDON [BUSINESS] IMPROVEMENT [MANAGEMENT]
 DISTRICT (JLID)
 Oakland, California**

(Formed under the Business Improvement Management District Ordinance #12190, Chapter
 4.48 City of Oakland Municipal Code)

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REGULATIONS AND REQUIREMENTS

Prepared pursuant to the City of Oakland's
Business Improvement Management District Ordinance of 1999
12190, Under Municipal Code Chapter 4.48

4.48.060 - Management District plan—Contents.

The management district plan to be submitted before the City Council can take any action on the establishment of a BIMD under this chapter shall contain all of the following:

- A. A map of the district in sufficient detail to locate each parcel of property within the district;
- B. The name of the proposed district;
- C. A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for the establishment or extension of the district in a manner sufficient to identify the lands included;
- D. The improvements and activities proposed for each year of operation of the district and the maximum cost thereof;
- E. The total annual amount proposed to be expended for improvements, maintenance and operations;
- F. The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property;
- G. The time and manner of collecting the assessments;
- H. Any proposed rules and regulations to be applicable to the district.
(Ord. 12190 § 6, 1999)

SECTION 1: Why CREATE A BUSINESS IMPROVEMENT MANAGEMENT DISTRICT (BIMD) FOR THE JACK LONDON NEIGHBORHOOD?

"The Bay Area's diamond in the rough" is how the Jack London neighborhood is often described. Visitors, residents, business owners, and developers alike respond with exasperated confusion when asked why the beautiful Oakland waterfront hasn't realized its full potential.

Jack London property owners have many responses to this question, often citing a lack of City services, noting a general fear of crime in Oakland, and pointing out the filth and darkness of the I-880 underpasses that serve as gateways to the Jack London District. Train noise and track conditions are occasionally mentioned. But efforts to improve the situation have been few and far between. They often are underfunded and successes have gone unrecognized and unrewarded.

In spite of the challenges, the Jack London neighborhood is attracting large number of new residents and major investment – the ingredients are in place for the neighborhood to experience a dramatic transformation.

Hoping to make significant changes throughout the district while creating a public-private partnership with the City, the Port, the County, and the State, a group of Jack London property owners, business owners, and residents formed the Jack London Improvement District (JLID) Steering Committee in July 2012. Committee members initially pledged \$50,000 to hire a consultant to help them form a BIMD. They have continued fundraising while reaching out to hundreds of property owners to enlist their support for the BIMD.

Imagine a Better Jack London District

Imagine the Jack London District as a vibrant and unique waterfront community where residents and businesses collaborate to create a healthy, clean, safe, and entertaining environment for all who live, work, invest, and visit here.

Jack London Square is Oakland's waterfront home to dining, special events (including a year-round farmers' market), and outdoor activities. Many of the most intriguing places to go are found in the surrounding streets, where the wholesale produce market mixes with restaurants, clubs, businesses, new lofts, and artists' studios. Unique businesses are located among the warehouses. Jack London Square has been touted by Yelp as a "hidden gem in Oakland."

A New Way Forward with a Business Improvement Management District

Business Improvement Management Districts (also known as Business Improvement Districts and Community Benefit Districts in other localities) are extremely helpful in planning, financing, and executing improvement projects in struggling urban communities to create a more welcoming and pleasant environment for businesses, residents, visitors, investors, and employees.

A BIMD in Jack London would provide some of the services that the City does not provide, like sidewalk sweeping, consistent graffiti abatement, and safety ambassadors. Additionally, the BIMD could fund infrastructure improvements such as lighting, public art, signage, and beautification of the Jack London District gateways, as well as business recruitment and retention activities. These services and improvements will increase the attractiveness of the neighborhood to potential residents and businesses and bring more positive activity to the area. A Jack London BIMD also would provide the leadership that is currently lacking to ensure the future success of the District.

The services provided through the JLID will make the waterfront more accessible and attractive to the public. Improvements to the waterfront could include way finding signage, landscaping, and enhanced lighting.

Jack London area property owners can establish a BIMD, and follow the footsteps of many other communities in the region and across the country who greatly benefit by pooling their resources to fund improvements and services. In Oakland, nine other Business Improvement Management Districts are successfully making major improvements to their communities.

In October 2012, a mailer was sent to property owners within the preliminary boundary study area inviting participation in two separate outreach meetings, one for commercial and one for residential property owners. In addition, the mailer invited recipients to participate in an electronic survey for the Jack London Improvement District. The following services were prioritized by property owners, residents, and business owners:

- Pro-active business recruitment strategies to enhance the area's business mix with a grocery store considered most important
- Eliminating blight like trash, graffiti, and defaced signs
- Beautification to impact the overall appearance of the district and to improve the gateway to Jack London, especially the I-880 underpasses
- Marketing the district through signage, joint promotion, etc.
- Image enhancement strategies to improve perceptions of safety and attract investment, residents, and shoppers
- Improving safety by hiring Safety Ambassadors and installing more streetlights
- Designating and implementing a train quiet zone.

In response to the survey results, as well as feedback gathered at several events and through informal conversations, the JLID steering committee developed the following list of special benefits to be funded by the BIMD:

1. Regular sidewalk sweeping and steam cleaning of sidewalks
2. Coordination of security efforts with BART Police, Oakland Police, AC Transit, the Alameda County Sheriff, Union Pacific Railroad security, Port Homeland Security, and private security services that serve the area
3. Enhanced landscaping and beautification efforts

4. Gateway treatment including I-880 underpasses and other entrances to the district
5. Quick removal of graffiti and trash
6. Pro-active business retention and attraction strategies
7. Ambassador services and lighting to create a safer walking environment for day and evening activities
8. Marketing of the district
9. Organizational support for preservation and expansion of shuttle services between the district and nearby BART stations and for a train quiet zone.

The district is envisioned to be established for ten years with operations commencing on January 1, 2014. Provisions for annual disestablishment are available if the property owners no longer desire to fund the special services articulated in this plan. The procedure for disestablishment is described in more detail in Section 5.

SECTION 2: DESCRIPTION OF THE PROPOSED DISTRICT

Name of the District

"Jack London Improvement District" is the proposed name of the BIMD.

Boundaries of the District

The district is located in the City of Oakland south of the downtown central business district and is shown in the Map in Appendix A. The general boundaries of the area are given below.

- Northern Boundary: 6th Street and I-880 freeway
- Southern Boundary: The Waterfront at the Oakland Inner Harbor
- Western Boundary: Castro Street, Brush Street, and Washington Street
- Eastern Boundary: Fallon Street

The precise boundary definition of the district is below. This definition starts at the northwest corner of the district and proceeds in a counter-clockwise direction. Note that the streets in the district are based on a grid that is turned significantly from the north-south axis. For simplicity, this description treats the district as if this were not the case.

The northwest corner of the district boundary is the intersection of Sixth Street and Castro Street which is north of the Interstate 880 freeway. The district includes the parcels that are beneath the I-880 freeway.

The western boundary extends south down Castro Street towards the harbor until it reaches Third Street. The boundary then turns to the west along Third Street between Castro Street and Brush Street. South of Third Street, Brush Street continues as the western boundary south to its end point which is roughly 75 feet north of Embarcadero West. The boundary continues to the south parallel to Brush Street until it reaches the northwest corner of parcel 18-410-010-00.

There are two long rectangular parcels, 18-410-009-00 and 18-410-010-00, consisting primarily of railroad tracks that are to the north of Embarcadero West and run parallel to it between Brush Street and Martin Luther King Jr. Way. The boundary continues east along the northern side of these two parcels. These two parcels are not included in the district.

At the northeast corner of parcel 18-410-009-00 (at Martin Luther King Jr. Way and Embarcadero West), the boundary continues to the east on the north side of Embarcadero from Martin Luther King Jr. Way to Washington.

At the corner of Embarcadero West and Washington Street the boundary turns to the south again, continuing south on Washington Street until its southern end at Water Street. Then it continues south parallel to Washington Street along the western border of parcel 018-415-005-00 all of the way to the harbor where the boundary then continues to the east along the harbor.

The southern boundary of the district is the southern edge of the parcels that lie along the waterfront. This boundary begins with parcel 018-0415-005-00 on the west and proceeds to the east ending at the Portobello Condominiums (parcel 018-0424-022-00). In order from west to east, the complete list of parcels forming the southern boundary is:

018-0415-005-00,
018-0420-004-02,
018-0425-002-43,
018-0425-002-39,
018-0425-012-00,
018-0425-021-00, and
018-0425-022-00

The eastern boundary of the district south of Embarcadero West is along a line that is parallel to the western edge of Fallon. The Portobello Condominiums are on the west side of this boundary and the City of Oakland's Aquatic Park (parcel 018-0430-001-04) is on the east side. The precise boundary of the eastern edge of the district at this point is the eastern edge of the following parcels:

018-0425-022-00,
018-0425-015-00, and
018-0425-004-01.

North of Embarcadero West, the eastern boundary of the district is Fallon Street between Embarcadero West and the I-880 freeway.

The northern boundary of the district is the I-880 freeway between Fallon Street (near the northwest corner of parcel 018-0435-001-00) and Castro Street. I-880 runs between 5th and 6th Streets for the entire northern border of the district.

The district includes all of those parcels under the I-880 freeway. It includes all of the parcels to the south of I-880 within this boundary and none of the parcels to the north.

Benefit Zones

To ensure that assessments are matched to special benefits received, the proposed Jack London Improvement District has been divided into three benefit zones, each of which will receive the type and frequency of services appropriate to its conditions and needs. The three benefit zones in the district are as follows:

- Zone 1: the core – this is the zone that receives the highest level of foot traffic and therefore will receive the most frequent service
- Zone 2: the waterfront – this zone includes Jack London Square and will receive less frequent services
- Zone 3: Interstate 880 – this zone consists of the parcels under the 880 freeway and will receive the same level of service as Zone 2.

For locations, please see the Map in Appendix A. For details on service levels for each zone, please see Section 3:

SECTION 3: IMPROVEMENTS AND ACTIVITIES

The Jack London Improvement District will fund four service categories:

- Maintenance, Beautification, Safety & Streetscape Improvements
- Marketing & Economic Development
- Administration & Governmental/Community Relations
- Contingency & Collection Fees

Maintenance, Beautification, Safety & Streetscape Improvements

Cleaning and maintenance staff will be hired to provide services throughout the Jack London Improvement District (JLID), with varying levels of service in each zone. Cleaning and maintenance services may include graffiti removal, landscaping, trash and dog waste pickup, installation of trash receptacles, and sidewalk pressure washing. Safety programs may include guides (also known as Ambassadors), coordination with the police department and other government police agencies, and private security agencies operating within the JLID, and dissemination of safety and promotional information to merchants, residents, visitors, and tourists. Crime Prevention through Environmental Design (CPTED) strategies will be used to improve perceptions as well as mitigate actual security concerns. To actively engage property owners, merchants, employees, and residents in crime prevention efforts, JLID may support and convene meetings of the Jack London District Neighborhood Crime Prevention Council. A

discretionary fund may be created to support capital improvement programs for banners, hanging planters, street median landscaping, lighting, public art, gateway signage, and street furniture.

Marketing & Economic Development

These services are designed to promote and improve business conditions throughout the JLID. Business attraction and retention services work to keep existing businesses in the district and attract new businesses to fill vacancies. Attraction efforts will initially focus on a full-service grocery store. Promotion services may include district WIFI, website development and operation, business listings, signage, and marketing programs. Funds can also be used to sponsor special events to the extent they specifically benefit assessed property owners. Funds may be used to support expansion of service to Lake Merritt and West Oakland BART stations and/or to create a "train quiet zone" along Embarcadero West.

Administration & Governmental/Community Relations

The BIMD will create a unified voice to promote the interests of the district. Such efforts will include representing property owners at the City Council and other agencies, applying for grants, and seeking additional funding streams to improve the JLID. Specific projects could include support for the "Free B" shuttle to ensure that district residents, businesses, workers, and tourists have access to and from City Center BART and other Oakland Central Business District locations and working with Union Pacific to remove the third railroad track on the south side of Embarcadero West so the street can be properly paved. This line item also includes community outreach to gather input on levels of service needed and administrative expenses such as office space, telephone, postage, insurance, accounting, and similar expenses.

Contingency & Collection Fees

A prudent portion of the budget, maintained in a reserve fund, will cover lower than anticipated collections and unanticipated increases in program costs. It will also be used to repay formation loans, pay County and City collection fees, and provide funds for renewal costs.

**TABLE 3-1:
SERVICES SCHEDULE BY BENEFIT ZONE**

Service	Benefit Zone 1	Benefit Zone 2	Benefit Zone 3
Maintenance, Beautification, Safety & Streetscape Improvements:			
▪ Public Safety	5 days per week	2 days per week	2 days per week
▪ Reporting Incidents to City	5 days per week	2 days per week	2 days per week
▪ Crime Prevention through Environmental Design (CPTED) Strategies & NCPC	Ongoing	Ongoing	Ongoing
▪ Sidewalk Sweeping	5 days per week	2 days per week	2 days per week
▪ Sidewalk Steam Cleaning	Quarterly	Bi-annually	Bi-annually
▪ Landscaping and Weed Removal	Monthly	Quarterly	Quarterly
▪ Reporting & Removal of illegal Dumping	As needed	As needed	As needed
▪ Public Space Improvements	As needed	As needed	As needed
▪ Gateway Treatments including Underpasses	As needed	As needed	As needed
Marketing & Economic Development			
▪ Special and Retail Events Promotion	Provide support for existing events	Provide support for existing events	N/A
▪ Website/Internet/ Neighborhood Public Wi-Fi	Provide support	Provide support	Provide support
▪ Advertising & Communications	Provide support	Provide support	Provide support
▪ Transportation (e.g.: Shuttle, Train Quiet Zone)	Provide support	Provide support	Provide support
▪ Business Retention/Attraction Strategies	On-going	N/A	N/A
Administration & Governmental/Community Relations			
▪ Staffing	One FT Executive Director	One FT Executive Director	One FT Executive Director
▪ Office & program-related expenses	Up to 40% of Administration & Advocacy Budget	Up to 40% of Administration & Advocacy Budget	Up to 40% of Administration & Advocacy Budget

City Services

Throughout the process of establishing the Jack London Improvement District, residents, businesses, and property owners voiced concerns that the City of Oakland maintain existing services at verifiable levels.

The assessments proposed in this plan are limited to, and do not exceed, the reasonable cost of providing special benefits to the assessed parcels. The City is required under State law to ensure that the BLIMD's services will be over and above those already provided by the City within the boundaries of the district.

SECTION 4: EXPENDITURES

Service Plan Budget

The service plan budget was developed to provide the services identified as the highest priorities to stakeholders in the JLID area. A breakdown of the budget is included in the table below. The annual budgets for subsequent years will be set forth in annual reports prepared by the district's duly appointed Advisory Board and submitted to the Oakland City Council.

**TABLE 4-1:
BUDGET BY SERVICES CATEGORY AND FIRST YEAR BUDGET AMOUNTS**

Category	%	Amount
Maintenance, Beautification, Safety & Streetscape Improvements	55	\$422,084.19
Marketing & Economic Development	18	\$138,136.64
Administration & Government/Community Relations	19	\$145,810.90
Contingency & Collection Fees	8	\$61,394.06
TOTAL	100%	\$767,425.79

SECTION 5: SOURCES OF FINANCING

The method for financing the improvements and activities described in this plan is primarily the collection of assessments on properties within the district boundaries. In addition, it is anticipated that the JLID management corporation, to be formed, will seek other sources of financing such as government and foundation grants and donations from individuals and businesses, especially for projects like establishing a train quiet zone or providing pedestrian-oriented energy efficient lighting where needed.

Assessment Methodology

The methodology for levying assessments on the parcels within the district takes into account characteristics of each parcel. The assessment of parcels other than condominium parcels is calculated based on the following variables:

<u>Parcel Size</u>	The parcel (lot) size for each parcel is obtained from county assessor's records. ¹
<u>Building Size</u>	Gross building square footage is obtained from county records (see footnote 2). In some cases, the county does not have the building square footage for a particular parcel in its records. In those cases, Urban Transformation obtained data from other sources. Verification letters were sent to all property owners in the proposed district whose building square footage was not obtained from official government records.
<u>Street Frontage</u>	Street frontage is obtained from county parcel maps and from on-site measurements. Properties are assessed for all street frontages.

Condominiums are parcels located within a building for which a condominium map has been filed. Condominium parcels have a variety of uses including commercial, residential, and live-work. Condominium buildings usually have common area parcels that may include lobbies, hallways, parking garages, recreation areas, and other shared facilities. Common area condominium parcels are exempt from assessment. The assessment of condominium parcels is based on the following variable:

<u>Floor Area</u>	Floor area for each condominium is obtained from county assessor's records (see footnote 2).
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Assessment Formulas

Zone 1:

Parcels other than condominium parcels shall be assessed using the following formula:

- $(\text{Parcel square footage} \times \$0.06) + (\text{Gross building square footage} \times \$0.06) + (\text{Street frontage} \times \$1.50)$.

Condominium parcels will be assessed using the following formula:

- $\text{Floor area square footage} \times \0.20 .²

¹ Data in some cases were obtained directly from the County Assessor and in other cases from Parcelquest, a company that aggregates data from the County.

² When the City has approved the condominium map for a building but the units have not yet been sold, it will be assessed in the same manner as a non-condominium building. As each condo unit is sold, the owner of the condo unit will be assessed using the condo formula and the floor area of such condo shall be deducted from the total square footage of the building when calculating the assessment for the building. This

In addition to the four property variables, benefit zones are used to determine the frequency and types of benefits received. Assessments will be reduced by certain factors in each Zone as follows:

Zone 2: the total assessments calculated above will be multiplied by 0.35

Zone 3: the total assessments calculated above will be multiplied by 0.35.

The services provided in each zone will be reduced in proportion to the reduction factor.

Annual CPI Adjustment

The Advisory Board for the district will have the option to increase the assessments annually based upon the Alameda County regional CPI index or by an amount not to exceed 5% from the previous year's assessments.

Table 5-1: Projection of Assessments Over the Life of the District Assuming Optional Maximum Annual Adjustments (assumes a maximum CPI annual increase of 5%)

Year 1	Year 2	Year 3	Year 4	Year 5
767,426	805,797	846,087	888,391	932,811
Year 6	Year 7	Year 8	Year 9	Year 10
979,451	1,028,424	1,079,845	1,133,837	1,190,529

Time and Manner of Collecting Assessments

This plan proposes that the district be in effect for ten years. Following this ten-year term, the district may be re-established using the procedures required to establish such a district in place at that time.

The JLID assessment will be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Alameda. The assessment will appear as a separate line item on annual property tax bills prepared by the County of Alameda. The County of Alameda shall distribute funds collected to the City of Oakland and the City shall disburse the funds to JLID pursuant to a written agreement between the City and JLID. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

Tax-exempt parcels not subject to property taxes shall not be exempted from payment into the assessment district. These parcels will be billed directly by the City of Oakland for their assessment obligation.

methodology will be used until more than half of the condo units have been sold. Once more than half the units have been sold, all units will be assessed using the condo formula.

The district's first assessments will be collected in the 2013-14 property tax cycle, with the first installments due in December 2013. The district will commence operations January 1, 2014 and expire on December 31, 2023.

Method Of Adoption

District formation requires the submission of petitions from owners of property representing more than 30% of the total proposed assessments. Once the petitions have been submitted, the Oakland City Council may adopt a Resolution of Intention to establish the district. If the Resolution of Intention is adopted by the Oakland City Council, the City will mail out assessment ballots to all owners of property in the proposed district. The Oakland City Council will hold a public hearing 45 days or more after mailing the ballots. The Board may form the BIMD if the weighted majority of returned ballots support the district formation. "Weight" is determined by the percentage of monetary contribution each property owner will make to the BIMD, based upon the assessment methodology.

During the term of the district, the City Council may vote to disestablish the district if it finds that there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district.

Also, during the operation of the district, there is a thirty-day period each year in which the assessed property owners may request disestablishment of the district. This period begins each year on the anniversary date of the establishment of the district. Upon the written petition of the owners of real property in the area who pay thirty percent or more of the assessments levied, the City Council shall notice a hearing on disestablishment.

A district can only be disestablished if there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district.

SECTION 6: MANAGEMENT; RULES AND REGULATIONS

The proposed district will be managed by a JLID nonprofit organization (to be formed), which will serve as the management corporation. The City of Oakland will contract with the organization to implement the plan for the district.

The organization's board shall serve as the JLID Advisory Board and will include representatives from both the assessed property owners and business owners in the district as well as stakeholders at large. The City of Oakland requires that at least one member of the Advisory Board shall be a business licensee within the district who is not also a property owner within the district. A nominating committee will solicit nominations from district property owners, businesses, and residents prior to board elections.

Budget Management. The management corporation may reallocate funding within the service categories, not to exceed 10 percent of the annual budgeted amount for each category consistent with the **Management District Plan**.

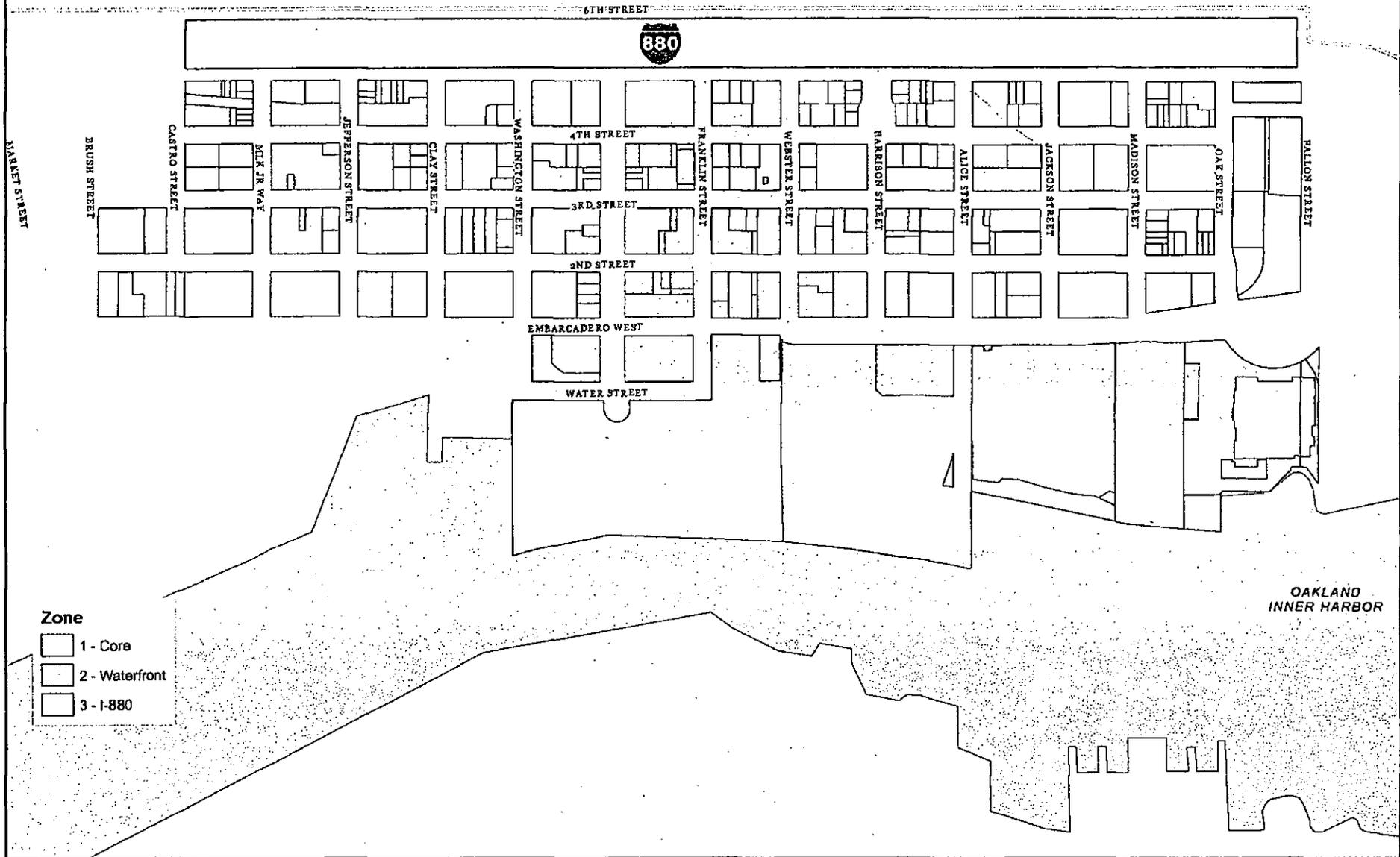
Rules and Regulations. The management corporation will establish rules and regulations to be employed in its administration of the district.

Maintenance of Parcel Data. It shall be the responsibility of the management corporation to maintain the master list of parcels within the district and to update the list and corresponding assessment roll, as needed, such as when ownership changes, there is new construction, condominium conversions take place, errors are discovered in county data, etc.



Jack London Improvement District

Appendix A



ARTHUR L. KASSAN, P.E.

Consulting Civil Engineer

Appendix B

Engineer's Report for Jack London Improvement District

Prepared by Arthur L. Kassan, P. E.
California Registered Professional Engineer # C 15563

March 27, 2013

Introduction

This report serves as the "detailed engineer's report" required by Section 4(b) of Article XIII D of the California Constitution (Proposition 218) to support the assessments to be levied for the Jack London Improvement District

The JLID is a property-based Business Improvement Management District formed pursuant to the City of Oakland's Business Improvement Management District Ordinance of 1999.

This Engineer's Report describes the improvements, services, and activities of the JLID; an estimate of the costs of the improvements, services, and activities; an analysis of the special benefit to be received by assesseses; and a map showing the properties to be assessed.

This report identifies all parcels that will receive a special benefit from the improvements, services, and activities of the JLID (the "Specially Benefited Parcels").

I have evaluated the costs and expenses of the improvements, services, and activities of the JLID and have determined that, to the best of my knowledge and belief,

1. no assessment has been imposed on any Specially Benefited Parcel that exceeds the reasonable cost of the proportionate special benefit conferred on such Specially Benefited Parcel from the improvements, services, and activities of the JLID; and
2. any general benefits from the improvements, services, and activities shall be paid for with funding sources other than assessments of Specially Benefited Parcels.



Arthur L. Kassan

3/27/13

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL ABOVE)

Telephone
(310) 558-0808

5105 Cimarron Lane
Culver City, CA 90230

FAX
(310) 558-1829

ILID Improvements, Services, and Activities

The assessments have been limited to, and do not exceed, the reasonable cost of providing special benefits to the assessed parcels. The District's services are over and above those already provided by the City within the boundaries of the District. And they are particular and distinct benefits to be provided only to the properties within the District, not to the public at large. The District's services affect the assessed properties in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.

Maintenance, Beautification, Safety & Streetscape Improvements

The district's maintenance and beautification services will be provided only to assessed parcels, and not to parcels outside the district. These services constitute a special benefit to assessed parcels. Only sidewalks and gutters adjacent to assessed parcels will be cleaned. Only tree wells on and adjacent to assessed parcels will be maintained. Planters and decorations branding the district will only be installed on and adjacent to assessed parcels. These services are narrowly tailored to be provided only to assessed parcels within the district which will receive special benefit from the services.

The safety program will include services such as private security patrols and lighting throughout the district which constitutes a special benefit to the assessed parcels. The safety program will address issues occurring on district parcels. These services will only be provided to assessed parcels; they will not be provided outside the district or provide services to non-assessed parcels.

Marketing & Economic Development

The bottom-line purpose of this special benefit assessment is to specially benefit parcels by increasing commercial activity. Marketing and economic development services will only be provided to assessed parcels. For example, assessed parcels with vacancies will receive assistance with business attraction and assessed parcels that do not currently have vacancies will receive business retention services. The goal will be to maintain existing businesses and fill vacancies on assessed parcels only. These services will not be provided to parcels outside the district. Marketing events will be held within the district to attract patrons and new businesses to the district, specially benefitting only assessed parcels by attracting consumers and potential new businesses to the district. And, public relations efforts will be undertaken to promote commerce on assessed parcels; these efforts will feature assessed parcels only and will not promote non-assessed parcels. These services constitute special benefits to assessed parcels.

Administration and Governmental/Community Relations

The administrative cost of providing services will be funded by the assessment. The administrative budget will only fund the cost of providing services that specially benefit assessed parcels. Governmental/community relations efforts will include representing

only owners of assessed properties at the City Council and other agencies, applying for grants to provide further benefit to the district, and community outreach to assesses to gather input on levels of service needed.

Estimated Costs and Specific versus General Benefit

The budget for the JLID represents a portion of the costs for providing the improvements, services, and activities that will benefit the assessed parcels. While it is difficult to determine the amount of general as opposed to specific benefit that is conferred by the improvements, services, and activities, the portion of the total service costs that confers a general benefit must be funded from sources other than assessments. These funds will be raised by the JLID management corporation in the form of grants, donations, fees for service contracts, and fundraising events.

Although the improvements, services, and activities provided throughout the JLID incorporate public streets and rights of way, it is clear that the improvements, services, and activities provided are directed towards, and necessary for, the cleanliness, maintenance, and safety of commercial and residential property owners. The JLID will not provide any of these improvements, services, and activities to properties located outside of the district. The general benefits to the public at large are minimal. In 2009, assessment districts in San Francisco conducted surveys to estimate the percentage of individuals passing through commercial districts without the intention of engaging in any type of commercial activity. Of those surveyed, less than one percent indicated that they did not have the intention of engaging in any type of commerce. Therefore, it is estimated that less than one percent of the total cost of providing the JLID's improvements, services, and activities must be funded by sources other than assessments.

Currently, cleaning, safety, promotion, business attraction and retention services above the City's baseline levels are the financial responsibility of property owners. The JLID will provide these services, directly reducing these costs for property owners, thereby providing a specific benefit to them. Economies of scale will allow the JLID to provide a higher level of service than the individual property owners can find without an assessment district.

Proportionality of Assessments

The assessment formulas are designed to fairly allocate the costs of the improvements, services, and activities provided in the district. The formulas take into account the following factors: linear frontage, building size, parcel size, and benefit zone. The zone for each parcel takes into account the levels of benefit received from the enhanced services and activities unique to each zone.

The JLID contains a large number of condominiums, including residential, commercial, and mixed use. Condominiums are assessed differently from non-condominium parcels. Each condominium within a single building is owned by a separate property owner. Most condominium buildings also contain common area parcels. Because common area parcels

are not owned by individual condominium owners, they are not assessed. Instead, the per building square foot assessment for condominiums was increased in comparison to non-condominium buildings to allocate the benefit to the common area parcels among the individual condominium owners.

Properties to be Assessed

Exhibit 1 of this Engineer's Report provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel number, owner, and benefit zone, subject to the JLID annual assessment

EXHIBIT 4 TO ENGINEER'S REPORT - ASSESSMENT ROLL

APN Number	Zone	Owner Name	Total Assessment
001 011700201	1	DIGITAL 720 2ND LLC	\$7,324.80
001 011700300	1	DIGITAL 720 2ND LLC	\$4,920.00
001 011700400	1	P G & E CO 135-1-3D-1	\$1,875.00
001 011700503	1	US SPRINT COMMUNICATIONS CO 10	\$1,823.40
001 011700700	1	P G & E CO 135-1-13F-POR 1	\$603.75
001 011700500	1	NEW HORIZONS PROPERTIES	\$688.20
001 011700900	1	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$293.60
001 011701000	1	BENZ CAROL A	\$293.00
001 011701100	1	STULTS GREGORY & NANCY	\$294.00
001 011701200	1	HSU JAMES T	\$291.80
001 011701300	1	CHEKOURAS REBECCA A TR	\$323.40
001 011701400	1	OSAKI KURT Y	\$252.60
001 011701500	1	ASSALIAN JOHN	\$188.80
001 011701500	1	CREED JAMIN	\$199.40
001 011701700	1	VEGA VICENTE ETAL	\$203.20
001 011701901	1	MARQUARDT DANIEL T & FONG TRICIA A	\$446.80
001 011702000	1	SOUTHEY MARY A	\$293.60
001 011702100	1	TONG DARON D	\$295.20
001 011702200	1	GILL JOHN F & FONG BENNETT T	\$294.40
001 011702300	1	DAGAN LEV	\$197.20
001 011702400	1	PLANT MALCOLM ETAL	\$256.00
001 011702500	1	MERCHANT SAMUEL	\$294.50
001 011702500	1	MORTIMER LARRY J & KAHN VIVIAN TRS	\$309.40
001 011702700	1	SULLIVAN SARAH	\$203.80
001 011702800	1	MARKS STEVEN M & LINDA G TRS	\$309.20
001 011702900	1	DECK PETER F & MOOR CAROL A TR	\$309.20
001 011703000	1	NETTLES WILLIAM B JR	\$293.60
001 011703100	1	NETTLES WILLIAM B JR	\$295.20
001 011703200	1	KEYES JEFFREY L & TAWIL LEYYA M	\$294.40
001 011703300	1	HEIBEL AMY & HALBUR TIMOTHY L	\$266.60
001 011703400	1	SCHNUGG JILL T TR	\$1,072.20
001 011703500	1	NEWCOMB LINDSAY K TR & GILLIS MEGAN	\$265.00
001 011703600	1	NEWCOMB UNDSAY K TR	\$372.80
001 011703700	1	LAVERNE ROBERT G	\$372.00
001 011900101	1	MERRITT TWO LP	\$12,886.80
001 011900300	1	P G & E CO 135-1-3-1	\$5,038.50
001 011900400	1	P G & E CO 135-1-13F-POR 1	\$603.75
001 012100501	1	CATHOLIC CHARITIES OF THE DIOCESE OF OAKLAND	\$80.52
001 012100900	1	CATHOLIC CHARITIES OF THE DIOCESE OF OAKLAND	\$194.22
001 012101000	1	CATHOLIC CHARITIES OF THE DIOCESE OF OAKLAND	\$225.60
001 012101200	1	HUEY STANLEY S & DIANE G	\$633.90
001 012101300	1	CATHOLIC CHARITIES OF THE DIOCESE OF OAKLAND	\$176.30
001 012101600	1	WILUAMS ELSIE TRUST	\$203.94
001 012101700	1	DELANEY MICHAEL B & KUEBEL CYNTHIA	\$203.94
001 012101800	1	JENZEH MICHAEL TR	\$421.26
001 012101900	1	DROGOS DONNA L	\$212.04
001 012102702	1	E D COAT INC	\$954.56
001 012102703	1	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	\$931.25
001 012102901	1	RODRIGUES DARLENE TR	\$1,919.88
001 012103000	1	RODRIGUES DARLENE TR	\$2,169.00
001 012103101	1	ALLEN JANE A TR	\$2,157.24
001 012103102	1	DIRUOCCO CARLO TR	\$2,199.36
001 012103200	1	DIRUOCCO CARLO & MARIE F TRS	\$2,175.00
001 012300100	1	BACH TONY V	\$1,328.48
001 012300200	1	CATHOLIC CHARITIES OF THE DIOCESE OF OAKLAND	\$1,897.68
001 012300701	1	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	\$2,654.47
001 012300800	1	TERRADEV JEFFERSON LLC (METROVATION)	\$862.50
001 012300900	1	TERRADEV JEFFERSON LLC (METROVATION)	\$7,738.40

001 012301000	1	VLZAKIS EMMANUEL P & ATHANASIA V ETAL	\$275.99
001 012500100	1	CARDANAL PARTNERS LLC	\$5,324.00
001 012500200	1	CARDANAL PARTNERS LLC	\$195.00
001 012500301	1	GORDON SHARON J & ALTWARG DAN ETAL	\$592.50
001 012500401	1	OAKLAND IRON WORKS ASSOCIATES (METROVATION)	\$832.50
001 012500500	1	P G & E CO 135-1-3-2	\$5,688.00
001 012700500	1	SECOND STREET PARTNERS	\$4,503.69
001 012700600	1	CITY OF OAKLAND (PORT COMMISSION)	\$2,547.33
001 012700701	1	OAKLAND IRON WORKS ASSOCIATES (METROVATION)	\$8,700.00
001 012900701	1	OAKLAND POUCE OFFICERS ASSOCIATION	\$1,544.71
001 012900901	1	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	\$2,599.76
001 012901000	1	MODAD PROPERTIES LLC	\$4,350.00
001 012901100	1	MODAD PROPERTIES LLC	\$975.05
001 012901200	1	HANSEN KEN & SYLVIA TRS	\$862.50
001 012901300	1	COLD MOUNTAIN PROPERTIES LLC	\$573.50
001 012901400	1	PLP PARTNERS LP	\$1,162.50
001 012901500	1	COLD MOUNTAIN PROPERTIES LLC	\$1,012.50
001 012901600	1	RESNECK VENTURES LLC	\$357.50
001 012901700	1	SPARLING SUZANNE S HEIRS OF EST & STUART T	\$506.54
001 012901800	1	CHEE MICHAEL W	\$269.64
001 012901900	1	WILKS STEVEN G	\$287.79
001 012902000	1	EAST BAY HEAD & NECK SURGERY MEDICAL GROUP INC	\$265.70
001 012902100	1	BAUM AARON & GITTELSON MICHAEL	\$290.28
001 012902200	1	ALAMEDA FAMILY SERVICES	\$673.86
001 013100500	1	409 WASHINGTON STREET LLC	\$676.50
001 013100700	1	TERRANOMICS THIRD STREET LLC (METROVATION)	\$349.98
001 013100801	1	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	\$4,141.92
001 013100900	1	PICO MADEIRA AFG LLC & PICO MADEIRA MAG LLC	\$3,465.72
001 013101002	1	TERRANOMICS THIRD STREET LLC (METROVATION)	\$1,125.00
001 013101100	1	TERRANOMICS THIRD STREET LLC (METROVATION)	\$712.50
001 013101200	1	315 WASHINGTON LLC	\$732.00
001 013101301	1	TERRANOMICS THIRD STREET LLC (METROVATION)	\$4,984.50
001 013300100	1	LAM NAM D	\$1,875.00
001 013300200	1	LAM NAM D	\$1,350.00
001 013300300	1	BOUSHEHRI KAMAL & FUMIKO	\$819.12
001 013300400	1	KANTOR KENNETH & CATHERINE & NEAL & KAORU	\$1,350.00
001 013300500	1	DEBERNARDI DOUGLAS P ETAL	\$826.50
001 013300500	1	KANTOR KENNETH & CATHERINE & NEAL & KAORU	\$1,302.00
001 013300700	1	SHATERIAN PATRICIA TR	\$469.50
001 013300800	1	CITY OF OAKLAND (PORT COMMISSION)	\$23,193.00
001 013500100	1	FORT SUTTER COMPANY	\$8,224.26
001 013500200	1	FORT SUTTER COMPANY	\$773.28
001 013500300	1	201 BW LLC	\$1,550.00
001 013500400	1	CITY OF OAKLAND (PORT COMMISSION)	\$5,730.06
001 013500500	1	MA JOSEPH W & WONG ANNIE ETAL	\$894.00
001 013500500	1	LOCAL UNION 2236	\$1,225.86
001 013500700	1	GADDINI MICHAEL S & BEISER CHRISTINA M TRS	\$911.34
001 013500800	1	101 BROADWAY VENTURES LLC	\$1,680.00
001 013700101	1	COUNTY OF ALAMEDA	\$7,614.12
001 013700102	1	COUNTY OF ALAMEDA	\$6,343.80
001 013700200	1	METROVATION WASHINGTON STREET LLC (METROVATION)	\$2,128.50
001 013700300	1	METROVATION WASHINGTON STREET LLC (METROVATION)	\$570.00
001 013700400	1	POWER DALE J & DANIELLE D TRS ETAL	\$1,108.20
001 013700500	1	ZEKTSER LEON & JESSICA TRS & SAIDIAN NISSAN & ETAL	\$358.50
001 013700600	1	DACRUZ PRATA LTD	\$435.53
001 013700700	1	DACRUZ PRATA LTD	\$573.06
001 013700800	1	TRAIN STATION LLC	\$2,589.45
001 013900100	1	COUNTY OF ALAMEDA	\$10,470.06
001 013900200	1	DODWELL COMPANY INC	\$1,292.37
001 013900300	1	DODWELL COMPANY INC	\$1,888.20

001 013900400	1	FOUR FIFTEEN FOURTH STREET ASSOC	\$487.50
001 013900500	1	POON PAO K & MAY F TRS	\$367.50
001 013900600	1	CHU JUDY & CHEN FUEIING TR ETAL	\$1,530.00
001 013900700	1	SAIDIAN NISSAN & CAROL M TRS	\$379.74
001 013900800	1	CHAU JACK C & HAILAN M TRS	\$2,197.50
001 013901101	1	DONG HISUK & SANJU	\$750.00
001 013901200	1	MOCK NELSON & PAULA L	\$255.03
001 013901300	1	MOCK NELSON & PAULA L ETAL	\$598.50
001 014100700	1	WONG STEVEN & L & JEW MARIEN & CHEN DALE & CHAO S	\$480.90
001 014100800	1	CHU JUDY & CHEN FUEIING TR ETAL	\$2,935.80
001 014100900	1	8ALCO PROPERTIES LTD LLC	\$402.60
001 014101201	1	BROADWAY & 2ND LLC	\$2,024.52
001 014101300	1	GAMENARA LLC	\$592.50
001 014101400	1	CHU JUDY & CHEN FUEIING TR ETAL	\$420.00
001 014101500	1	CHU JUDY & CHEN FUEIING TR ETAL	\$1,162.50
001 014101500	1	LIEVRE CHESTER E II & DENISE E TRS & LIEVRE E ETAL	\$403.50
001 014101702	1	JACK LONDON TOWERS LLC	\$6,250.02
001 014300100	1	LAM NAM D	\$1,206.00
001 014300200	1	CHASEY RICHARD C & SCHWANER JOYCE L TR ETAL	\$582.55
001 014300300	1	STATE OF CALIFORNIA	\$1,799.16
001 014300400	1	RATTO LAND COMPANY	\$487.50
001 014300500	1	CHU JUDY & CHEN FUEIING TR ETAL	\$3,615.00
001 014300700	1	370 EMBARCADERO LLC	\$1,500.00
001 014300800	1	370 EMBARCADERO LLC	\$195.00
001 014300900	1	STATE OF CALIFORNIA (Port Owns Surface Rights)	\$1,815.60
001 014301000	1	370 EMBARCADERO LLC	\$195.00
001 014301102	1	384 EMBARCADERO WEST LLC	\$1,563.54
001 014301103	1	384 EMBARCADERO WEST LLC	\$2,456.04
001 014500100	1	LIEVRE CHESTER E II & DENISE E TRS & LIEVRE E ETAL	\$1,144.50
001 014500200	1	MIGHETTO LYNNE TR	\$945.00
001 014500300	1	MIGHETTO LYNNE TR	\$412.44
001 014500400	1	STATE OF CALIFORNIA	\$2,448.54
001 014500500	1	KOBEL CATHY TR	\$2,494.50
001 014500600	1	E & M NO 3 LLC	\$2,512.56
001 014500700	1	MARQUES MAISONS & DOMAINES USA INC	\$1,455.00
001 014501001	1	STATE OF CALIFORNIA	\$36.00
001 014501002	1	STATE OF CALIFORNIA	\$1,784.03
001 014501100	1	MAH CHAREONSRI	\$1,615.80
001 014501200	1	PIEROTTI LEONARD TR & CELLI FAMILY PARTNERSHI ETAL	\$1,252.50
001 014501400	1	DEMELLO STEVEN W	\$340.00
001 014501500	1	BAUMGARTEN BRET & LEVINSOHN DEBORAH	\$300.00
001 014501600	1	HAYDEN MARY A	\$340.00
001 014501700	1	RICHMAN DAVID J & MARLA SUE	\$370.00
001 014501800	1	BABARAN EDMUNDO R	\$280.00
001 014501900	1	ROSS ELIZABETH G TR	\$320.00
001 014502000	1	MORAN JUDITH D & PRITIKIN REYNOLD	\$320.00
001 014502100	1	JOHNSON CASSANDRA	\$240.00
001 014502200	1	HOLTAN MARVIN E TR	\$260.00
001 014502300	1	PETERSON TODD L & LISA M TRS	\$420.00
001 014700100	1	COUNTY OF ALAMEDA	\$2,448.96
001 014700200	1	RAIKE DAMON TR	\$917.70
001 014700300	1	YUEN QIAN M & TA L	\$352.50
001 014700400	1	YUEN TA L & QIAN M	\$618.75
001 014700500	1	VLZAKIS ATHANASIA V ETAL	\$319.14
001 014700500	1	HIRSCH MICHAEL R & KELLER JACQUE ETAL	\$613.35
001 014700700	1	PALESTINI BETTINA	\$675.00
001 014700500	1	VLZAKIS ATHANASIA V ETAL	\$1,228.68
001 014700900	1	SNARR R L & JEAN B TRS & MAGNANI LA & JANE C TRS	\$798.90
001 014701200	1	LEVIN D & ZEMEL A & COFFMAN R L ETAL TRS	\$1,162.50
001 014701400	1	WESLEY ROYCE A & MIYAZAKI MASAKO	\$214.40

001 014701500	1	HAZEN CHRISTOPHER R & CHAN CINDY L	\$231.40
001 014701500	1	KRANTZ BENJAMIN & NATHAN	\$212.20
001 014701700	1	HADDAD RAMSEY & DAVID	\$223.00
001 014701800	1	MANOR SCOTT S	\$219.40
001 014701900	1	HARPER PATRICIA E TR	\$213.20
001 014702000	1	MORELAND GENE F & SHARON	\$214.20
001 014702100	1	TABAKH DANIEL & RIMMA	\$223.00
001 014702200	1	KAPLAN MICHAEL J & ELAINE TRS	\$80.50
001 014702300	1	KAPLAN MICHAEL J & ELAINE TRS	\$75.20
001 014702400	1	KAPLAN MICHAEL J & ELAINE TRS	\$78.60
001 014702500	1	FERNALD ANYA T & SARDO RENATO	\$303.40
001 014702600	1	CUNNINGHAMHILBIG LAURA & HILBIG JOHN R	\$258.20
001 014702700	1	HAYS MARCUS	\$233.60
001 014702800	1	ODA STEVEN	\$219.80
001 014702900	1	ALFONSO MANUEL L	\$216.00
001 014703000	1	HOWDEN MELISSA A TR	\$212.40
001 014703100	1	RHEAUME ROBERT O	\$216.00
001 014703200	1	MIERZWINSKI THOMAS E	\$212.00
001 014703300	1	ABRAHAM RUSSELL A & CANDICE	\$211.80
001 014703400	1	DRANSFIELD STEVEN D & THOMPSON RIKKI L	\$212.00
001 014703500	1	LOGAN LAURA M	\$216.60
001 014703600	1	CHEN KEVIN B	\$240.80
001 014703700	1	LEE WAI L	\$249.20
001 014703800	1	AZIZ IMRAAN	\$259.40
001 014703900	1	FONG GINA M	\$257.00
001 014704000	1	NEUENDORFF PETER	\$265.40
001 014704100	1	CHEUNG JAMES	\$237.20
001 014704200	1	RIGAU LOUIS A TR	\$224.80
001 014704300	1	LEE JOHN	\$219.40
001 014704400	1	TSANG LINDA TR	\$212.00
001 014704500	1	DEJOHN TONY M	\$209.40
001 014900301	1	ALTA TIERRA PROPERTIES LLC	\$3,098.28
001 014900401	1	HOWARD LUCIA & MAJUA MARGARET	\$1,245.24
001 014900402	1	HOWARD LUCIA & MAJUA MARGARET	\$472.50
001 014900500	1	ANGEU BOX YARD PARKING LOT LLC	\$1,512.50
001 014900600	1	KNECHT GARY & CARNWATH SQUEAK	\$2,197.50
001 014900901	1	130 WEBSTER LLC	\$1,428.48
001 014900903	1	100 WEBSTER LLC & TUDAL ALMA ETAL	\$2,805.50
001 014901000	1	311 CO LLC (THE BOND)	\$10,291.47
001 015100200	1	BROWN EDMUND G JR & DRESIBACH R T & MARIANNE L TRS	\$675.00
001 015100400	1	HILL DAVID N TR	\$2,175.00
001 015100500	1	COVENANT HOUSE CAUFORNIA	\$2,061.72
001 015100600	1	COVENANT HOUSE CALIFORNIA	\$487.50
001 015100700	1	CITY OF OAKLAND (PORT COMMISSION)	\$9,480.78
001 015100800	1	CITY OF OAKLAND (PORT COMMISSION)	\$18,557.18
001 015100900	1	TERRA NOVA HOLDINGS LLC	\$230.00
001 015101000	1	TERRA NOVA HOLDINGS LLC	\$33.20
001 015101100	1	TERRA NOVA HOLDINGS LLC	\$33.20
001 015101200	1	TERRA NOVA HOLDINGS LLC	\$33.20
001 015101300	1	TERRA NOVA HOLDINGS LLC	\$33.20
001 015101400	1	TERRA NOVA HOLDINGS LLC	\$120.00
001 015101500	1	FOOD SPECIALISTS INC	\$210.00
001 015101600	1	FOOD SPECIALISTS INC	\$24.00
001 015101700	1	FOOD SPECIALISTS INC	\$37.20
001 015101800	1	FOOD SPECIALISTS INC	\$30.00
001 015101900	1	FOOD SPECIAUSTS INC	\$30.00
001 015102000	1	FOOD SPECIALISTS INC	\$352.00
001 015102100	1	SAUTER DANIEL G	\$246.80
001 015102200	1	SCHUPP GEORGE W & TERESI STEVEN M	\$246.80
001 015102300	1	LUNNY PETER L	\$251.20

001 015102400	1	TOMIMOTO BLAINE S & YAN F TRS	\$251.20
001 015102500	1	MEANS RYAN & ADA	\$274.00
001 015102600	1	GROMEK MONIKA & MONIKA E	\$251.20
001 015102700	1	GOULD MEIANIE	\$353.80
001 015102800	1	TSUI WAI	\$251.20
001 015102900	1	BURNETT MAURICE L TR	\$267.60
001 015103000	1	MEAD CHARLES TR	\$275.60
001 015103100	1	CERVELLI JOSEPH D JR	\$317.40
001 015103200	1	RUFFER INGEBORG A TR	\$413.50
001 015103300	1	NORTON ANDREW & RAO MIRABAI	\$246.80
001 015103400	1	HUMPHREY PIETER R & RODRIGUES CATARINA M	\$246.80
001 015103500	1	PECK DAVID	\$251.20
001 015103500	1	SPRINGER PATRICIA J	\$233.00
001 015103700	1	WADDINGTON SIMON	\$274.00
001 015103800	1	INVERARITY CHRISTOPHER J	\$233.00
001 015103900	1	BERGER MARTIN A & GWIASDA VICTORIA E	\$353.80
001 015104000	1	PARK GENE	\$233.00
001 015104100	1	KHATIBLOO FATEMEH	\$257.50
001 015104200	1	STABA GAIL R	\$252.60
001 015104300	1	CHASE CATHERINE A	\$317.40
001 015104400	1	LEE RINO Y & SUSAN M	\$530.00
001 015104900	1	COMMON AREA OF PM 6992 46 THRU 48 (AMERICAN BAG BUILDING)	\$1,799.97
001 015300100	1	STEPHANOS LORANE & STEPHEN P TRS	\$766.47
001 015300200	1	JEN MARK	\$467.22
001 015300300	1	STEPHANOS LORANE & STEPHEN P TRS	\$375.00
001 015300400	1	MA YUUN	\$187.50
001 015300500	1	MA YUUN	\$225.00
001 015300600	1	CHOW AIYU & KEN S	\$1,228.26
001 015300700	1	401 AUCE DEVELOPMENT LLC	\$2,029.20
001 015300800	1	MA YUUN	\$561.84
001 015300900	1	CAVALLERO ROBERT TR	\$580.50
001 015301000	1	DOMINGO PROPERTIES L LC	\$811.50
001 015301201	1	MV FOURTH STREET LLC (METROVATION)	\$2,074.25
001 015301400	1	CHRISTIAN STEVE TR	\$1,410.90
001 015301500	1	M & A PROPERTIES	\$2,052.50
001 015301800	1	WALKER STEPHEN M	\$280.00
001 015301900	1	COX NATHAN J & THOMPSON ALEXIS T	\$272.40
001 015302000	1	HONEYMAN MICHAEL D	\$117.00
001 015302100	1	ROWE ALBERT H	\$242.50
001 015302200	1	ROBERTS PAUL A	\$246.80
001 015302300	1	KLASSEN CHAD	\$249.80
001 015302400	1	BEASLEY BRENDAN	\$219.40
001 015302500	1	CHAN SONIA S & TIN S ETAL	\$267.40
001 015302600	1	CUSTODIO ARCADIO C & REBECCA G	\$249.20
001 015302700	1	AMSTER RON V	\$255.60
001 015302800	1	WILSON SHUREA A	\$242.20
001 015302900	1	HUBNER BRYCE & KIMBERLY	\$166.50
001 015303000	1	JONES CHARLES H JR	\$159.40
001 015303100	1	JACKSON JACQUELYNE F	\$192.00
001 015303200	1	TANG AUCE	\$159.40
001 015303300	1	VANDEGRIEND WANDA	\$192.00
001 015303400	1	ZOROMSKI JAMES & ERICA	\$159.40
001 015303500	1	MCINTYRE JAMES M & KELLY G	\$166.50
001 015303600	1	UNDSTROM NATHAN	\$235.20
001 015303700	1	BROWN MOLLIE	\$255.60
001 015303800	1	SHAH MEENA L & MANU ETAL	\$227.80
001 015303900	1	PICKETT SIMON G	\$267.40
001 015304000	1	WANG MING	\$192.60
001 015304100	1	SHEN AMY	\$219.40
001 015304200	1	HENNESSY SEAN A	\$274.40

001 015304300	1	KUMKIEWICZ KATHARINE	\$212.40
001 015304400	1	CHU APRIL	\$262.60
001 015304500	1	JEON HYUNAH	\$242.20
001 015304600	1	DICKSON GILLIAN	\$173.20
001 015304700	1	SCHERRER MARGARET	\$159.40
001 015304800	1	SHU MICHAEL	\$199.00
001 015304900	1	SANTOS RENE R	\$159.40
001 015305000	1	HAN OTTO P	\$199.00
001 015305100	1	ADAMS LORI J ETAL	\$159.40
001 015305200	1	BHATTI HARJINDERPAL K	\$173.20
001 015305300	1	HOGBERG HOLLY W TR	\$235.20
001 015305400	1	KAO SHAW Y	\$262.50
001 015305500	1	THAIRANI VIKRAMADITYA V	\$227.80
001 015305600	1	DIXON PAUL	\$274.40
001 015305700	1	HALL SUSAN L	\$199.60
001 015305800	1	HARTKA ELIZABETH	\$225.40
001 015305900	1	UN BETTY	\$274.40
001 015306000	1	SOTOTEALL MICHELLE M & TEALL JOHN C	\$249.20
001 015305100	1	QUESADA JORDI & DARIOLI FABIEN	\$262.60
001 015306200	1	MARTHALER DANIEL E	\$242.20
001 015306300	1	FORZANO MAURICETTE M	\$173.20
001 015306400	1	FUNAKI AYUMI	\$159.40
001 015306500	1	PARENT THOMAS R	\$199.00
001 015306600	1	ABE JOYCE W	\$159.40
001 015306700	1	REED TEFFORD & FORBESS JESSICA	\$199.00
001 015306800	1	WILSON TARA M	\$159.40
001 015306900	1	VIGIL RAMON J & KATHLEEN S	\$173.20
001 015307000	1	MARTIN SANDRA J	\$235.20
001 015307100	1	HAMMONS LUCILLE A	\$262.60
001 015307200	1	BERSHAW KARAN & JOHNSON BRIAN	\$227.80
001 015307300	1	PIERPOINT SUSAN T TR	\$274.40
001 015307400	1	BAKER KATHRYN E	\$199.60
001 015307500	1	LAD KAETLYN TR	\$226.40
001 015307600	1	CAPLANE RONNIE	\$274.40
001 015307700	1	LEDBETTER JOHN P	\$249.20
001 015307800	1	WILUAMS JOSEPH D & JILL D TRS	\$262.60
001 015307900	1	NEFF PETER A & TCHONG ALEXANDRA M	\$242.20
001 015308000	1	BROWN JUUE T	\$173.20
001 015308100	1	HERZOG DAVID M	\$159.40
001 015308200	1	GLEAVES JERILYN	\$199.00
001 015308300	1	MAR JASON R	\$159.40
001 015308400	1	MATTHEWS STEFAN L	\$199.00
001 015308500	1	DURBIN NATHAN R	\$159.40
001 015308600	1	KAZBERUK MARTA	\$173.20
001 015308700	1	NUSSBAUM ARON & SADOON TANIA	\$235.20
001 015308800	1	BESTER MANFRED & DAOUST CAROLYN	\$262.60
001 015308900	1	TO TRISTAN	\$227.80
001 015309000	1	SKELDING JONATHAN	\$274.40
001 015309100	1	FREED CHRISTOPHER	\$199.60
001 015309200	1	CHEUNG LOUISA	\$219.40
001 015309300	1	BOXER STEWART & BARBARA	\$257.40
001 015309400	1	COTTRELL JULIANA M	\$212.40
001 015309500	1	BOILES GREGORY S & SCHECTER ELLEN	\$255.50
001 015309600	1	BENNETT PETER	\$242.20
001 015309700	1	TANG VIVIAN	\$166.60
001 015309800	1	CHAN KING Y & LAM WAN C	\$159.40
001 015309900	1	KORMIER JAMES L & DISRUD CAROL A TRS	\$193.20
001 015310000	1	CHAN FRANCIS W	\$159.40
001 015310100	1	EATON ROBERT E & SANDRA C	\$192.00
001 015310200	1	MARTIN ANASTASIA	\$159.40

001 015310300	1	CHEN CAROUNE S	\$165.50
001 015310400	1	PATEL PRAVESHKUMAR K	\$235.20
001 015310500	1	HALLAM MARK F & UNDA O	\$262.60
001 015310600	1	LOK STEPHEN & CHRISTINE	\$227.80
001 015310700	1	SNYDER CHRISTOPHER	\$267.40
001 015310800	1	JONES MICHAEL G	\$192.60
001 015311100	1	"BELLE SHORE, LLC"	\$1,462.40
001 015311200	1	4BEARTH LLC	\$467.20
001 015311300	1	HOWARTH CHARLES H JR & MEDRANO MAERYTA A TRS	\$652.60
001 015311400	1	TSIFRIN PROPERTIES LLC	\$1,394.60
001 015500200	1	HOWARD MORTIMER TR	\$519.50
001 015500300	1	HOWARD MORTIMER TR ETAL	\$598.50
001 015500400	1	CHANG STEPHEN C TR	\$957.30
001 015500500	1	AMARO POULTRY CO INC	\$1,500.00
001 015500600	1	IPO REAL ESTATE LLC	\$940.44
001 015500900	1	WM ALLEGRO LLC	\$6,915.25
001 015501000	1	KEN TOUY	\$168.00
001 015501100	1	KRAMER DAVID P	\$358.80
001 015501200	1	MANNING SEAN M	\$268.00
001 015501300	1	HUNTING CAROL L	\$222.00
001 015501400	1	MILBRANDT AMY & CHASE S	\$272.80
001 015501500	1	ALLEN JACK R & FONTAINE TERESA J	\$480.00
001 015501500	1	TWO HUNDRED FORTY SEVEN PARTNERS	\$426.00
001 015501700	1	TWO HUNDRED FORTY SEVEN PARTNERS	\$285.60
001 015501800	1	GREEN ALEXANDER P	\$337.00
001 015501900	1	FOSTER ANN C	\$384.40
001 015502000	1	CHRISTIANSEN CHRISTIAN & UNDSAY	\$223.60
001 015502100	1	TWOMEY KEVIN S	\$276.60
001 015502200	1	OKU STACEY A & SIGREFTO JOSEPH L	\$276.60
001 015502300	1	SHIMADA DARRIN M	\$266.40
001 015502400	1	GARCIA CHARINA P & GARCIA PUMENTO GILBERT ETAL	\$397.80
001 015502500	1	SAX MARTIJN & YUH JUNG YEO	\$332.80
001 015502600	1	STEEES MICHAEL A & GAVIN KRISTIAN R	\$296.00
001 015502700	1	PIRE JAMES C	\$324.20
001 015502800	1	CHENG ERIC	\$241.60
001 015502900	1	LAWLESS MICHAEL J	\$295.40
001 015503000	1	CONNOLLY MEGHAN L	\$223.60
001 015503100	1	PETERS WILLIAM J TR	\$275.60
001 015503200	1	STIMSON DONALD	\$275.60
001 015503300	1	JEROZAL CHERYL & MISENHEIMER LUKE	\$214.20
001 015503400	1	KWAN CHO Y & PATRICIA J TR&	\$395.20
001 015503500	1	BEADLES PATRICIA M	\$332.80
001 015503600	1	PHEMISTER JEANNIE M	\$296.00
001 015503700	1	LEICHER RICHARD F	\$324.20
001 015503800	1	TSUTAOKA GREG & ANNABELLE	\$259.80
001 015503900	1	HILL GARY A & OKSOL CONSTANCE J	\$241.60
001 015504000	1	TERRY DAVID M	\$295.40
001 015504100	1	NEVO RYIAH	\$223.60
001 015504200	1	FOSSUM STEVEN P WILLSGARNER DIANE L TRS	\$276.60
001 015504300	1	CHASE CATHERINE A	\$276.60
001 015504400	1	SHURTLEFF MARK S	\$266.40
001 015504500	1	GARDINER JAMES E	\$293.00
001 015504600	1	SNYDER MARK L	\$332.80
001 015504700	1	KWAN CHO Y & PATRICIA J TRS	\$296.00
001 015504800	1	LOWERY WILLIAM J JR & CHANCO PAULETTA M JR TRS	\$324.20
001 015504900	1	NEWKIRK KERRY	\$259.80
001 015505100	1	NEW MARKET LOFTS LLC	\$210.40
001 015505200	1	NEW MARKET LOFTS LLC	\$472.00
001 015505300	1	NEW MARKET LOFTS LLC	\$480.80
001 015505400	1	KAO THEODORE & JANE W	\$397.40

001 015505500	1	KURODA PAUL & HIRATA JANIE D	\$391.40
001 015505600	1	RYUGO JAMES P TR	\$318.00
001 015505700	1	TGL PROPERTIES	\$272.40
001 015505800	1	EDWARDS LAWRENCE T TR	\$242.40
001 015505900	1	HAWKINS BRYAN	\$256.60
001 015506000	1	FRYE THOMAS J	\$258.00
001 015506100	1	BRUCKS ROGER	\$214.20
001 015506200	1	BROUSSEAU PAUL	\$224.60
001 015505300	1	STEVENS DANIEL W	\$207.20
001 015505400	1	SHERIDAN USA	\$185.80
001 015506500	1	DOERKSEN CHRISTOPHER M	\$257.40
001 015506600	1	HURLEY HANNA	\$205.60
001 015505700	1	MOUZON JOSEPH	\$243.80
001 015505800	1	DETWILLER ELIZABETH R & STEPHEN C	\$184.80
001 015506900	1	CHO SOO H	\$242.40
001 015507000	1	SLOW ANNIE Y TR	\$184.80
001 015507100	1	MILES JASON P	\$256.50
001 015507200	1	VANNOSTERN GARY L	\$268.60
001 015507300	1	MCGRAW MAUREEN C	\$214.20
001 015507400	1	NAKAMARU CHERIAN C	\$224.60
001 015507500	1	PHAN JAMIE	\$207.20
001 015507600	1	CARBONE MARY R & MCGUINNESS ERIN ETAL	\$185.80
001 015507700	1	WARE TIMOTHY E & KIMBERLY S TRS	\$257.40
001 015507800	1	KWONG WILUAM K & IVY Y TRS & CHANG DAVID & N ETAL	\$205.60
001 015507900	1	BORZUCHOWSKI ANDRZEJ N	\$243.80
001 015508000	1	HATTON FREDERICK L	\$184.80
001 015505100	1	CONLON CHRISTOPHER W	\$242.40
001 015508200	1	KOO LYDIA M	\$184.80
001 015508300	1	STAUDINGER JEFFERY & YIP MARIA W TRS	\$256.60
001 015508400	1	VIGNAPIANO THOMAS & HONEN JAMES T	\$257.00
001 015503500	1	WHEATON ARIANA M	\$214.20
001 015508600	1	MCGUINNESS TIMOTHY J TR	\$224.60
001 015508700	1	BAILLIE KEVIN A & NOLAN NATAUE J	\$207.20
001 015508800	1	DOWDALL JONATHAN B	\$184.80
001 015508900	1	YIP MARIA W & DICK	\$257.40
001 015509000	1	PRESSLEY DERRICK & DERRICK	\$208.80
001 015509100	1	BALL ROSEMARY T & JAMES L	\$243.80
001 015509200	1	MONTANARO JACK & CANDACE	\$184.80
001 015509300	1	CAMPBELL VALERIE	\$242.40
001 015509400	1	SINGLETON MARGARET	\$184.80
001 015509500	1	BROTZE MATTHEW W & TRACY C	\$256.60
001 015509500	1	KUNKER JAMES E	\$268.60
001 015509700	1	FERRET LUDOVIC	\$214.20
001 015509800	1	KERNER MICHAEL P TR	\$272.00
001 015509900	1	HUERTA MELISSA & DAVID	\$247.80
001 015510000	1	RICHMAN JAMES A & JANET L TRS	\$272.80
001 015510100	1	WANIE LEE GJ	\$240.40
001 015510200	1	LUNNY PETER L & UPP JOHN L	\$269.80
001 015510300	1	OCONNOR MARY A & HARRIGAN ADA TRS	\$261.80
001 015510500	1	FARIA DAVID	\$507.00
001 015510700	1	NGAI KENNETH S & MAY D	\$252.20
001 015510800	1	BENNETT PATRICIA M & ROBERT W	\$356.20
001 015510900	1	BENNETT PATRICIA M & ROBERT W	\$398.50
001 015511000	1	GARRETT LILLY & AARON	\$241.80
001 015511100	1	LEE BYUNGMOO B & JONNY H	\$246.20
001 015511200	1	CHEOWTIRAKUL DRASVIN	\$246.20
001 015511300	1	HONG VINH T	\$145.20
001 015511400	1	EAGLE ALEXANDER & MARSHA	\$151.40
001 015511500	1	WANG JAMES P	\$149.80
001 015511600	1	MCCAFFERY BRYAN & SOM THARITA	\$157.00

001 015511700	1	BERNALES RON	\$149.80
001 015511800	1	BOND SHEA	\$153.50
001 015511900	1	PENG CHRIS S	\$157.00
001 015512000	1	YU FAI K	\$146.80
001 015512100	1	KUSHAN MOHAMAMD T	\$241.40
001 015512200	1	WONG BRUCE C	\$256.00
001 015512300	1	HEATON GEOFFREY A	\$244.80
001 015512400	1	LYNCH ANTHONY J	\$219.60
001 015512500	1	CHU JANE	\$156.60
001 015512600	1	CLARK MARCUS W	\$150.80
001 015512700	1	TOV VINCENT Y	\$156.60
001 015512800	1	MONTGOMERY MARCUS C	\$221.80
001 015512900	1	WILSON MONICA L	\$151.20
001 015513000	1	TUCKER CONCHITA M & FRANK	\$145.20
001 015513100	1	LAN JIE	\$231.20
001 015513200	1	LEE CHRISTOPHER S ETAL	\$150.20
001 015513300	1	OUZOUNIAN USA	\$150.20
001 015513400	1	BILUNGSLEY ALAN C TR & PODOLSKY JOHN TR	\$155.60
001 015513500	1	KESIRAJU SANDEEP & KRISHNAMURTHI GITA	\$214.60
001 015513600	1	SU CHUN H	\$157.40
001 015513700	1	VERTICAL U S RECOVERY FUND LLC	\$239.60
001 015513800	1	HOELSCHER GREGORY	\$252.80
001 015513900	1	NAKAMURA MARK	\$243.00
001 015514000	1	LEE CATHY K & MANN Y	\$234.00
001 015514100	1	NOVAK BRONISLAV	\$234.40
001 015514200	1	ANGOTTI DANIEL J	\$156.00
001 015514300	1	TONG ALBERT K	\$149.80
001 015514400	1	GUSTAFSON DON A & PAULA L	\$219.40
001 015514500	1	WANG KAI & VIVIAN	\$230.00
001 015514600	1	FARIA DAVID	\$145.20
001 015514700	1	BULLARD VICTORIA M & JENNIFER A	\$231.20
001 015514800	1	WONG VICTOR	\$150.20
001 015514900	1	KUHN JESSICA M & QUIGGLE GARY J	\$155.50
001 015515000	1	LEUNG WINNIE P	\$150.20
001 015515100	1	ENGLER TIMOTHY A & YOUNGLOVE ANGELA M	\$220.20
001 015515200	1	PAYTON MAKEBA L	\$157.40
001 015515300	1	JHA SANDHYA R	\$239.60
001 015515400	1	SOFFA RACHEL V	\$252.80
001 015515500	1	NIMEDEZ SIOBHAN & PAGTAKHAN REYNALDO JR	\$243.00
001 015515600	1	PORTILLO JEANETTE G & JOSE	\$239.60
001 015515700	1	CHHATPAR VANITA	\$234.40
001 015515800	1	OLMOS DANIEL B & STRAND ERIKA K	\$156.00
001 015515900	1	PAYNE KENNETH L	\$149.80
001 015516000	1	LUCE KIMBERLY A	\$219.20
001 015516100	1	LEE BRADFORD H	\$230.20
001 015515200	1	CHAN MAY K & CHOW LOUIE	\$221.80
001 015516300	1	KIM ALEXANDER D	\$231.20
001 015516400	1	WOO BRIAN J	\$150.00
001 015516500	1	HO ANDREW W	\$155.60
001 015516600	1	WU CHRISTOPHER R	\$220.20
001 015516700	1	CAMILLERI VICTORIA	\$233.00
001 015516800	1	CHRISTENSEN DYLAN & GILL AMBER	\$239.20
001 015516900	1	LARSON RICHARD L & FRANCES R	\$253.60
001 015517000	1	CARGAIN ANJU M & AARON M	\$239.40
001 015517100	1	LEE JANINE F	\$239.60
001 015517200	1	ANTOUN NADA D & CHANG DANAUS F	\$232.80
001 015517300	1	CARRIGAN CASS P	\$149.00
001 015517400	1	NAVARRA MARCELLO	\$156.00
001 015517500	1	MANN SATBINDER K	\$218.20
001 015517600	1	LEVITT BRENDON	\$230.20

001 015517700	1	KUAN TAN & JENNIFER	\$290.00
001 015517800	1	CHHATWAL SATINDER P & PARMINDER N	\$233.40
001 015517900	1	SHAVIES FREDERICK W	\$155.80
001 015313000	1	MARKS SUSAN T	\$301.20
001 015518100	1	CACCIA STEVEN & IRENE M	\$215.80
001 015518200	1	PAKATANI SRINIVAS	\$227.20
001 015518300	1	POHLMAN DONALD K & EUZABETH G	\$245.00
001 015518400	1	MERCADO KATHLEEN T & MIDEN&KY GREGORY S	\$228.00
001 015518500	1	TAKAKUWA WAYNE & STENMARK RUTHANN	\$236.60
001 015518600	1	YAP PEYLING & EVANS JAMES	\$301.20
001 015518700	1	CHUNG LUCIA	\$156.60
001 015518800	2	SHAHVAR DAVID & DEBORAH ETAL	\$287.00
001 015518900	1	HUIE ADAM & GIANNINI MARU	\$230.60
001 015519000	1	WILUAMS RICHARD & DOTY MELINDA	\$290.00
001 015519100	1	WHITEHEAD JONATHON	\$232.80
001 015519200	1	LAMAGNA MIRRA L	\$156.80
001 015519300	1	GORE WARREN & KAREN	\$301.20
001 015519400	1	THOMPSON LANCE W	\$222.00
001 015519500	1	LOPEZ MARY A & MONASTERIO PATRICK R	\$227.20
001 015519600	1	RICHERT PETER O & SANDRA L	\$245.00
001 015519700	1	GOEI SHARON & HWIE T	\$228.00
001 015519800	1	HIRABAYASHI EVAN K	\$241.60
001 015519900	1	FRECHET JANET R & JEAN M	\$301.20
001 015520000	1	UTTLES GRASON D	\$153.50
001 015520100	1	TSENG WANYU	\$287.00
001 015520200	1	KANE KARU & NGUYEN NGHIA	\$232.00
001 015700100	1	PRIME SMOKED MEATS INC	\$216.60
001 015700400	1	CHOW RICHARD L & ALICE LOUIE TRS & HANE AUDREY	\$337.50
001 015700500	1	PRIME SMOKED MEATS INC	\$1,504.44
001 015700600	1	KARKAZIS MARIA TR	\$529.14
001 015700700	1	CITY OF OAKLAND (PORT COMMISSION)	\$2,422.80
001 015700800	1	VUKASIN FAMILY LIMITED PARTNERSHIP	\$1,314.18
001 015700900	1	HP REAL ESTATE HOLDINGS LLC	\$2,175.00
001 015701000	1	HUANG JOHN J & LEE YIN T	\$2,139.00
001 015701500	1	HORIZON LOFTS PARTNERS 2 LLC	\$415.00
001 015701600	1	REILLY OENNIS G & GAIL	\$104.00
001 015701700	1	COLEMAN WAYNE S TR	\$295.00
001 015701800	1	GARZON GERARD & ADISON	\$207.60
001 015701900	1	OKEEFE ROZANNE M	\$281.00
001 015702000	1	WEDDING RANDO1PH E & CELIA A TRS	\$186.60
001 015702100	1	STEGMAN DEBORAH W	\$264.00
001 015702200	1	MORNER FREDERICK G	\$233.00
001 015702300	1	MCCANNE STEVEN & WHITE TAMARA R TRS	\$253.00
001 015702400	1	WINDER SCOTT C & DINA	\$335.40
001 015702500	1	COLEMAN WAYNE S TR	\$355.80
001 015702600	1	HULL GLYNDA A	\$335.60
001 015702700	1	GANZ JUDITH E & KATZ LOUIS S TRS	\$369.00
001 015702800	1	KRAMER ANDREW & CAROL TRS	\$1,327.20
001 015703100	1	EDWARDS JAMES & MICHELLE	\$177.40
001 015703200	1	GEIS ROGER N	\$179.40
001 015703300	1	COLLEY JODY	\$179.40
001 015703400	1	WONG ALDEN & HEU AMY	\$177.40
001 015703500	1	M V JACKSON LLC	\$213.00
001 015703600	1	M V JACKSON LLC	\$226.60
001 015703700	1	PLANAS JUAN A III & MARIA L	\$225.60
001 015703800	1	M V JACKSON LLC	\$147.40
001 015703900	1	MURRAY NICHOLAS	\$153.40
001 015704000	1	PANNELL MARVIN T	\$117.80
001 015704100	1	PIETTE RICHARD H	\$120.40
001 015704200	1	YEH COURTNEY M & YEH TOBIAS & TOMO TRS	\$147.80

001 015704300	1	ESQUEDA JORGE M	\$112.60
001 015704400	1	M V JACKSON LLC	\$115.40
001 015704500	1	MAZZELLI CARLO J TR	\$151.80
001 015704600	1	DAWSON KEN & MICHELLE ETAL	\$147.80
001 015704700	1	M V JACKSON LLC	\$115.40
001 015704800	1	M V JACKSON LLC	\$235.20
001 015704900	1	LEE BRANDON H & CHEN YI Y	\$305.00
001 015705000	1	GONG ABIGAIL & RYAN	\$226.50
001 015705100	1	BUNDER DAVID	\$231.60
001 015705200	1	M V JACKSON LLC	\$147.40
001 015705300	1	HARRIS KATHLEEN A	\$153.40
001 015705400	1	OGAWA STEPHANIE M	\$117.80
001 015705500	1	MALONEY JOSHUA K	\$120.40
001 015705600	1	M V JACKSON LLC	\$147.80
001 015705700	1	JIN SHAN	\$112.50
001 015705800	1	SEILER MARK & CERILLOS ERNESTO	\$115.40
001 015705900	1	ALONTE CONSTANCIO	\$151.80
001 015705000	1	HTWC JUNG PROPERTIES LLC	\$147.80
001 015706100	1	UU NICOLAS & DAVID Y ETAL	\$115.40
001 015706200	1	CHAN YICK K & LEE DIANA	\$236.20
DD1 015706300	1	SCHIEFFER P M & J H & MCDONALD CATHERINE TRS	\$305.00
001 015706400	1	WU ZONG K & LIN MONICA	\$236.60
001 015706500	1	LEE SANG M	\$231.60
001 015705600	1	BERTOLANI ROBERT S & BARBARA L TRS	\$147.40
001 015706700	1	NICHOLS RUSS S	\$179.50
001 015706800	1	NGUYEN JOHN	\$117.80
001 015706900	1	M V JACKSON LLC	\$120.40
001 015707000	1	GUZMAN OSCAR	\$147.80
001 015707100	1	STCLAIR BETHANY M	\$112.60
001 015707200	1	GEIS ROGER	\$115.40
001 015707300	1	SEET NICHOLAS & ZAPF VIVIAN	\$151.80
001 015707400	1	APEA ADWOA	\$147.80
001 015707500	1	EDWARDS JAMES J & MICHELLE M	\$115.40
001 015707500	1	FERNANDEZ ROBIN C & EDDY FERNANDEZ TRS	\$235.20
001 015707700	1	KORMIER JAMES & DISRUD CAROL TRS	\$305.00
001 015707800	1	M V JACKSON LLC	\$225.50
001 015707900	1	SHER LACEY L	\$243.40
001 015708000	1	EAGAN ANNE L	\$147.40
001 015708100	1	M V JACKSON LLC	\$179.50
001 015708200	1	CHU JARED M	\$117.80
001 015708300	1	DAVIDSON UNDSAY A TR	\$120.40
001 015708400	1	M V JACKSON LLC	\$147.80
001 015708500	1	M V JACKSON LLC	\$112.60
001 015708600	1	M V JACKSON LLC	\$115.40
001 015708700	1	CHU AARON B	\$151.80
001 015708800	1	RUSBY EUZABETH R	\$147.80
001 015708900	1	YOO KRISTIE	\$115.40
001 015709000	1	YIP VICTOR & LEUNG WENDY	\$236.20
001 015709100	1	SHIMADA SELO	\$305.00
001 015709200	1	LARSEN MICHELLE A	\$231.50
001 015709300	1	TERRY TERESA F	\$243.40
001 015709400	1	BERTOLANI ROBERT S & BARBARA L	\$147.40
001 015709500	1	M V JACKSON LLC	\$153.40
001 015709600	1	CHEUNG MINGWAI	\$117.80
001 015709700	1	M V JACKSON LLC	\$120.40
001 015709800	1	M V JACKSON LLC	\$147.80
001 015709900	1	ADAMS LESUE & JAMES	\$112.60
001 015710000	1	M V JACKSON LLC	\$115.40
001 015710100	1	SMITH MICHAEL J	\$151.80
001 015710200	1	M V JACKSON LLC	\$147.80

001 015710300	1	REYNOLDS MASAKO	\$115.40
001 015710400	1	CHIU ELAINE M	\$236.20
001 015710500	1	M V JACKSON LLC	\$305.00
001 015900500	1	CROFT JAMES E	\$8,512.58
001 015900600	1	WM ALLEGRO LLC	\$13,540.14
001 016100100	1	SQUARE 1 LLC	\$6,375.00
001 016100200	1	SQUARE 1 LLC	\$2,319.00
001 016100706	1	WM ALLEGRO LLC	\$6,912.66
001 016100707	1	SQUARE 1 LLC	\$2,550.00
001 016300100	1	FINKEL L B & D A TRS & LAKESIDE NONFERROUS METAL	\$724.98
001 016300200	1	LAKESIDE JUNK DEALERS	\$399.80
001 016300300	1	HANSEN ARTHUR R & MARY A TRS & SCHAEFFER KARE ETAL	\$1,413.95
001 016300400	1	LEE KENNETH & ANGELA	\$375.00
001 016300500	1	LEE KENNETH & ANGELA TRS	\$1,162.50
001 016300600	1	LAKESIDE JUNK DEALERS INC	\$187.50
001 016300700	1	BENNETT GARRY K & SYLVIA M TRS	\$835.80
001 016300800	1	LAKESIDE JUNK DEALERS INC	\$337.50
001 016300900	1	LAKESIDE JUNK DEALERS	\$337.50
001 015301000	1	FINKEL LORRIE & LAKESIDE NON FERROUS METALS	\$699.00
001 016301100	1	FINKEL LORRIE & LAKESIDE NON FERROUS METALS	\$360.00
001 016500100	1	METROMAD LLC ETAL (METROVATION)	\$954.00
001 016500200	1	SEVEN FREIS	\$2,212.50
001 016500300	1	PREVENTION INSTITUTE	\$1,512.50
001 016500400	1	VANIER GARY V TR	\$337.50
001 016500500	1	VANIER GARY V TR	\$221.70
001 016500600	1	VANIER GARY V TR	\$187.50
001 016500700	1	PEERLESS COFFEE CO INC	\$675.00
001 016500800	1	SNARR R L & JEAN B TRS & MAGNANI LA & JANE C TRS	\$187.50
001 016500900	1	SNARR R L & JEAN B TRS & MAGNANI LA & JANE C TRS	\$112.50
001 016501000	1	BONNICI C & TOGNOLI STEFANO F & ANDERSON G M TRS	\$637.50
001 016501100	1	BONNICI C & TOGNOU STEFANO F & ANDERSON G M TRS	\$337.50
001 016501200	1	BONNICI C & TOGNOU STEFANO F & ANDERSON G M TRS	\$337.50
001 016501300	1	BERLOUI AZITA ETAL	\$740.28
001 016501600	1	ACORN INN	\$1,949.34
001 016512200	1	TR AQUA VIA CORP	\$9,744.44
001 024400100	1	ELUNGTON 222 BROADWAY LLC	\$121.00
001 024400200	1	ELUNGTON 222 BROADWAY LLC	\$571.40
001 024400300	1	ELUNGTON 222 BROADWAY LLC	\$809.20
001 024400400	1	ELUNGTON 222 BROADWAY LLC	\$442.40
001 024500100	1	ELUNGTON 222 BROADWAY LLC	\$718.40
001 024600100	1	ELUNGTON 222 BROADWAY LLC	\$342.60
001 024700100	1	YANA MASAACKI & KEELEY KAREN	\$258.40
001 024700200	1	BACCHUS CHRISTIE	\$172.60
001 024700300	1	HU CHIJEH	\$152.00
001 024700400	1	UU DAVID JR & TINA F	\$205.60
001 024700500	1	SANTORO SAMUEL J & JUNE D	\$189.00
001 024700600	1	NG JONI S & TANG TZEHEEN	\$225.40
001 024700700	1	DERHODES JEFFREY R & VO TAI T	\$253.80
001 024700800	1	CLARK CATHLEEN A	\$215.20
001 024700900	1	AU YAT F & KWONG CHUNG H	\$153.20
001 024701000	1	PITTELKAU JEFF	\$170.80
001 024701100	1	MIAO HSIAOHSIA	\$260.60
001 024701200	1	WONG OUVIA	\$138.80
001 024701300	1	MCGINNIS CALVIN & MIEKO	\$175.80
001 024701400	1	TARDY MICHELE C & OUGHTON WILLIAM S	\$147.00
001 024800100	1	SHIN HO S & LEE JOON	\$258.40
001 024800200	1	CLAY NIAMBI	\$191.00
001 024800300	1	SO HENY	\$152.00
001 024800400	1	MCGAHEY ERIN S	\$205.50
001 024300500	1	BLUM RACHEL	\$189.00

001 024800600	1	ANDERSON MARK S & PETER C	\$225.40
001 024800700	1	JACOBS JEROME B & LOIS A	\$253.80
001 024800800	1	HSIEH JASON K	\$257.20
001 024800900	1	TUROW CHERYL	\$153.20
001 024801000	1	THYSSEN PAUL W & TOUSSAS SAVVAS	\$170.80
001 024801100	1	TONG HOWARD & LEE JAMIE	\$260.60
001 024801200	1	RONG YAN	\$138.80
001 024801300	1	TO CAROL H	\$175.80
001 024801400	1	NGUYEN MYLY	\$147.00
001 024900100	1	BEST BRIAN	\$258.40
001 024900200	1	KAKUGIAN KYLE	\$172.60
001 024900300	1	KIRSCH ANDREW J	\$152.00
001 024900400	1	PINA CAROLE	\$205.60
001 024900500	1	MOY MANNY	\$189.00
001 024900600	1	KOLAKOWSKI VICTORIA S & LAIRD CYNTHIA A	\$225.40
001 024900700	1	SHEN CHARLES C & YVONNE Y	\$253.80
001 024900800	1	YOKOE ROBYN H	\$257.20
001 024900900	1	YEE MARTHA K & ROBERT J ETAL	\$153.20
001 024901000	1	CAMPBELL BETH A	\$170.80
001 024901100	1	TSUCHIYA GORDON & JAN	\$260.60
001 024901200	1	PARK EUNHYE	\$138.80
001 024901300	1	CHEN PEI J	\$176.80
001 024901400	1	LEDBETTER ALICEA	\$147.00
001 025000100	1	BOLEN DONNA S	\$258.40
001 025000200	1	NAMKUNG GLORIA	\$191.00
001 025000300	1	MCCREERY ROBERT E & SANDRA S	\$152.00
001 025000400	1	WONG KEVIN	\$205.60
001 025000500	1	MCINNES LYNNE A	\$189.00
001 025000600	1	GAUTISTA ROMEO S & ANABEL C	\$225.40
001 025000700	1	ROSS JESSICA P	\$253.80
001 025000800	1	MATWAY LISA & OVERTON JERRY	\$257.20
001 025000900	1	CHANG BRIAN	\$153.20
001 025001000	1	COCOLLA PETER T	\$170.80
001 025001100	1	RECH JOHN R & HANSEN FREDERICKA C	\$260.60
001 025001200	1	CHILDRESS KELLY E	\$138.80
001 025001300	1	UU FENG P	\$176.80
001 025001400	1	ADAMS WILUAM C	\$147.00
001 025100100	1	SMITH RICHARD D & CAROLYN F TRS	\$258.40
001 025100200	1	UN SHUZU	\$172.60
001 025100300	1	FAILE CHRISTOPHER S	\$152.00
001 025100400	1	DELSIGNORE UNO	\$205.60
001 025100500	1	GOLDSBY ERNEST K JR & HENRIETTA C TRS	\$189.00
001 025100500	1	LU CHEN N & CHUN C TRS	\$225.40
001 025100700	1	U YU & WALKER EVAN L	\$253.80
001 025100800	1	HARBIN TERESA	\$257.20
001 025100900	1	GORDON LARRY & MARIBEL	\$153.20
001 025101000	1	DAVENPORT KENNETH	\$170.80
001 025101100	1	O'BRIEN MIKE J & JONES KERRY A	\$260.60
001 025101200	1	KOEHLER EMMETT C	\$138.80
001 025101300	1	TURKO LEORA	\$176.80
001 025101400	1	SUMNER LAURA M	\$147.00
001 025200100	1	SHIEH PEI J & SU TIFFANY	\$258.40
001 025200200	1	ODABASI AHMET M	\$191.00
001 025200300	1	LEUNG YONNIE Y	\$152.00
001 025200400	1	STRAUSS RUTH A & TONSE SHAHEEN R	\$205.60
001 025200500	1	HINES APRIL M	\$189.00
001 025200600	1	MACDONAUJ WARREN M & CATHERINE D	\$225.40
001 025200700	1	GROTH PAUL E	\$253.80
001 025200800	1	STÖTLER WILLIAM C & REUTINGER ELISA M TR	\$257.20
001 025200900	1	ELLINGTON 222 BROADWAY LLC	\$153.20

001 025201000	1	ELUNGTON 222 BROADWAY LLC	\$170.80
001 025201100	1	UNDHEIM SUSAN E	\$260.60
001 025201200	1	REYNOLDS SEAN C	\$138.80
001 025201300	1	MALASPINA USA	\$176.80
001 025201400	1	JOULWAN JOSEPH D	\$147.00
001 025300100	1	CUSSEN DEBORAH L TR	\$258.40
001 025300200	1	ELWOOD KAREN & PETER	\$172.60
001 025300300	1	KOAMI NANA	\$152.00
001 025300400	1	BAKER WILUAM M & FRANCINE L TRS	\$205.60
001 025300500	1	WADE ALBERT & HELEN TRS	\$189.00
001 025300600	1	COTY DOUGLAS E	\$225.40
001 025300700	1	MENDES JOSE A & POLLY P	\$253.80
001 025300800	1	HAWKINS CAMILLE P	\$257.20
001 025300900	1	CHEN U S	\$153.20
001 025301000	1	TEETER CHARLES E & EUZABETH	\$170.80
001 025301100	1	STRAUSS RUTH A & TONSE SHAHEEN R	\$260.60
001 025301200	1	ELUNGTON 222 BROADWAY LLC	\$138.80
001 025301300	1	KAPPLER STEPHAN	\$176.80
001 025301400	1	CHAN STEPHEN M	\$147.00
001 025400100	1	OMARA WENDELL M	\$258.40
001 025400200	1	JACKSON VICTORIA C	\$191.00
001 025400300	1	ELUNGTON 222 BROADWAY LLC	\$152.00
001 025400400	1	MCCONNELL LANE A	\$205.60
001 025400500	1	MONTGOMERY PAULA J TR	\$189.00
001 025400600	1	CEREGHINO JEFFREY	\$225.40
001 025400700	1	HALPERN MARC B & MYROON	\$253.80
001 025400800	1	YUN YOUNG H & CHUNG N	\$257.20
001 025400900	1	DY GEORGE W JR	\$153.20
001 025401000	1	JONES JAMEL	\$170.80
001 025401100	1	GANLEY CHINGCHING	\$260.60
001 025401200	1	LOWEN ALUSON	\$138.80
001 025401300	1	ESTEBAN MICHELLE	\$176.80
001 025401400	1	LITTLES KATHY	\$147.00
001 025500100	1	WILTZ JAMES W & JANE S ETAL	\$258.40
001 025500200	1	ELLINGTON 222 BROADWAY LLC	\$172.60
001 025500300	1	ELUNGTON 222 BROADWAY LLC	\$152.00
001 025500400	1	JACOBSTUSLER KATHERINE F & TUSLER JR WILBUR H TRS	\$205.60
001 025500500	1	MUIR SAMUEL J & SHARON S TRS	\$189.00
001 025500500	1	KARP LARRY S & WEST HEATHER L	\$225.40
001 025500700	1	LABANIEGO RODOLFO L & MILAGROS D	\$253.80
001 025500500	1	ALTMAN JEFFERY H & TRACY A	\$257.20
001 025500900	1	ELUNGTON 222 BROADWAY LLC	\$153.20
001 025501000	1	ELUNGTON 222 BROADWAY LLC	\$170.80
001 025501100	1	KENCK ANTHONY R & COOK KATHLEEN	\$260.60
001 025501200	1	01 ENTRUST GROUP INC FBO PATTRICK J WELCH	\$138.80
001 025501300	1	HONG JI E	\$176.80
001 025501400	1	SHORT STEVE R & UNDA M	\$147.00
001 025600100	1	CURRY WARDELL S II & AYESHA TRS	\$416.80
001 025500200	1	ELUNGTON 222 BROADWAY LLC	\$377.40
001 025600300	1	ELLINGTON 222 BROADWAY LLC	\$314.00
001 025600400	1	KAPOR MITCHELL D TR	\$406.80
001 025600500	1	KIRSCH MICHAEL J & MARTHA A	\$345.00
001 025600600	1	FASSERO DONN A II	\$225.50
001 025600700	1	SCHNAYERSON PHIUP A & ELIZABETH S TRS	\$253.80
001 025600800	1	ELLINGTON 222 BROADWAY LLC	\$241.80
001 111100100	1	TRIPATHI MANOJ & SADHANA	\$388.00
001 111100200	1	VRANKOVICH JOHN M & PHIUP N	\$410.60
001 111100300	1	LUU HUONG TR & QUACH UNH TR	\$388.00
001 111100400	1	DAO ALBERT C & NGUYEN HAI T	\$274.20
001 111100500	1	LI JI C	\$430.80

001 111100500	1	LEUNG KENNETH S & BEUNDA M	\$224.60
001 111100700	1	BOWENS DONALD	\$224.50
001 111100800	1	SHIBABAW TIYOBESTIA	\$327.40
001 111100900	1	WANG HELEN S	\$292.60
001 111101000	1	WILSEY RUSSELL M & LAM CURTZ K	\$200.60
001 111101100	1	EQUITY TRUST CO CUSTDN	\$187.20
001 111101200	1	FRECHET JEAN M & JANET R	\$199.40
001 111101300	1	TAMOR RICHARD & JOVITA P TRS	\$200.40
001 111101400	1	WECHSLER WAYNE D & ROBIN R ETAL	\$200.60
001 111101500	1	LAM CURTZ K	\$293.80
001 111101600	1	KWAN CHO Y & PATRICIA I TRS	\$327.40
001 111101700	1	LIANG EVAN	\$218.80
001 111101800	1	KUSNIR DANIEL & ROSARIO M	\$230.40
001 111101900	1	SANDHU PAUL	\$206.20
001 111102000	1	JETTER WILUAM JOHN & SON KYUNG SOOK	\$379.60
001 111102100	1	NGUYEN BACH & FERRER A TRS	\$247.60
001 222200100	1	MALLARI WILLIAM	\$304.60
001 222200200	1	CHUEY ALAN & MAMERTO MICHELLE G	\$334.60
001 222200300	1	HUANG ASHLEY & MAN JENNIFER	\$299.60
001 222200400	1	KAWASHITA KEVIN	\$280.60
001 222200500	1	CORRAL STEVEN J	\$313.00
001 222200600	1	BETHEA RHONDA M	\$337.00
001 222200700	1	WINTHERS PAMELA A	\$280.80
001 222200800	1	SILVA JENNIFER & SENA JASON	\$335.50
001 222200900	1	FOYLE ADONAL	\$372.80
001 222201000	1	LUU HUONG TR & QUACH UNH TR	\$295.40
001 222201100	1	CALL RALPH L & JACQUEUNE C	\$330.40
001 222201200	1	SCHULTZ FRANCIS X	\$284.00
001 222201300	1	CHHIV NATH B	\$286.40
001 222201400	1	ARBULU LUIS D	\$341.80
001 222201500	1	CHEN JACK C & LAVERNE S	\$308.00
001 222201500	1	BECTON HEALTHCARE RESOURCES INC	\$169.60
001 222201700	1	PALMER GARY & USBETH	\$403.80
001 222201800	1	KUSNIR DANIEL & ROSARIO M	\$236.20
001 222201900	1	BALDWIN SHALONDA A	\$234.20
001 222202000	1	GINWALA CYRUS & TOWNSEND DENNIS	\$403.80
001 222202100	1	BHONSLE SUNIL R & VERONICA A TRS & BHONSLE SAMEER	\$177.80
001 222202200	1	BOYER RAY	\$323.40
001 222202300	1	APODACA ROBERT J & BARRON REBECCA	\$333.00
001 222202400	1	OKAMOTO REBECCA E TR	\$291.80
001 222202500	1	JONES TIMOTHY W	\$324.00
001 222202600	1	YOUNG KRISTEN	\$308.40
001 222202700	1	BIRNBAUM DAVID & BECK ELIZABETH	\$317.20
001 222202800	1	ANDERSON PAULL & LU WINNIE W	\$342.00
001 222202900	1	SPILLER KENNETH TR	\$365.00
001 222203000	1	BELL DEXTER S ROSENA	\$347.00
001 222203100	1	POWELL FRED L & PLOCHER ANDREA E	\$332.50
001 222203200	1	GHISELU GERALD A & KATHLEEN M	\$302.00
001 222203300	1	SELTZER MITCHELL & DEFREITAS JUDY	\$322.40
001 222203400	1	MCILVAINE ERIC	\$299.40
001 222203500	1	PAGE SCOTT	\$335.20
001 222203600	1	QUACH TUAN M	\$305.80
001 222203700	1	DONALDSON JOHN R	\$273.20
001 222203800	1	LANGSTROTH EDWARD H	\$231.80
001 222203900	1	ODONNELL EOGHAN & FARRELL SHARON TRS	\$222.20
001 222204000	1	LOWRY MICHELLE & MICHELLE	\$180.40
001 222204100	1	PENSCO TRUST CO	\$180.00
001 222204200	1	ASUNCION AUGUSTUS K & SHARLENE V	\$259.20
001 333300100	1	TANG CHEKFONG & INCHIAN	\$304.60
001 333300200	1	SALKIN SAMUEL J	\$334.60

001 333300300	1	POULOS MICHAEL J	\$299.60
001 333300400	1	CHIN JASON B & JASON B ETAL	\$280.60
001 333300500	1	KING TREMAYNE J	\$313.00
001 333300600	1	PUPP ROGER L	\$337.00
001 333300700	1	SAPERSTEIN GUY T & JEANINE E TRS	\$280.80
001 333300800	1	WARNER PAUL F & CORDERO SUSANA	\$335.60
001 333300900	1	WARNER PAUL & CORDERO SUSANA	\$215.80
001 333301000	1	QUACH UNH A & LUU HUONG	\$372.80
001 333301100	1	ASHIOTOU MARINA C	\$295.40
001 333301200	1	KUSNIR DANIEL E & ROSARIO M	\$330.40
001 333301300	1	WADLER AARON	\$284.00
001 333301400	1	AUGENSTEIN KARL & MICHELLE	\$285.40
001 333301500	1	BARROW ADRIAN F TR ETAL	\$341.80
001 333301600	1	HULL PHIUP V	\$308.00
001 333301700	1	KORNACKER MARCEL	\$159.50
001 333301800	1	TAYLOR NICOLE	\$403.80
001 333301900	1	D & S YIP FAMILY LP	\$232.20
001 333302000	1	KIM JAMES	\$234.20
001 333302100	1	WILLIAMS COYLE R JR & SADIE	\$403.80
001 333302200	1	HUME ADAM & BABILONIA ROCIO D TRS	\$177.80
001 333302300	1	WEISS RONALD A & JOCELYN R TRS	\$334.40
001 333302400	1	ALBRIGHT THOMAS & KAREN	\$333.00
001 333302500	1	CHEONG CHEE Y & NAILA TRS	\$291.80
001 333302600	1	KUSNIR DANIEL E & ROSARIO M	\$324.00
001 333302700	1	SHRODER TOBY & THOUK TOUCH	\$308.40
001 333302800	1	LAN JIE	\$317.20
001 333302900	1	WONG KEVIN T & SCHNEIDER ERIN E	\$342.00
001 333303000	1	FOYLE ADONAL D	\$217.80
001 333303100	1	YOUNG BING H & EVELYN Y TRS	\$366.00
001 333303200	1	JETTER WILUAM J & SON KYUNG S	\$347.00
001 333303300	1	FLORENCE KATHLEEN F & STEVEN A	\$332.60
001 333303400	1	TABUE MARIA C & ROMEO D	\$322.40
001 333303500	1	LEE ULUAN P Y & TERAN EDWARD A	\$299.40
001 333303600	1	LEE JIN H & MYUNG S	\$335.20
001 333303700	1	TOULAN ARWA H	\$305.80
001 333303800	1	LEONG SZE L	\$273.20
001 333303900	1	MENG FAN X	\$231.80
001 333304000	1	FRECHET JEAN & JANET	\$222.00
001 333304100	1	LEE MIN W & MIGI	\$180.40
001 333304200	1	YEE LICI L & WILMA X	\$179.80
001 333304300	1	YIP DAVIN & SHIU C	\$254.00
001 444400100	1	HATAMIYA ROSS T	\$184.50
001 444400200	1	FRECHET MARC	\$195.40
001 444400300	1	LEE RODDRICK	\$174.00
001 444400400	1	MOK BERNARD W & ZENAIIDA F TRS	\$171.60
001 444400500	1	OROZCO OLGA V	\$181.80
001 444400600	1	DAENZER CALDER	\$197.20
001 444400700	1	PARAZIN MICHELLE	\$164.00
001 444400800	1	HOTTELET RICHARD & RICHARD P III	\$195.40
001 444400900	1	CERRUTI LAURA M	\$131.40
001 444401000	1	TSAI MARILYN & PUPP ROGER	\$213.40
001 444401100	1	CHEUNG KONGUNG	\$182.50
001 444401200	1	LANG JONATHAN C	\$170.20
001 444401300	1	LEW NICOLE	\$167.00
001 444401400	1	BECK LESUE A & MONA	\$199.40
001 444401500	1	PUPP ROGER & TSAI MARILYN	\$185.20
001 444401600	1	NGUYEN DIEMTIEN	\$104.40
001 444401700	1	NG BARTON	\$133.40
001 444401800	1	CHANG LIANGWEY & CHAN M ETAL	\$242.00
001 444401900	1	TANAKA DANIEL	\$138.80

001 444402000	1	TRAN MY D	\$242.20
001 444402100	1	CHIANG WARREN & CHIN JUUE Y	\$111.20
001 444402200	1	MENG FAN X	\$189.20
001 444402300	1	MONTENBRUCK RICARDO	\$192.40
001 444402400	1	BARBER NEAL W	\$173.60
001 444402500	1	JUSTISON ELIZABETH P TR	\$190.20
001 444402600	1	WATANABE EVAN Y	\$188.00
001 444402700	1	DAENZER FRANKUN	\$202.00
001 444402800	1	CASTLEBERRY STEVEN C & MIZUSHIMA NIERET J	\$131.40
001 444402900	1	WONG KEVIN M	\$212.40
001 444403000	1	YEH EVA	\$203.40
001 444403100	1	LOOMIS MARC A	\$191.50
001 444403200	1	WILLIAMS RONALD K TR	\$191.50
001 444403300	1	FARIAS XAVIER	\$190.00
001 444403400	1	CHAN HING F & LOR WAI L	\$174.00
001 444403500	1	ROTH MARC A	\$199.80
001 444403600	1	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$186.80
001 444403700	1	RICHMAN JANINE D	\$168.20
001 444403800	1	LEUNG KENNETH S & BEUNDA M	\$144.40
001 444403900	1	YUEN BRIAN Y & ULI Z	\$135.00
001 444404000	1	DURAN AARON J & JILL S TRS	\$113.50
001 444404100	1	CHAN IDA Y TR	\$112.00
001 444404200	1	CHIBNIK TAJ A & HALLEY JASON A	\$143.40
001 555500100	1	WOO DAVID C & WONG KATHLEEN C ETAL	\$184.60
001 555500200	1	TEANO CARLO	\$195.40
001 555500300	1	LOWE FRANCES & KYNE BARBARA	\$174.00
001 555500400	1	MCCORMICK BRANDON D	\$171.60
001 555500500	1	BOYER RAY	\$181.80
001 555500600	1	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$197.20
001 555500700	1	GRIFFIN MICHAEL	\$154.00
001 555500800	1	PROSERVE USA LLC	\$195.40
001 555500900	1	COMMUNITY REBUILD ASSET HOLDINGS LLC	\$131.40
001 555501000	1	KHOO KEVIN	\$213.40
001 555501100	1	HOO JOHN S	\$182.60
001 555501200	1	WONG DANNY & LEEWONG CAROLYN TRS & TAY SU H TR	\$170.20
001 555501300	1	DIZON MARIA R	\$167.00
001 555501400	1	GARCIA MARTIN J	\$199.40
001 555501500	1	FLETCHER ARTHUR JR	\$186.20
001 555501600	1	LEE CHECHERNG & LI S TRS	\$104.40
001 555501700	1	DARMAWAN WIEWIE & SANTIAGO MICHAEL	\$242.00
001 555501800	1	KAISER MARIA S	\$137.40
001 555501900	1	ENDO YASUYO & BURLEIGH MARK	\$242.20
001 555502000	1	CHOI RAIMUNDO & PENG VONG K	\$138.80
001 555502100	1	FORSTER MARK W	\$111.20
001 555502200	1	BRACK JOYCE G TR	\$189.20
001 555502300	1	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$192.40
001 555502400	1	NEALE JASON	\$173.60
001 555502500	1	RUSTAY WENDY A	\$190.20
001 555502600	1	FONSECA JORGE M	\$188.00
001 555502700	1	REID GRANT	\$202.00
001 555502800	1	LEE ULY	\$131.40
001 555502900	1	BATTLE VAN C JR	\$212.40
001 555503000	1	ERICKSON CHRISTINA	\$203.40
001 555503100	1	UN MARGARET C	\$191.60
001 555503200	1	FREDERICK JUUE A	\$191.60
001 555503300	1	SCHNELL RYAN	\$190.00
001 555503400	1	SHIN THOMAS M & CHENG IRENE S	\$174.00
001 555503500	1	KUNDA RENA	\$199.80
001 555503500	1	HAMADE AHMAD J TR	\$186.80
001 555503700	1	TERRY MICHAEL D	\$278.20

001 555503800	1	BECKERMAN ANDREW D	\$242.00
001 555503900	1	WINSLOW HOLLY	\$222.00
001 555504000	1	TRIPLETT CHRISTINA H & SKAGGS BRANDON L	\$191.60
001 555504100	1	CHAN SUZANNE	\$184.00
001 555504200	1	FONG WEI M & TSAI WEI J	\$206.80
001 666600100	1	MAYER RODNEY G & HEIDI C	\$279.00
001 565600200	1	CRUTCHFIELD CHRISTOPHER Y	\$283.00
001 565500300	1	HAYES SAMUEL A JR & CASSADY KENNETH	\$248.60
001 566600400	1	GLOVER ROBERT R ETAL	\$247.60
001 566500500	1	CHUNG KEVIN & GUNARTO CHRISTINA ETAL	\$262.80
001 656600600	1	MOREAU MICHAEL	\$284.60
001 565600700	1	CARPINO ROBERT E	\$237.20
001 666600800	1	YEE LICH & WILMA	\$282.60
001 666600900	1	JOHNSON JACQUEUNE L TR	\$299.00
001 666601000	1	RAPOSO PAUL	\$241.00
001 656601100	1	CARADEC BERNARD J TR & CARADEC BERNARD J & CL ETAL	\$292.20
001 666601200	1	PALESTINI FRANK X & BALESTRIERI BETTINA	\$247.00
001 666601300	1	OHKAWA KENJI I	\$274.00
001 566601400	1	PARK HAN S	\$321.00
001 665601500	1	EPSTEIN LEN	\$290.20
001 666601600	1	CHAU ANDY & CASTRO EDNA D	\$245.50
001 666601700	1	HONORE BARRY	\$241.20
001 566601800	1	JARGSTORFF FRANK	\$254.50
001 666601900	1	POLLACK MARK S & SANTOS CARMEN I	\$241.40
001 566602000	1	CROSS TIMOTHY R TR	\$274.20
001 566602100	1	NEALE JASON	\$275.80
001 555502200	1	MORRISON SETH	\$248.80
001 556502300	1	HIRZEL MAX	\$270.40
001 656502400	1	FARAHANI FARAMARZ J TR	\$272.20
001 666602500	1	SUZUKI ADA	\$270.80
001 656602600	1	TSAI MARILYN & PUPP ROGER	\$287.60
001 666602700	1	UN JIA D & CHYI S	\$293.60
001 666602800	1	MULHOLLAND LESLIE D TR	\$283.80
001 666602900	1	KUSNIR DANIEL & ROSARIO M	\$272.60
001 666603000	1	VOYTEK JOSEPH J & JANE B TRS	\$271.00
001 656603100	1	SADLER MATTHEW L	\$266.20
001 666603200	1	CHEUNG KONG L	\$250.20
001 665603300	1	SAJASSI AU	\$288.00
001 666603400	1	FIKE JEFFREY A & SUZANNE C	\$278.00
018 041500101	2	JLSV LAND LLC (DIVCO WEST)	\$599.03
018 041500102	2	CITY OF OAKLAND (PORT COMMISSION)	\$2,586.42
018 041500200	2	CITY OF OAKLAND (PORT COMMISSION)	\$2,089.71
018 041500400	2	STATE OF CAUFORNIA (Port Owns Surface Rights)	\$428.73
018 041500500	2	CITY OF OAKLAND (PORT COMMISSION)	\$21,550.59
018 042000200	2	EAST BAY MUNICIPAL UTIUTY DISTRICT	\$73.40
018 042000401	2	JLSV LAND LLC (DIVCO WEST)	\$1,729.19
018 042000402	2	CITY OF OAKLAND (PORT COMMISSION)	\$18,989.80
018 042500239	2	KTVU INC	\$6,870.71
018 042500240	2	BRE PROPERTIES INC (THE LANDING)	\$14,968.76
018 042500241	2	CITY OF OAKLAND (PORT COMMISSION)	\$53.51
018 042500242	2	CITY OF OAKLAND (PORT COMMISSION)	\$102.25
018 042500243	2	CITY OF OAKLAND (PORT COMMISSION)	\$1,241.31
018 042500401	2	CITY OF OAKLAND (City Council)	\$125.55
018 042501200	2	PORTOBELLO EQUITY PARTNERS LLC	\$701.19
018 043500100	1	SOLOMON JACK N TR	\$3,695.78
018 043500201	1	BALCO PROPERTIES LTD LLC	\$5,528.36
018 043500300	1	BLOCK STEPHEN E & DALE F TRS & BLOCK STEPHEN ETAL	\$6,069.99
018 043500501	1	BALCO PROPERTIES LTD LLC	\$393.93
018 043500703	1	THE VUKASIN FAMILY LIMITED PARTNERSHIP	\$3,582.66
018 043501004	1	ONE HUNDRED OAK STREET CORPORATION	\$2,474.79

018 043501006	1	THE VUKASIN FAMILY UNITED PARTNERSHIP	\$7,551.23
018 050600100	2	ALESHIRE TERRY JR	\$33.32
018 050600200	2	DAENZER FRANKLIN	\$46.75
018 050600300	2	LACINA RICKY	\$46.76
018 050600400	2	BANK OF NEW YORK MELLON TR	\$33.32
018 050500500	2	WANKEN DENNIS & ELENI	\$46.76
018 050600500	2	ABOELATA MAMDOUH M & ROKAYA A TRS	\$46.76
018 050500700	2	FORD MARGIE TR	\$46.76
018 050600800	2	HSIEH TEH M & SHAN Y	\$46.76
018 050600900	2	LAU HARRY M & JUDY S	\$72.17
018 050601000	2	JONES CHRISTOPHER & LEE ROBIN L TR8	\$46.75
018 050601100	2	LY SANH & JANE T ETAL	\$46.75
018 050601200	2	WOODS DAVID L TR	\$46.76
018 050601300	2	DAVENPORT MADONNA J & ROBINSON ADRIENNE L	\$46.76
018 050601400	2	TOLERAN DANIELPHILIPPE E	\$45.76
018 050601500	2	REITTER GEORGE W & JOYCE	\$45.76
018 050501600	2	IBRAHIM TAMER TR	\$46.76
018 050601700	2	SHIPP JAMIE	\$45.76
018 050601800	2	OUVEROS MANUELA	\$33.32
018 050601900	2	PAEZ TONY	\$33.32
018 050602000	2	WRIGHT BARBARA M	\$46.76
018 050602100	2	NANDA SIMRET	\$46.76
018 050602200	2	TSUI SUSAN L & JAMES B ETAL	\$72.17
018 050602300	2	WALUS WILUAM	\$45.76
018 050602400	2	COLE JENINE J	\$45.76
018 050502500	2	WATTS DAVID A & SHEILA	\$45.75
018 050502500	2	TANG JUDY	\$46.76
018 050602700	2	PAMIROYAN KATHRYN L	\$46.76
018 050602800	2	CRATER MICHAEL V & SHEILA	\$72.17
018 050602900	2	CHIU ERIC	\$46.76
018 050503000	2	CHEN MARGARET M	\$46.76
018 050603100	2	HERNANDEZ CARLOS & MARIA R & EUSEO A & ELENA	\$46.76
018 050603200	2	NGAI DEREK & TANG JENNY	\$46.75
018 050603300	2	WEBER ANTHONY N	\$46.76
018 050603400	2	BOYTZ LAURA J	\$46.76
018 050603500	2	KELSO DAVID W & MEHLING CHRISTINE B	\$46.76
018 050603600	2	STEMPER DIANE L	\$46.76
018 050603700	2	JAW EUS8A Y	\$46.76
018 050503800	2	ALISON MARIE TR	\$46.76
018 050603900	2	MARSH RICHARD E & SOPHIE	\$46.76
018 050504000	2	WANKEN DENNIS & ELENI ETAL	\$46.75
018 050504100	2	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$46.76
018 050504200	2	BARDEN ROBERT E & SHIRLEY A	\$46.76
018 050604300	2	CHOI CHARLES C	\$46.76
018 050604400	2	LUO YANAN & HUANG TIESHENG	\$46.76
018 050604500	2	KADIS ALBERT & ESTELLE	\$33.32
018 050504600	2	WRIGHT KEVIN	\$72.17
018 050604700	2	CHUI SHUI F	\$72.17
018 050604800	2	FEDERAL HOME LOAN MORTGAGE CORPORATION	\$33.32
018 050604900	2	WILLIAMS CONSTANCE M	\$33.32
018 050505000	2	CARPENTER LEA G TR	\$33.32
018 050605100	2	PINIOL ALLEN P	\$33.32
018 050605200	2	KO LOUISE	\$46.76
018 050605300	2	TOPUNE HOMES LLC	\$72.17
018 050505400	2	WILKERSON CARLOS	\$33.32
018 050605500	2	MENG JUILONG	\$46.76
018 050605500	2	KARIMABADI MINA & MARYAM ETAL	\$72.17
018 050605700	2	CUNEO STEPHEN B	\$46.76
018 050605800	2	PARKER PAULA M	\$61.95
018 050605900	2	BARZIN BEHRANG	\$61.95

018 050606000	2	DISTEFANO JOSEPH & TROY DIANE	\$45.76
018 050606100	2	SPROTT RICHARD A & STEPHENSON DAVID B	\$46.76
018 050606200	2	WONG JUDY M	\$72.17
018 050606300	2	RUFFOLO MICHAEL S JR & PATRICIA A ETAL	\$46.76
018 050606400	2	ABOELATA MAMDOUH M & ROKAYA A TRS	\$33.32
018 050606500	2	HICKS CHERYL L & LEWIS H & MASAUNE	\$33.32
018 050605600	2	LIU YU C & FANG C	\$46.76
018 050606700	2	ROGERS FREDERICK F TR	\$46.76
018 050606800	2	LUNDY JEANNINE H	\$72.17
018 050605900	2	GRAY ROBERT B & IRENE G	\$45.76
018 050607000	2	WONG ALEX Y & AMY S	\$45.76
018 050607100	2	GOLDSBY RONDA L	\$46.76
018 050607200	2	MATRIANO AUCE H & JOEL P & ANNABELLE H TRS	\$46.76
018 050607300	2	LEONG SUSAN & WON IRENE	\$72.17
018 050607400	2	SCHWENK TODD & STEPHANIE	\$46.76
018 050607500	2	HICKEY ANNE M	\$46.76
018 050607600	2	BUCHER RALPH G	\$46.76
018 050607700	2	TAYLOR PAULA R	\$46.76
018 050607800	2	NELSON CHRISTINA	\$33.32
018 050607900	2	FARRINGER JOANNE E	\$46.76
018 050608000	2	MOORE THERESA J	\$46.75
018 050608100	2	RICE RICHARD E & KATHLEEN K TRS	\$45.76
018 050608200	2	NOORBAKHSH RAHIM	\$72.17
018 050608300	2	MARK PHIUP	\$72.17
018 050608400	2	PHAM DUYN T & LY HONGDU K	\$72.17
018 050608500	2	WRIGHT KATHLEEN G	\$61.95
018 050608600	2	NAPPER VICKI & HELMIRE LEONARD	\$33.32
018 050608700	2	RICE RICHARD E & KATHLEEN K TRS	\$33.32
018 050608800	2	DACRUZ NUNO M TR	\$33.32
018 050508900	2	KWONG BOBBY ETAL	\$33.32
018 050509000	2	ROBINSON HELEN L	\$73.50
018 050609100	2	TSAY LUCIANA	\$61.95
018 050609200	2	ALTA TIERRA PROPERTIES LLC	\$73.50
018 050609300	2	VANDEUNDER JOHN M	\$73.50
018 050609400	2	MATTHEWS FRED H & JEAN V	\$73.50
018 050609500	2	ROKITIANSKY MICHAEL E	\$61.95
018 050609600	2	MIUTELLO JOSEPH P & VINCETTE R	\$73.50
018 050609700	2	MOCK CONSTANCE G TR	\$73.50
018 050609800	2	STRAUB BERNICE S	\$73.50
018 050609900	2	ROKEACH CHAD A	\$73.50
018 050610000	2	MCKENNA DOMINIC J & HILL CLAYTON D	\$72.17
018 050610100	2	NICOLAS DENNIS C	\$73.50
018 050610200	2	FLORES PATRICIA P	\$61.95
018 050610300	2	YIN SHONG	\$33.32
018 050610400	2	BOUSA MARY E TR	\$33.32
018 050610500	2	BOTELHO JOYCE TR	\$72.17
018 050510600	2	UE JACKSON C & STELLA S TRS	\$33.32
018 050610700	2	FAULKNER MAGGIE L & KYLE INVESTMENT GROUP INC	\$33.32
018 050610800	2	CHOATE ERIC & CYNTHIA	\$33.32
018 050610900	2	PAUL MICHAEL S	\$33.32
018 050611000	2	SAIDIAN NISSAN & CAROL M TRS	\$33.32
018 050611100	2	ROBERTS STEVEN C	\$72.17
018 050611200	2	PASCHON DAVID E	\$61.95
018 050811300	2	SHAKIR MONTEIL & ZAIO	\$33.32
018 050611400	2	UM ELAINE	\$46.76
018 050611500	2	LIU MARK	\$46.76
018 050611600	2	HOLTZ ANN E	\$72.17
018 050611700	2	NIKOLIC MIRJANA M & JANKOVIC SINISA S	\$72.17
018 050611800	2	KOTOLUP DAVID	\$33.32
018 050611900	2	UAO YA	\$33.32

018 050612000	2	NGUYEN NAM	\$33.32
018 050512100	2	ZAWDE BETHLEHEM	\$33.32
018 050612200	2	MORELOS SYLVIA	\$33.32
018 050512300	2	MORELOS SYLVIA	\$33.32
018 050512400	2	DACRUZ NUNO M TR	\$33.32
018 050612500	2	JONES BOBBY J	\$73.50
018 050612500	2	KASSIM ASHRAPH & AIXA	\$72.17
018 050612700	2	HERNANDEZ KUMIKO K TR	\$61.95
018 050612800	2	FERNANDEZ DONNA R TR	\$33.32
018 050612900	2	DAENZER KATHRYN L & CALDER	\$73.50
018 050613000	2	FERNANDEZ DONNA R TR	\$73.50
018 050513100	2	VANNESS MARGARET I TRUST ETAL	\$89.11
018 050513200	2	TAYLOR PAULA R	\$73.50
018 050613300	2	DIMAPIUS CONCORDIA L & PHILUP	\$46.76
018 050613400	2	DIMAPIUS CONCORDIA L & PHILLIP	\$46.76
018 050613500	2	SUH WILUAM	\$46.76
018 050613600	2	SUH WILUAM	\$46.76
018 050613700	2	BREWER MARIO L & HILLBREWER NINA D	\$46.75
018 050613800	2	BREWER MARIO L & HILLBREWER NINA D	\$46.76
018 050613900	2	THOMAS MAX J & COLUNS GLEN	\$45.76
018 050614000	2	THOMAS MAX J & COLUNS GLEN	\$45.76
018 050614201	2	SHIAH HENG S & YINTAI L TRS	\$45.75
018 050614301	2	TOMPKIN CHERYL	\$46.76
018 050614500	2	CHUN JACQUEUNE Y ETAL	\$46.76
018 050614600	2	MASTERSON ROBERT H TR	\$46.76
018 050614700	2	FORTES ROBERTO M	\$45.76
018 050614800	2	FORTES ROBERTO M	\$45.75
018 050614900	2	ROSI LAUREN M	\$51.95
018 050515000	2	ROSI LAUREN M	\$51.95
018 050515101	2	ESCALANTE EDGAR & TERESA	\$46.76
018 050615300	2	SHIU ITTAI	\$46.76
018 050615400	2	SHIU ITTAI	\$46.76
018 050615601	2	QINHOORCAOE XUAN & HOURCADE GABRIEL	\$46.75
018 050615701	2	FEARMAN ROBERT B	\$46.75
018 050515901	2	KAHN BENJAMIN P	\$46.76
018 050515101	2	SPANER SUSAN ETAL	\$46.76
018 050615300	2	JONES JAMES P & NELSON UNDA M	\$33.32
018 050615400	2	JONES JAMES P & NELSON LINDA M	\$33.32
018 050616500	2	HUEY DAVID	\$45.76
018 050516600	2	HUEY DAVID	\$46.75
018 050615701	2	GONZALEZ JANE L	\$46.76
018 050616901	2	BLAIR ROBERT	\$46.76
018 050617100	2	KANTOR PATRICIA ETAL	\$33.32
018 050617200	2	KANTOR PATRICIA ETAL	\$33.32
018 050617300	2	DANIELS MARLENE F & DANIELS MARLENE F	\$89.11
018 050617400	2	DANIELS MARLENE F & DANIELS MARLENE F	\$89.11
018 050617500	2	WOODLAND DAVID J	\$33.32
018 050517600	2	SIOW ANNIE Y TR & SIOW CHRISTOPHER	\$33.32
018 050517700	2	WANKEN DENNIS P & ELENI K TRS	\$46.75
018 050617800	2	JONES EARL W JR	\$46.75
018 050617900	2	CHAN HING F & LOR WAI L	\$46.76
018 050618000	2	COMMUNITY FUND LLC	\$46.76
018 050618100	2	PRATAB PROVEEN TR	\$46.76
018 050618200	2	AVIEL SIMON D & JOANN B TRS	\$46.76
018 050618300	2	KAPLAN REBECCA D	\$46.76
018 050618400	2	CALVIN CAROL E	\$46.76
018 050518500	2	KIDD PATRICIA A	\$46.76
018 050618600	2	WALSH MICHAEL P	\$72.17
018 050618700	2	JOHNSON ERNEST E & SINKOVITS DIXIE G	\$46.75
018 050618800	2	KIM JOE TR	\$46.76

018 050618900	2	TARANTINO JOSEPH P & DALLMAN PATRICIA K	\$46.76
018 050619000	2	NGUYEN CHUONG & HANG	\$46.76
018 050619100	2	AKHAVAN SHAHIN F	\$33.32
018 050619200	2	LEE AMY Y	\$33.32
018 050619300	2	SING DON & BETTY TRS	\$33.32
018 050619400	2	SHEM WILLIAM	\$45.75
018 050619500	2	CHANG MARY Y TR	\$46.75
018 050619500	2	MA WILLIAM B	\$33.32
018 050619700	2	COOPERATIVE CENTER FEDERAL CREDIT UNION	\$33.32
018 050619800	2	MULUNS BERNARD P & MARY E	\$46.76
018 050619900	2	CHAN HING F & LOR WAI L	\$46.75
018 050620000	2	BRODT BRANDON	\$46.76
018 050620100	2	MAYS ROY E	\$46.76
018 050620200	2	NORMAN CHARLES E	\$46.76
018 050520300	2	COMMUNITY FUND LLC	\$46.76
018 050620400	2	LU MAY P	\$45.76
018 050620500	2	HONG MY	\$33.32
018 050620600	2	MILLS DAVID D	\$73.50
018 050620700	2	SHIAH TENGSHUNG S ETAL	\$33.32
D15 050620800	2	TSUKAMOTO AYA S	\$33.32
018 050620900	2	JONES JAMES P & NELSON UNDA M	\$33.32
018 050621000	2	DANIEL JOHN C	\$46.76
018 050521100	2	JONES JAMES P	\$33.32
018 050621200	2	MACIAS DAVID	\$33.32
018 050621300	2	BROMBERG CYNTHIA K & GRIFFITH CLAYE V	\$72.17
018 050621400	2	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$33.32
018 050621500	2	BRODT BRANDON V	\$73.50
018 050621600	2	NGUYEN BINH T	\$73.50
018 050521700	2	YALE CAROLYN E TR	\$61.95
018 050621800	2	ALCATENTII ABRIL	\$33.32
018 050621900	2	VANNESS MARGARET ISABEL	\$61.95
018 050622000	2	KANTOR PATRICIA ETAL	\$46.76
018 050622100	2	MORELOS SYLVIA & AXTLE RAUL	\$89.11
018 050623301	2	CONDIE ROBERT S & CONDIE MARGARET L ETAL	\$28.95
018 050624201	2	MEIER RICHARD W & MARY	\$38.16
018 050624601	2	MEIER RICHARD & MARY A	\$24.36
018 050625501	2	DANNA WAYNE G & PATRICIA M	\$18.40
018 050625001	2	DANNA WAYNE & PATRICIA M	\$13.51
018 050626901	2	MCKEANY FLAVELL MESA INVESTORS LLC	\$31.96
018 050627601	2	BKC PORTOBELLO PARTNERS	\$41.33
018 050627700	2	MILITELLO JOSEPH & VINCETTE	\$77.98
018 050628101	2	MIUTELLO JOSEPH P & VINCETTE R	\$15.73
018 050629401	2	JORDAN FREDERICK E	\$43.49
018 050630401	2	MESA INVESTORS	\$64.01
04-ALA-880-36	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$2,053.80
04-ALA-880-37	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$1,864.80
04-ALA-880-38	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$2,544.53
04-ALA-880-39	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$2,002.88
04-ALA-850-40	3	STATE OF CALIFORNIA (Caltrans Parcel Under Freeway)	\$1,818.18
04-ALA-880-41	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$386.93
04-ALA-880-42	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$1,052.08
04-ALA-880-43	3	STATE OF CALIFORNIA (Caltrans Parcel Under Freeway)	\$383.78
04-ALA-880-44	3	STATE OF CALIFORNIA (Caltrans Parcel Under Freeway)	\$869.40
04-ALA-880-45	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$925.76
04-ALA-880-45	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$100.80
04-ALA-880-47	3	STATE OF CALIFORNIA (Caltrans Parcel Under Freeway)	\$953.57
04-ALA-880-48	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$934.75
04-ALA-880-49	3	STATE OF CALIFORNIA (Caltrans Parcel Under Freeway)	\$989.84
04-ALA-880-50	3	STATE OF CAUFORNIA (Caltrans Parcel Under Freeway)	\$1,119.09

Appendix C
Special Notes Regarding Assessment Calculations

Parcels Under the Interstate 880 Freeway

Since the State of California is an exempt governmental agency, these parcels are not included in the County Assessor's rolls. Caltrans provided maps of the lots beneath the freeway that show the net lot area and the linear distances for the perimeter of each parcel. The net lot area was used as the parcel square footage in assessment calculations. The linear frontage used for assessment calculations is the perimeter of each lot where services could be provided.

These 15 parcels are identified using the Caltrans numbering system:

04-ALA-880-36
04-ALA-880-37
04-ALA-880-38
04-ALA-880-39
04-ALA-880-40
04-ALA-880-41
04-ALA-880-42
04-ALA-880-43
04-ALA-880-44
04-ALA-880-45
04-ALA-880-46
04-ALA-880-47
04-ALA-880-48
04-ALA-880-49
04-ALA-880-50

Southern Pacific Parcels on Embarcadero West

There are five parcels owned by Southern Pacific that run along Embarcadero West and contain railroad tracks. These parcels are not included in the district since no services will be provided to these parcels.

The Assessor's Parcel Numbers for these parcels are

01S 040500500
018 041000900
018 041001000
018 044001100
018 044001300

Parcels Within the Jack London Square Area

The area to the south of Embarcadero West between Washington Street and Franklin Street is Jack London Square. The public rights-of-way within Jack London Square are maintained by the Port of Oakland and will not receive services from the BIMD. Therefore the linear frontage that is adjacent to

public rights-of-way within Jack London Square was not included in the calculation of total linear frontage of these parcels.

The Assessor's Parcel Numbers for these parcels are

018 041500101

018 041500102

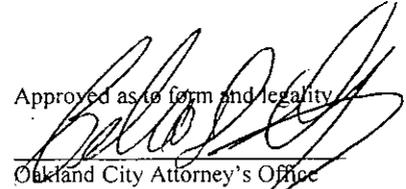
018 041500200

018 041500500

OFFICE FILED
OFFICE OF THE CITY CLERK
OAKLAND

2013 JUL 3 AM 8:06.5

Approved as to form and legality


Oakland City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION ESTABLISHING THE JACK LONDON IMPROVEMENT DISTRICT, APPROVING THE MANAGEMENT PLAN, DIRECTING FILING OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, MAKING A DETERMINATION WITH REGARD TO THE MAJORITY PROTEST PROCEDURE FOR APPROVAL OF THE PROPOSED ASSESSMENTS, APPROVING THE ASSESSMENTS FOR THE DISTRICT AND AUTHORIZING PAYMENT OF THE FY 13/14 ASSESSMENT ON ONE (1) CITY-OWNED PROPERTY ON WHICH ASSESSMENTS ARE TO BE LEVIED (APN 018 0425 040 01) IN AN AMOUNT OF APPROXIMATELY \$125.55

WHEREAS, the City Council of the City of Oakland enacted the City of Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999) establishing the procedures for the formation of Business Improvement Districts; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District ("NBID") Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business and property owners in the City to assist in the formation of such districts; and

WHEREAS, the property owners in the Jack London district have duly petitioned to form the Jack London Improvement District ("District") under the City of Oakland Business Improvement District Ordinance (the "BIMD Ordinance") and have proposed the Management Plan for the operation of the District ("Plan") (*Exhibit A*); and

WHEREAS, the Plan contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California; and

WHEREAS, the Plan was prepared in accordance with the provisions of Article XIII of the California Constitution, and has been filed with the City Clerk for proceedings in formation of this district; and

WHEREAS, the Plan was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the District as referenced above, and has been filed with the City Clerk for proceedings in formation of this District; and

WHEREAS, the Plan, incorporated by this reference, provides for cleaning, security, marketing and promotional activities and improvements of particular benefit to the properties located within the District (as more specifically identified in the Plan attached hereto); and

WHEREAS, the City Council of the City of Oakland adopted a Resolution of Intention (Resolution No. 84376 C.M.S.) to form the Jack London Improvement District on May 21, 2013; and

WHEREAS, the District includes one (1) City-owned property on which approximately \$125.55 of fiscal year 2013/14 assessments are to be levied (APN 018 0425 004 01); and

WHEREAS, funds to pay the fiscal year 2013/14 assessment have been budgeted to the General Purpose Fund (1010/Citywide Activities Organization (90591)/Taxes and Assessments Account (53511)/BID Project (C138410)/IP50; NOW THEREFORE be it

RESOLVED: that the City Council of the City of Oakland finds that the Management Plan for the District satisfies all the requirements of the BIMD Ordinance, the laws of the State of California and the California Constitution with regard to the formation of Business Improvement Districts, and does hereby find and determine as follows:

1. A Business Improvement District is hereby established pursuant to the BIMD Ordinance with the boundaries as specified in the Plan on file in the office of the City Clerk, a copy of which is attached hereto as *Exhibit A*.
2. A copy of the preliminary report of the City Clerk is on file in the office of the City Clerk relating to the formation of the District.
3. The Plan for the District, is approved and the assessments for the first year shall be as provided for in the Plan (*Exhibit A*) and in the assessment roll contained in the appendix to the Plan (*Exhibit A*) and are incorporated herein by this reference.
4. The name of the District shall be the Jack London Improvement District.
5. The types of the improvements and activities proposed to be funded and acquired by the levy of assessments on property in the District and the time period for which the proposed improvements are to be made shall be those specified in the Plan on file in the office of the City Clerk and attached hereto (*Exhibit A*).
6. The improvements and activities to be provided in the District will be funded by the levy of assessments. An assessment will be levied annually to pay for all improvements and activities within the area. The revenue from the levy of assessments within the District shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the Resolution of Intention as modified by the City Council at the hearing concerning the establishment of the district as specified in this Resolution.
7. The boundaries of the District and of each separate benefit zone within the district shall be those delineated in the description contained in the Plan which is on file in the office of the City Clerk and a copy of which is attached hereto (*Exhibit A*).

8. The proposed method and basis of levying the assessments to be levied against each property in the District is as follows: for parcels other than condominium parcels the assessments will be based on the gross lot size, building square footage and linear street frontage of each parcel located within the District and upon the benefit zone in which the property is located. For condominiums the assessment will be levied based upon the floor area of each condominium parcel and upon the benefit zone in which the condominium is located as more specifically stated in the Plan on file in the office of the City Clerk and attached hereto and incorporated herein by this reference (*Exhibit A*) and the assessments proposed for each property are contained in the appendix to the Plan.
9. The assessments for the entire District total \$767,425.79 for the first year of the District, and the amount chargeable to each parcel shall be as shown in the Plan on file in the office of the City Clerk and on the appendix to *Exhibit A* attached hereto.
10. The District shall be in existence for a period of ten (10) years during which a maximum 5% increase per year in the amount of the assessment on each property shall be allowable as provided for in the Plan.
11. The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases, as specified in the Plan, through a special municipal billing.
12. The City Council of the City of Oakland adopted a Resolution of Intention to form the Jack London Improvement District on May 21, 2013, Resolution No. 84376 C.M.S. The title of the Resolution of Intention is **RESOLUTION OF INTENTION TO FORM THE JACK LONDON IMPROVEMENT DISTRICT, GRANTING PRELIMINARY APPROVAL OF THE MANAGEMENT PLAN, DIRECTING FILING OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, SUBMITTING A PROPOSED ASSESSMENT TO THE AFFECTED PROPERTY OWNERS FOR MAJORITY PROTEST PROCEDURE APPROVAL; AND SCHEDULING A PUBLIC HEARING FOR JULY 16, 2013.**
13. A Public Hearing was held at 6:30 p.m. on July 16, 2013, at City Hall, One Frank H. Ogawa Plaza, Oakland California in the City Council Chambers, to hear all public comments, protests, count the returned ballots as to the formation of the District, appoint the Advisory Board for the District, and take final action as to the formation of the District. At the hearing the testimony of all interested persons for or against the establishment of the District, the boundaries of the District, or the furnishing of the specified types of improvements or activities was heard. All protests, both written and oral, are overruled and denied and the City Council finds that there is not a majority protest within the meaning of the Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999).
14. The City Council finds, determines and declares that the District and each parcel therein is benefited by the improvements, maintenance, and activities funded by the assessment to be levied, including all expenses incurred incidentally thereto, upon the lots and parcels of real property in proportion to the estimated benefits to be received as specified in the Management District Plan, and the engineer's report included therein.
15. The City Clerk shall record a notice and map describing the assessment district pursuant to California Streets and Highways Code Division 4.5 (commencing with Section 3100).

16. Properties in the District shall be subject to any amendments to the Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999).
17. The City Administrator is hereby authorized to enter into annual contracts with any nonprofit corporation comprised of the assesseses themselves and designated by affected property owners to conduct or contract for the cleaning, security, marketing and promotions, or other activities and improvements for the District as provided for in the BIMD Ordinance.
18. The Board of Directors for the above designated non-profit corporation shall serve as the Advisory Board for the District until further notice by the Oakland City Council as provided for in the BIMD Ordinance. The Advisory Board shall also have at least one member who is a business licensee within the District who is not also a property owner within the District.
19. The City shall pay an approximate \$125.55 fiscal year 2013/14 fair share assessment for City-owned property (APN 018 0425 004 01) located within the District from the General Purpose Fund (1010/Citywide Activities Organization (90591)/Taxes and Assessments Account (53511)/BID Project (C138410)/IP50.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, GALLO, GIBSON McELHANEY, KALB, KAPLAN, REID, SCHAAF
and PRESIDENT KERNIGHAN

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California