

**Exhibit B**

**Oak Knoll Development Ownership  
Funding Source and Maintenance Responsibilities  
October 18, 2017**

	<b>Maintenance Entity</b>	<b>Funding Source</b>	<b>Initial Monitoring Term</b>	<b>Ownership</b>
<b>Developed Areas</b>				
a. Single Family Detached Residential Parcels	Private	Private		Private
b. Townhomes	Private	Private		Private
c. Commercial Retail Development	Private	Private		Private
i) Entry Monument and Landscape	HOA	HOA		Private
d. Club Knoll (Private Program)				
i) Community Center	HOA	HOA		HOA
ii) Commercial	HOA	HOA		HOA
<b>Streets and Parks</b>				
e. Parks				
i) Creekside/South Entry	CFD	CFD		City of Oakland
ii) Community Center Park	CFD	CFD		City of Oakland
iii) North Neighborhood	CFD	CFD		City of Oakland
iv) Village Pocket	CFD	CFD		City of Oakland
v) Oak Knoll Memorial	CFD	CFD		City of Oakland
vi) Parks and Community Center storm drains	City of Oakland	City of Oakland	3 years	City of Oakland
vii) Pedestrian Bridge	CFD	CFD		City of Oakland
vii) Trails	GHAD	GHAD	3 years	City of Oakland
f. Public Roads				
i) ROW - pavement, street lights and traffic signs/signals	City of Oakland	City of Oakland	1 year	City of Oakland
ii) ROW - street trees, planters, irrigation, sidewalk, decorative signs and ornamental plantings	HOA	HOA		City of Oakland
iii) ROW - storm drains	City of Oakland	City of Oakland	3 years	City of Oakland
iv) ROW - bioretention swales (ornamental), ornamental landscape maintenance and replacement, veg. management for fire suppression	HOA	HOA		City of Oakland

	Maintenance Entity	Funding Source	Initial Monitoring Term	Ownership
v) ROW - bioretention swales (functional), maintenance, repair and replacement (including plants) integral to function	GHAD	GHAD		City of Oakland
vi) Street sweeping	City of Oakland	City of Oakland	1 year	City of Oakland
g. Seneca/Credit Union access easement	HOA	HOA		HOA
h. Emergency Vehicle Access	GHAD	GHAD		GHAD
<b>Open Space</b>				
i. Undisturbed Open Space, preserved oak woodlands, preserved hillside grasslands, and restored Rifle Range Creek (and Hospital and Powderhouse Creek segment) corridor <b>Initial Monitoring Period</b> (applies to all GHAD facilities, below): <b>Post-Monitoring Period:</b>	Developer	Private	3 years	Developer
	GHAD	GHAD		GHAD
i) Gates, fencing and signage	GHAD	GHAD		GHAD
ii) Trails – general maintenance	GHAD	GHAD		GHAD
iii) Other general maintenance (graffiti and litter removal)	GHAD	GHAD		GHAD
iv) Vegetation management for fire suppression	GHAD	GHAD		GHAD
v) Temporary irrigation and tree replanting	HOA	HOA		GHAD
j. Water quality basins/bio-filters, detention and sediment basins, and Integrated Management Practices				
i) Ornamental landscape maintenance and replacement	HOA	HOA		GHAD
ii) Functional maintenance, repair and replacement (including plants integral to function)	GHAD	GHAD		GHAD

	Maintenance Entity	Funding Source	Initial Monitoring Term	Ownership
<b>GHAD - Plan of Control</b>				
a. Landslides, slope stability and erosion control				
Initial Monitoring:	Developer	Private	3 years	Developer
Post Initial Monitoring	GHAD	GHAD		GHAD
b. Water Quality, detention and sediment basins, and Integrated Management Practices				
Initial Monitoring:	Developer	Private	3 years	Developer
Post Initial Monitoring	GHAD	GHAD		GHAD
c. Storm drain system				
Initial Monitoring:	Developer	Private	3 years	Developer
Post Initial Monitoring	GHAD	GHAD		GHAD
d. Trails – slope stability and erosion repair				
Initial Monitoring:	Developer	Private	3 years	Developer
Post Initial Monitoring	GHAD	GHAD		GHAD
e. Vector control (for slope stability or erosion control)				
Initial Monitoring:	Developer	Private	3 years	Developer
Post Initial Monitoring	GHAD	GHAD		GHAD
f. Surface drainage improvements				
Initial Monitoring:	Developer	Private	3 years	Developer
Post Initial Monitoring	GHAD	GHAD		GHAD
g. Geotechnical Monitoring Instruments				
Initial Monitoring:	Developer	Private	3 years	Developer
Post Initial Monitoring	GHAD	GHAD		GHAD