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# CITY OF OAKLAND

## AGENDA REPORT

TO: Office of the City Administrator  
ATTN: Deborah A. Edgerly  
FROM: Public Works Agency  
DATE: April 8, 2008

RE: **A Resolution Of Intention To 1) Order Improvements And To Form The City Of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1; 2) Accepting And Determining That Petitions Have Been Signed By Owners Owning Land Constituting More Than One-Half Of The Area Of All Assessable Lands Within The Proposed Assessment District; 3) Finding That The Improvements Are Of More Than Local Or Ordinary Public Benefit, And The Cost And Expenses, Including Incurred City Cost Of District Creation Thereof, Are Made Chargeable Upon The Assessment District; 4) Providing That The Council Intends To Levy A Special Assessment Upon The Land Within The Assessment District; 5) Providing That Bonds Shall Be Issued To Finance A Portion Of The Costs Of Improvements; 6) Appointing Harris & Associates As The Engineer Of Work For The Assessment District; And 7) Directing The Engineer Of Work To Make And File The Engineer's Report With The City Clerk.**

**A Resolution 1) Preliminarily Accepting And Approving The Engineer's Report; 2) Calling For A Public Hearing On The Proposed Assessment District To Be Held By The Council On Tuesday, July 15, 2008 At 7:00 P.M. And An Election For The City Of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1; And 3) Designating The Engineer Of Work To Assist The City Clerk In Connection With The Mailing And Tabulation Of The Ballots, And To Answer Inquiries Regarding The Protest Proceedings Applicable To The Assessment District**

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### SUMMARY

This report describes City Council's intention to implement the Underground Utility District No. 232 – Piedmont Pines Area and seeks authorization for the following actions:

1. Orders the Improvements and forms the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1). Attachment A.
2. Accepts that petitions have been signed by owners owning land constituting more than one-half of the area.

Item: \_\_\_\_\_  
Public Works Committee  
Finance and Management Committee  
April 8, 2008

3. Finds that the Improvements are of more than local or ordinary public benefit.
4. Makes cost and expenses chargeable upon the Assessment District by levying a special tax within the Assessment District.
5. Provides notice of intent to incur bonded indebtedness to finance a portion of the cost for Improvements.
6. Appoints Harris & Associates as the Engineer of Work for the Assessment District.
7. Directs the Engineer of Work to make and file the Engineer's Report.
8. Preliminarily accepts and approves the Engineer's Report.
9. Calls for a Public Hearing on the Proposed Assessment District.
10. Designates the Engineer of Work to assist the City Clerk in the balloting process.

#### **FISCAL IMPACT**

The undergrounding will accommodate electric, telephone, cable television and street lighting services to the Piedmont Pines Phase 1 area. Based on past underground projects, the cost for Piedmont Pines Phase 1 is projected to be \$30,000,000. The project will be funded under The California Public Utilities Commission (the "CPUC") Rule 20A. The utility companies: Pacific Gas & Electric Company ("PG&E") and American Telephone & Telegraph Company ("AT&T") will pay the major share of the cost of this project. Comcast Cable will pay its share of the cost for this project per its franchise agreement with the City. Comcast Cable and the utility companies PG&E and AT&T will share a combined cost proportionately estimated to be \$26,000,000.

The creation of the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1) will result in the 269 properties in the assessment district providing a total of \$3,830,000. These funds will be used to recoup underground district creation expenditures, street light construction, administration and financing expenses. The Engineer's Report shows in detail the assessment for each of the properties, based on projected benefits of underground work received by each property. The typical assessment of the property owner is about \$12,368 cash, or \$14,720 financed (per parcel).

Over a period of twenty years the City has incurred costs estimated to be \$600,000 for establishing the Piedmont Pines Underground District. This cost has been proportionally divided and will be incorporated into the assessments levied against the various properties during the

Item: \_\_\_\_\_  
Public Works Committee  
Finance and Management Committee  
April 8, 2008

three phases of anticipated Rule 20A underground work. Piedmont Pines Phase 1 has been assessed \$225,000 based upon the amount of linear feet to be impacted during this project phase. Public Works Electrical has details and records of these cost elements which will be assembled and provided during the design phase.

The property owners will have to pay a portion of their panel conversion cost as well as any cost associated with the lateral to their properties that exceed 100 feet:

1. Panel Conversion over \$1,500. PG&E will pay the first \$1,500 of the panel conversion cost at each property, and the property owner will be responsible for any cost in excess of the \$1,500 for panel conversion at each property.
2. Lateral over 100 feet: The two utility companies, PG&E and AT&T, and Comcast will pay for the first 100 feet of lateral, and the property owner will be responsible for any cost associated with the lateral over 100 feet.

The Public Works Agency (“PWA”) Electrical Division estimated the City’s total cost of the project to be \$3.83 million including a 20% construction contingency:

City Project Budget	Estimate	Contingency	Total
Design Costs	\$250,000.00	\$0.00	\$250,000.00
Construction Costs	\$1,875,000.00	20%	\$2,250,000.00
Underground Coordination	\$100,000.00	\$0.00	\$100,000.00
Incidental Expenses	\$300,000.00	\$0.00	\$300,000.00
Material	\$318,000.00	\$0.00	\$318,000.00
Financing Costs	\$612,000.00	\$0.00	\$612,000.00
Total	\$3,205,000.00	\$0.00	\$3,830,000.00

A detailed cost estimate is not available at this time, since the design by the City, PG&E, AT&T and Comcast began in February 2008, and the design process is scheduled to go on until design completion in April 2009. See schedule in Attachment B.

## BACKGROUND

The Underground Utility District No. 232 (Piedmont Pines Area) was conceived in 1987. The area was large and its total length was in excess of 14-miles. Generally, it encompasses the area east of Highway 13, north of Mountaingate Way and Castle Drive, west of Skyline Boulevard, and south of Shepherd Canyon Road. City Staff represented the Piedmont Pines community by taking actions against the utilities concerning streets to qualify for 20A, 20B, and engineering

Item: \_\_\_\_\_  
Public Works Committee  
Finance and Management Committee  
April 8, 2008

preference; appearing before the CPUC for hearings on issues relating to actions taken against the utilities; taking traffic counts on proposed streets; negotiating with the utilities on the 1000-foot rule; providing cost estimates, schedules, maps, supplemental information and generating reports and the resolution for Council. After lengthy negotiations, the City reached final agreement with PG&E and AT&T on the list of streets to include in the three phases of the Rule 20A project and to have any Rule 20B streets that are likely to underground in a fourth phase of their own:

1. Phase 1 – 20A: Ascot Dr., Burton Dr. and Wilton Dr. (About 15,100 ft)
2. Phase 2 – 20A: Chelton Dr., Darnby Dr., and Carisbrook Dr. (About 10,100 ft)
3. Phase 3 – 20A: Mountaingate Way, Castle Drive, Skyline Blvd. (About 17,700 ft)
4. Phase 4 – 20B: All remaining areas in the District (About 23,000 ft)

Resolution No. 75652 C.M.S. establishing Underground Utility District No. 232 (Piedmont Pines Area), dated May 2, 2002, is shown in Attachment C.

This report describes the City's intention to convert the overhead utility facilities to an underground system in the Underground Utility District No. 232 - Piedmont Pines Area Phase 1 on Ascot Drive, between Mountain Boulevard and Skyline Boulevard, and on Burton Drive and Wilton Drive and to form an Assessment District to assess the City's portion of the cost to property owners benefiting from the improvements. The project length is approximately 15,100 feet, or nearly 3 miles.

## **KEY ISSUES AND IMPACTS**

Undergrounding the utilities on Ascot Drive, Burton Drive and Wilton Drive provides a facelift for the Piedmont Pines Area of the City of Oakland, and it may provide an incentive for other property owners or developers to undertake similar development projects within the City of Oakland. The benefit also beautifies the area which makes Oakland more desirable as a City to live in. The key issues and impacts are as follows:

1. Orders the Improvements and forms the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1). The Improvements would include the conversion of the overhead utility facilities to an underground system. This would include the removal of all overhead facilities of PG&E, AT&T, Comcast, and the City and their placement in underground ducts and vaults, the removal of all wood poles, and replacement with underground fed streetlighting.

Item: \_\_\_\_\_  
Public Works Committee  
Finance and Management Committee  
April 8, 2008

2. Accepts and determines that petitions have been signed by owners owning land constituting more than one-half of the area of all assessable lands within the proposed assessment district. The property owners in the Piedmont Pines Phase 1 area have completed a petition to the City to form the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1). The City Clerk has prepared a certification, with the assistance of bond counsel that finds and determines that the petitions have been signed by owners owning land constituting over one-half of the area of all assessable lands within the boundaries of the Assessment District.
3. Finds that the Improvements are of more than local or ordinary public benefit. The total street length to be undergrounded, per CPUC Rule 20A, in Piedmont Pines Phase 1, Phase 2 and Phase 3 is approximately 42,900 ft, which is nearly 8 miles. This is a significant portion of the streets in Oakland. The elimination of falling overhead equipment hazard in this extensive length of overhead lines benefit the City as a whole, and in the event of catastrophes, rescue resources can be diverted for other urgent uses. The undergrounding will enhance emergency evacuation routes as designated by the Captain of Police, in the Piedmont Pines Area.
4. Makes City cost and expenses chargeable upon the Assessment District by levying a special tax within the Assessment District. City's cost and expenses includes administration cost, underground district creation cost, cost of going to CPUC, streetlight equipment and installation cost, design cost, construction cost, share of the undergrounding cost and financing cost. Previously incurred costs and all future anticipated City expenses are included in the total \$3,830,000 assessment identified in the Engineer's Report and will be charged to the Assessment District.
5. Provides notice of intent to incur bonded indebtedness to finance a portion of the cost for Improvements. Bonds will be issued to represent unpaid assessments levied within the Assessment District.
6. Appoints Harris & Associates as the Engineer of Work for the Assessment District.
7. Directs the Engineer of Work to make and file the Engineer's Report with the City Clerk.
8. Preliminarily accepts and approves the Engineer's Report. Preliminarily accept and approve the Engineer's Report for Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1), dated January 31, 2008, Attachment D.
9. Calls for a Public Hearing on the Proposed Assessment District. The process to create an assessment district is based on whether there is a lack of a majority protest among the affected property owners. The affected property owners would be provided ballots for the creation of the Proposed Assessment District, and the election period is set to

end on July 15, 2008. A Public Hearing on the Proposed Assessment District shall be set for Tuesday, July 15, 2008 at 7:00 p.m. to determine the election outcome.

10. Designates the Engineer of Work to assist the City Clerk in the balloting process. The Engineer of Work shall assist the City Clerk in the balloting process and answer inquiries.

## **PROJECT DESCRIPTION**

The improvements to the District include a joint trench system and the undergrounding of electric, telephone and cable systems, including new underground cobrahead streetlight on galvanized poles, which will replace the current overhead facilities (the “Improvements”). Council finds that public interest, convenience and necessity require that Council order the Improvements, and that those Improvements will be made pursuant to the Municipal Improvement Act of 1913, being Division 12 of the California Streets and Highways Code (the “Act”). PG&E is the trenching agent.

The property owners will unify to hire a single electrical contractor to implement their panel conversion. PG&E will pay the first \$1,500 of the panel conversion cost at each property, and the two utility companies PG&E and AT&T, and Comcast will be paying for the first 100 feet of lateral. The property owner will be responsible for any cost in excess of the \$1,500 for panel conversion at each property, and any cost associated with the lateral over 100 feet.

As per the implementation schedule of the Underground Utility District No. 232 - Piedmont Pines Phase 1, the project plans to start construction in mid-2009 and is anticipated to take 24 months to complete. The exact start date of construction will be subject to completion of design by all four participants to the project: City, PG&E, AT&T and Comcast.

## **SUSTAINABLE OPPORTUNITIES**

Economic: When the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1) is implemented it will provide the opportunity to use local contractors and employment of Oakland residents thus strengthening the local economy. Also, it is generally believed that undergrounding utilities increases property values, which translates to more property tax revenue for Oakland.

Environmental: Implementation of the project will eliminate nearly 3 miles of unsightly overhead utility lines in or affecting the public-right-of-way and innumerable drops to individual properties. It will improve the livability, aesthetics, and safety for the neighborhood and reduce the potential for fire, electric danger, or utility outage resulting from trees falling or touching overhead wires. Furthermore, the undergrounding of overhead cables and equipment, and wood poles will enhance emergency evacuation in the event of a catastrophe.

Item: \_\_\_\_\_  
Public Works Committee  
Finance and Management Committee  
April 8, 2008

Social Equity: The infusion of a sizable utility upgrade project in an area in Oakland will result in new equipment system and cable plant which will benefit the immediate users as well as the community at large. The disappearance of overhead wires and wood poles will distinguish itself in the Piedmont Pines residential community as a showpiece.

### **DISABILITY AND SENIOR CITIZEN ACCESS**

The replacement of overhead lines and wood poles with a new underground system and underground street lighting will allow the disabled and senior citizens to move safely along unobstructed walkways.

### **RECOMMENDATIONS AND RATIONALE**

Staff recommends the City Council to adopt the resolution of intention to order improvements and the resolution accepting Assessment Engineer's Report.

### **ACTION REQUESTED OF THE CITY COUNCIL**

Adopt the resolution to take the following actions:

1. Order the Improvements and to form the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1).
2. Accept and determine that petitions have been signed by owners owning land constituting more than one-half of the area of all assessable lands within the proposed Assessment District.
3. Find that the Improvements are of more than local or ordinary public benefit.
4. Make cost and expenses chargeable upon the Assessment District by levying a special tax within the Assessment District.
5. Provide notice of intent to incur bonded indebtedness to finance a portion of the cost for Improvements.
6. Appoint Harris & Associates as the Engineer of Work for the Assessment District.
7. Directs the Engineer of Work to make and file the Engineer's Report.

Item: \_\_\_\_\_  
Public Works Committee  
Finance and Management Committee  
April 8, 2008

8. Preliminarily accept and approve the Engineer's Report.
9. Call for a Public Hearing on the Proposed Assessment District to be held by the Council on Tuesday, July 15, 2008 at 7:00PM and an election for the City of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1.
10. Designate the Engineer of Work to assist the City Clerk in the balloting process.

Respectfully submitted,



Raul Godinez, II  
Director / Public Works Agency

Reviewed by:

Bruce Saunders, Assistant Director  
Daniel Clanton, Manager, Electrical Service Division  
Katano Kasaine, Manager, Treasury Department

Prepared by:

Paul Chan, Project Manager, Electrical Service Division  
David Jones, Principal Financial Analyst, Treasury Dept.

Attachments:

- Attachment A: General Description of Improvements to be financed by the Assessment District
- Attachment B: Implementation Schedule of Underground Utility District No. 232 (Piedmont Pines Area)
- Attachment C: Resolution 75652 Establishing Underground Utility District No. 232
- Attachment D: Preliminary Engineer's Report for Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1), dated January 31, 2008

APPROVED AND FORWARDED TO THE  
PUBLIC WORKS AND FINANCE &  
MANAGEMENT COMMITTEES:



Office of the City Administrator

Item: \_\_\_\_\_  
Public Works Committee  
Finance and Management Committee  
April 8, 2008



## ATTACHMENT A

### GENERAL DESCRIPTION OF IMPROVEMENTS TO BE FINANCED BY THE ASSESSMENT DISTRICT

The project includes the construction of the following public improvements, including all planning, design, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications to be approved by the City of Oakland. Public improvement construction may be phased as necessary and convenient for the City of Oakland. Phasing will be undertaken in a manner that results in a complete and functional portion of each system described below.

The following improvements are proposed to be constructed and installed in the general location referred to as Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1).

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes, pull boxes and surface-located transformers and like structures.
2. Construction of service conduit and appurtenances to property line.
3. Installation of new conductor within said conduit and underground structures by the utility companies.
4. Installation of replacement street lights.
5. Removal of existing overhead power, telephone and cable wires, poles and streetlights.

The improvements will be designed by PG&E, AT&T, Comcast, and the City of Oakland (street lighting). The City of Oakland will inspect the work to ensure conformance to City standards and specifications where applicable.

Note: The foregoing improvements do not include any individual service connections which connect the public utilities in the joint trench to each individual residence or facility.

# ATTACHMENT B

ID	Task Name	Duration	Start	Finish	Predecessor
1	Piedmont Pines Underground Utility District No. 232 Project	2726 days	Tue 9/20/05	Fri 2/26/16	
2	Planning, Engineering, Funding, Scheduling	585 days	Tue 9/20/05	Mon 12/17/07	
3	Start of Piedmont Pines Underground Project	0 days	Tue 9/20/05	Tue 9/20/05	
4	Community Meeting - Streetlight Options and Cost	1 day	Thu 10/27/05	Thu 10/27/05	3
5	Plans, schedule, and funding for Assessment Engineer	100 days	Fri 10/28/05	Thu 3/16/06	4
6	Council District and PWA Advance Funding	50 days	Fri 3/17/06	Thu 5/25/06	5
7	Coordinate with PG&E, AT&T and Comcast on 20A Streets	100 days	Fri 5/26/06	Thu 10/12/06	6
8	RFP for Assessment Engineers	36 days	Fri 10/13/06	Fri 12/1/06	7
9	Revise Maps of Assessment Districts to PG&E, AT&T, Comcast	29 days	Mon 12/4/06	Thu 1/11/07	8
10	PG&E, AT&T, Comcast agree on the phasing in writing	35 days	Fri 1/12/07	Thu 3/1/07	9
11	Award Contract for Assessment Engineers	56 days	Fri 3/2/07	Fri 5/18/07	10
12	Notice to Proceed	1 day	Mon 5/21/07	Mon 5/21/07	11
13	Riser Pole Locations	90 days	Tue 5/22/07	Mon 9/24/07	12
14	Administration Cost Estimate, Funding, Update Schedule	60 days	Tue 9/25/07	Mon 12/17/07	13
15					
16	Phase 1 Wilton Burton Skyline Ascot Mountain (15,100 lf)	1001 days	Tue 9/25/07	Fri 7/22/11	
17	Establish Assessment District for Phase 1	224 days	Tue 9/25/07	Wed 7/30/08	
18	Preliminary Engineer's Report Preparation	129 days	Tue 9/25/07	Thu 3/20/08	
19	Research and Prepare Database	5 days	Tue 9/25/07	Mon 10/1/07	13
20	Develop Benefit Methodology	5 days	Tue 10/2/07	Mon 10/8/07	19
21	Prepare Boundary Map & Assessment Diagram	28 days	Tue 10/9/07	Thu 11/15/07	20
22	Preliminary Cost Estimates Review	5 days	Fri 11/16/07	Thu 11/22/07	21
23	1st Draft Preliminary Engineer's Report	11 days	Fri 11/23/07	Fri 12/7/07	22
24	2st Draft Preliminary Engineer's Report	10 days	Mon 12/10/07	Fri 12/21/07	23
25	Review Methodology and Estimates with Community	2 days	Mon 12/24/07	Tue 12/25/07	24
26	Research Property Owner Comments to Methodology	13 days	Wed 12/26/07	Fri 1/11/08	25
27	Property Owner Information Meeting	1 day	Mon 1/14/08	Mon 1/14/08	26
28	Organizing Committee circulates Petition	9 days	Tue 1/15/08	Fri 1/25/08	27
29	Property Owner Information Meeting	1 day	Mon 1/28/08	Mon 1/28/08	28
30	Finalized Preliminary Engineer's Report and Resolutions	9 days	Tue 1/29/08	Fri 2/8/08	29
31	Petitions certified	1 day	Mon 2/11/08	Mon 2/11/08	30
32	Staff Report I to PWA Manager	10 days	Tue 2/12/08	Mon 2/25/08	31
33	Staff Report I to PWA Director and FMA Director	14 days	Tue 2/26/08	Fri 3/14/08	32
34	Staff Report I to City Administrator	5 days	Sat 3/15/08	Thu 3/20/08	33
35	Establishment Proceeding	76 days	Thu 3/20/08	Wed 7/2/08	
36	Rules Committee meeting	1 day	Thu 3/20/08	Thu 3/20/08	
37	PW Committee and Finance Committee meeting	13 days	Fri 3/21/08	Tue 4/8/08	36
38	Council meeting approving Petition/Preliminary Report	5 days	Wed 4/9/08	Tue 4/15/08	37
39	Complete Staff Report II & Resolutions	4 days	Wed 4/16/08	Mon 4/21/08	38
40	Boundary Map filed with City Clerk & County Recorder	11 days	Wed 4/16/08	Wed 4/30/08	38
41	Staff Report to PWA Manager	12 days	Tue 4/22/08	Wed 5/7/08	39
42	Notice/Ballot Production and Mailing	2 days	Thu 5/8/08	Fri 5/9/08	41

Project Schedule: Underground Utility District 232 (Piedmont Pines Area)  
Date: March 12, 2008

Task		Summary	
Progress		Rolled Up Task	
Milestone		Rolled Up Milestone	

ID	Task Name	Duration	Start	Finish	Predec
43	Property Owner Information Meeting	1 day	Mon 5/12/08	Mon 5/12/08	42
44	Staff Report II to PWA Director and FMA Director	15 days	Mon 5/12/08	Fri 5/30/08	42
45	Staff Report II to City Administrator	4 days	Mon 6/2/08	<u>Thu 6/5/08</u>	44
46	Rules Committee meeting	0 days	Thu 6/5/08	<u>Thu 6/5/08</u>	45
47	PW Committee and Finance Committee meeting	14 days	Fri 6/6/08	<u>Tue 6/24/08</u>	46
48	45-Day Noticing/Balotting Period	38 days	Mon 5/12/08	<u>Tue 7/1/08</u>	42
49	Public Hearing/ Ballot Tabulation/ Reso of Formation	0 days	Tue 7/1/08	<u>Tue 7/1/08</u>	48
50	Record Notice of Assessment with County	1 day	Wed 7/2/08	Wed 7/2/08	49
51	Special Assessment District #1 Formed	0 days	Wed 7/2/08	Wed 7/2/08	50
52	Activities After Formation	21 days	Wed 7/2/08	Wed 7/30/08	
53	Notice of Assessment Production and Mailing	3 days	Wed 7/2/08	Fri 7/4/08	48
54	30-Day Challenge Period	20 days	Wed 7/2/08	Tue 7/29/08	48
55	Compilation of Paid/Unpaid List	1 day	Wed 7/30/08	Wed 7/30/08	54
56	Design of District Phase 1	320 days	Tue 2/12/08	Thu 4/30/09	
57	Develop timeline with PG&E for engineering composite	25 days	Tue 2/12/08	Sat 3/15/08	31
58	Develop timeline with AT&T and Comcast for design	25 days	Tue 2/12/08	Sat 3/15/08	31
59	Engineering Design of Phase 1	200 days	Mon 3/17/08	Thu 12/18/08	58
60	Review, Comments, Revisions and Contracts	95 days	Fri 12/19/08	Thu 4/30/09	59
61	Bond Issuance	132 days	Fri 5/1/09	Mon 11/2/09	
62	Prepare Staff Report III (authorize issue of bonds)	21 days	Fri 5/1/09	Fri 5/29/09	60
63	Rules Committee meeting	1 day	Mon 6/1/09	Mon 6/1/09	62
64	PW Committee and Finance Committee meeting	16 days	Tue 6/2/09	Tue 6/23/09	63
65	Council meeting - approval of Report III	5 days	Wed 6/24/09	Tue 6/30/09	64
66	First Annual Installment on Property Tax Bills (Dec)	1 day	Mon 11/2/09	Mon 11/2/09	65
67	Construction of District Phase 1	581 days	Fri 5/1/09	Fri 7/22/11	
68	Substructure & laterals	200 days	Fri 5/1/09	Thu 2/4/10	60
69	Cable, Equipment and Streetlight Installation	124 days	Mon 5/24/10	Thu 11/11/10	68
70	Panel Conversions	75 days	Fri 11/12/10	Thu 2/24/11	69
71	Cutover	75 days	Fri 2/25/11	Thu 6/9/11	70
72	Pole Removal	30 days	Fri 6/10/11	Thu 7/21/11	71
73	Phase 1 Complete	1 day	Fri 7/22/11	<u>Fri 7/22/11</u>	72
74					
75	Phase 2 Carisbrook Darnby Chelton (10,100 lf)	981 days	Fri 5/1/09	Fri 2/1/13	
76	Establish Assessment District for Phase 2	307 days	Fri 5/1/09	Mon 7/5/10	
77	Preliminary Engineer's Report Preparation	75 days	Fri 5/1/09	Thu 8/13/09	
78	Research and Prepare Database	5 days	Fri 5/1/09	Thu 5/7/09	60
79	Develop Benefit Methodology	5 days	Fri 5/8/09	Thu 5/14/09	78
80	Prepare Boundary Map & Assessment Diagram	5 days	Fri 5/15/09	Thu 5/21/09	79
81	Preliminary Cost Estimates Review	5 days	Fri 5/22/09	Thu 5/28/09	80
82	1st Draft Preliminary Engineer's Report	8 days	Fri 5/29/09	Tue 6/9/09	81
83	2st Draft Preliminary Engineer's Report	8 days	Wed 6/10/09	Fri 6/19/09	82
84	Review Methodology and Estimates with Community	8 days	Mon 6/22/09	Wed 7/1/09	83

Project Schedule: Underground Utility District 232 (Piedmont Pines Area)  
Date: March 12, 2008

Task		Summary	
Progress		Rolled Up Task	
Milestone		Rolled Up Milestone	

OAKLAND CITY COUNCIL

RESOLUTION NO. 75652 C. M. S.

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

**ATTACHMENT C**

RESOLUTION ESTABLISHING UNDERGROUND UTILITY DISTRICT NO. 232 (PIEDMONT PINES AREA) PURSUANT TO ORDINANCE NO. 7769 C.M.S. AND AUTHORIZING THE UTILITIES TO IMPLEMENT CALIFORNIA PUBLIC UTILITIES COMMISSION 100-FOOT RULE TO INSTALL SERVICE LATERALS AND ELECTRIC SERVICE PANEL CONVERSIONS

WHEREAS, by this Resolution a public hearing has been called for May 2, 2000 at the hour of 7:30 p.m. in Oakland, California, to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication or similar or associated service within Underground Utility District No. 232 comprising the area hereinafter described on the attached; and

WHEREAS, notice of such hearing has been given to all affected property owners as shown on the last equalized assessment roll and to utilities concerned in the matter and for the time required by law; and

WHEREAS, such hearing has been duly and regularly held and all persons interested have been given an opportunity to be heard; now, therefore, be it

RESOLVED: That the City Council of the City of Oakland hereby adopts and incorporates herein the findings of the Public Works Agency Interim Director as set forth in her report dated May 2, 2000, and finds that the public necessity, health, safety and welfare require the removal of poles, overhead wires and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication and similar associated services; and further finds that the streets, roads or rights-of-way in the district are public and meet at least one of the funding criteria as outlined in the said report, and hereby declares that the above-described area is established as Underground Utility District No. 232; and be it

FURTHER RESOLVED: That the City Council of the City of Oakland authorizes the City Manager or his designee to direct Pacific Gas and Electric Company (PG&E) and Pacific Bell (PacBell) to provide a substantial portion of the necessary installation of service laterals and electric service panels on affected properties within Underground Utility District No. 232, to be paid for with PG&E Rule 20A and PacBell Rule 32A; and be it

FURTHER RESOLVED: That PG&E or the entity that undertakes the underground installation of its facilities, shall use the underground conversion allocation computed pursuant to the decision of the California Public Utilities Commission (CPUC) for the purpose of providing to those premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual electric service trenching and conductor, as well as backfill, surface restoration and conduit, and electric service panel if and when required; and be it

FURTHER RESOLVED: That Pacific Bell, or the entity that undertakes the underground installation of its facilities, shall fund, pursuant to the decision of the CPUC, for the purpose of providing those premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual telephone service trenching and conductor, as well as backfill, paving and conduit, if and when required; and be it

FURTHER RESOLVED: That AT&T Cable Services, or the entity that undertakes cable television service, shall participate and fund, pursuant to agreement with the City of Oakland, the underground installation of its facilities for the purpose of providing these premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual cable television service trenching and conductor, as well as backfill, surface restoration and conduit, if and when required; and be it

FURTHER RESOLVED: That underground installation by the utility companies shall be made to coordinate with planned street reconstruction within the limits of Underground Utility District No. 232; and be it

FURTHER RESOLVED: That the underground installations by the utility companies, AT&T Cable Services Company (AT&T) and the City, as well as the removal of poles, overhead wires and associated overhead structures by the utility companies within Underground Utility District No. 232, shall be completed no later than February 2005; and be it

FURTHER RESOLVED: That the City Manager or his designee is hereby authorized to enter into a funding agreement with owners of properties within Underground Utility District No. 232, if need be, to accept such funds, and to contract with the Utilities and approve the expenditures related to: street lighting including other City facilities, service conversion work from the public right-of-way to the dwellings at the request of the respective homeowners, the design/construction of a joint trench substructure system in the public right-of-way and associated services for the successful completion of the project; and be it

FURTHER RESOLVED: That the City Attorney and Budget Manager have approved this resolution, and a copy is on file in the City Clerk's Office; and be it

FURTHER RESOLVED: That pursuant to Section 6 of the Underground Utility Ordinance, Ordinance No. 7769 C.M.S., that the following exceptions to the order for the removal and underground installation are hereby authorized:

Electroliers, and surface mounted equipment enclosures required in the respective designs of PG&E, PacBell and AT&T.

Pole and down guy on Mountain Boulevard in front of property at 2555 Mountain Boulevard.

Pole between 2300 and 2500 Mountain Boulevard, by CalTrans fence.

Pole on Camino Lenada, between 2623 and 2615 Camino Lenada.

Pole on Las Aromas, between 2663 and 2669 Las Aromas.

Pole on La Questa, between 2607 and 2615 La Questa.

Pole on Scout Road, near the intersection of Ascot Drive and Scout Road, across from the vacant lot behind the property at 5685 Scarborough Drive.

Pole on Skyline Boulevard, below 8898 Skyline Boulevard and diagonally across from property at 8899 Skyline Boulevard.

Telephone pole on Skyline Boulevard near the intersection of Skyline Boulevard, Castle Drive and Melville Drive.

Pole on Girvin Drive, between 6363 and 6399 Girvin Drive.

Pole on Exeter Drive, behind Carisbrook Lane cul-de-sac.

Pole on Westover Drive, at corner of property at 6403 Shelterwood Drive.

Pole on Westover Drive, at corner of property at 6472 Westover Drive.

Pole on Chelton Drive, across from property at 6533 Chelton Drive.

FURTHER RESOLVED: That the City Clerk is hereby instructed to notify or cause to notify all affected utilities and all persons owning real property within Underground Utility District No. 232 of the adoption of this resolution within ten (10) days after the date of such adoption. Said City Clerk shall further notify or cause to notify said property owners of the necessity that, if they or any person occupying such property desire to continue to receive electric, communication or other similar or associated service, they or such occupant shall, by the designated date, provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities on file with the Public Utilities Commission of the State of California. Such notification shall be by mailing a copy of this resolution together with a copy of said Ordinance No. 7769 C.M.S. to affected property owners as such as shown on the last equalized assessment roll and to the affected utilities.

I hereby certify that the foregoing is a full, true and correct copy of a Resolution passed by the City Council of the City of Oakland on     --- MAY - 2 2000    .

CEDA FLOYD

City Clerk and Clerk of the Council

Per     Onetha Middleton     Deputy



LEGEND

— BOUNDARY LINE  
OF PROPOSED  
DISTRICT.

PROPOSED PIEDMONT PINES AREA  
UNDERGROUND UTILITY DISTRICT





# ATTACHMENT D

## Preliminary Engineer's Report

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for

**Utility Underground  
Assessment District No. 2007-232  
(Piedmont Pines Phase 1)**

*Prepared under the provisions of the  
Municipal Improvement Act of 1913*

For the

**City of Oakland**  
Alameda County, California

Prepared by:



**Harris & Associates.**

January 31, 2008

## TABLE OF CONTENTS

<b>Assessment</b> .....	Pg. 1
<b>Cost Estimate</b> .....	Pg. 4
<b>Method of Assessment</b>	
Background .....	Pg. 5
Special Benefit .....	Pg. 5
General Benefit .....	Pg. 5
Methodology .....	Pg. 6
Assessment Apportionment .....	Pg. 10
<b>Description of Improvements</b> .....	Pg. 11
<b>Assessment Diagram</b> .....	Pg. 12
<b>Table 1 - Assessment Roll</b> .....	Pg. 21
<b>Table 2 - Names and Addresses of Owners</b> .....	Pg. 26
<b>Plans and Specifications</b> .....	Pg. 30
<b>Annual Administrative Assessment</b> .....	Pg. 30
<b>Certificates</b> .....	Pg. 31
<b>Appendix</b>	
Assessment Calculations	

## ASSESSMENT

**WHEREAS**, on \_\_\_\_\_, the City Council of the City of Oakland, County of Alameda, State of California, under the Municipal Improvement Act of 1913 (the "Act") adopted its Resolution of Intention No. \_\_\_\_\_. The proceedings include financing for the acquisition and/or construction of the public improvements more particularly therein described, in and for the City's Utility Undergrounding District No. 232 (the "Assessment District" or "District").

**WHEREAS**, said Resolution directed the undersigned to make and file a report presenting:

- a) Maps and descriptions of the lands and easements to be acquired if any;
- b) Plans and specifications of the proposed improvements;
- c) A general description of the works or appliances already installed and any other property necessary or convenient for the operation of the improvements, if the works, appliances or property are to be acquired as part of the improvements;
- d) An estimate of the cost of the improvements and the cost of lands, rights-of-way, easements and incidental expenses in connection with the improvements including any cost of registering bonds;
- e) A diagram showing, as they existed at the time of the passage of the Resolution of Intention, all of the following:
  1. The exterior boundaries of the Assessment District
  2. The boundaries of any zone within the District
  3. The lines and dimensions of each parcel of land within the District with each subdivision given a separate number upon the diagram;
- f) A proposed assessment of the total amount of the cost and expense of the proposed improvements upon the subdivisions of land in the District in proportion to the estimated benefits to be received by each subdivision respectively. The assessment shall refer to the subdivisions by their respective numbers;
- g) A proposed maximum annual assessment upon each of the subdivisions of land in the District to pay costs incurred by the City of Oakland and not otherwise reimbursed which result from the administration and collection of assessments or from the administration or registration of any associated bonds and reserve or other related funds.

The particulars of which are described in the Resolution, incorporated herein by reference;

**NOW, THEREFORE**, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of the City of Oakland hereby make the following assessment to cover the portion of the estimated cost of said acquisitions, work and improvements, and the costs and expenses incidental thereto which specifically benefit the Assessment District and are to be paid by the Assessment District.

The amount to be paid for said acquisitions, work and improvements, and the expenses incidental thereto, is generally as follows:

**SUMMARY COST ESTIMATE**

	<b>As Preliminarily Approved</b>	<b>As Confirmed And Recorded</b>
Estimated Cost of Engineering & Construction:	\$28,900,000	
Estimated Incidental Expenses:	\$318,000	
Estimated Financing Costs:	\$612,000	
Estimated Contribution:	(\$26,000,000)	
<b>Estimated Balance to Assessment:</b>	<b>\$3,830,000</b>	

I do hereby assess and apportion the Balance to Assessment of the Total Cost of said acquisitions, work and improvements upon the several lots, pieces or parcels or portions of lots or subdivisions of land specifically benefited thereby and liable therefore, in accordance with the special benefits to be received by such subdivision, respectively, from the acquisitions and improvements. These pieces, parcels or portion of lots or subdivisions of land are hereinafter numbered to correspond with the numbers upon the attached Assessment Diagram. The portions of land and apportioned assessments are more particularly set forth in Table 1, Assessment Roll, attached herein, and incorporated by reference.

In addition, a proposed administrative assessment shall be levied annually on each parcel of land and subdivision of land within the Assessment District, having an unpaid assessment, to pay for necessary costs and expenses incurred by the City of Oakland, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds, or both. The maximum annual administrative assessment shall not exceed three percent (3.0%) of the principal amount of the assessment originally levied on the parcel.

As required by said Act, an Assessment Diagram is hereto attached showing the Assessment District and also the boundaries and dimensions of the respective subdivisions of land within said Assessment District as the same existed at the time of the passage of said Resolution, each of which subdivisions having been given a separate number upon said Diagram.

Said assessment is made upon the several subdivisions of land within said Assessment District in proportion to the estimated special benefits to be received by each of said subdivisions from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said Diagram, to which reference is hereby made for a more particular description of said property.

Each subdivision of land assessed is described in the Assessment Roll set forth herein by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the Fiscal Year 2007-2008 and includes all of such parcels excepting those portions thereof within existing public roads or right of way to be acquired in these proceedings for public road purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Assessor of said County.

Notice is hereby given that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued with a term not-to-exceed thirty-nine (39) years from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed 12% per annum.

Under the Resolution of Intention, the requirement of Division 4 of the California Streets and Highway Code shall be satisfied with Part 7.5 of said Division 4, for which the following is presented:

1. The total amount, as near as can be determined, of the total principal amount of all unpaid special assessment and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than contemplated in the instant proceeding is:

\$0

2. The total amount of the principal sum of the special assessment (the "Balance of Assessment") proposed to levied in the instant proceedings is:

\$3,830,000

3. The total amount of the principal sum of unpaid special assessment levied against the parcels proposed to be assessed, as computed pursuant to paragraph 1, above, plus the principal amount of the special assessment proposed to be levied in the instant proceedings from paragraph 2, above is:

\$3,830,000

4. The total true value, as near as may be determined, of the parcel of land and improvements which are proposed to be assessed in the instant proceedings, as determined by the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Alameda is:

\$110,631,798

Dated: January 31, 2008  
By: HARRIS & ASSOCIATES

\_\_\_\_\_  
Joan E. Cox  
RCE 41965  
Engineer of Work



**COST ESTIMATE:**

	<u>Estimated Costs</u>	
	Preliminary	Confirmed
<b>ENGINEERING &amp; CONSTRUCTION COSTS</b>		
<b>Design Costs</b>		
PG&E	\$400,000	
ATT	\$300,000	
Comcast	\$300,000	
City - PWA Electrical	\$250,000	
<b>Subtotal Design Costs:</b>	<b>\$1,250,000</b>	
<b>Construction Costs</b>		
PG&E - Electrical	\$10,000,000	
ATT - Telecommunications	\$5,000,000	
Comcast - Cable	\$5,000,000	
Contingency for Utility Construction (20%)	\$4,000,000	
City - Street Lights	\$2,250,000	
<b>Subtotal Construction Costs:</b>	<b>\$26,250,000</b>	
<b>Construction Management</b>		
City Underground Coordination	\$100,000	
PG&E	\$400,000	
ATT	\$300,000	
Comcast	\$300,000	
City - PWA Electrical	\$300,000	
<b>Subtotal Construction Management Costs:</b>	<b>\$1,400,000</b>	
<b>TOTAL ENGINEERING &amp; CONSTRUCTION COSTS:</b>	<b>\$28,900,000</b>	
<b>INCIDENTAL EXPENSES</b>		
City Treasury	\$50,000	
Assessment Engineer	\$60,000	
Bond Counsel	\$50,800	
Disclosure Counsel	\$20,000	
Financial Advisor	\$40,000	
Legal Review	\$10,000	
Appraisal	\$15,000	
Financial Printing, Registration and Servicing	\$15,000	
Filing Fees	\$500	
Incidental Contingencies	\$56,700	
<b>Total Incidental Expenses:</b>	<b>\$318,000</b>	
<b>TOTAL COSTS:</b>	<b>\$29,218,000</b>	
<b>CONTRIBUTIONS</b>		
PG&E Rule 20A Funds	(\$10,800,000)	
AT&T 32A Funds	(\$5,600,000)	
Comcast Contribution	(\$5,600,000)	
Contingency for Utility Contribution	(\$4,000,000)	
<b>Total Contributions:</b>	<b>(\$26,000,000)</b>	
<b>BALANCE TO ASSESSMENT:</b>	<b>\$3,218,000</b>	
<b>FINANCING COSTS</b>		
Underwriter	1.50%	\$57,000
Bond Reserve	8.00%	\$306,000
Funded Interest @ 12 months @ 6.50%		\$249,000
<b>Total Financing Costs:</b>		<b>\$612,000</b>
<b>TOTAL AMOUNT TO ASSESSMENT:</b>		<b>\$3,830,000</b>

## **METHOD OF ASSESSMENT**

### **BACKGROUND**

The Assessment District is formed under the authority of the Act and Article XIID of the California State Constitution, which require that local agencies levy assessments according to special benefit. In addition, Article XIID, Section 4, of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also precludes exempting publicly owned property that benefits from the improvements. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special Assessment District proceedings. The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. Therefore, costs and expenses of proposed improvement(s) will be apportioned against the properties by a formula or method that distributes the costs in direct proportion to the estimated special benefits these parcels receive from the improvements.

The approval of the assessments rests with the City Council. The Council renders its decision after hearing testimony and evidence presented at a public hearing and tabulating the assessment ballots, which are mailed to all record owners of property within the Assessment District. Only ballots delivered to the City Clerk prior to the close of the public hearing are tabulated. The Council's findings must include whether or not the assessment spread has been made in direct proportion to the estimated special benefits received by each parcel.

### **SPECIAL BENEFIT**

The purpose of this Assessment District is to provide the financing to underground existing overhead electrical, telephone and cable facilities. These facilities are the direct source of service to the properties within the Assessment District.

The proposed replacement of existing overhead utility facilities (electrical, telephone and cable facilities) with underground facilities will provide a special benefit to the parcels which will be served by the new distribution facilities as a result of enhanced service, reliability and capacity, as well as improved safety. All new wires and equipment will be installed underground, which eliminates the threat of interrupted service by downed power lines due to natural causes (including wind, fire, and rain). Removal of the existing wood poles and the overhead wires will also aesthetically enhance all parcels that are directly adjacent to these facilities. By virtue of such benefits, the proposed improvements will increase the desirability and will specifically enhance the values of the properties within the Assessment District.

### **GENERAL BENEFIT**

All general benefits, if any, to the surrounding community and public in general from undergrounding of these local overhead utilities are intangible and are not quantifiable, and are more than adequately offset by the substantial contributions to the project financing from sources other than the assessments.

## METHODOLOGY

To establish the benefit to the individual parcels within the Piedmont Pines Utility Undergrounding Assessment District, a Benefit Point system is used. Each parcel of land is assigned Benefit Points (BP's) in proportion to the estimated Special Benefit the parcel receives relative to the other parcels within the Assessment District from the utility undergrounding activities. The highest and best use of each property is the basis on which the Benefit Points are assigned. For example, a vacant parcel is considered developed to its highest potential and connected to the system.

The more a property is developed, the more it benefits from the proposed improvements. This Assessment District is almost entirely residential; therefore, the properties are assessed based on the potential number of dwelling units that can be constructed on them.

The special benefits from undergrounding the overhead utilities are separated into three (3) categories, which are discussed below. These categories are assigned Benefit Factors, which are multiplied by the potential dwelling units to calculate the Benefit Points for each parcel.

The benefit formula is as follows:

$$\begin{array}{r} \text{Potential} \\ \text{Dwelling} \\ \text{Units} \end{array} \times \left[ \begin{array}{ccc} \text{Aesthetics} & \text{Safety} & \text{Reliability} \\ \text{Benefit} & \text{Benefit} & \text{Benefit} \\ \text{Factor} & \text{Factors} & \text{Factor} \end{array} \right] = \begin{array}{r} \text{Total} \\ \text{Benefit} \\ \text{Points} \end{array}$$

### Benefit Factors

As noted above, the Total Benefit Factor is a combination of three elements. The following are explanations of each element along with appropriate examples. As with any rule or guideline, there are occasional exceptions. Those exceptions are noted along with identification of specific parcels based on their Assessment Number (A.N.), which correlates to the Assessment Roll and the Assessment Diagram.

- **Improved Property Aesthetics Benefit.** This benefit relates to the improved aesthetics of the streetscape providing direct access to the property due to the removal of overhead wires and utility poles. This aesthetic benefit to properties is deemed to be the same for all properties because the increase in property desirability from the construction of the improvements is considered the same. Parcels that take direct access from a roadway with facilities being undergrounded and have access points that are directly adjacent to the overhead distribution wires and poles to be underground are considered to receive special benefit from the undergrounding project. Therefore, these properties are assigned an Aesthetic Benefit Factor (ABF) of one (1) for Improved Property Aesthetics.
  - Parcels that take direct access from a street that is being undergrounded but also have a direct access point from a street that is not being undergrounded are assigned half the benefit, or an ABF of 0.5. (This applies to A.N.'s 4 and 263.)
  - Parcels that take no direct access off roadways being undergrounded are deemed to receive no aesthetic benefit. (This applies to A.N.'s 3, 144, 145, and 264.)
- **Improved Safety Benefit.** This benefit relates to the improved safety of having the overhead distribution wires placed underground and having the power poles removed, which improves emergency ingress and egress to properties by eliminating the threat of downed utility lines due to wind, rain and other natural events. All parcels that take direct access from a roadway being



undergrounded are considered to receive special benefit from the undergrounding project. Therefore, these properties are assigned a Safety Benefit Factor (SBF) of one (1) for Improved Safety.

- Parcels that take direct access from a street that is being undergrounded but also have a direct access point from a street that is not being undergrounded are assigned half the benefit, or a SBF of 0.5. (This applies to A.N.'s 4 and 263.)
- Parcels that take no direct access off roadways being undergrounded are deemed to receive no improvement safety benefit. (This includes A.N.'s 3, 144, 145, & 264.)
- **Improved Reliability Benefit.** This benefit relates to the enhanced reliability of service from the utilities having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed utility distribution lines.

All properties that receive service directly from the facilities to be undergrounded (whether or not the private service connections are overhead or have already been converted to underground) are considered to receive a special benefit. The Reliability Benefit Factor (RBF) is directly related to the three (3) services being placed underground (electrical, telephone, & cable). Most parcels within the Assessment District will have all three underground utilities available to them for service; therefore, the RBF assigned to them is calculated as  $3 \div 3 = 1$ .

- Parcels that receive service from only a single utility from the facilities being undergrounded have an RBF of  $1 \div 3 = 0.33$ . (This applies to A.N.'s 263 and 264.)

### Exceptions

There are some parcels whose benefit does not fit the above mentioned methodology, and these are explained below.

#### 1. Oakland Unified School District Parcel

A.N. 244 (Assessor's Parcel Number (APN) 7234-011-06) is a school-site owned by the Oakland Unified School District. It measures roughly 24.36 acres and has two schools on it, Joaquin Miller Elementary and Montera Middle School. The main entrance to each school is on Ascot Drive, which is being undergrounded, and there is a third entrance that appears to be the faculty parking lot located on Scout Road, which is not being undergrounded. Joaquin Miller receives electrical and telephone service from Ascot Drive and Montera receives telephone service from Ascot and electrical service from Scout Road. Because this property is a dedicated two-school site, it has different levels of benefit based on how it is used.

- a) For the purposes of calculating the Benefit Points associated with this property, one (1) potential dwelling unit is assigned to this property.
- b) **Improved Property Aesthetics Benefit.** Schools, by function, provide a public service to the community and are treated differently when determining any aesthetic consideration. While some people might argue that aesthetics don't impact the educational mission ("a school property and its purpose are not going to be improved based on the utilities being undergrounded"), the issue is debatable. However, some benefit can be attributed to the property from improved aesthetics, and it seems reasonable to attribute the benefits to that of a single family residence. Therefore, because two of its three access points to the property are being undergrounded, the ABF is calculated to be  $2 \div 3 = 0.67$ .

- c) Improved Safety Benefit. The school property receives an improved safety benefit from the undergrounding project, and this benefit is measured based on the exposure to the overhead distribution wires and poles along the areas of direct access to the property, which accounts for the main entrance parking areas and children walking through or being dropped-off through the entrance areas. The schools' entrances have a combined direct access frontage of 450 feet on Ascot Drive (the frontage along the southerly portion of the property adjacent to Ascot Drive and Mountain Boulevard are steep slopes and are not considered as areas of direct access). The school's benefit is related to the residential property benefit by comparing the lengths of frontage. The average frontage of residential property within this Assessment District is approximately 69 feet; therefore, the school's SBF is calculated by  $450' \div 69' = 6.52$ .
- d) Improved Service Reliability Benefit. As there are two independent school facilities on this property, the Service Reliability Benefit is considered for each of the schools and is then added together. Joaquin Miller Elementary will have all utility services available from the undergrounded facilities in Ascot Drive and is assigned an RBF of  $3 \div 3 = 1$ . Montera Middle School receives electrical service from Scout Road, which is not part of the undergrounding project, but has telephone and cable available from Ascot; therefore, it is assigned an RBF of  $2 \div 3 = 0.67$ . Adding the two RBF's together, the combined RBF for the property is 1.67.

**2. Vacant Properties**

As stated above, for the purposes of calculating the benefit received from the utility undergrounding project, a vacant parcel is considered developed to its highest potential and connected to the system. The following is a brief discussion of the vacant properties within this Assessment District.

- a) Privately held vacant property with a high potential for development.

The following 16 parcels are considered developable to one (1) single family residence (SFR) and are assessed full benefits as such.

A.N.	APN	A.N.	APN	A.N.	APN
180	048D-7254-010	196	048D-7254-029	230	048D-7251-009
192	048D-7254-025	225	048D-7256-008-01	231	048D-7251-010
193	048D-7254-026	226	048D-7251-005-01	240	048D-7234-007
194	048D-7254-027	227	048D-7251-006-01	265	048D-7207-018
195	048D-7254-028	228	048D-7251-007-01	266	048D-7207-017
		229	048D-7251-008-01		

- b) Privately held vacant property with low potential for development.

The following 3 parcels are considered to have a low potential for development because of very steep slopes and access limited to the bottom of the slope. Therefore, these properties are not considered to benefit from the undergrounding projects and are not assessed.

A.N.	APN	A.N.	APN	A.N.	APN
222	048D-7256-002-02	223	048D-7256-004-02	224	048D-7256-006-01

c) City of Oakland property with potential for development to one (1) SFR.

The following 2 parcels are considered developable to one (1) SFR and are assessed full benefits as such.

A.N.	APN	A.N.	APN
267	048D-7292-026-02	268	048D-7292-025

### Properties Excluded from Assessment

In addition to the parcels described above, there are a number of parcels within, or are adjacent to, the boundaries of the Assessment District that do not receive a special benefit from the undergrounding project and therefore have not been included in the calculations. The reasoning is as follows:

1. A.N. 197 (APN 048D-7254-030) is a parcel designated as open space and, as such, has no potential for development and will therefore not benefit from the improvements.
2. A.N. 198 (APN 048D-7253-036) is a parcel designated as open space and, as such, has no potential for development and will therefore not benefit from the improvements.
3. A.N. 221 (APN 048D-7256-001) is a parcel designated as open space and, as such, has no potential for development and will therefore not benefit from the improvements.
4. Parcels between A.N. 263 and A.N. 264 – 18, 26, 34, and 42 El Patio Street (APN's 048D-7207-006, 048D-7207-005, 048D-7207-004, and 048D-7207-003). These mid-block parcels receive all services from El Patio Street, which is not part of the undergrounding project, and do not benefit from the undergrounding of wires behind their property lines on Mountain Blvd.
5. Parcel adjacent to A.N. 235 – APN 048D-7256-041. This small parcel is land-locked by, and considered "joined" with, APN 048D-7256-048 (A.N. 235). Therefore, it is not considered to benefit from the undergrounding.
6. Parcels between A.N.'s 222, 223, 224 and 225 – APN's 048D-7256-003, 048D-7256-005, and 048D-7256-007 are lots with frontage on both Ascot Drive (which is part of the undergrounding project) and Mastlands Drive (which is not part of the undergrounding project). Two of the three lots have been developed and receive utility service from Mastlands Drive. The parcels on either side of these three lots have been subdivided and the lots that front Mastlands Drive- have been developed (receiving utility service from Mastlands Drive) and the lots fronting on Ascot Drive have not been developed but are currently in the District (A.N.'s 222, 223, 224, and 225) and are considered to have a low potential for development.
7. Parcel next to A.N. 145 – 18 Camelford Place (APN 048D-7276-001). This corner lot receives all services and access from Camelford Place, which is not part of the undergrounding project, and does not benefit from the undergrounding of wires on Ascot Drive.
8. City-owned parcel north of A.N.'s 226 and 227 (APN 048D-7251-047-01). This parcel sits at the confluence of Ascot Drive and Chelton Drive. This property has been excluded from the District based on its "open-space" designation.

9. Parcel adjacent to A.N. 60 – APN 048D-7288-024-02. This parcel is part of the public right of way and therefore does not receive any benefits from the undergrounding project.
10. Parcel adjacent to A.N. 73 – APN 048D-7289-008-02. This parcel is part of the public right of way and therefore does not receive any benefits from the undergrounding project.
11. Parcel adjacent to A.N. 265 – APN 048D-7207-019. This parcel is part of the public right of way and therefore does not receive any benefits from the undergrounding project.

### **ASSESSMENT APPORTIONMENT**

Based on the findings above, it is our conclusion that the improvements specially benefit all developable properties in the Assessment District in proportion to the number of Total Benefit Points calculated for each property.

Financing and Incidental Costs have been assessed to the entire Assessment District on a prorata basis relative to the total construction cost allocations. (Note: a property that pays off its entire assessment during the 30-day cash collection period, before bonds are sold, will not pay any of the Financing Costs.)

Complete calculations for each parcel's assessment, providing the Benefit Factors, the construction and incidental cost portion of the assessment, and the financial component of the assessment, are included in the Appendix.

## DESCRIPTION OF IMPROVEMENTS

The following provides a description of the improvements proposed to be constructed, installed or acquired under the provisions of the Act.

Within the County of Alameda, State of California, in the eastern hills of the City of Oakland there is a community called Piedmont Pines. The project includes the construction of the following public improvements, including all planning, design, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications to be approved by the City of Oakland. Public improvement construction may be phased as necessary and convenient for the City of Oakland. Phasing will be undertaken in a manner that results in a complete and functional portion of each system described below.

The following improvements are proposed to be constructed and installed in the general location referred to as Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1).

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes, pull boxes and surface-located transformers and like structures.
2. Construction of service conduit and appurtenances to property line.
3. Installation of new conductor within said conduit and underground structures by the utility companies.
4. Installation of replacement street lights.
5. Removal of existing overhead power, telephone and cable wires, poles and streetlights.

The improvements will be designed by PG & E, ATT, Comcast, and the City of Oakland (street lighting). The City of Oakland will inspect the work to ensure conformance to City ordinances, rules, warrants, regulations, standards and specifications where applicable.

### Note:

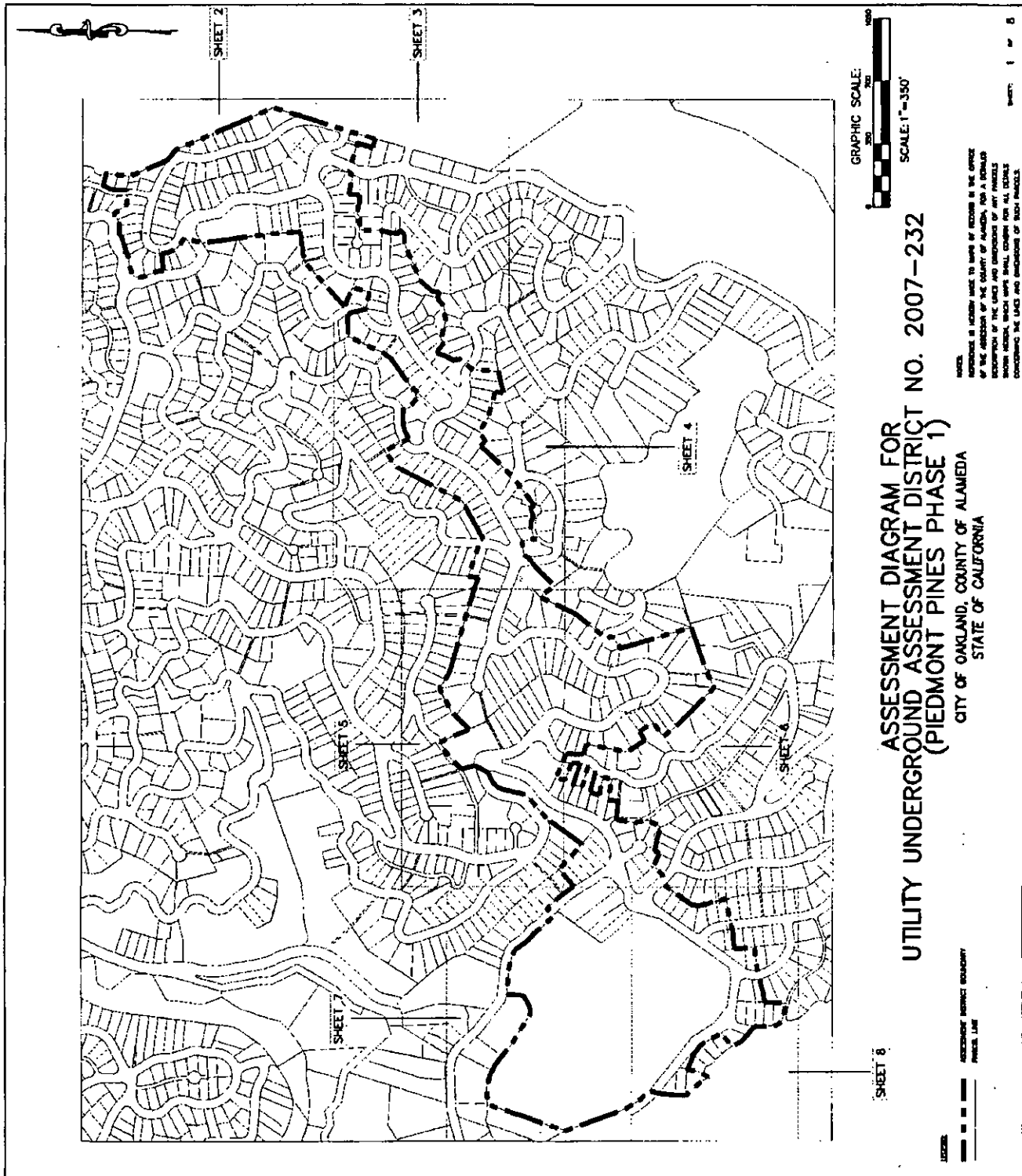
- (1) The foregoing improvements do not include any individual service connections which connect the public utilities in the joint trench to each individual residence or facility. Property owners are responsible for the costs for such work in excess of a \$1,500 stipend to be provided by P.G. & E. The City of Oakland does not intend to facilitate construction of the individual service connections but suggests that costs may be reduced by obtaining block-sized, or larger, bids from a licensed contractor. Homeowners may use this contractor or another contractor of their choice.
- (2) Further, the foregoing improvements do not include service laterals to individual properties in excess of the first 100 linear feet (L.F.). The property owners are responsible for the costs for such work in excess of the first 100 L.F. PG & E, the Trench Lead, will bill individual property owners for the excess over the first 100 L.F.

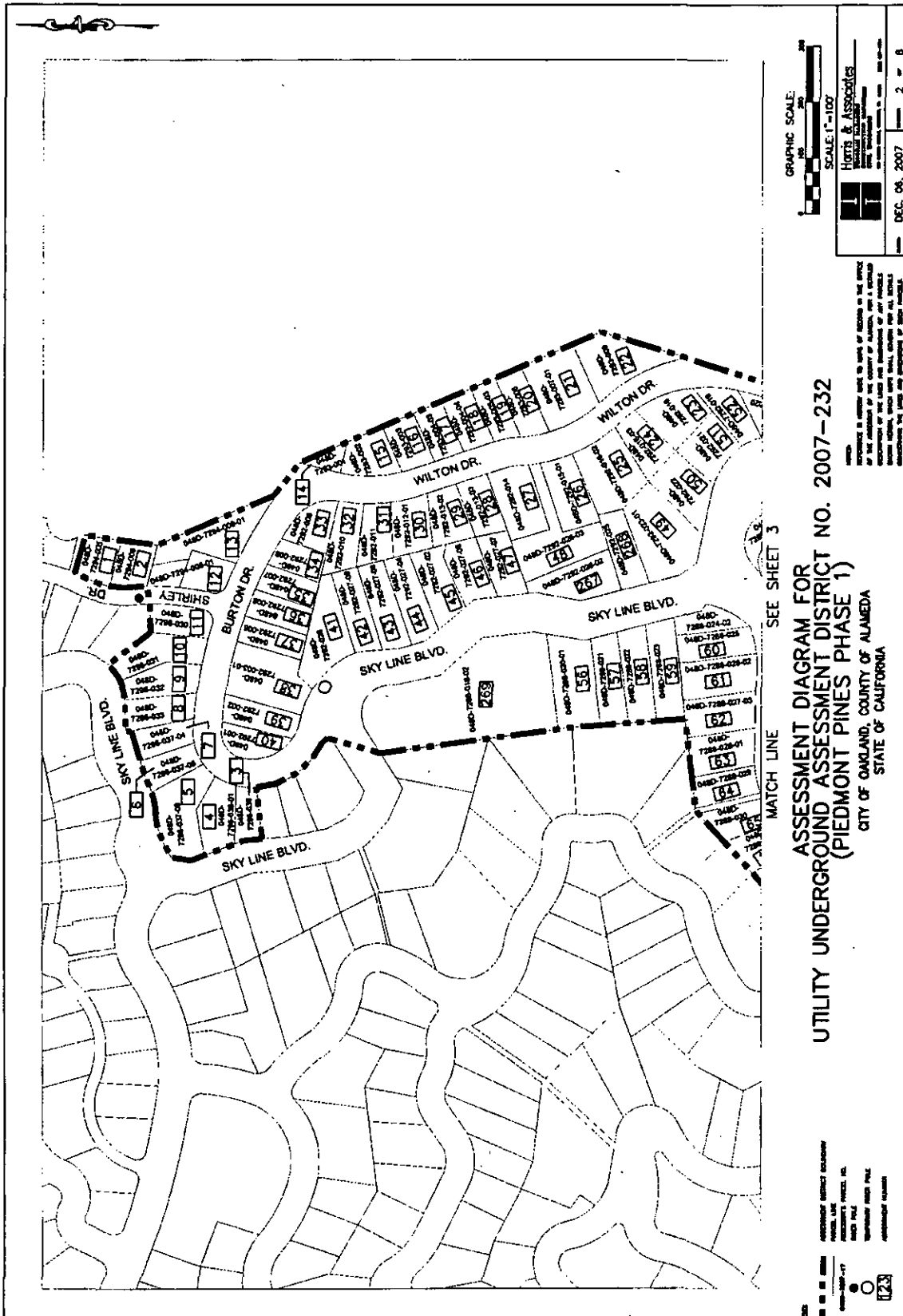
## ASSESSMENT DIAGRAM

A reduced copy of the Assessment Diagram is attached hereto. A full-sized copy of the Assessment Diagram is on file in the Office of the City Clerk of the City of Oakland.

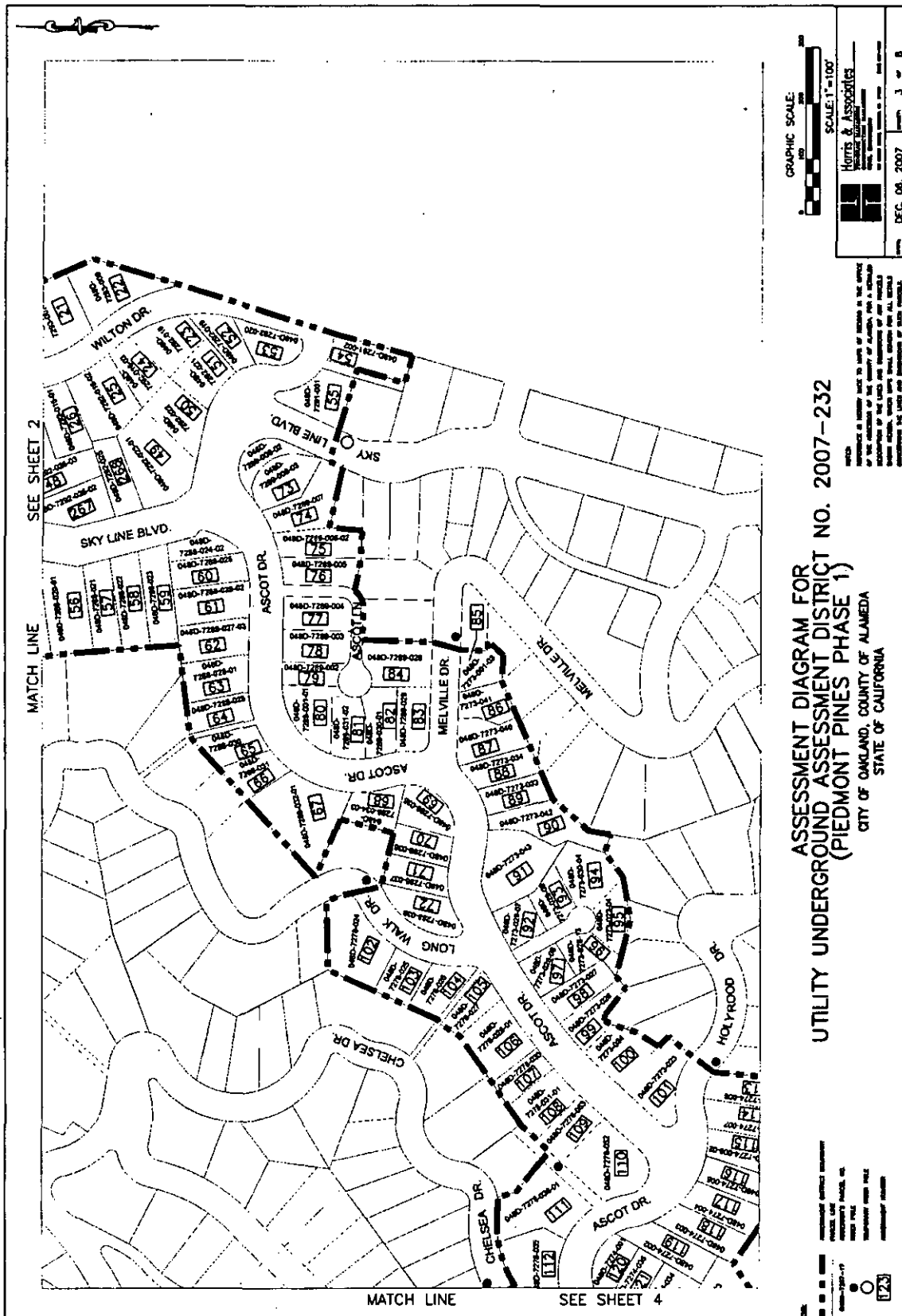
As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Table 1 herein.

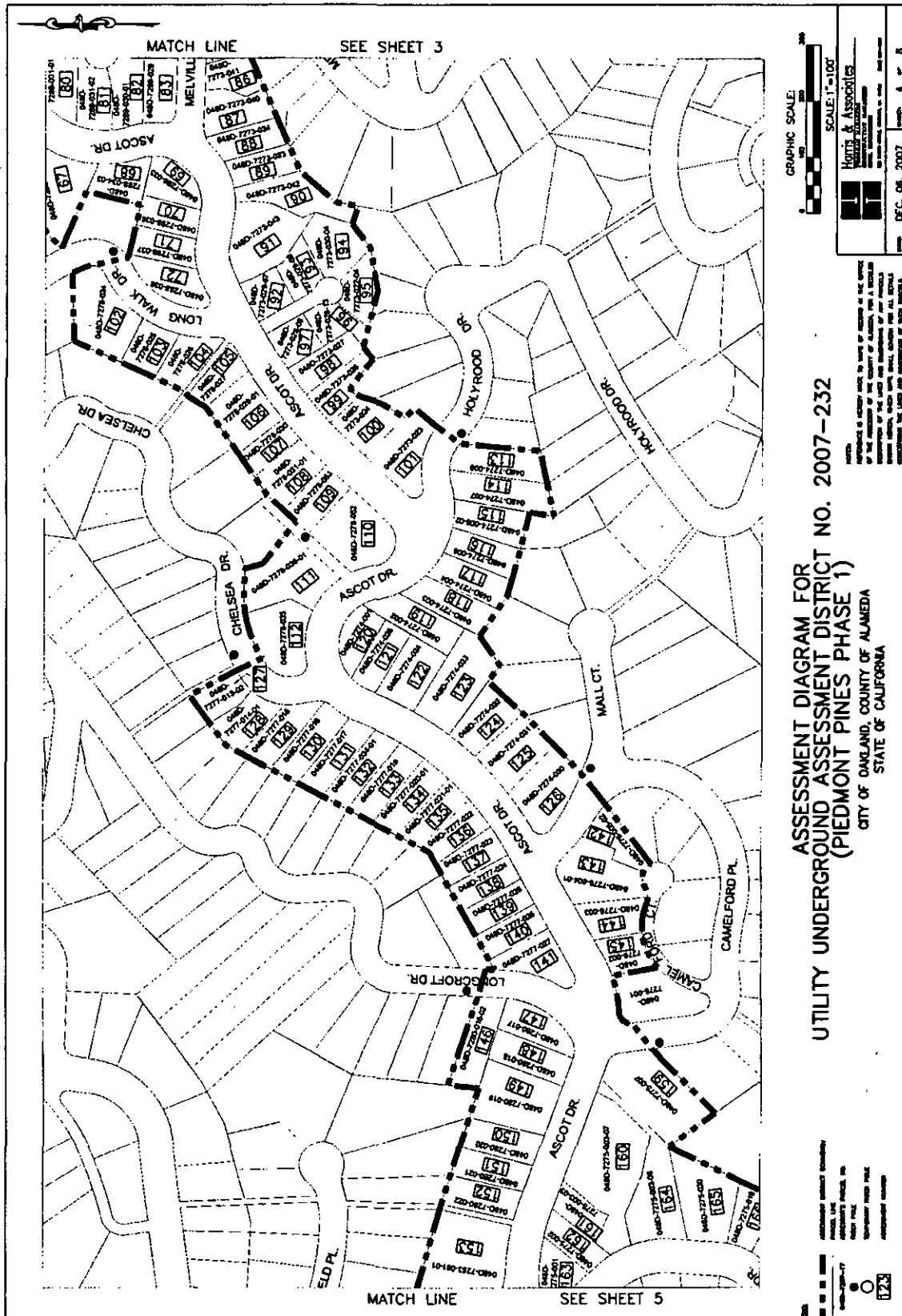
Reference is hereby made to the Assessor's Parcel Maps of the County of Alameda for the boundaries and dimensions of each parcel of land.

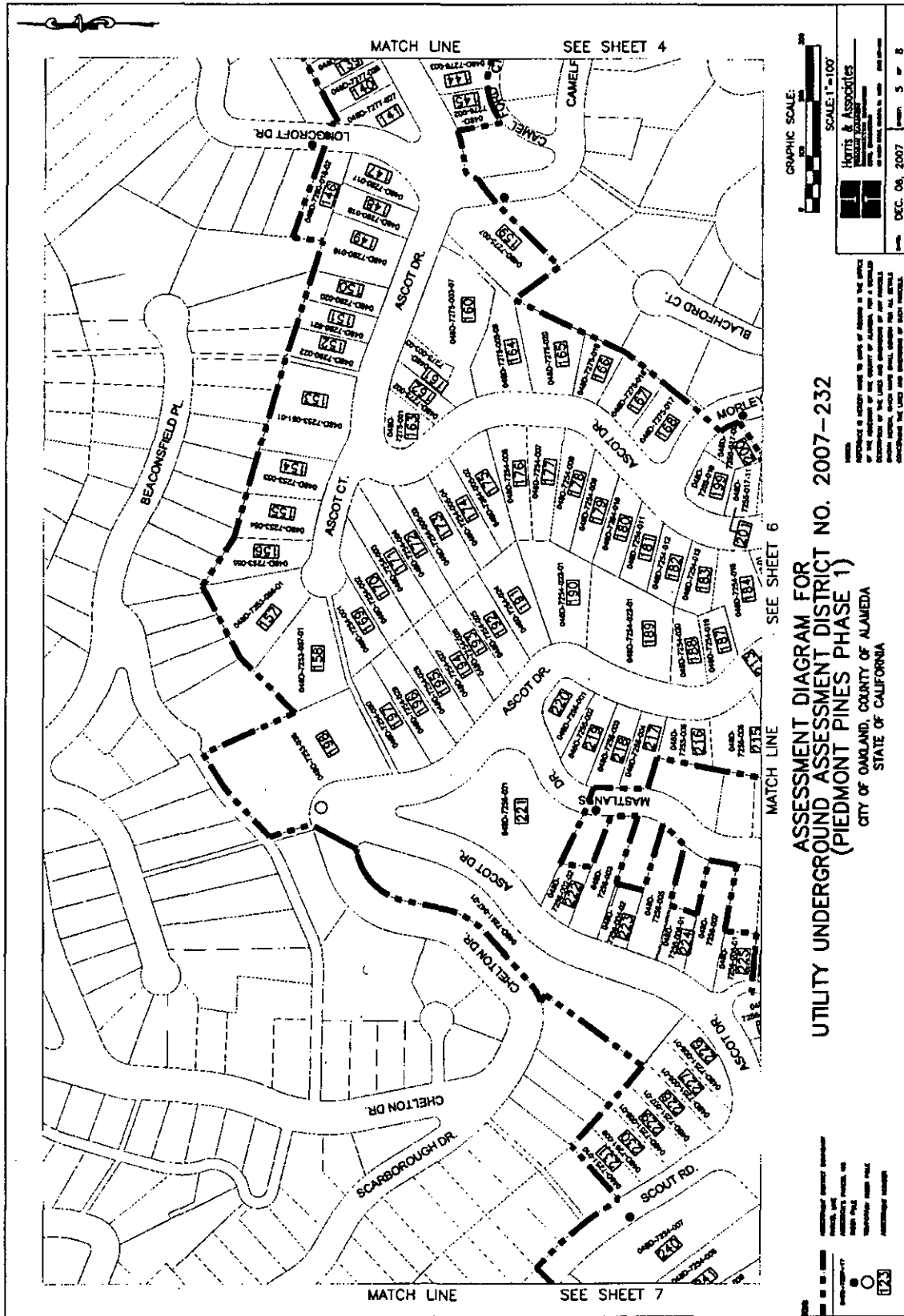




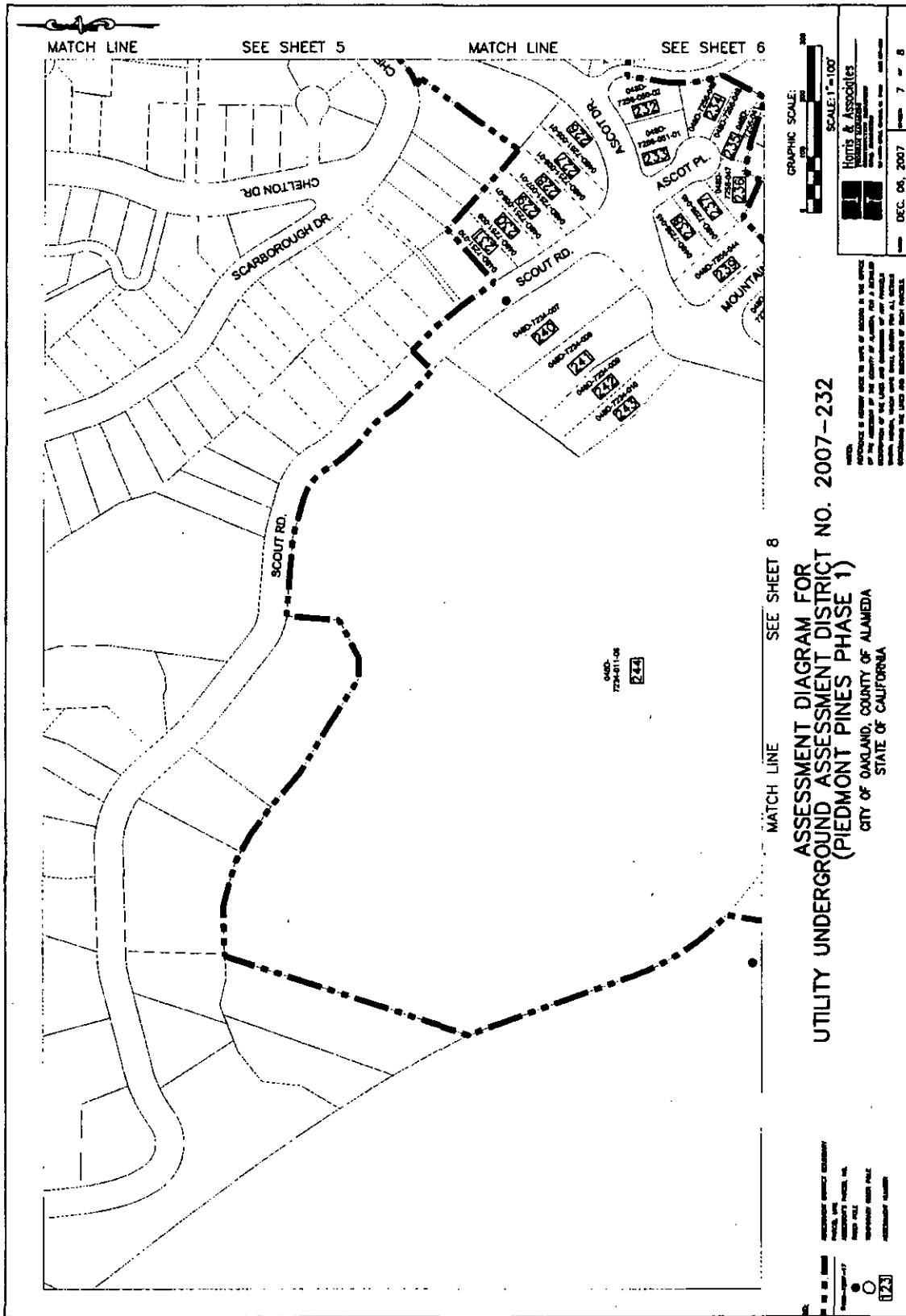


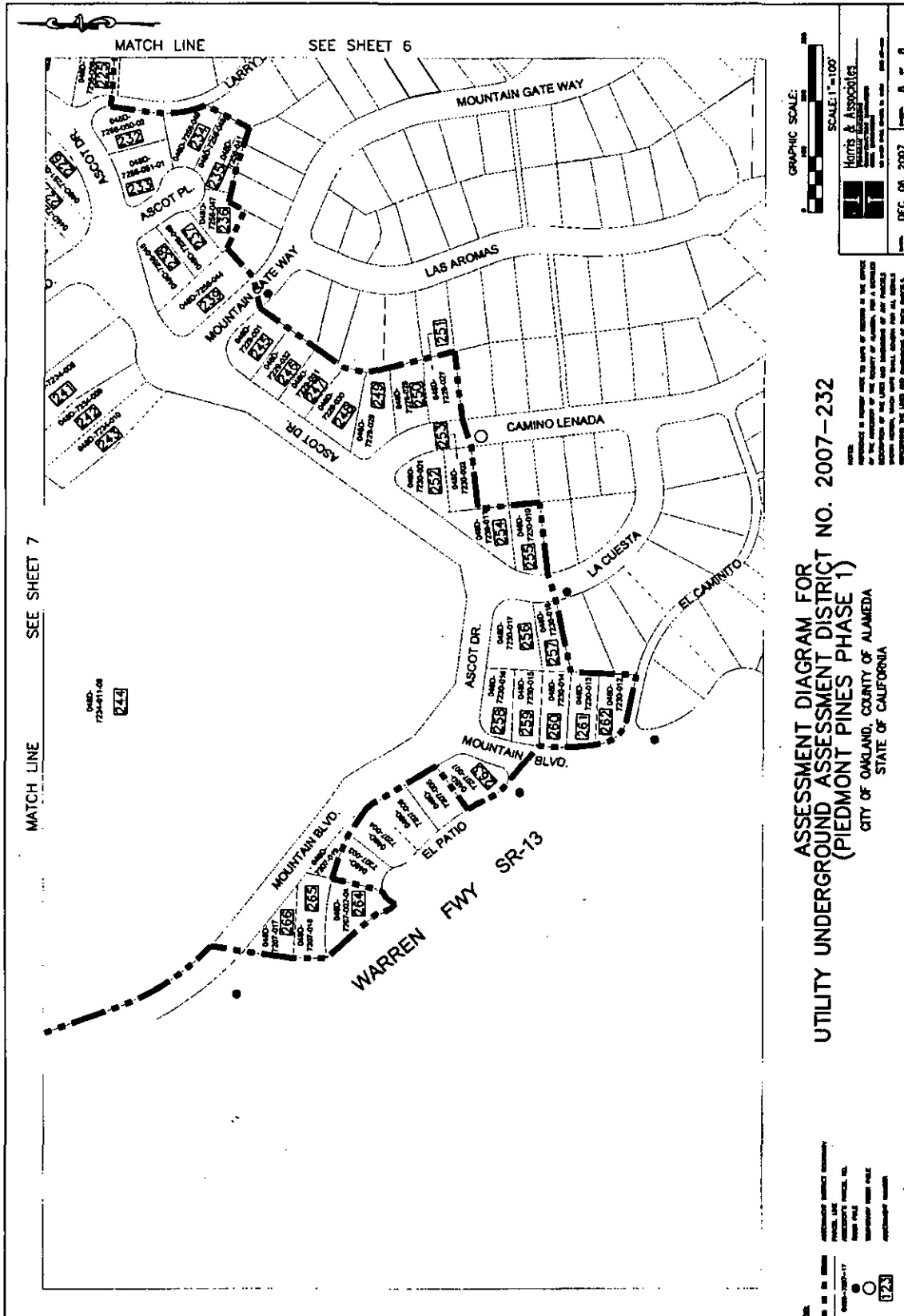












**TABLE 1 – ASSESSMENT ROLL**

Asmt No.	Assessor's Parcel Number	Parcel Address	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded
1	048D-7294-005	6933 WILTON DR	\$0	\$14,720.96	
2	048D-7294-006	6925 WILTON DR	\$0	\$14,720.96	
3	048D-7296-039	9018 SKYLINE BLVD	\$0	\$4,906.98	
4	048D-7296-038-01	9014 SKYLINE BLVD	\$0	\$9,813.97	
5	048D-7296-037-09	2820 BURTON DR	\$0	\$14,720.96	
6	048D-7296-037-05	2824 BURTON DR	\$0	\$14,720.96	
7	048D-7296-037-04	2830 BURTON DR	\$0	\$14,720.96	
8	048D-7296-033	2838 BURTON DR	\$0	\$14,720.96	
9	048D-7296-032	2842 BURTON DR	\$0	\$14,720.96	
10	048D-7296-031	2846 BURTON DR	\$0	\$14,720.96	
11	048D-7296-030	2850 BURTON DR	\$0	\$14,720.96	
12	048D-7294-008-01	SHIRLEY DR	\$0	\$14,720.96	
13	048D-7294-009-01	6907 WILTON DR	\$0	\$14,720.96	
14	048D-7293-001	6866 WILTON DR	\$0	\$14,720.96	
15	048D-7293-002	6858 WILTON DR	\$0	\$14,720.96	
16	048D-7293-003	6846 WILTON DR	\$0	\$14,720.96	
17	048D-7293-004-03	6840 WILTON DR	\$0	\$14,720.96	
18	048D-7293-004-04	6832 WILTON DR	\$0	\$14,720.96	
19	048D-7293-005-03	6824 WILTON DR	\$0	\$14,720.96	
20	048D-7293-006	6812 WILTON DR	\$0	\$14,720.96	
21	048D-7293-007-01	6806 WILTON DR	\$0	\$14,720.96	
22	048D-7293-009	6800 WILTON DR	\$0	\$14,720.96	
23	048D-7292-018	6773 WILTON DR	\$0	\$14,720.96	
24	048D-7292-016-03	6777 WILTON DR	\$0	\$14,720.96	
25	048D-7292-016-02	6801 WILTON DR	\$0	\$14,720.96	
26	048D-7292-015-01	6807 WILTON DR	\$0	\$14,720.96	
27	048D-7292-014	6825 WILTON DR	\$0	\$14,720.96	
28	048D-7292-013-03	6835 WILTON DR	\$0	\$14,720.96	
29	048D-7292-013-02	6843 WILTON DR	\$0	\$14,720.96	
30	048D-7292-012-01	6851 WILTON DR	\$0	\$14,720.96	
31	048D-7292-011	6861 WILTON DR	\$0	\$14,720.96	
32	048D-7292-010	6867 WILTON DR	\$0	\$14,720.96	
33	048D-7292-009	2873 BURTON DR	\$0	\$14,720.96	
34	048D-7292-008	2863 BURTON DR	\$0	\$14,720.96	
35	048D-7292-007	2859 BURTON DR	\$0	\$14,720.96	
36	048D-7292-006	2853 BURTON DR	\$0	\$14,720.96	
37	048D-7292-005	2845 BURTON DR	\$0	\$14,720.96	
38	048D-7292-003-01	2843 BURTON DR	\$0	\$14,720.96	
39	048D-7292-002	2837 BURTON DR	\$0	\$14,720.96	
40	048D-7292-001	2829 BURTON DR	\$0	\$14,720.96	
41	048D-7292-028	9100 SKYLINE BLVD	\$0	\$14,720.96	
42	048D-7292-027-09	9110 SKYLINE BLVD	\$0	\$14,720.96	
43	048D-7292-027-08	9120 SKYLINE BLVD	\$0	\$14,720.96	
44	048D-7292-027-04	9130 SKYLINE BLVD	\$0	\$14,720.96	
45	048D-7292-027-02	9140 SKYLINE BLVD	\$0	\$14,720.96	
46	048D-7292-027-06	9148 SKYLINE BLVD	\$0	\$14,720.96	
47	048D-7292-027-07	9154 SKYLINE BLVD	\$0	\$14,720.96	
48	048D-7292-026-03	6817 WILTON DR	\$0	\$14,720.96	
49	048D-7292-023-01	9198 SKYLINE BLVD	\$0	\$14,720.96	
50	048D-7292-022	9200 SKYLINE BLVD	\$0	\$14,720.96	
51	048D-7292-021	9212 SKYLINE BLVD	\$0	\$14,720.96	
52	048D-7292-019	6765 WILTON DR	\$0	\$14,720.96	
53	048D-7292-020	6747 WILTON DR	\$0	\$14,720.96	
54	048D-7291-002	6716 WILTON DR	\$0	\$14,720.96	
55	048D-7291-001	6708 WILTON DR	\$0	\$14,720.96	

Asmt No.	Assessor's Parcel Number	Parcel Address	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded
56	048D-7288-020-01	9155 SKYLINE BLVD	\$0	\$14,720.96	
57	048D-7288-021	9163 SKYLINE BLVD	\$0	\$14,720.96	
58	048D-7288-022	9169 SKYLINE BLVD	\$0	\$14,720.96	
59	048D-7288-023	9175 SKYLINE BLVD	\$0	\$14,720.96	
60	048D-7288-025	6621 ASCOT DR	\$0	\$14,720.96	
61	048D-7288-026-02	6611 ASCOT DR	\$0	\$14,720.96	
62	048D-7288-027-03	6605 ASCOT DR	\$0	\$14,720.96	
63	048D-7288-028-01	6585 ASCOT DR	\$0	\$14,720.96	
64	048D-7288-029	6579 ASCOT DR	\$0	\$14,720.96	
65	048D-7288-030	6575 ASCOT DR	\$0	\$14,720.96	
66	048D-7288-031	6571 ASCOT DR	\$0	\$14,720.96	
67	048D-7288-032-01	6567 ASCOT DR	\$0	\$14,720.96	
68	048D-7288-034-03	6557 ASCOT DR	\$0	\$14,720.96	
69	048D-7288-035	6529 ASCOT DR	\$0	\$14,720.96	
70	048D-7288-036	6515 ASCOT DR	\$0	\$14,720.96	
71	048D-7288-037	6505 ASCOT DR	\$0	\$14,720.96	
72	048D-7288-038	6501 ASCOT DR	\$0	\$14,720.96	
73	048D-7289-008-03	6644 ASCOT DR	\$0	\$14,720.96	
74	048D-7289-007	6632 ASCOT DR	\$0	\$14,720.96	
75	048D-7289-006-02	6624 ASCOT DR	\$0	\$14,720.96	
76	048D-7289-005	2 ASCOT LN	\$0	\$14,720.96	
77	048D-7289-004	6608 ASCOT DR	\$0	\$14,720.96	
78	048D-7289-003	6600 ASCOT DR	\$0	\$14,720.96	
79	048D-7289-002	6586 ASCOT DR	\$0	\$14,720.96	
80	048D-7289-001-01	6576 ASCOT DR	\$0	\$14,720.96	
81	048D-7289-031-02	31 ASCOT LN	\$0	\$14,720.96	
82	048D-7289-030-01	22 ASCOT LN	\$0	\$14,720.96	
83	048D-7289-029	6550 ASCOT DR	\$0	\$14,720.96	
84	048D-7289-028	18 ASCOT LN	\$0	\$14,720.96	
85	048D-7273-001-03	6501 MELVILLE DR	\$0	\$14,720.96	
86	048D-7273-041	6505 MELVILLE DR	\$0	\$14,720.96	
87	048D-7273-040	6507 MELVILLE DR	\$0	\$14,720.96	
88	048D-7273-034	6532 ASCOT DR	\$0	\$14,720.96	
89	048D-7273-033	6526 ASCOT DR	\$0	\$14,720.96	
90	048D-7273-042	6522 ASCOT DR	\$0	\$14,720.96	
91	048D-7273-043	6514 ASCOT DR	\$0	\$14,720.96	
92	048D-7273-029-07	6498 ASCOT DR	\$0	\$14,720.96	
93	048D-7273-029-08	6494 ASCOT DR	\$0	\$14,720.96	
94	048D-7273-030-04	6492 ASCOT DR	\$0	\$14,720.96	
95	048D-7273-022-04	6490 ASCOT DR	\$0	\$14,720.96	
96	048D-7273-028-13	6488 ASCOT DR	\$0	\$14,720.96	
97	048D-7273-028-08	6484 ASCOT DR	\$0	\$14,720.96	
98	048D-7273-027	6480 ASCOT DR	\$0	\$14,720.96	
99	048D-7273-026	6470 ASCOT DR	\$0	\$14,720.96	
100	048D-7273-024	6464 ASCOT DR	\$0	\$14,720.96	
101	048D-7273-023	6452 ASCOT DR	\$0	\$14,720.96	
102	048D-7278-024	6521 LONGWALK DR	\$0	\$14,720.96	
103	048D-7278-025	6511 LONGWALK DR	\$0	\$14,720.96	
104	048D-7278-026	6501 LONGWALK DR	\$0	\$14,720.96	
105	048D-7278-027	6491 ASCOT DR	\$0	\$14,720.96	
106	048D-7278-028-01	6479 ASCOT DR	\$0	\$14,720.96	
107	048D-7278-030	6471 ASCOT DR	\$0	\$14,720.96	
108	048D-7278-031-01	6465 ASCOT DR	\$0	\$14,720.96	
109	048D-7278-053	6461 ASCOT DR	\$0	\$14,720.96	
110	048D-7278-052	6427 ASCOT DR	\$0	\$14,720.96	
111	048D-7278-036-01	6415 ASCOT DR	\$0	\$14,720.96	
112	048D-7278-035	6401 ASCOT DR	\$0	\$14,720.96	
113	048D-7274-008	2911 HOLYROOD DR	\$0	\$14,720.96	
114	048D-7274-007	2901 HOLYROOD DR	\$0	\$14,720.96	
115	048D-7274-006-02	6444 ASCOT DR	\$0	\$14,720.96	



Asmt No.	Assessor's Parcel Number	Parcel Address	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded
116	048D-7274-005	6438 ASCOT DR	\$0	\$14,720.96	
117	048D-7274-004	6432 ASCOT DR	\$0	\$14,720.96	
118	048D-7274-003	6426 ASCOT DR	\$0	\$14,720.96	
119	048D-7274-002	6420 ASCOT DR	\$0	\$14,720.96	
120	048D-7274-001	6400 ASCOT DR	\$0	\$14,720.96	
121	048D-7274-035	6378 ASCOT DR	\$0	\$14,720.96	
122	048D-7274-034	6370 ASCOT DR	\$0	\$14,720.96	
123	048D-7274-033	6360 ASCOT DR	\$0	\$14,720.96	
124	048D-7274-032	6352 ASCOT DR	\$0	\$14,720.96	
125	048D-7274-031	6344 ASCOT DR	\$0	\$14,720.96	
126	048D-7274-030	6336 ASCOT DR	\$0	\$14,720.96	
127	048D-7277-013-02	2885 CHELSEA DR	\$0	\$14,720.96	
128	048D-7277-014-01	2893 CHELSEA DR	\$0	\$14,720.96	
129	048D-7277-015	2899 CHELSEA DR	\$0	\$14,720.96	
130	048D-7277-016	6377 ASCOT DR	\$0	\$14,720.96	
131	048D-7277-017	6373 ASCOT DR	\$0	\$14,720.96	
132	048D-7277-034-01	6367 ASCOT DR	\$0	\$14,720.96	
133	048D-7277-019	6361 ASCOT DR	\$0	\$14,720.96	
134	048D-7277-020-01	6353 ASCOT DR	\$0	\$14,720.96	
135	048D-7277-021-01	6347 ASCOT DR	\$0	\$14,720.96	
136	048D-7277-022	6341 ASCOT DR	\$0	\$14,720.96	
137	048D-7277-023	6335 ASCOT DR	\$0	\$14,720.96	
138	048D-7277-024	6327 ASCOT DR	\$0	\$14,720.96	
139	048D-7277-025	6321 ASCOT DR	\$0	\$14,720.96	
140	048D-7277-026	6315 ASCOT DR	\$0	\$14,720.96	
141	048D-7277-027	6307 ASCOT DR	\$0	\$14,720.96	
142	048D-7276-005-02	96 CAMELFORD PL	\$0	\$14,720.96	
143	048D-7276-004-01	6316 ASCOT DR	\$0	\$14,720.96	
144	048D-7276-003	6 CAMELFORD CT	\$0	\$4,906.98	
145	048D-7276-002	6262 ASCOT DR	\$0	\$4,906.98	
146	048D-7280-016-02	6309 LONGCROFT DR	\$0	\$14,720.96	
147	048D-7280-017	6301 LONGCROFT DR	\$0	\$14,720.96	
148	048D-7280-018	6245 ASCOT DR	\$0	\$14,720.96	
149	048D-7280-019	6235 ASCOT DR	\$0	\$14,720.96	
150	048D-7280-020	6227 ASCOT DR	\$0	\$14,720.96	
151	048D-7280-021	6221 ASCOT DR	\$0	\$14,720.96	
152	048D-7280-022	6215 ASCOT DR	\$0	\$14,720.96	
153	048D-7253-051-01	6201 ASCOT DR	\$0	\$14,720.96	
154	048D-7253-053	2 ASCOT CT	\$0	\$14,720.96	
155	048D-7253-054	14 ASCOT CT	\$0	\$14,720.96	
156	048D-7253-055	20 ASCOT CT	\$0	\$14,720.96	
157	048D-7253-056-01	26 ASCOT CT	\$0	\$14,720.96	
158	048D-7253-057-01	32 ASCOT CT	\$0	\$14,720.96	
159	048D-7275-007	6246 ASCOT DR	\$0	\$14,720.96	
160	048D-7275-003-07	6226 ASCOT DR	\$0	\$14,720.96	
161	048D-7275-003-03	6216 ASCOT DR	\$0	\$14,720.96	
162	048D-7275-002	6214 ASCOT DR	\$0	\$14,720.96	
163	048D-7275-001	6160 ASCOT DR	\$0	\$14,720.96	
164	048D-7275-003-08	6242 ASCOT DR	\$0	\$14,720.96	
165	048D-7275-020	6126 ASCOT DR	\$0	\$14,720.96	
166	048D-7275-019	6118 ASCOT DR	\$0	\$14,720.96	
167	048D-7275-018	6112 ASCOT DR	\$0	\$14,720.96	
168	048D-7275-017	6100 ASCOT DR	\$0	\$14,720.96	
169	048D-7254-001	25 ASCOT CT	\$0	\$14,720.96	
170	048D-7254-002	17 ASCOT CT	\$0	\$14,720.96	
171	048D-7254-003	5 ASCOT CT	\$0	\$14,720.96	
172	048D-7254-004	6173 ASCOT DR	\$0	\$14,720.96	
173	048D-7254-005-03	6165 ASCOT DR	\$0	\$14,720.96	
174	048D-7254-005-04	6153 ASCOT DR	\$0	\$14,720.96	
175	048D-7254-005-02	6141 ASCOT DR	\$0	\$14,720.96	

Asmt No.	Assessor's Parcel Number	Parcel Address	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded
176	048D-7254-006	6133 ASCOT DR	\$0	\$14,720.96	
177	048D-7254-007	6125 ASCOT DR	\$0	\$14,720.96	
178	048D-7254-008	6117 ASCOT DR	\$0	\$14,720.96	
179	048D-7254-009	6107 ASCOT DR	\$0	\$14,720.96	
180	048D-7254-010	ASCOT DR	\$0	\$14,720.96	
181	048D-7254-011	6045 ASCOT DR	\$0	\$14,720.96	
182	048D-7254-012	6041 ASCOT DR	\$0	\$14,720.96	
183	048D-7254-013	6035 ASCOT DR	\$0	\$14,720.96	
184	048D-7254-018	6031 ASCOT DR	\$0	\$14,720.96	
185	048D-7254-017-01	6023 ASCOT DR	\$0	\$14,720.96	
186	048D-7254-014-03	6001 ASCOT DR	\$0	\$14,720.96	
187	048D-7254-019	5901 ASCOT DR	\$0	\$14,720.96	
188	048D-7254-020	5891 ASCOT DR	\$0	\$14,720.96	
189	048D-7254-022-01	5883 ASCOT DR	\$0	\$14,720.96	
190	048D-7254-023-01	5857 ASCOT DR	\$0	\$14,720.96	
191	048D-7254-024	5849 ASCOT DR	\$0	\$14,720.96	
192	048D-7254-025	ASCOT DR	\$0	\$14,720.96	
193	048D-7254-026	ASCOT DR	\$0	\$14,720.96	
194	048D-7254-027	ASCOT DR	\$0	\$14,720.96	
195	048D-7254-028	ASCOT DR	\$0	\$14,720.96	
196	048D-7254-029	ASCOT DR	\$0	\$14,720.96	
197	048D-7254-030	ASCOT DR	\$0	\$0.00	
198	048D-7253-036	ASCOT DR	\$0	\$0.00	
199	048D-7255-019	6038 ASCOT DR	\$0	\$14,720.96	
200	048D-7255-017-06	2815 MORLEY DR	\$0	\$14,720.96	
201	048D-7255-017-11	6030 ASCOT DR	\$0	\$14,720.96	
202	048D-7255-017-14	6024 ASCOT DR	\$0	\$14,720.96	
203	048D-7255-015	6012 ASCOT DR	\$0	\$14,720.96	
204	048D-7255-014-04	5982 ASCOT DR	\$0	\$14,720.96	
205	048D-7255-014-03	5978 ASCOT DR	\$0	\$14,720.96	
206	048D-7255-013-01	5968 ASCOT DR	\$0	\$14,720.96	
207	048D-7255-013-04	5972 ASCOT DR	\$0	\$14,720.96	
208	048D-7255-012-03	5960 ASCOT DR	\$0	\$14,720.96	
209	048D-7255-011	5956 ASCOT DR	\$0	\$14,720.96	
210	048D-7255-010	5944 ASCOT DR	\$0	\$14,720.96	
211	048D-7255-009-02	5936 ASCOT DR	\$0	\$14,720.96	
212	048D-7255-008-03	5928 ASCOT DR	\$0	\$14,720.96	
213	048D-7255-008-04	5920 ASCOT DR	\$0	\$14,720.96	
214	048D-7255-007-02	5910 ASCOT DR	\$0	\$14,720.96	
215	048D-7255-006	5900 ASCOT DR	\$0	\$14,720.96	
216	048D-7255-005	5892 ASCOT DR	\$0	\$14,720.96	
217	048D-7255-004	5882 ASCOT DR	\$0	\$14,720.96	
218	048D-7255-003	5876 ASCOT DR	\$0	\$14,720.96	
219	048D-7255-002	5870 ASCOT DR	\$0	\$14,720.96	
220	048D-7255-001	5840 ASCOT DR	\$0	\$14,720.96	
221	048D-7256-001	ASCOT DR	\$0	\$0.00	
222	048D-7256-002-02	ASCOT DR	\$0	\$0.00	
223	048D-7256-004-02	ASCOT DR	\$0	\$0.00	
224	048D-7256-006-01	ASCOT DR	\$0	\$0.00	
225	048D-7256-008-01	LARRY LN	\$0	\$14,720.96	
226	048D-7251-005-01	SCOUT RD	\$0	\$14,720.96	
227	048D-7251-006-01	SCOUT RD	\$0	\$14,720.96	
228	048D-7251-007-01	SCOUT RD	\$0	\$14,720.96	
229	048D-7251-008-01	SCOUT RD	\$0	\$14,720.96	
230	048D-7251-009	SCOUT RD	\$0	\$14,720.96	
231	048D-7251-010	SCOUT RD	\$0	\$14,720.96	
232	048D-7256-050-02	5650 ASCOT DR	\$0	\$14,720.96	
233	048D-7256-051-01	2 ASCOT PL	\$0	\$14,720.96	
234	048D-7256-049	12 ASCOT PL	\$0	\$14,720.96	
235	048D-7256-048	20 ASCOT PL	\$0	\$14,720.96	



Asmt No.	Assessor's Parcel Number	Parcel Address	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded
236	048D-7256-047	11 ASCOT PL	\$0	\$14,720.96	
237	048D-7256-046	5 ASCOT PL	\$0	\$14,720.96	
238	048D-7256-045	5620 ASCOT DR	\$0	\$14,720.96	
239	048D-7256-044	2614 MOUNTAIN GATE WAY	\$0	\$14,720.96	
240	048D-7234-007	ASCOT DR	\$0	\$14,720.96	
241	048D-7234-008	5607 ASCOT DR	\$0	\$14,720.96	
242	048D-7234-009	5601 ASCOT DR	\$0	\$14,720.96	
243	048D-7234-010	5575 ASCOT DR	\$0	\$14,720.96	
244	048D-7234-011-06	MOUNTAIN BLVD	\$0	\$43,474.70	
245	048D-7229-001	2601 MOUNTAIN GATE WAY	\$0	\$14,720.96	
246	048D-7229-032	5560 ASCOT DR	\$0	\$14,720.96	
247	048D-7229-031	5552 ASCOT DR	\$0	\$14,720.96	
248	048D-7229-030	5540 ASCOT DR	\$0	\$14,720.96	
249	048D-7229-029	2600 CAMINO LENADA	\$0	\$14,720.96	
250	048D-7229-028	2606 CAMINO LENADA	\$0	\$14,720.96	
251	048D-7229-027	2614 CAMINO LENADA	\$0	\$14,720.96	
252	048D-7230-001	2601 CAMINO LENADA	\$0	\$14,720.96	
253	048D-7230-002	2615 CAMINO LENADA	\$0	\$14,720.96	
254	048D-7230-011	5500 ASCOT DR	\$0	\$14,720.96	
255	048D-7230-010	2600 LA CUESTA AVE	\$0	\$14,720.96	
256	048D-7230-017	2601 LA CUESTA AVE	\$0	\$14,720.96	
257	048D-7230-018	2607 LA CUESTA AVE	\$0	\$14,720.96	
258	048D-7230-016	5450 ASCOT DR	\$0	\$14,720.96	
259	048D-7230-015	2554 MOUNTAIN BLVD	\$0	\$14,720.96	
260	048D-7230-014	2560 MOUNTAIN BLVD	\$0	\$14,720.96	
261	048D-7230-013	2564 MOUNTAIN BLVD	\$0	\$14,720.96	
262	048D-7230-012	2550 EL CAMINITO	\$0	\$14,720.96	
263	048D-7207-007	10 EL PATIO ST	\$0	\$6,526.29	
264	048D-7207-002-04	63 EL PATIO ST	\$0	\$1,619.30	
265	048D-7207-018	MOUNTAIN BLVD	\$0	\$14,720.96	
266	048D-7207-017	MOUNTAIN BLVD	\$0	\$14,720.96	
267	048D-7292-026-02	SKYLINE BLVD	\$0	\$14,720.96	
268	048D-7292-025	SKYLINE BLVD	\$0	\$14,720.96	
269	048D-7288-018-02	SKYLINE BLVD	\$0	\$0.00	
				<b>\$3,830,000.00</b>	

**TABLE 2 – NAMES AND ADDRESSES OF PROPERTY OWNERS**

The following table contains the names and addresses of property owners within this District according to the last equalized County Assessor's secured property tax roll, or as otherwise known by the City:

Asmt No.	APN	Owner Name	Mailing Address:	
1	048D-7294-005	SPEES RICHARD L & JEAN K TRS	6933 WILTON DR	OAKLAND CA 94611-1700
2	048D-7294-006	MILOSLAVICH ANDREW	6925 WILTON DR	OAKLAND CA 94611-1700
3	048D-7296-039	GUR ZEEV & JOANI	9018 SKYLINE BLVD	OAKLAND CA 94611-1747
4	048D-7296-038-01	CRAVETT JUNE D & MARTY DEBORAH L	9014 SKYLINE BLVD	OAKLAND CA 94611-1747
5	048D-7296-037-09	HURWITZ MILES	2820 BURTON DR	OAKLAND CA 94611-1702
6	048D-7296-037-05	FLOWERS DARRELL & SARAH	2824 BURTON DR	OAKLAND CA 94611-1702
7	048D-7296-037-04	WILKINS PAUL	2830 BURTON DR	OAKLAND CA 94611-1702
8	048D-7296-033	KRACKELER THOMAS J & OBRIEN DEBORAH A	2838 BURTON DR	OAKLAND CA 94611-1702
9	048D-7296-032	SCHILLER STEPHEN	2842 BURTON DR	OAKLAND CA 94611-1702
10	048D-7296-031	BROWN PATRICIA D & COOPER LANE	2846 BURTON DR	OAKLAND CA 94611-1702
11	048D-7296-030	JONES ROBERT D & JUDITH M TRS	2850 BURTON DR	OAKLAND CA 94611-1702
12	048D-7294-008-01	ROSS JEFFREY G & ELIZABETH F TRS	2858 BURTON DR	OAKLAND CA 94611-1749
13	048D-7294-009-01	HUETTER NICHOLAS F & DIANE C TRS	343 MODOC AVE	OAKLAND CA 94618
14	048D-7293-001	KOOPMAN CHARLES M & DONNA R	10330 CROW CANYON RD	CASTRO VALLEY CA 94552-9502
15	048D-7293-002	BARKLOW RONALD S & ROBERT & JAMES M	6858 WILTON DR	OAKLAND CA 94611-1707
16	048D-7293-003	SIMONS WILLIAM G	6846 WILTON DR	OAKLAND CA 94611-1707
17	048D-7293-004-03	BURKE ROBERT L & MILDRED M	6840 WILTON DR	OAKLAND CA 94611-1707
18	048D-7293-004-04	POUND MELODY L & WALDEN REBECCA A TRS	6832 WILTON DR	OAKLAND CA 94611-1707
19	048D-7293-005-03	FASSETT JOHN R & RUTH W TRS	6824 WILTON DR	PIEDMONT CA 94611-1707
20	048D-7293-006	COTRUFO JOHN H	6812 WILTON DR	OAKLAND CA 94611-1707
21	048D-7293-007-01	TUSHER KURT F	5131 PREWETT RANCH DR	ANTIOCH CA 94531-8440
22	048D-7293-009	STUBBS HARRISON A	6800 WILTON DR	OAKLAND CA 94611-1707
23	048D-7292-018	MADSEN WILLIAM D JR & HELEN M TRS	6773 WILTON DR	OAKLAND CA 94611-1704
24	048D-7292-016-03	LORICK GENEVIEVE M	6777 WILTON DR	OAKLAND CA 94611-1704
25	048D-7292-016-02	BELLUCCI LUCILLA TR	6801 WILTON DR	OAKLAND CA 94611-1706
26	048D-7292-015-01	BISHOP LLOYD E & PHYLLIS K TRS	6807 WILTON DR	OAKLAND CA 94611-1706
27	048D-7292-014	RISHER RAYMOND & EDITH L TRS	6825 WILTON DR	OAKLAND CA 94611-1708
28	048D-7292-013-03	CANHAM MARY P TR	6835 WILTON DR	OAKLAND CA 94611-1706
29	048D-7292-013-02	ELLAM GUNNAR TR	6843 WILTON DR	OAKLAND CA 94611-1706
30	048D-7292-012-01	JOWHARCHI JAHAN	6851 WILTON DR	OAKLAND CA 94611-1708
31	048D-7292-011	CELATA CHRISTINE M TR	6861 WILTON DR	OAKLAND CA 94611-1708
32	048D-7292-010	SCHNEIDER RICHARD A & JENNIE B	6867 WILTON DR	OAKLAND CA 94611-1708
33	048D-7292-009	AYLES KRISTIANA L & CHRISTOPHER M	2873 BURTON DR #12	OAKLAND CA 94611-1701
34	048D-7292-008	KERR MARIAN TR	2863 BURTON DR	OAKLAND CA 94611-1701
35	048D-7292-007	STUCKI KARL & MARCIA TRS	1401 GRAND AVE	PIEDMONT CA 94610-1021
36	048D-7292-006	LEVEY WILLIAM D & NANCY M TRS	2853 BURTON DR	OAKLAND CA 94611-1701
37	048D-7292-005	GABBAY EILEEN M TR	2845 BURTON DR	OAKLAND CA 94611-1701
38	048D-7292-003-01	BISCHOFF DAVID P & MARILYN J	2843 BURTON DR	OAKLAND CA 94611-1701
39	048D-7292-002	OWENS GARY S	2837 BURTON DR	OAKLAND CA 94611-1701
40	048D-7292-001	SCHNEIDINGER CARL & Nanci	2829 BURTON DR	OAKLAND CA 94611-1701
41	048D-7292-028	MURPHY GREGORY P & KERSTING ANNIE B TRS	9100 SKYLINE BLVD	OAKLAND CA 94611-1748
42	048D-7292-027-09	GONOPOLSKY HOWARD I & TRACEY S	9110 SKYLINE BLVD	OAKLAND CA 94611-1748
43	048D-7292-027-08	COMBS ROY	9120 SKYLINE BLVD	OAKLAND CA 94611-1748
44	048D-7292-027-04	GOLDIE EDWARD B	9130 SKYLINE BLVD	OAKLAND CA 94611-1748
45	048D-7292-027-02	EVANS ROGER L & AILEEN S TRS	9140 SKYLINE BLVD	OAKLAND CA 94611-1748
46	048D-7292-027-06	LINDE BRUCE	9148 SKYLINE BLVD	OAKLAND CA 94611-1748
47	048D-7292-027-07	LOESER FREDERICK A & MARY C	9154 SKYLINE BLVD	OAKLAND CA 94611-1748
48	048D-7292-026-03	HANES ERNEST C & OKHOOD TRS	1530 SILVER TRAIL	NAPA CA 94558
49	048D-7292-023-01	RABOLD JOHN C TR	9198 SKYLINE BLVD	OAKLAND CA 94611-1748
50	048D-7292-022	SHATTIL RONALD B	9200 SKYLINE BLVD	OAKLAND CA 94611-1735
51	048D-7292-021	ECKHAUS STEPHANIE G & SANFORD COLLEEN A	9212 SKYLINE BLVD	OAKLAND CA 94611-1735
52	048D-7292-019	YEE SUE H TR	6765 WILTON DR	OAKLAND CA 94611-1704
53	048D-7292-020	GREEN FRANK L & SHIN MARTHA TRS	6747 WILTON DR	OAKLAND CA 94611-1704
54	048D-7291-002	BELLO ROBIN L	6716 WILTON DR	OAKLAND CA 94611-1705
55	048D-7291-001	HAWES DORIS S TR	6708 WILTON DR	OAKLAND CA 94611-1705
56	048D-7288-020-01	FOLEY CHRISTOPHER A	9155 SKYLINE BLVD	OAKLAND CA 94611-1745
57	048D-7288-021	LIEN FLORENCE B	9163 SKYLINE BLVD	OAKLAND CA 94611-1745
58	048D-7288-022	BOKOR JEFFREY TR	9169 SKYLINE BLVD	OAKLAND CA 94611-1746
59	048D-7288-023	PERDUE JANE E & GARY W	9175 SKYLINE BLVD	OAKLAND CA 94611-1746
60	048D-7288-025	ARCURI KAREN TR	6621 ASCOT DR	OAKLAND CA 94611-1710



Asmt No.	APN	Owner Name	Mailing Address:	
61	048D-7288-026-02	SOHN LISA S	6811 ASCOT DR	OAKLAND CA 94611-1710
62	048D-7288-027-03	WARD ERIC J TR	6805 ASCOT DR	OAKLAND CA 94611-1710
63	048D-7288-028-01	PATZEK TADEUSZ W & JOANNA M	6585 ASCOT DR	OAKLAND CA 94611-1708
64	048D-7288-029	SCHMIDT RICHARD R TR	6578 ASCOT DR	OAKLAND CA 94611-1708
65	048D-7288-030	MC MILLAN RODNEY F & THERESE W	6575 ASCOT DR	OAKLAND CA 94611-1708
66	048D-7288-031	KAJSER KAY	6114 LA SALLE AVE #343	OAKLAND CA 94611-2802
67	048D-7288-032-01	QUINBY WILLIAM A & MARION B TRS	6567 ASCOT DR	OAKLAND CA 94611-1708
68	048D-7288-034-03	FONTAINE STEVEN & NILOUFER	6557 ASCOT DR	OAKLAND CA 94611-1708
69	048D-7288-035	TAKEUCHI TOSHI & JENKINS YONCHU	6529 ASCOT DR	OAKLAND CA 94611-1708
70	048D-7288-038	MALONE ROSEMARY T & HARRIS WILLIAM S	6515 ASCOT DR	OAKLAND CA 94611-1708
71	048D-7288-037	CORBY JANETTE M TR	6505 ASCOT DR	OAKLAND CA 94611-1708
72	048D-7288-038	BAYLESS DAVID & KEITH ALLISON J	6501 ASCOT DR	OAKLAND CA 94611-1708
73	048D-7289-008-03	DYKSTRA JOHN B	6844 ASCOT DR	OAKLAND CA 94611-1753
74	048D-7289-007	TRAVIS VICTORIA L	4096 PIEDMONT AVE #544	OAKLAND CA 94611-5221
75	048D-7289-008-02	ROMERO GABRIEL JR & MIRARI E	6824 ASCOT DR	OAKLAND CA 94611-1753
76	048D-7289-005	GEORGE NEAL H & BRANDEE B	2 ASCOT LN	OAKLAND CA 94611-1712
77	048D-7289-004	MARBUS LUCILLE J TR	6808 ASCOT DR	OAKLAND CA 94611-1711
78	048D-7289-003	ABRAHAM ROGER D TR & CROSGROVE MAUREEN	6800 ASCOT DR	OAKLAND CA 94611-1711
79	048D-7289-002	LONG JEFFREY R & JENNIFER M	6586 ASCOT DR	OAKLAND CA 94611-1709
80	048D-7289-001-01	HINK ADRIENNE F	6578 ASCOT DR	OAKLAND CA 94611-1709
81	048D-7289-031-02	HILL JOSEPH F & JANICE M	1109 NECHES DR	ALLEN TX 75013
82	048D-7289-030-01	JOHNSTON MICHAEL C & SUSAN L TRS	22 ASCOT LN	OAKLAND CA 94611-1712
83	048D-7289-029	RATH VIRGINIA L & ADAMS PAUL D	6550 ASCOT DR	OAKLAND CA 94611-1709
84	048D-7289-028	SCHWARTZ MARVIN L	18 ASCOT LN	PIEDMONT CA 94611-1712
85	048D-7273-001-03	JAEGER ERIC A	6501 MELVILLE DR	OAKLAND CA 94611-1732
86	048D-7273-041	DECARRILLO NOVIA Y & SCOTT J	6507 MELVILLE DR	OAKLAND CA 94611-1732
87	048D-7273-040	DECARRILLO NOVIA Y & SCOTT J	6507 MELVILLE DR	OAKLAND CA 94611-1732
88	048D-7273-034	BRUNEL CHRISTOPHER S & BARBARA R TRS	9393 SKYLINE BLVD	OAKLAND CA 94611-1751
89	048D-7273-033	MCPHERSON KEVIN A & MICHELLE M	6528 ASCOT DR	OAKLAND CA 94611-1709
90	048D-7273-042	ZIRBEL ERIC L & ALIX	6522 ASCOT DR	OAKLAND CA 94611-1709
91	048D-7273-043	HAWKS JAMIN	6514 ASCOT DR	OAKLAND CA 94611-1709
92	048D-7273-029-07	HOOVER CHARLENE L TR	1893 MAGELLAN DR	OAKLAND CA 94611-2633
93	048D-7273-029-08	JANNACE LOUIS J & QUARTIROLI LISA T	6494 ASCOT DR	OAKLAND CA 94611-2555
94	048D-7273-030-04	YEE GARY P & LEVI JOSEPHINE	6492 ASCOT DR	OAKLAND CA 94611-2555
95	048D-7273-022-04	RINNE EDWARD E & MAUREEN F TRS	6490 ASCOT DR	OAKLAND CA 94611-2555
96	048D-7273-028-13	PIERPOINT SUSAN T TR	6488 ASCOT DR	OAKLAND CA 94611-2555
97	048D-7273-028-08	AVRIL RICHARD & JANET TRS	6484 ASCOT DR	OAKLAND CA 94611-2555
98	048D-7273-027	KLEIN CHARLES S & POIRIERKLEIN SUSAN V	3143 C ST	SACRAMENTO CA 95816-3328
99	048D-7273-026	DAVIS RICHARD F & DOROTHEA E	6470 ASCOT DR	OAKLAND CA 94611-2555
100	048D-7273-024	ROBERTS MARK S TR & HAZEWINDUS PIETER TR	6484 ASCOT DR	OAKLAND CA 94611-2555
101	048D-7273-023	TOKUDA WENDY TR	PO BOX 13032	OAKLAND CA 94681-0032
102	048D-7278-024	BERG MELVIN G & KATHERINE M TRS	6521 LONGWALK DR	OAKLAND CA 94611-1718
103	048D-7278-025	LACHAPPELLE PETER H & BARBARA J TRS	6511 LONGWALK DR	OAKLAND CA 94611-1718
104	048D-7278-028	WAGGENER JULIA C & SHEL M	6501 LONGWALK DR	OAKLAND CA 94611-1718
105	048D-7278-027	WILLIAMS SALLY L & FREDRICK	6941 ASCOT DR	OAKLAND CA 94611-1718
106	048D-7278-028-01	RALLS DANA G TR	42291 GREEN MEADOW LN	LEESBURG VA 20176
107	048D-7278-030	MATINRAZM ABOLFATH & OLGA	6471 ASCOT DR	OAKLAND CA 94611-2555
108	048D-7278-031-01	KNUTSON HAROLD A	6465 ASCOT DR	OAKLAND CA 94611-2554
109	048D-7278-053	MORGANSTEIN EVAN	6481 ASCOT DR	OAKLAND CA 94611-2554
110	048D-7278-052	ROBINSON JULIUS E & GLORIA S	6427 ASCOT DR	OAKLAND CA 94611-2554
111	048D-7278-038-01	RATHFON STEVEN D & CAROLE C TRS	6415 ASCOT DR	OAKLAND CA 94611-2554
112	048D-7278-035	ROMER DAVID H & CHRISTINA D	6401 ASCOT DR	OAKLAND CA 94611-2532
113	048D-7274-008	KRESSE JOHN K & SHIRLEY C TRS	2911 HOLYROOD DR	OAKLAND CA 94611-2539
114	048D-7274-007	SCHMITZ VIRGINIA TR	2901 HOLYROOD DR	OAKLAND CA 94611-2539
115	048D-7274-006-02	LEVY NOAH & CARRIE S & MARK I & ELIZABETH TRS	PO BOX 607	GARBERVILLE CA 95542-0607
116	048D-7274-005	CONKLE DAVID A & TRACY	6438 ASCOT DR	OAKLAND CA 94611-2533
117	048D-7274-004	SPAFFORD ALDEN A	6432 ASCOT DR	OAKLAND CA 94611-2533
118	048D-7274-003	BERLIN EDWIN P JR	6426 ASCOT DR	OAKLAND CA 94611-2533
119	048D-7274-002	HEATON PAMELA G TR	6420 ASCOT DR	OAKLAND CA 94611-2533
120	048D-7274-001	MCLANE CATHERINE H	6400 ASCOT DR	OAKLAND CA 94611-2533
121	048D-7274-035	CASON DALLAS G & JANIE TRS	6378 ASCOT DR	OAKLAND CA 94611-2553
122	048D-7274-034	ALVARADO STEVEN & CATALINA G	6370 ASCOT DR	OAKLAND CA 94611-2553
123	048D-7274-033	ISAACS THOMAS H & OFNER ANGELA M	6360 ASCOT DR	OAKLAND CA 94611-2553
124	048D-7274-032	GREEN GERARD L & VALENTINO GREEN CAROLINE	6352 ASCOT DR	OAKLAND CA 94611-2553
125	048D-7274-031	WHITLOCK DONALD W & RODRIGUEZ DEBRA M	6344 ASCOT DR	OAKLAND CA 94611-2553
126	048D-7274-030	NELSON LEE S & JULIE C	6336 ASCOT DR	OAKLAND CA 94611-2553
127	048D-7277-013-02	ZEHREN ELIZABETH A	2885 CHELSEA DR	OAKLAND CA 94611-2507
128	048D-7277-014-01	HACKMANN JOHN M	PO BOX 68	PALO ALTO CA 94302-0068
129	048D-7277-015	RENO LOMA M	2899 CHELSEA DR	OAKLAND CA 94611-2507
130	048D-7277-018	CHOTTANAPUND KIRK & HULTIN CATHY	6377 ASCOT DR	OAKLAND CA 94611-2525



Asmt No.	APN	Owner Name	Mailing Address:	
131	048D-7277-017	POTTER DARREN	6373 ASCOT DR	OAKLAND CA 94611-2525
132	048D-7277-034-01	WEINGROW PHILIP & RENALDS JULIE A TRS	6367 ASCOT DR	OAKLAND CA 94611-2525
133	048D-7277-019	MEIER JAMES R TR	11630 MAPLE GLEN CT	ST. LOUIS MO 63148
134	048D-7277-020-01	DILIBERTO JOSEPH A & SANDRA J	6353 ASCOT DR	OAKLAND CA 94611-2525
135	048D-7277-021-01	HENDERLITE PETER & OBERLY JACQUELINE TRS	6347 ASCOT DR	OAKLAND CA 94611-2525
136	048D-7277-022	PRYSTOWSKY JANICE D TR	6341 ASCOT DR	OAKLAND CA 94611-2525
137	048D-7277-023	MEDFORD JOHN B & KAREN J TRS	6335 ASCOT DR	OAKLAND CA 94611-2525
138	048D-7277-024	MYERS CHRISTOPHER B & TESSA M	6327 ASCOT DR	OAKLAND CA 94611-2525
139	048D-7277-025	WELLS GREGORY A & SARA D	6321 ASCOT DR	OAKLAND CA 94611-2525
140	048D-7277-026	RAUSCH ERIK C & MCGINNITY MAURA T TRS	6315 ASCOT DR	OAKLAND CA 94611-2525
141	048D-7277-027	GIBBS LOUIS H & GLENDYN W TRS	6307 ASCOT DR	OAKLAND CA 94611-2530
142	048D-7276-005-02	DAVIS RAYMOND L & LONG DAYNA A	96 CAMELFORD PL	OAKLAND CA 94611-2556
143	048D-7276-004-01	WALTER RICHARD J & SUZUKI SUSAN J	6318 ASCOT DR	OAKLAND CA 94611-2531
144	048D-7276-003	BAILEY STEWART D & CYNTHIA	6 CAMELFORD CT	OAKLAND CA 94611-2538
145	048D-7276-002	CLARKE B O & MARGARETTE	6262 ASCOT DR	OAKLAND CA 94611-2529
146	048D-7280-016-02	IRVINE DAVID E & CAROLINE M	6309 LONGCROFT DR	OAKLAND CA 94611-2521
147	048D-7280-017	KARNISH JOHN	6301 LONGCROFT DR	OAKLAND CA 94611-2521
148	048D-7280-018	BENSONSMITH GIGI	6245 ASCOT DR	OAKLAND CA 94611-2528
149	048D-7280-019	PEHANICK JOSEPH M & JODI A	6235 ASCOT DR	OAKLAND CA 94611-2528
150	048D-7280-020	BERNER JACQUELINE TR	3190 A VIA BUENA VISTA	LAGUNA WOODS CA 92637-0605
151	048D-7280-021	KAUFFMAN AUDREY & RICHARD	6221 ASCOT DR	OAKLAND CA 94611-2528
152	048D-7280-022	GILS ROBERT & COPPERUD JOANN TRS	6215 ASCOT DR	OAKLAND CA 94611-2528
153	048D-7253-051-01	MENACHOF LORI A	6201 ASCOT DR	OAKLAND CA 94611-2528
154	048D-7253-053	COHN GARY S & BROCKCOHN HOLLY	2 ASCOT CT	OAKLAND CA 94611-2524
155	048D-7253-054	MARRAM DONALD R & ADALGIZA F	14 ASCOT CT	OAKLAND CA 94611-2524
156	048D-7253-055	KEER BETH	20 ASCOT CT	OAKLAND CA 94611-2524
157	048D-7253-056-01	HURD MICHAEL T & RANSBOTTOM LESLIE N	26 ASCOT CT	OAKLAND CA 94611-2524
158	048D-7253-057-01	GORE STEVE & LITOV ELIZABETH	32 ASCOT CT	OAKLAND CA 94611-2524
159	048D-7275-007	SMITH JOYCE Y & LINCKS KEVIN P	6248 ASCOT DR	OAKLAND CA 94611-2529
160	048D-7275-003-07	GRANELLI STEVEN G & ALESSANDRA	6226 ASCOT DR	OAKLAND CA 94611-2529
161	048D-7275-003-03	MANTIA ELIZABETH T & BRYAN K	6216 ASCOT DR	OAKLAND CA 94611-2529
162	048D-7275-002	WOLFE STEVEN L & DEBORAH D TRS	6214 ASCOT DR	OAKLAND CA 94611-2529
163	048D-7275-001	LINDSEY ERIC W	6160 ASCOT DR	OAKLAND CA 94611-2527
164	048D-7275-003-08	FISKE PETER & KIRKPATRICK KELLY S	6242 ASCOT DR	OAKLAND CA 94611-2529
165	048D-7275-020	PLAGEMAN WILLIAM H JR & MARGARET M	6128 ASCOT DR	OAKLAND CA 94611-2527
166	048D-7275-019	MATGEN GREGORY L & CATHERINE D	6118 ASCOT DR	OAKLAND CA 94611-2527
167	048D-7275-018	CHAN ROSS E & NG MARGARET W	6112 ASCOT DR	OAKLAND CA 94611-2527
168	048D-7275-017	DOBBS KEVIN M & CAMERON L	6100 ASCOT DR	OAKLAND CA 94611-2527
169	048D-7254-001	ROGERS JEAN A & COX GARY L	25 ASCOT CT	OAKLAND CA 94611-2524
170	048D-7254-002	MALIK SANJEEV & MONICA TRS	17 ASCOT CT	OAKLAND CA 94611-2524
171	048D-7254-003	KOSHKIN SNDY & LEVIN BARBARA H TRS	5 ASCOT CT	OAKLAND CA 94611-2524
172	048D-7254-004	RANDALL ROBERT G TR	6173 ASCOT DR	OAKLAND CA 94611-2526
173	048D-7254-005-03	JOHN COSTA & MARYANNE	6165 ASCOT DR	OAKLAND CA 94611-2526
174	048D-7254-005-04	PAUL PAMELA J	6153 ASCOT DR	OAKLAND CA 94611-2526
175	048D-7254-005-02	STAUFFER MARK W	6141 ASCOT DR	OAKLAND CA 94611-2526
176	048D-7254-006	PATTON DENNIS D	6133 ASCOT DR	OAKLAND CA 94611-2526
177	048D-7254-007	JOHNSON JAMES D & MALA B	6125 ASCOT DR	OAKLAND CA 94611-2526
178	048D-7254-008	SMITH WILLIAM D & SHARON V	6117 ASCOT DR	OAKLAND CA 94611-2526
179	048D-7254-009	FARRINGTON VIRGINIA S TR	18800 TYKESON RD	NEWBERG OR 97132
180	048D-7254-010	KEVIN MAGUIRE CONSTRUCTION INC	155 NICOLSON RD	WALNUT CREEK CA 94595
181	048D-7254-011	JACOPETTI ETHEL M TR	114 PURCELL DR	ALAMEDA CA 94502-6550
182	048D-7254-012	GROSSMAN PAUL D & MITANI JANET N TRS	6041 ASCOT DR	OAKLAND CA 94611-2704
183	048D-7254-013	LEITAO ROBERT F	6035 ASCOT DR	OAKLAND CA 94611-2704
184	048D-7254-018	INGEGNO MICHAEL D & WHEELLEY LORI J	6031 ASCOT DR	OAKLAND CA 94611-2704
185	048D-7254-017-01	BRAYTON TYLER	6023 ASCOT DR	OAKLAND CA 94611-2704
186	048D-7254-014-03	TAMULEVICH PETER D & WEICHOOLDTAMULEVISH D	PO BOX 1234	CONCORD CA 94522-1234
187	048D-7254-019	PETTISE ANDREW & MARIA	5901 ASCOT DR	OAKLAND CA 94611-2751
188	048D-7254-020	HOFMANN ELAINE B TR	5891 ASCOT DR	OAKLAND CA 94611-2702
189	048D-7254-022-01	STOCK JAY	5883 ASCOT DR	OAKLAND CA 94611-2702
190	048D-7254-023-01	LEE MICHAEL C	5857 ASCOT DR	OAKLAND CA 94611-2702
191	048D-7254-024	HUBBARD DEAN & CONSTANCE	5849 ASCOT DR	OAKLAND CA 94611-2702
192	048D-7254-025	HUBBARD DEAN & CONSTANCE	5849 ASCOT DR	OAKLAND CA 94611-2702
193	048D-7254-026	PUREWAL BALBIR S & PALVINDER K	105 17TH PL	KIRKLAND WA 98033
194	048D-7254-027	TU MUCH PROPERTIES	2554 M L KING JR WAY	BERKELEY CA 94704-2630
195	048D-7254-028	DANG PHONG TR	1765 LANDESS AVE #120	MILPITAS CA 95035-7019
196	048D-7254-029	MOGHADAM MATIN T	10 WANFLETE CT	ORINDA CA 94583-4331
197	048D-7254-030	CITY OF OAKLAND	250 FRANK H OGAWA PLZ #4	OAKLAND CA 94612-2010
198	048D-7253-036	CITY OF OAKLAND	250 FRANK H OGAWA PLZ #4	OAKLAND CA 94612-2010
199	048D-7255-019	ASHFORD JACQUELYN	6038 ASCOT DR	OAKLAND CA 94611-2705
200	048D-7255-017-06	TERRYGREEN JANE D & GREEN CHARLES D	2815 MORLEY DR	OAKLAND CA 94611-2547

Asmt No.	APN	Owner Name	Mailing Address:	
201	048D-7255-017-11	DAVIDSON JEFFREY G & SATOKO N	6030 ASCOT DR	OAKLAND CA 94611-2705
202	048D-7255-017-14	EGAN SAM & SERLIN JANE TRS	6024 ASCOT DR	OAKLAND CA 94611-2705
203	048D-7255-015	KURIO GEORGE M & ODA MACHIKO	6012 ASCOT DR	OAKLAND CA 94611-2705
204	048D-7255-014-04	SCHLOTZ DONALD E	5982 ASCOT DR	OAKLAND CA 94611-2705
205	048D-7255-014-03	MILLER ALTON B & GERTRAUD P	5978 ASCOT DR	OAKLAND CA 94611-2705
206	048D-7255-013-01	ELKIND NANCY L	5968 ASCOT DR	OAKLAND CA 94611-2705
207	048D-7255-013-04	BROWNLOW RYAN	5972 ASCOT DR	OAKLAND CA 94611-2705
208	048D-7255-012-03	WHORTON M D & OBRINSKY DIANA L TRS	5960 ASCOT DR	OAKLAND CA 94611-2705
208	048D-7255-011	CARMICHAEL DEAN L & BARBARA A TRS	5956 ASCOT DR	OAKLAND CA 94611-2705
210	048D-7255-010	CLAYWORTH JAMES G & KATHLEEN M TRS	5944 ASCOT DR	OAKLAND CA 94611-2705
211	048D-7255-009-02	SIMON DEL E	5936 ASCOT DR	OAKLAND CA 94611-2705
212	048D-7255-008-03	LEMBERGER DAVID A	5928 ASCOT DR	OAKLAND CA 94611-2705
213	048D-7255-008-04	MANNARINO J & SCOTT PATRICIA P	5920 ASCOT DR	OAKLAND CA 94611-2705
214	048D-7255-007-02	BRAFF JILL S & JOSHUA H TRS	5910 ASCOT DR	OAKLAND CA 94611-2705
215	048D-7255-008	PARK JUNG S & SHI B	5900 ASCOT DR	OAKLAND CA 94611-2705
216	048D-7255-005	MORRISON DOROTHEA E TR BYPASS TRUST & MORRISON	5892 ASCOT DR	OAKLAND CA 94611-2703
217	048D-7255-004	TSAI FRANK J	5882 ASCOT DR	OAKLAND CA 94611-2703
218	048D-7255-003	BANTI CANDIDA E & GUERGUY MARC	5876 ASCOT DR	OAKLAND CA 94611-2703
219	048D-7255-002	MAYO KATHLEEN K TR	2060 MANZANITA DR	OAKLAND CA 94611-1139
220	048D-7255-001	DARWISH DAVID & SHIRLEY L	5840 ASCOT DR	OAKLAND CA 94611-2703
221	048D-7256-001	CITY OF OAKLAND	250 FRANK H OGAWA PLZ #4	OAKLAND CA 94612-2010
222	048D-7256-002-02	SHERS JACQUES HEIRS OF EST....	6311 WOODS DR	OAKLAND CA 94611-3108
223	048D-7256-004-02	SPELIOTOPOULOS ACHILLES D	2300 GRANT ST	BERKELEY CA 94703-1718
224	048D-7256-008-01	KOULOULIAS TINA & KRASTAS ZACK	25350 CYPRESS AVE	HAYWARD CA 94544-2209
225	048D-7256-008-01	BYLES DOUGLAS H & SOLL MERI L TRS	10 LARRY LN	OAKLAND CA 94611-2708
226	048D-7251-005-01	WONG KENT	231 ROLPH ST	SAN FRANCISCO CA 94112-3728
227	048D-7251-006-01	WONG KENT	231 ROLPH ST	SAN FRANCISCO CA 94112-3728
228	048D-7251-007-01	WONG KENT	231 ROLPH ST	SAN FRANCISCO CA 94112-3728
229	048D-7251-008-01	WONG KENT	231 ROLPH ST	SAN FRANCISCO CA 94112-3728
230	048D-7251-009	WONG VINCENT	231 ROLPH ST	SAN FRANCISCO CA 94112-3728
231	048D-7251-010	WONG VINCENT	231 ROLPH ST	SAN FRANCISCO CA 94112-3728
232	048D-7256-050-02	DORFMAN EDITH B	5650 ASCOT DR	OAKLAND CA 94611-2754
233	048D-7256-051-01	USHIRO BESSIE A TR	2 ASCOT PL	OAKLAND CA 94611-2708
234	048D-7256-049	MEAGHER ELIZABETH B TR	12 ASCOT PL	OAKLAND CA 94611-2708
235	048D-7256-048	GROSS LINDA C TR	20 ASCOT PL	OAKLAND CA 94611-2708
236	048D-7256-047	COSTANTINIDIS PETER JR & TERESA A	11 ASCOT PL	OAKLAND CA 94611-2708
237	048D-7256-046	HOWZELL TERENCE J & BACA LUCILLE Y	5 ASCOT PL	OAKLAND CA 94611-2708
238	048D-7256-045	WILSON JAMES O & LINDA L	5620 ASCOT DR	OAKLAND CA 94611-2701
239	048D-7256-044	LIM GREGORY J & CIANCHETTI CARRIE	2814 MOUNTAIN GATE WAY	OAKLAND CA 94611-2716
240	048D-7234-007	KASTAMA KATHRYN O TR	5607 ASCOT DR	OAKLAND CA 94611-3001
241	048D-7234-008	KASTAMA KATHRYN O TR	5607 ASCOT DR	OAKLAND CA 94611-3001
242	048D-7234-009	SIZEMORE MICHELE R	5601 ASCOT DR	OAKLAND CA 94611-3001
243	048D-7234-010	BONHAM JOHN C	5575 ASCOT DR	OAKLAND CA 94611-3001
244	048D-7234-011-06	OAKLAND UNIFIED SCHOOL DISTRICT	1025 2ND AVE #318	OAKLAND CA 94606-2212
245	048D-7229-001	SAAD JALAL K & GABRIELLE TRS	2601 MOUNTAIN GATE WAY	OAKLAND CA 94611-2715
246	048D-7229-032	DONOFRIO SALVATORE & ANGELA TRS	5560 ASCOT DR	OAKLAND CA 94611-3020
247	048D-7229-031	ROSTOCK HELENE J	5552 ASCOT DR	OAKLAND CA 94611-3020
248	048D-7229-030	DUTTON DEREK W & CLEARY KATHERINE E	5540 ASCOT DR	OAKLAND CA 94611-3020
249	048D-7229-029	FEE MICHAEL R & KAREN	2600 CAMINO LENADA	OAKLAND CA 94611-3004
250	048D-7229-028	PODRID CAL & BARBARA A	2606 CAMINO LENADA	OAKLAND CA 94611-3004
251	048D-7229-027	COOK COREY & MEREKOOK YVETTE	2614 CAMINO LENADA	OAKLAND CA 94611-3004
252	048D-7230-001	RAMIREZ MARTA A & JORGE R	3828 COLUMBIAN DR	OAKLAND CA 94605-2630
253	048D-7230-002	SWARNER TOM & KALES MOLLY	2615 CAMINO LENADA	OAKLAND CA 94611-3003
254	048D-7230-011	SWEETMAN ROBERT G & JOAN D TRS	5500 ASCOT DR	OAKLAND CA 94611-3002
255	048D-7230-010	HOLMES WILLIAM T & URSULA TRS	2600 LA CUESTA AVE	OAKLAND CA 94611-3012
256	048D-7230-017	METAWATI CHRISTINE	2601 LA CUESTA AVE	OAKLAND CA 94611-3011
257	048D-7230-018	CHEW GORDON Y & KAYRIS W TRS	2607 LA CUESTA AVE	OAKLAND CA 94611-3011
258	048D-7230-016	CLARK CHERI L TR	5450 ASCOT DR	OAKLAND CA 94611-3022
259	048D-7230-015	BOAZ ROGER W & FLORABELLE M	2554 MOUNTAIN BLVD	OAKLAND CA 94611-3018
260	048D-7230-014	MAX MIKA K & NELSON L TRS	2560 MOUNTAIN BLVD	OAKLAND CA 94611-3018
261	048D-7230-013	RONALD P RACHESKY & NANCY E SWART TRS	2564 MOUNTAIN BLVD	OAKLAND CA 94611-3018
262	048D-7230-012	CAPLAN JOSHUA & COHEN SAM W & MARIA TRS	2550 EL CAMINITO	OAKLAND CA 94611-3008
263	048D-7207-007	NELSON CAROLYN K & ROBERT A	10 EL PATIO	OAKLAND CA 94611-3009
264	048D-7207-002-04	CATRON GORDEN B & EVELYN M TRS	63 EL PATIO ST	OAKLAND CA 94611-3009
265	048D-7207-018	CATRON GORDEN B & EVELYN M TRS	63 EL PATIO ST	OAKLAND CA 94611-3009
266	048D-7207-017	CATRON GORDEN B & EVELYN M TRS	63 EL PATIO ST	OAKLAND CA 94611-3009
267	048D-7292-026-02	CITY OF OAKLAND	250 FRANK H OGAWA PLZ #4	OAKLAND CA 94612-2010
268	048D-7292-025	CITY OF OAKLAND	250 FRANK H OGAWA PLZ #4	OAKLAND CA 94612-2010
269	048D-7288-018-02	CITY OF OAKLAND	250 FRANK H OGAWA PLZ #4	OAKLAND CA 94612-2010



## **PLANS AND SPECIFICATIONS**

Reference is hereby made to the Plans and Specifications in and for said assessment proceedings on file in the office of the Public Works of the City of Oakland, County of Alameda. The Plans and Specifications are by reference included with this Engineer's Report.

## **ANNUAL ADMINISTRATIVE ASSESSMENT**

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the City of Oakland, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds, or both. The maximum annual administrative assessment is authorized pursuant to the provisions of Section 10204(f) of the Act and shall not exceed three percent (3.0%) of the principal amount of the assessment originally levied on the parcel.

It should be expressly understood that the annual administrative assessment, as set forth above, is separate from and is in addition to the \$16.00 per parcel collection fee which will be added to each annual installment pursuant to Section 8682 of the California Streets and Highways Code, and is further separate from and in addition to specific fees payable to the City in connection with (a) prepayments of assessments by property owners, (b) apportionments of assessments to reflect divisions of parcels and (c) late charges and penalties which become payable in the event of delinquency in the payment of assessment installments by December 10 and April 10 each year.

The above fees and assessments (except those for prepayments and apportionments) will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

Properties that have paid their assessments in full will not be subject to this annual administrative assessment.



## CERTIFICATES

1. I, the City Clerk of the City of Oakland, County of Alameda, State of California, hereby certify that the Preliminary Assessment and Preliminary Assessment Roll in this Engineer's Report, in the amounts set forth herein, with the Assessment Diagram attached, was filed with me on \_\_\_\_\_, 2008.

\_\_\_\_\_  
LaTonda Simmons  
City Clerk, City of Oakland

2. I, the City Clerk of the City of Oakland, County of Alameda, State of California, hereby certify that the Confirmed Assessment in this Engineer's Report, in the amounts set forth herein, was approved and confirmed by the City Council of the City of Oakland on \_\_\_\_\_, 2008, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
LaTonda Simmons  
City Clerk, City of Oakland

3. I, the Superintendent of Streets of the City of Oakland, County of Alameda, State of California, hereby certify that the confirmed Assessment in this Engineer's Report, together with the Assessment Diagram thereto attached, was recorded in my office on \_\_\_\_\_, 2008.

\_\_\_\_\_  
Superintendent of Streets, City of Oakland

## APPENDIX



Assessment Calculations

Parcel Address	Asmt No.	APN	BENEFIT CALCULATION							Total Costs less Financing Costs	Financing Costs	Total Assessment				
			Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	x Potential Dwelling Unit(s)	= Total Benefit Points								
6933 WILTON DR	1	048D-7294-005	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6925 WILTON DR	2	048D-7294-006	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9018 SKYLINE BLVD	3	048D-7296-039	0	+	0	+	1	=	1	x	1	=	1.00	\$4,122.89	\$784.09	\$4,906.98
9014 SKYLINE BLVD	4	048D-7296-038-01	0.5	+	0.5	+	1	=	2	x	1	=	2.00	\$8,245.78	\$1,568.19	\$9,813.97
2820 BURTON DR	5	048D-7296-037-09	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2824 BURTON DR	6	048D-7296-037-05	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2830 BURTON DR	7	048D-7296-037-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2838 BURTON DR	8	048D-7296-033	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2842 BURTON DR	9	048D-7296-032	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2846 BURTON DR	10	048D-7296-031	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2850 BURTON DR	11	048D-7296-030	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SHIRLEY DR	12	048D-7294-008-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6907 WILTON DR	13	048D-7294-009-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6866 WILTON DR	14	048D-7293-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6858 WILTON DR	15	048D-7293-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6846 WILTON DR	16	048D-7293-003	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6840 WILTON DR	17	048D-7293-004-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6832 WILTON DR	18	048D-7293-004-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6824 WILTON DR	19	048D-7293-005-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6812 WILTON DR	20	048D-7293-006	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6806 WILTON DR	21	048D-7293-007-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6800 WILTON DR	22	048D-7293-009	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6773 WILTON DR	23	048D-7292-018	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6777 WILTON DR	24	048D-7292-016-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6801 WILTON DR	25	048D-7292-016-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6807 WILTON DR	26	048D-7292-015-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6825 WILTON DR	27	048D-7292-014	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6835 WILTON DR	28	048D-7292-013-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6843 WILTON DR	29	048D-7292-013-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6851 WILTON DR	30	048D-7292-012-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6861 WILTON DR	31	048D-7292-011	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6867 WILTON DR	32	048D-7292-010	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2873 BURTON DR	33	048D-7292-009	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2863 BURTON DR	34	048D-7292-008	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2859 BURTON DR	35	048D-7292-007	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2853 BURTON DR	36	048D-7292-006	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2845 BURTON DR	37	048D-7292-005	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2843 BURTON DR	38	048D-7292-003-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2837 BURTON DR	39	048D-7292-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2829 BURTON DR	40	048D-7292-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96

Parcel Address	Asmt No.	APN	BENEFIT CALCULATION						Total Costs less Financing Costs	Financing Costs	Total Assessment					
			Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	x Potential Dwelling Unit(s)	= Total Benefit Points								
9100 SKYLINE BLVD	41	048D-7292-028	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9110 SKYLINE BLVD	42	048D-7292-027-09	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9120 SKYLINE BLVD	43	048D-7292-027-08	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9130 SKYLINE BLVD	44	048D-7292-027-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9140 SKYLINE BLVD	45	048D-7292-027-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9148 SKYLINE BLVD	46	048D-7292-027-06	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9154 SKYLINE BLVD	47	048D-7292-027-07	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6817 WILTON DR	48	048D-7292-026-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9198 SKYLINE BLVD	49	048D-7292-023-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9200 SKYLINE BLVD	50	048D-7292-022	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9212 SKYLINE BLVD	51	048D-7292-021	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6765 WILTON DR	52	048D-7292-019	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6747 WILTON DR	53	048D-7292-020	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6716 WILTON DR	54	048D-7291-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6708 WILTON DR	55	048D-7291-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9155 SKYLINE BLVD	56	048D-7288-020-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9163 SKYLINE BLVD	57	048D-7288-021	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9169 SKYLINE BLVD	58	048D-7288-022	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
9175 SKYLINE BLVD	59	048D-7288-023	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6621 ASCOT DR	60	048D-7288-025	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6611 ASCOT DR	61	048D-7288-026-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6605 ASCOT DR	62	048D-7288-027-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6585 ASCOT DR	63	048D-7288-028-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6579 ASCOT DR	64	048D-7288-029	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6575 ASCOT DR	65	048D-7288-030	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6571 ASCOT DR	66	048D-7288-031	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6567 ASCOT DR	67	048D-7288-032-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6557 ASCOT DR	68	048D-7288-034-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6529 ASCOT DR	69	048D-7288-035	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6515 ASCOT DR	70	048D-7288-036	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6505 ASCOT DR	71	048D-7288-037	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6501 ASCOT DR	72	048D-7288-038	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6644 ASCOT DR	73	048D-7289-008-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6632 ASCOT DR	74	048D-7289-007	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6624 ASCOT DR	75	048D-7289-006-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2 ASCOT LN	76	048D-7289-005	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6608 ASCOT DR	77	048D-7289-004	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6600 ASCOT DR	78	048D-7289-003	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6586 ASCOT DR	79	048D-7289-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6576 ASCOT DR	80	048D-7289-001-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96

Parcel Address	Asmt No.	APN	BENEFIT CALCULATION									Total Costs less Financing Costs	Financing Costs	Total Assessment		
			Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	x Potential Dwelling Unit(s)	= Total Benefit Points								
31 ASCOT LN	81	048D-7289-031-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
22 ASCOT LN	82	048D-7289-030-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6550 ASCOT DR	83	048D-7289-029	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
18 ASCOT LN	84	048D-7289-028	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6501 MELVILLE DR	85	048D-7273-001-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6505 MELVILLE DR	86	048D-7273-041	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6507 MELVILLE DR	87	048D-7273-040	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6532 ASCOT DR	88	048D-7273-034	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6526 ASCOT DR	89	048D-7273-033	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6522 ASCOT DR	90	048D-7273-042	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6514 ASCOT DR	91	048D-7273-043	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6498 ASCOT DR	92	048D-7273-029-07	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6494 ASCOT DR	93	048D-7273-029-08	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6492 ASCOT DR	94	048D-7273-030-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6490 ASCOT DR	95	048D-7273-022-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6488 ASCOT DR	96	048D-7273-028-13	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6484 ASCOT DR	97	048D-7273-028-08	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6480 ASCOT DR	98	048D-7273-027	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6470 ASCOT DR	99	048D-7273-026	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6464 ASCOT DR	100	048D-7273-024	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6452 ASCOT DR	101	048D-7273-023	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6521 LONGWALK DR	102	048D-7278-024	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6511 LONGWALK DR	103	048D-7278-025	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6501 LONGWALK DR	104	048D-7278-026	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6491 ASCOT DR	105	048D-7278-027	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6479 ASCOT DR	106	048D-7278-028-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6471 ASCOT DR	107	048D-7278-030	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6465 ASCOT DR	108	048D-7278-031-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6461 ASCOT DR	109	048D-7278-053	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6427 ASCOT DR	110	048D-7278-052	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6415 ASCOT DR	111	048D-7278-036-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6401 ASCOT DR	112	048D-7278-035	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2911 HOLYROOD DR	113	048D-7274-008	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2901 HOLYROOD DR	114	048D-7274-007	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6444 ASCOT DR	115	048D-7274-006-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6438 ASCOT DR	116	048D-7274-005	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6432 ASCOT DR	117	048D-7274-004	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6426 ASCOT DR	118	048D-7274-003	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6420 ASCOT DR	119	048D-7274-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6400 ASCOT DR	120	048D-7274-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96

Parcel Address	Asmt No.	APN	BENEFIT CALCULATION						Total Costs less Financing Costs	Financing Costs	Total Assessment					
			Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	x Potential Dwelling Unit(s)	= Total Benefit Points								
6378 ASCOT DR	121	048D-7274-035	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6370 ASCOT DR	122	048D-7274-034	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6360 ASCOT DR	123	048D-7274-033	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6352 ASCOT DR	124	048D-7274-032	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6344 ASCOT DR	125	048D-7274-031	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6336 ASCOT DR	126	048D-7274-030	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2885 CHELSEA DR	127	048D-7277-013-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2893 CHELSEA DR	128	048D-7277-014-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2899 CHELSEA DR	129	048D-7277-015	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6377 ASCOT DR	130	048D-7277-016	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6373 ASCOT DR	131	048D-7277-017	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6367 ASCOT DR	132	048D-7277-034-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6361 ASCOT DR	133	048D-7277-019	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6353 ASCOT DR	134	048D-7277-020-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6347 ASCOT DR	135	048D-7277-021-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6341 ASCOT DR	136	048D-7277-022	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6335 ASCOT DR	137	048D-7277-023	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6327 ASCOT DR	138	048D-7277-024	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6321 ASCOT DR	139	048D-7277-025	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6315 ASCOT DR	140	048D-7277-026	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6307 ASCOT DR	141	048D-7277-027	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
96 CAMELFORD PL	142	048D-7276-005-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6316 ASCOT DR	143	048D-7276-004-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6 CAMELFORD CT	144	048D-7276-003	0	+	0	+	1	=	1	x	1	=	1.00	\$4,122.89	\$784.09	\$4,906.98
6262 ASCOT DR	145	048D-7276-002	0	+	0	+	1	=	1	x	1	=	1.00	\$4,122.89	\$784.09	\$4,906.98
6309 LONGCROFT DR	146	048D-7280-016-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6301 LONGCROFT DR	147	048D-7280-017	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6245 ASCOT DR	148	048D-7280-018	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6235 ASCOT DR	149	048D-7280-019	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6227 ASCOT DR	150	048D-7280-020	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6221 ASCOT DR	151	048D-7280-021	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6215 ASCOT DR	152	048D-7280-022	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6201 ASCOT DR	153	048D-7253-051-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2 ASCOT CT	154	048D-7253-053	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
14 ASCOT CT	155	048D-7253-054	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
20 ASCOT CT	156	048D-7253-055	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
26 ASCOT CT	157	048D-7253-056-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
32 ASCOT CT	158	048D-7253-057-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6246 ASCOT DR	159	048D-7275-007	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6226 ASCOT DR	160	048D-7275-003-07	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96

Assessment Calculations

Parcel Address	Asmt No.	APN	BENEFIT CALCULATION									Total Costs less Financing Costs	Financing Costs	Total Assessment		
			Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	x	Potential Dwelling Unit(s)	= Total Benefit Points							
6216 ASCOT DR	161	048D-7275-003-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6214 ASCOT DR	162	048D-7275-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6160 ASCOT DR	163	048D-7275-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6242 ASCOT DR	164	048D-7275-003-08	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6126 ASCOT DR	165	048D-7275-020	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6118 ASCOT DR	166	048D-7275-019	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6112 ASCOT DR	167	048D-7275-018	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6100 ASCOT DR	168	048D-7275-017	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
25 ASCOT CT	169	048D-7254-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
17 ASCOT CT	170	048D-7254-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5 ASCOT CT	171	048D-7254-003	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6173 ASCOT DR	172	048D-7254-004	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6165 ASCOT DR	173	048D-7254-005-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6153 ASCOT DR	174	048D-7254-005-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6141 ASCOT DR	175	048D-7254-005-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6133 ASCOT DR	176	048D-7254-006	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6125 ASCOT DR	177	048D-7254-007	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6117 ASCOT DR	178	048D-7254-008	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6107 ASCOT DR	179	048D-7254-009	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	180	048D-7254-010	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6045 ASCOT DR	181	048D-7254-011	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6041 ASCOT DR	182	048D-7254-012	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6035 ASCOT DR	183	048D-7254-013	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6031 ASCOT DR	184	048D-7254-018	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6023 ASCOT DR	185	048D-7254-017-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6001 ASCOT DR	186	048D-7254-014-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5901 ASCOT DR	187	048D-7254-019	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5891 ASCOT DR	188	048D-7254-020	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5883 ASCOT DR	189	048D-7254-022-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5857 ASCOT DR	190	048D-7254-023-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5849 ASCOT DR	191	048D-7254-024	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	192	048D-7254-025	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	193	048D-7254-026	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	194	048D-7254-027	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	195	048D-7254-028	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	196	048D-7254-029	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	197	048D-7254-030	0	+	0	+	0	=	0	x	0	=	0.00	\$0.00	\$0.00	\$0.00
ASCOT DR	198	048D-7253-036	0	+	0	+	0	=	0	x	0	=	0.00	\$0.00	\$0.00	\$0.00
6038 ASCOT DR	199	048D-7255-019	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2815 MORLEY DR	200	048D-7255-017-06	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96

Assessment Calculations

Parcel Address	Asmt No.	APN	BENEFIT CALCULATION									Total Costs less Financing Costs	Financing Costs	Total Assessment		
			Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	x Potential Dwelling Unit(s)	= Total Benefit Points								
6030 ASCOT DR	201	048D-7255-017-11	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6024 ASCOT DR	202	048D-7255-017-14	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
6012 ASCOT DR	203	048D-7255-015	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5982 ASCOT DR	204	048D-7255-014-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5978 ASCOT DR	205	048D-7255-014-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5968 ASCOT DR	206	048D-7255-013-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5972 ASCOT DR	207	048D-7255-013-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5960 ASCOT DR	208	048D-7255-012-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5956 ASCOT DR	209	048D-7255-011	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5944 ASCOT DR	210	048D-7255-010	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5936 ASCOT DR	211	048D-7255-009-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5928 ASCOT DR	212	048D-7255-008-03	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5920 ASCOT DR	213	048D-7255-008-04	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5910 ASCOT DR	214	048D-7255-007-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5900 ASCOT DR	215	048D-7255-006	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5892 ASCOT DR	216	048D-7255-005	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5882 ASCOT DR	217	048D-7255-004	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5876 ASCOT DR	218	048D-7255-003	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5870 ASCOT DR	219	048D-7255-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5840 ASCOT DR	220	048D-7255-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	221	048D-7256-001	0	+	0	+	0	=	0	x	0	=	0.00	\$0.00	\$0.00	\$0.00
ASCOT DR	222	048D-7256-002-02	0	+	0	+	0	=	0	x	1	=	0.00	\$0.00	\$0.00	\$0.00
ASCOT DR	223	048D-7256-004-02	0	+	0	+	0	=	0	x	1	=	0.00	\$0.00	\$0.00	\$0.00
ASCOT DR	224	048D-7256-006-01	0	+	0	+	0	=	0	x	1	=	0.00	\$0.00	\$0.00	\$0.00
LARRY LN	225	048D-7256-008-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SCOUT RD	226	048D-7251-005-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SCOUT RD	227	048D-7251-006-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SCOUT RD	228	048D-7251-007-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SCOUT RD	229	048D-7251-008-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SCOUT RD	230	048D-7251-009	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SCOUT RD	231	048D-7251-010	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5650 ASCOT DR	232	048D-7256-050-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2 ASCOT PL	233	048D-7256-051-01	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
12 ASCOT PL	234	048D-7256-049	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
20 ASCOT PL	235	048D-7256-048	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
11 ASCOT PL	236	048D-7256-047	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5 ASCOT PL	237	048D-7256-046	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5620 ASCOT DR	238	048D-7256-045	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2614 MOUNTAIN GATE	239	048D-7256-044	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
ASCOT DR	240	048D-7234-007	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96



Assessment Calculations

Parcel Address	Asmt No.	APN	BENEFIT CALCULATION						Total Costs less Financing Costs	Financing Costs	Total Assessment					
			Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Total Benefit Factor	Potential Dwelling Unit(s)	Total Benefit Points								
5607 ASCOT DR	241	048D-7234-008	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5601 ASCOT DR	242	048D-7234-009	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5575 ASCOT DR	243	048D-7234-010	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
MOUNTAIN BLVD	244	048D-7234-011-06	0.67	+	6.52	+	1.67	=	8.86	x	1	=	8.86	\$36,528.15	\$6,946.55	\$43,474.70
2601 MOUNTAIN GATE	245	048D-7229-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5560 ASCOT DR	246	048D-7229-032	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5552 ASCOT DR	247	048D-7229-031	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5540 ASCOT DR	248	048D-7229-030	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2600 CAMINO LENADA	249	048D-7229-029	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2606 CAMINO LENADA	250	048D-7229-028	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2614 CAMINO LENADA	251	048D-7229-027	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2601 CAMINO LENADA	252	048D-7230-001	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2615 CAMINO LENADA	253	048D-7230-002	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5500 ASCOT DR	254	048D-7230-011	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2600 LA CUESTA AVE	255	048D-7230-010	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2601 LA CUESTA AVE	256	048D-7230-017	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2607 LA CUESTA AVE	257	048D-7230-018	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
5450 ASCOT DR	258	048D-7230-016	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2554 MOUNTAIN BLVD	259	048D-7230-015	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2560 MOUNTAIN BLVD	260	048D-7230-014	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2564 MOUNTAIN BLVD	261	048D-7230-013	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
2550 EL CAMINITO	262	048D-7230-012	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
10 EL PATIO ST	263	048D-7207-007	0.5	+	0.5	+	0.33	=	1.33	x	1	=	1.33	\$5,483.45	\$1,042.84	\$6,526.29
63 EL PATIO ST	264	048D-7207-002-04	0	+	0	+	0.33	=	0.33	x	1	=	0.33	\$1,360.55	\$258.75	\$1,619.30
MOUNTAIN BLVD	265	048D-7207-018	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
MOUNTAIN BLVD	266	048D-7207-017	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SKYLINE BLVD	267	048D-7292-026-02	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SKYLINE BLVD	268	048D-7292-025	1	+	1	+	1	=	3	x	1	=	3.00	\$12,368.68	\$2,352.28	\$14,720.96
SKYLINE BLVD	269	048D-7288-018-02	0	+	0	+	0	=	0	x	0	=	0.00	\$0.00	\$0.00	\$0.00

Total Benefit Points: 780.52    \$3,218,000.00    \$612,000.00    \$3,830,000.00

2008 MAR 27 AM 9:48

# OAKLAND CITY COUNCIL

*Kate A. Healy*  
City Attorney

RESOLUTION No. \_\_\_\_\_ C.M.S.

Introduced by Councilmember \_\_\_\_\_

**A Resolution Of Intention To 1) Order Improvements And To Form The City Of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1; 2) Accepting And Determining That Petitions Have Been Signed By Owners Owning Land Constituting More Than One-Half Of The Area Of All Assessable Lands Within The Proposed Assessment District; 3) Finding That The Improvements Are Of More Than Local Or Ordinary Public Benefit, And The Cost And Expenses, Including Incurred City Cost Of District Creation Thereof, Are Made Chargeable Upon The Assessment District; 4) Providing That The Council Intends To Levy A Special Assessment Upon The Land Within The Assessment District; 5) Providing That Bonds Shall Be Issued To Finance A Portion Of The Costs Of Improvements; 6) Appointing Harris & Associates As The Engineer Of Work For The Assessment District; And 7) Directing The Engineer Of Work To Make And File The Engineer's Report With The City Clerk.**

**WHEREAS**, the City Clerk of the City of Oakland (the "City") has received petitions (the "Petitions") from the owners of land in the Piedmont Pines area of the City requesting that the City Council (the "Council") initiate and conduct proceedings for the formation of an assessment district for the purpose of financing a portion of the costs of the undergrounding of electric power, telephone and other communication lines as more particularly described in Exhibit A to this Resolution (the "Improvements"); and

**WHEREAS**, it appears to the Council that an assessment district should be formed for such purpose to enhance public safety and the overall aesthetics of the Piedmont Pines area of the City; and

**WHEREAS**, the Council proposes to accomplish the formation of the assessment district pursuant to the Municipal Improvement Act of 1913, being Division 12 of the California Streets and Highways Code (the "Act") and to finance a portion of the costs of the Improvements by means of the issuance of municipal bonds pursuant to the Improvement Bond Act of 1915, being Division 10 of the California Streets and Highways Code (the "Bond Act"); and

**WHEREAS**, the proposed territory and boundaries of the assessment district are shown on a map (the "Map"), which is on file in the office of the City Clerk; and

**WHEREAS**, the Council now desires to express its intention to order the Improvements and to form the assessment district.

**RESOLVED**, by the City Council of the City of Oakland as follows:

1. The Council hereby finds and declares that the public interest and necessity require the construction of the Improvements, as hereinafter described, and the Council hereby declares its intention to order the Improvements and to form an

assessment district covering the real property benefited by the Improvements. The proposed assessment district (the "Assessment District") shall be designated "Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1)."

2. The Council hereby accepts the Petitions and, based on a certification by the City Clerk prepared with the assistance of bond counsel, finds and determines that the Petitions have been signed by owners owning land constituting more than one-half of the area of all assessable lands within the boundaries of the proposed Assessment District. The Petitions have been filed in the office of the City Clerk and shall remain open to public inspection.
3. The Council hereby finds and determines that the Improvements are of more than local or ordinary public benefit, and the cost and expenses, including incurred City cost of district creation thereof, are made chargeable upon the Assessment District, the exterior boundaries of which are shown on the Map. The Map, in the form on file with the City Clerk, is hereby approved, and shall govern for all details as to the extent of the Assessment District. The City Clerk is hereby directed to endorse the City Clerk's certificate on the Map evidencing the date and adoption of this Resolution. The City Clerk is hereby directed to retain the Map in the City Clerk's office and, within 15 days after the adoption of this Resolution, file a copy of the Map in the office of the County Recorder of the County of Alameda. The City Clerk is hereby authorized to pay any and all fees required by the County Recorder to record the map.
4. The Council intends to levy a special assessment upon the land within the Assessment District, as indicated on the Map referenced in Section 3 above, in accordance with the special benefit to be received by each parcel of land, respectively, from the Improvements.
5. Where any disparity occurs in level or size between the Improvements and private property, the Council determines that it is in the public interest and more economical to eliminate the disparity by doing work on the private property instead of adjusting the work on public property. Accordingly, work may be done on private property for this purpose with the written consent of the applicable landowner.
6. Notice is hereby given that serial and/or term bonds to represent unpaid assessments to be levied in the Assessment District, and to bear interest at a rate not to exceed the maximum rate provided by law, shall be issued pursuant to the Bond Act, and that the applicable provisions of Part 11.1 of the Bond Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds, may apply. The last installment of such bonds shall mature not to exceed thirty (30) years from the second day of September next succeeding twelve (12) months from their date.
7. The Council finds and declares that a special reserve fund as provided in Part 16 of the Bond Act (commencing with Section 8880) shall be required, the amount thereof to be fixed and determined upon the sale of bonds for the Assessment District.

8. The Council hereby covenants with the owners of said assessment bonds to be issued that it will commence and thereafter diligently prosecute to completion foreclosure actions regarding delinquent installments of the assessments, as will be more fully specified in the resolution of the Council authorizing the issuance of said assessment bonds.
9. Notice is further given that the City will not obligate itself to advance available funds from the City general fund to cure any deficiency which may occur in the bond redemption fund for the bonds.
10. The procedure for the collection of assessments and advance retirement of bonds shall be as provided in Part 11.1 of Division 10 of the Bond Act.
11. It is further determined pursuant to California Streets and Highways Code Section 8571.5, that the bonds may be refunded in the manner provided by Division 11.5 of the California Streets and Highways Code if the Council determines that it is in the public interest or otherwise necessary or appropriate to do so.
12. Notice is hereby given that, in the opinion of the Council the public interest and convenience require, and that it is the intention of the Council, that administrative expenses shall be added to each annual installment of the unpaid assessments to pay costs incurred by the City and not otherwise reimbursed, which result from the administration of the bonds and reserve or other related funds, all as set forth in Section 10312 of the Act.
13. Notice is hereby further given that pursuant to Section 8682.1 of the Bond Act, in addition to or as a part of the assessment lien levied against each parcel of land within the Assessment District, each parcel of land shall also be subject to an annual assessment to pay costs incurred by the City which result from the expenses of (i) registration of any bonds and (ii) compliance with federal arbitrage laws. The amounts collected will be based on actual administrative expenses or projected administrative expenses, and no maximum need be stated in the Engineer's Report referenced in Section 15 below. If the City performs any transfer, registration, authentication, payment or other related registration function, the City may be reimbursed for its actual expenses, including a pro rata amount of the salaries of the City employees involved in the performance of these functions. In addition, no public hearing shall be required prior to their levy. These costs are to be distinguished from the costs of reimbursing the City for non-registration administrative expenses, described in Section 12 above, for which an annual estimate will be provided in the Engineer's Report.
14. Notice is hereby given that this Council intends to comply with the requirements of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 ("Division 4") by proceeding under Part 7.5 thereof. The following information shall be included in the report prepared pursuant to Section 15 below.
  - (a) The total amount, as near as may be determined, of the total principal amount of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated in these proceedings, which

would require an investigation and report under Division 4 against the total area proposed to be assessed.

- (b) The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed. Total true value may be estimated as the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Alameda. Alternatively, total true value may be determined by other reasonable means, including, but not limited to, by adjusting the value shown on the last equalized assessment roll to correct for deviations from market value due to Article XIII A of the California Constitution.
15. The Improvements are hereby referred to the firm of Harris & Associates, which firm is hereby appointed as the Engineer of Work for the Assessment District, and the Engineer of Work is hereby directed to make and file, or cause to be made and filed, with the City Clerk a report (the "Engineer's Report") in writing, presenting the following, as applicable:
- (a) Maps and descriptions of the lands and easements, if any, to be acquired.
  - (b) Plans and specifications of the proposed Improvements.
  - (c) A general description of works or appliances already installed, if any, and any other property necessary or convenient for the operation of the Improvements, if the works, appliances, or property is to be acquired as part of the Improvements.
  - (d) An estimate of the cost of the Improvements and the costs of any related lands, rights-of-way and easements, and incidental expenses in connection with the Improvements, including any costs of registering bonds.
  - (e) A diagram showing, as they existed at the time of the passage of this Resolution, all of the following: (i) the exterior boundaries of the Assessment District; (ii) the boundaries of any zones within the Assessment District; and (iii) the lines and dimensions of each parcel of land within the Assessment District, with each subdivision given a separate number upon the diagram.
  - (f) A proposed assessment of the total amount of the cost and expenses of the proposed Improvements upon the several subdivisions of land in the Assessment District in proportion to the estimated special benefits to be received by each subdivision, respectively, from the Improvements. The assessment shall refer to the subdivisions by their respective numbers.
  - (g) A proposed maximum assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration and collection of assessments or from the administration of any associated bonds and reserve or other related funds.

16. If any excess shall be realized from the assessment it shall be used, in such amounts as the Council may determine, in accordance with the provisions of law for one or more of the following purposes:
- (a) for transfer to the general fund of the City, provided that the amount of any such transfer shall not exceed the lesser of \$1,000 or five percent (5%) of the total amount expended from the Assessment District improvement fund;
  - (b) as a credit upon the assessment and any supplemental assessment in accordance with the provisions of Section 10427.1 of the California Streets and Highways Code;
  - (c) for the maintenance of the Improvements or a specified part thereof; or
  - (d) to call bonds, thereby reducing outstanding assessments and subsequent assessment installments. In the event that the Council determines to use all or some portion of the surplus to call bonds prior to maturity, the City shall do each of the following:
    - (1) Cause the special reserve fund, if any, to be reduced as necessary pursuant to Section 8887 of the California Streets and Highways Code to assure that the bonds will not become subject to federal income taxation.
    - (2) Cause any assessment previously paid in cash to receive a credit in cash pursuant to subdivision (b) of Section 10427.1 of the California Streets and Highways Code for the proportionate share of the surplus as determined pursuant to subdivision (a) of Section 10427.1 of the California Streets and Highways Code.
    - (3) Cause the preparation of new auditor's records to reflect the adjusted principal amount of the remaining assessments. All subsequent assessment installments shall be based upon the adjusted principal amount of the assessments as reflected in the revised auditor's record.
17. Pursuant to Section 20487 of the California Public Contract Code, in the opinion of the Council, the public interest will not be served by allowing owners of property in the proposed Assessment District to enter into a contract for the performance of any of the work of the Improvements herein referenced, so that no notice of award of contract shall be published.

18. It is hereby acknowledged that, for all purposes of the Act and the Bond Act, the Director of Public Works is the Superintendent of Streets for the City.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

## EXHIBIT A

### GENERAL DESCRIPTION OF IMPROVEMENTS TO BE FINANCED BY THE ASSESSMENT DISTRICT

The project includes the construction of the following public improvements, including all planning, design, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications to be approved by the City of Oakland. Public improvement construction may be phased as necessary and convenient for the City of Oakland. Phasing will be undertaken in a manner that results in a complete and functional portion of each system described below.

The following improvements are proposed to be constructed and installed in the general location referred to as Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1).

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes, pull boxes and surface-located transformers and like structures.
2. Construction of service conduit and appurtenances to property line.
3. Installation of new conductor within said conduit and underground structures by the utility companies.
4. Installation of replacement street lights.
5. Removal of existing overhead power, telephone and cable wires, poles and streetlights.

The improvements will be designed by PG&E, ATT, Comcast, and the City of Oakland (street lighting). The City of Oakland will inspect the work to ensure conformance to City standards and specifications where applicable.

Note: The foregoing improvements do not include any individual service connections which connect the public utilities in the joint trench to each individual residence or facility.



OFFICE OF THE CITY CLERK  
OAKLAND

2008 MAR 27 AM 9:48

**OAKLAND CITY COUNCIL**  
City Attorney**RESOLUTION No. \_\_\_\_\_ C.M.S.**

Introduced by Councilmember \_\_\_\_\_

**A Resolution 1) Preliminarily Accepting And Approving The Engineer's Report; 2) Calling For A Public Hearing On The Proposed Assessment District To Be Held By The Council On Tuesday, July 15, 2008 At 7:00 P.M. And An Election For The City Of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1; And 3) Designating The Engineer Of Work To Assist The City Clerk In Connection With The Mailing And Tabulation Of The Ballots, And To Answer Inquiries Regarding The Protest Proceedings Applicable To The Assessment District.**

**WHEREAS**, the City Council (the "Council") of the City of Oakland (the "City") has on this date adopted a resolution of intention (the "Resolution of Intention") with respect to certain utility underground improvements to be constructed in the Piedmont Pines area of the City (hereinafter, the "Improvements"), in accordance with proceedings for the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1) (the "Assessment District"), and did refer the proposed Improvements to Harris & Associates, as the Engineer of Work for the Assessment District, and did therein direct the Engineer of Work to cause to be made and filed with the City Clerk a report in writing (hereinafter, the "Report") all as therein more particularly described in the language of the Resolution, and under and pursuant to the Municipal Improvement Act of 1913, as amended (the "Act"); and

**WHEREAS**, the Engineer of Work has caused to be made and filed with the City Clerk the Report as called for in the Resolution of Intention and under and pursuant to the Act, which Report has been presented to this Council for consideration; and

**WHEREAS**, this Council has duly considered the Report and each and every part thereof, and finds that each and every part of the Report is sufficient, and that, at this time, the Report should not be modified in any respect.

**RESOLVED**, by the City Council of the City of Oakland as follows:

1. That the general description of the proposed Improvements contained in the Report is preliminarily approved.
2. The general description of works or appliances already installed and any other property necessary or convenient for the operation of the Improvements, if the works, appliances, or property are to be acquired as a part of the Improvements, contained in the Report, is preliminarily approved.
3. That the estimate of the costs of the Improvements and incidental expenses in connection with the Improvements, as contained in the Report, is preliminarily approved.

4. That the total cost of the Improvements, as contained in the Report, is preliminarily approved.
5. That the diagram showing the Assessment District and the boundaries and dimensions of the subdivisions of land within the Assessment District as they existed at the time of the passage of the Resolution of Intention, as contained in the Report, is preliminarily approved.
6. That the proposed assessment of the cost and expense of the proposed Improvements upon each subdivision of real property in the Assessment District in proportion to the estimated special benefits to be received by those subdivisions, respectively, from the Improvements, as contained in the Report, is preliminarily approved.
7. That the proposed maximum annual assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration of any bonds and reserve or other related funds, as contained in the Report, is preliminarily approved.
8. That the Report shall stand as the Engineer's Report for the purpose of all subsequent proceedings had pursuant to the Resolution of Intention.
9. A public hearing on the proposed Assessment District shall be held by the Council in the City Council Chambers on Tuesday, July 15, 2008 at 7:00 p.m. or as soon thereafter as the matter may be heard. The Engineer of Work is hereby directed to provide notice of the public hearing as required by applicable law.
10. An election shall be held of the landowners within the proposed Assessment District as required by Article XIII D of the California Constitution, with the ballots tabulated by or on behalf of the City Clerk at the conclusion of the public hearing referred to in Section 9 above as required by Section 53753 of the California Government Code. The City Clerk is hereby directed to cause a ballot in a form provided by the Engineer of Work to be delivered to the owners of all of the property in the proposed Assessment District. Ballots must be received by the City Clerk at the address indicated on the ballot at or before the time set for the close of the public hearing, and any ballots received after the close of the public hearing will not be tabulated even though the postmark on the envelope transmitting the ballot is dated on or before the date of the public hearing. Ballots of those voting shall be weighted according to the proportional financial obligation of the affected property.

11. The Engineer of Work is hereby designated to assist the City Clerk in connection with the mailing and tabulation of the ballots referred to in Section 10 above, and to answer inquiries regarding the protest proceedings applicable to the Assessment District.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California