

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 the City of Oakland Utility Underground Assessment District No. 2021-232 (Piedmont Pines Phase II).

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 and poles.
5. Removal of existing overhead power, telephone and cable wires, poles and street lights.

The improvements will be designed by Pacific Gas and Electric Company, AT&T, 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.

- Notes: (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 will be responsible for the costs for such work in excess of a \$1,500 stipend to be provided by Pacific Gas and Electric Company. 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.
- (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 will be responsible for the costs for such work in excess of the first 100 L.F. Pacific Gas and Electric Company, the Trench Lead, will bill individual property owners for the excess over the first 100 L.F.