OAK KNOLL DEVELOPMENT ANNEXATION
OAKLAND, CALIFORNIA

ENGINEER'S REPORT
FOR OAK KNOLL DEVELOPMENT

SUBMITTED TO
Oakland Area Geologic Hazard Abatement District
1 Frank H. Ogawa Plaza
Oakland, CA 94612

PREPARED BY
ENGEO Incorporated

April 3, 2024

PROJECT NO.
5750.300.000

ENGEO
Expect Excellence

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ENGINEER'S REPORT

OAKLAND AREA GEOLOGIC HAZARD ABATEMENT DISTRICT
OAK KNOLL DEVELOPMENT ANNEXATION
(Pursuant to the Public Resources Code of the State of California, Section 26500 et seq.)

CERTIFICATION OF FILING

It is anticipated that the Oakland Area Geologic Hazard Abatement District ("GHAD") will provide monitoring and maintenance of improvements related to geologic hazard management and other responsibilities as a landowner, within the Oak Knoll development portion of the GHAD. The GHAD would levy and collect assessments in order to perform its activities.

The GHAD responsibilities, which are the subject of this report, are defined as any activity that is necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard, construction, maintenance, repair, or operation of improvement; or the issuance and servicing of bonds issued to finance any of the foregoing (Public Resources Code Section 26505).

This report consists of seven parts, as follows.

I. INTRODUCTION

II. BACKGROUND

III. GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM

IV. SERVICE LEVELS

V. DESCRIPTION OF GHAD MAINTAINED IMPROVEMENTS

VI. ASSESSMENT METHOD

VII. ASSESSMENT LIMIT - BUDGET PROJECTION

The undersigned respectfully submits the enclosed Engineer's Report.

Date: April 3, 2024

By: ENGEO Incorporated

Jeffrey A. Adams, PE

ENGINEER'S REPORT

for

OAKLAND AREA GEOLOGIC HAZARD ABATEMENT DISTRICT
OAK KNOLL DEVELOPMENT ANNEXATION
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
for the
ESTABLISHMENT OF AN ASSESSMENT LIMIT

I. INTRODUCTION

The Oakland City Council formed the Oakland Area Geologic Hazard Abatement District ("GHAD" or "District") on July 18, 2006 (Resolution No. 80058), under the authority of the California Public Resources Code, Division 17, Section 26500 et seq. ("GHAD Law"). The members of the Oakland City Council appointed themselves to act as the GHAD Board of Directors. The GHAD Board of Directors accepted a petition signed by Oak Knoll Venture Acquisition, LLC as owner of the GHAD Annexation Area ("Owner", including successors) for annexation of the Oak Knoll development ("GHAD Annexation Area") into the GHAD on June 7, 2022, through its approval of GHAD Resolution No. 22-02.

II. BACKGROUND

The GHAD Board of Directors accepted the Plan of Control for the Oak Knoll Development Annexation ("Plan of Control") with the approval of Resolution No. 22-06 on July 5, 2022. The Plan of Control describes the GHAD's responsibilities to permanently monitor and maintain GHAD improvements within the GHAD Annexation Area. This Engineer's Report describes the establishment of an assessment level to fund GHAD activities necessary or incidental to geologic hazard mitigation, abatement, and control.

III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES

The boundaries for the GHAD Annexation Area are shown in the plat and legal description attached hereto as Exhibit A.

IV. SERVICE LEVELS

The GHAD's activities are those that are necessary or incidental to the prevention, mitigation, abatement, or control of geologic hazards including construction, maintenance, repair, or operation of any improvement; and the issuance and servicing of bonds issued to finance any of the foregoing.

The GHAD provides for the administration and review of facilities within the budgeted limits, including the following services.

1. Oversight of GHAD operations, including reporting to the GHAD Board of Directors.
2. In conjunction with the Alameda County Assessor's Office, setting the annual levy of assessments on the property tax rolls for those properties within the GHAD Annexation Area.

3. Engagement of technical professionals to perform the monitoring duties as described in the Plan of Control.
4. Performance of GHAD activities in accordance with the Plan of Control. These activities include:
    - General maintenance of the surface drainage improvements. The GHAD is responsible for general monitoring, maintenance, and repair of the concrete-lined drainage ditches, storm drain inlets and outlets in open space, subdrain outlets, and risers.
    - Monitoring and maintenance of detention basin/water quality basins.
    - Monitoring and maintenance of measurement devices, such as piezometers, inclinometers, and tiltmeters, if any.
    - Maintenance of gates, fencing, and signage within the GHAD-owned Parcels.
    - Monitoring of slopes and creek banks for erosion, landslide, and related slope instability.
    - Vegetation control for fire suppression on GHAD-owned Parcels.
    - General maintenance including litter and graffiti removal on GHAD-owned Parcels.
    - Monitoring, maintenance, and repair of slopes for erosion, landslide, and related slope instability within the GHAD Annexation area.
5. Preparation of annual GHAD budgets for approval by the GHAD Board of Directors.
6. Coordination with GHAD officers (i.e., Treasurer, Clerk, Manager, Attorney) to administer the GHAD in accordance with GHAD Law (Public Resources Code § 26500 et seq.).

V. DESCRIPTION OF THE IMPROVEMENTS AND OPEN SPACE MAINTAINED BY THE GHAD

The anticipated GHAD-maintained improvements and open space are described in the Plan of Control. In general, these improvements include drainage systems, including concrete-lined ditches in developed areas and open space, detention basins, open-space storm drain inlets and outlets, subdrains and outlets, selected retaining walls, and debris benches/catchment structures.

VI. ASSESSMENT METHOD

The improvements and GHAD responsibilities described in Section V are distributed within the GHAD Annexation Area. The improvements described in this document will confer the following special benefits to the assessed parcels.

1. Protection from slope instability and related hazards.
2. Protection from erosion due to uncontrolled surface water.
3. Protection of water quality.
4. Protection from wild land fires due to unmanaged vegetation.

The development in the GHAD Annexation Area consists of residential uses (single-family detached homes or "SFDs", garden-court homes, townhouses, and condominiums) and habitable non-residential uses (i.e., neighborhood commercial, civic/commercial, and retail). The improvements and responsibilities listed in Section V provide specific benefits to the properties

within the GHAD Annexation Area and the improvements are constructed for the benefit of those assessed and not the general public.

The GHAD Annexation Area consists of SFDs, garden-court homes, townhomes, and condominium units, as well as habitable non-residential buildings, which include a community center and a retail center. The total number and average representative lot size/allocation for the residences, as well as the area of habitable space in the habitable non-residential buildings, were considered in light of the annual GHAD Annexation Area budget in developing the annual assessment amount.

The engineer hereby finds that the properties within the GHAD Annexation Area receive approximately equal special benefit from the work and improvements within the GHAD, scaled based on a representative average lot size allocated to the number of units within residential structure and the area of habitable space in the habitable non-residential buildings, respectively. As a result, the GHAD assessment for the GHAD Annexation Area is distributed among residential units, as presented in Table VII-1, and habitable non-residential buildings. A financial analysis was performed to provide a framework for an operating budget for the ongoing abatement, mitigation, prevention, and control of geologic hazards within the GHAD Annexation Area. In preparation of the budget, several factors were considered including:

1. Site geology
2. Remedial grading
3. Proximity of geologic hazards to proposed residences and facilities
4. Improvements and structures
5. Site access considerations
6. Elements requiring routine maintenance, including:
    - Surface drainage facilities
    - Graded slopes
    - Retaining walls

VII. ASSESSMENT – BUDGET

The purpose of this Engineer's Report is to establish the assessment level and the apportionment of the assessment within the GHAD Annexation Area as required under Proposition 218. The annual budget in each subsequent fiscal year will apprise the GHAD Board of Directors of the estimated budget for the upcoming year.

A budget was prepared for the purpose of estimating initial assessment levels based on the estimated expenses for ongoing operations, allowing for larger (approximately $600,000) geologic events at 15-year intervals, and accumulation of a reserve of $3,579,551 by 2064 (Fiscal Year 2023/2024 dollars) (Exhibit B).

The engineer recommends an annual assessment limit for the GHAD Annexation Area of $920 per residential equivalent unit (Fiscal Year 2023/2024 dollars), which is assigned to the largest single-family home type. Other residential unit types are assigned a fractional assessment of this limit, based on an assigned assessment ratio. The assessment ratios and recommended assessment per residential type are presented in Table VII-1. The engineer recommends an annual assessment limit for the GHAD Annexation Area of $0.10 per square foot (SF) for habitable non-residential buildings, which represents a rough areal equivalent of the residential equivalent assessment value (Fiscal Year 2023/2024 dollars).

TABLE VII-1: Recommended Assessments by Residential Unit Type

RESIDENTIAL TYPE	NUMBER OF UNITS	ASSESSMENT RATIO	EQUIVALENT NUMBER OF UNITS	ANNUAL ASSESSMENT LIMIT
Townhome	112	0.35	39	**$322**
Garden Court	76	0.50	38	**$460**
Alley SFD	79	0.40	32	**$368**
SFD - 2,744 Avg. (<4K)	126	0.40	50	**$368**
SFD - 5,152 Avg. (4K to 6K)	93	0.70	65	**$644**
SFD - 7,018 (>6K)	72	1.00	72	**$920**
Condominium	325	0.35	114	**$322**
TOTAL	**883**		**410**	

The initial assessment level will be automatically adjusted annually on April 30 to reflect the percentage change in the San Francisco-Oakland-Hayward Consumers Price Index for All Urban Consumers. The assessments are to be levied in conjunction with the issuance of a building permit for the assessed parcel.

While the assumptions and estimated expenses listed in Exhibit B were used to determine the assessment levels for the GHAD Annexation Area, they do not represent the actual budget for any one year of the GHAD's operation, since assessment of the individual parcels will be based on the issuance of building permits, which will occur over a number of years. In addition, the engineer anticipates that the projected expense amounts will be reached over time and that these amounts will be inflation-adjusted in the year that the expenses occur.

Pursuant to the schedule set forth in Section 6.4 of the Plan of Control for the Oak Knoll development, the GHAD reserve amount at the time of transfer will be a minimum of $491,498. In addition, all residential units and habitable non-residential buildings shall be subject to the levy of the GHAD assessment. The minimum reserve amount represents the estimated total assessments that will be collected from within the Oak Knoll development during the period Owner is responsible for all GHAD activities. The reserve amount may be satisfied by including remaining cash and receivables from the Alameda County Tax Collector during the period that Owner is responsible for performing the GHAD activities. Additional funds may be required of Owner in order to satisfy the above-stated minimum reserve requirement and shall be provided to the Oakland Area GHAD prior to its acceptance of the anticipated responsibilities within the GHAD Annexation Area.

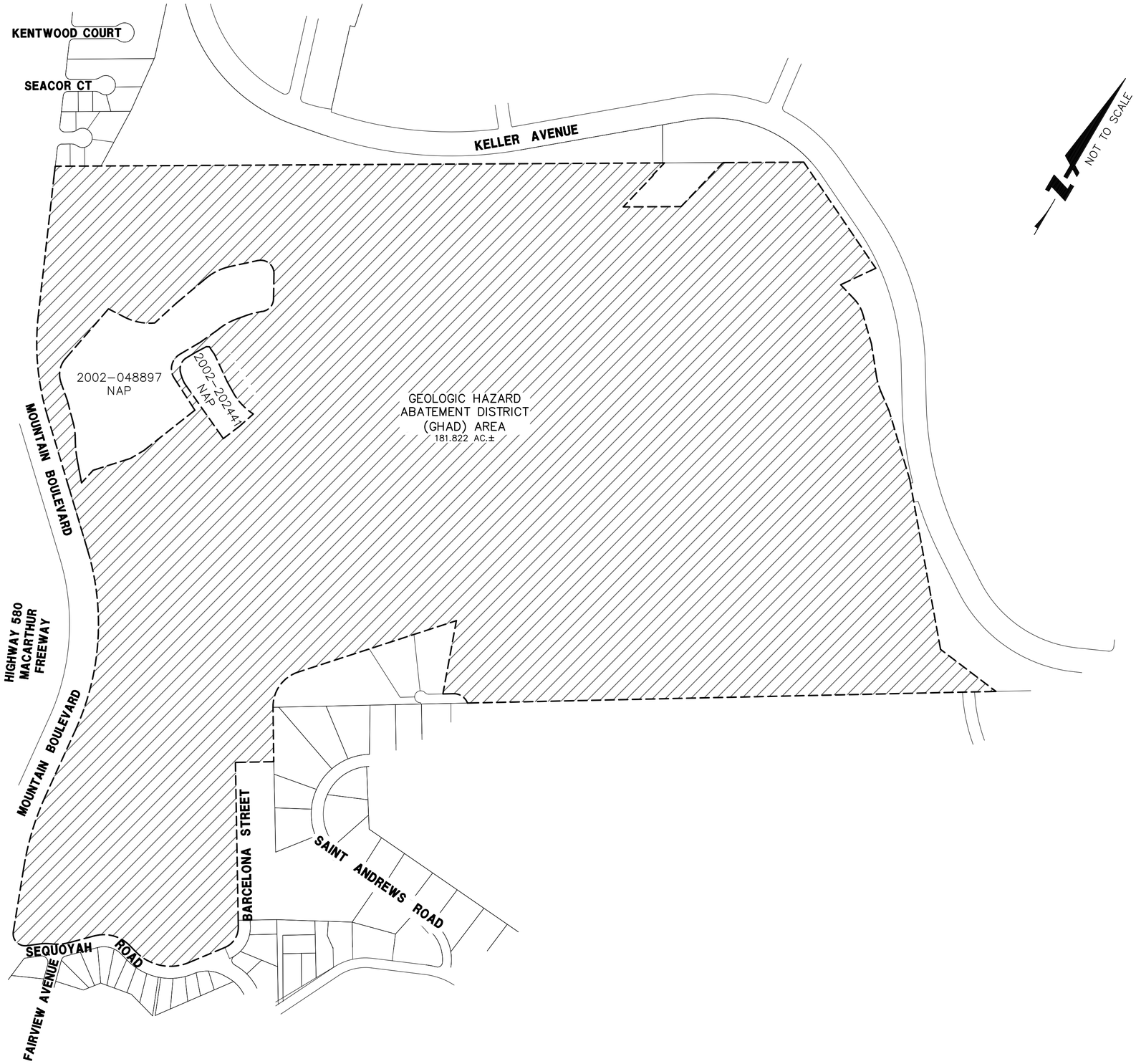
VIII. OWNER RESPONSIBILITIES

Owner is responsible for managing and maintaining the GHAD improvements within the GHAD Annexation Area until the GHAD accepts responsibility for the GHAD Improvements as set forth in the Plan of Control. In addition, the Owner is responsible for funding any necessary GHAD functions or business undertaken for the GHAD Annexation Area that the GHAD Officers or Board of Directors determine are necessary before the GHAD accepts the GHAD Improvements. If Owner fails to fund all or a portion of these costs, the costs shall be covered by the funds generated by and for the GHAD Annexation Area (i.e., through the assessment) and Owner shall be required to reimburse the GHAD for such costs before the GHAD can accept monitoring and maintenance responsibilities for the GHAD Improvements.

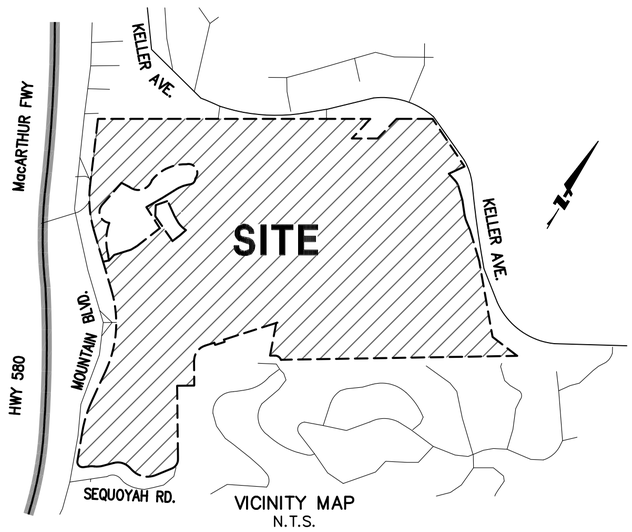
The GHAD may utilize funds generated by or for the GHAD Annexation Area to conduct any necessary GHAD functions or business for the GHAD Annexation Area required before the GHAD accepts the GHAD improvements. Such functions and business can include periodic reporting to the GHAD Board of Directors and work performed by GHAD Officers to verify the GHAD is implemented in accordance with the Plan of Control and GHAD Law.

EXHIBIT A

PLAT AND LEGAL DESCRIPTION



NOT TO SCALE



VICINITY MAP
N.T.S.

LEGEND

- - - - - - - - -	DISTRICT BOUNDARY – CITY OF OAKLAND GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
———————	ADJACENT LOT LINES
NAP	NOT A PART
APN	ASSESSOR PARCEL NUMBER
GHAD	GEOLOGIC HAZARD ABATEMENT DISTRICT

APN TABLE

GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD):
043A-4675-003-23(PORTION) & 048-6870-001
043A-4675-003-23(PORTION)
043A-4675-003-23(PORTION)
043A-4675-047-01

NOTES:

FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICIAL RECORDS OF THE COUNTY OF ALAMEDA. THOSE MAPS AND DEEDS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS.

PROPOSED BOUNDARIES OF THE OAK KNOLL DEVELOPMENT WITHIN THE OAKLAND AREA GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD) CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

LYING ENTIRELY WITHIN THE CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

****

SCALE: NO SCALE MAY 2022

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
www.bkf.com

BKF NO. 20056154

LEGAL DESCRIPTION

GEOLOGIC HAZARD ABATEMENT AREA

REAL PROPERTY IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 1 OF THAT CERTAIN QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY TO SUNCAL OAK KNOLL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 30, 2006 UNDER RECORDER'S SERIES NO. 2006–123016, AND ALL OF PARCEL D, PARCEL MAP 2783, FILED SEPTEMBER 12, 1979, BOOK 113 OF PARCEL MAPS, PAGE 3, OFFICIAL RECORDS OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1 (SERIES NO. 2006–123016), ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF MOUNTAIN BOULEVARD;

THENCE NORTH 59°41'25" EAST, 1,869.01 FEET;

THENCE NORTH 59°40'59" EAST, 658.56 FEET;

THENCE SOUTH 13°43'14" WEST, 69.55 FEET;

THENCE CONTINUING SOUTHERLY ALONG SAID COURSE, SOUTH 13°43'14" WEST, 0.11 FEET;

THENCE CONTINUING SOUTHERLY ALONG SAID COURSE, SOUTH 13°43'14" WEST, 182.66 FEET;

THENCE NORTH 59°40'59" EAST, 240.00 FEET;

THENCE NORTH 13°43'14" EAST, 252.32 FEET;

THENCE NORTH 59°40'59" EAST, 337.86 FEET;

THENCE SOUTH 64°09'34" EAST, 531.94 FEET;

THENCE SOUTH 34°53'14" WEST, 160.90 FEET;

THENCE SOUTH 73°22'52" EAST, 82.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°09'49", FOR AN ARC LENGTH OF 71.11 FEET;

THENCE SOUTH 46°13'03" EAST, 128.99 FEET;

THENCE SOUTH 38°45'13" EAST, 130.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'36", FOR AN ARC LENGTH OF 76.24 FEET;

THENCE SOUTH 53°18'49" EAST, 78.88 FEET;

THENCE SOUTH 46°44'54" EAST, 299.25 FEET;

THENCE SOUTH 40°17'41" EAST, 717.29 FEET;

THENCE SOUTH 82°48'36" EAST, 288.28 FEET;

THENCE SOUTH 58°44'27" WEST, 2,192.59 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, HAVING A RADIUS OF 60.00 FEET, CONCAVE SOUTH, FROM SAID POINT A RADIAL LINE BEARS SOUTH 39°17'57" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°33'39", FOR AN ARC LENGTH OF 73.89 FEET;

THENCE SOUTH 58°44'18" WEST, 44.48 FEET;

THENCE NORTH 19°32'30" WEST, 308.93 FEET;

THENCE SOUTH 42°00'40" WEST, 691.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 149.99 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°16'21", FOR AN ARC LENGTH OF 191.81 FEET;

THENCE SOUTH 58°44'27" WEST, 1.91 FEET;

THENCE SOUTH 31°15'06" EAST, 225.60 FEET;

GEOLOGIC HAZARD ABATEMENT AREA (CONTINUED)

THENCE SOUTH 58°58'58" WEST, 159.05 FEET;

THENCE SOUTH 31°00'27" EAST, 682.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.63 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°15'33", FOR AN ARC LENGTH OF 107.97 FEET;

THENCE SOUTH 37°15'06" WEST, 161.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 199.99 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°22'08", FOR AN ARC LENGTH OF 238.64 FEET;

THENCE NORTH 74°22'45" WEST, 36.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 149.99 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°32'35", FOR AN ARC LENGTH OF 158.49 FEET;

THENCE SOUTH 45°04'40" WEST, 108.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 199.99 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'53", FOR AN ARC LENGTH OF 75.45 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 199.99 FEET, FROM SAID POINT A RADIAL LINE BEARS SOUTH 23°18'27" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'29", FOR AN ARC LENGTH OF 50.70 FEET;

THENCE SOUTH 52°10'04" WEST, 51.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°06'14", FOR AN ARC LENGTH OF 93.47 FEET;

THENCE NORTH 20°43'42" WEST, 5.41 FEET;

THENCE CONTINUING NORTHERLY ALONG SAID COURSE, NORTH 20°43'42" WEST, 268.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,139.93 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'59", FOR AN ARC LENGTH OF 301.41 FEET;

THENCE NORTH 05°34'42" WEST, 307.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,059.93 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°06'19", FOR AN ARC LENGTH OF 760.42 FEET;

THENCE NORTH 46°41'01" WEST, 280.88 FEET;

THENCE CONTINUING NORTHWESTERLY ALONG SAID COURSE, NORTH 46°41'01" WEST, 303.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,039.93 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°08'25", FOR AN ARC LENGTH OF 420.00 FEET;

THENCE NORTH 23°32'36" WEST, 571.83 FEET;

THENCE CONTINUING NORTHWESTERLY ALONG SAID COURSE, NORTH 23°32'36" WEST, 50.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 191.006 ACRES, MORE OR LESS.

EXCLUDING THEREFROM, THE FOLLOWING TWO AREAS: ALL OF PARCEL A, DESCRIBED AND SHOWN ON THAT CERTAIN QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY TO SEA WEST COAST GUARD FEDERAL CREDIT UNION, RECORDED MAY 7, 2002 UNDER RECORDER'S SERIES NO. 2002–202441, AND ALL OF PARCEL ONE, DESCRIBED AND SHOWN ON THAT CERTAIN QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF EDUCATION TO THE SENECA RESIDENTIAL AND DAY TREATMENT CENTER FOR CHILDREN, RECORDED JANUARY 30, 2002 UNDER RECORDER'S SERIES NO. 2002–048897, OFFICIAL RECORDS OF ALAMEDA COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A (2002–202441):
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL A (SERIES NO. 2002–202441);

THENCE NORTH 64°52'25" WEST, 94.13 FEET;

THENCE NORTH 87°32'26" WEST, 24.05 FEET;

GEOLOGIC HAZARD ABATEMENT AREA (CONTINUED)

THENCE NORTH 62°17'04" WEST, 7.08 FEET;

THENCE NORTH 64°19'22" WEST, 72.96 FEET;

THENCE NORTH 59°45'37" WEST, 84.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.99 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'00", FOR AN ARC LENGTH OF 52.30 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 52.99 FEET, FROM SAID POINT A RADIAL LINE BEARS NORTH 49°12'23" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°47'17", FOR AN ARC LENGTH OF 61.77 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, HAVING A RADIUS OF 691.15 FEET, CONCAVE SOUTHEAST, FROM SAID POINT A RADIAL LINE BEARS SOUTH 64°00'19" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°11'24", FOR AN ARC LENGTH OF 98.79 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 14.00 FEET, FROM SAID POINT A RADIAL LINE BEARS SOUTH 55°48'55" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 112°11'31", FOR AN ARC LENGTH OF 27.41 FEET;

THENCE SOUTH 65°26'03" EAST, 25.62 FEET;

THENCE SOUTH 54°52'37" EAST, 125.64 FEET;

THENCE SOUTH 58°56'49" EAST, 51.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 245.98 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°33'54", FOR AN ARC LENGTH OF 122.63 FEET;

THENCE SOUTH 18°18'13" WEST, 75.94 FEET;

THENCE SOUTH 22°43'50" WEST, 85.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.2644 ACRES, MORE OR LESS.

PARCEL 1 (2002–048897):
BEGINNING AT THE NORTHWESTERN CORNER OF SAID PARCEL ONE (SERIES NO. 2002–048897), SAID CORNER BEING SOUTH 50°20'15"EAST, 630.01 FEET FROM THE NORTHWESTERN CORNER OF OAK KNOLL, NAVAL REGIONAL MEDICAL FACILITY PROPERTY AS SHOWN ON THE MAP ENTITLED, "RECORD OF SURVEY NO. R/S 1444"FILED AUGUST, 1997 IN BOOK 21 OF RECORDS OF SURVEYS AT PAGE 69, ALAMEDA COUNTY RECORDS;

THENCE NORTH 87°11'15" EAST, 83.85 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, HAVING A RADIUS OF 229.98 FEET, CONCAVE NORTH, FROM SAID POINT A RADIAL LINE BEARS NORTH 04°50'37" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°27'12", FOR AN ARC LENGTH OF 122.24 FEET;

THENCE NORTH 17°31'17" EAST, 123.48 FEET;

THENCE NORTH 20°03'04" EAST, 158.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 229.98 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°43'21", FOR AN ARC LENGTH OF 111.28 FEET;

THENCE NORTH 47°46'25" EAST, 118.38 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, HAVING A RADIUS OF 55.00 FEET, CONCAVE SOUTH, FROM SAID POINT A RADIAL LINE BEARS SOUTH 42°56'24" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°46'15", FOR AN ARC LENGTH OF 99.61 FEET;

THENCE SOUTH 29°15'09" EAST, 104.02 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, HAVING A RADIUS OF 53.14 FEET, CONCAVE WEST, FROM SAID POINT A RADIAL LINE BEARS SOUTH 59°49'24" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°16'37", FOR AN ARC LENGTH OF 81.87 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, HAVING A RADIUS OF 349.98 FEET, CONCAVE SOUTHEAST, FROM SAID POINT A RADIAL LINE BEARS SOUTH 39°33'22" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°46'00", FOR AN ARC LENGTH OF 59.66 FEET;

GEOLOGIC HAZARD ABATEMENT AREA (CONTINUED)

THENCE SOUTH 40°43'02" WEST, 41.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 272.70 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°53'53", FOR AN ARC LENGTH OF 99.46 FEET;

THENCE SOUTH 24°25'37" WEST, 86.32 FEET;

THENCE SOUTH 29°51'48" WEST, 97.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°42'05", FOR AN ARC LENGTH OF 113.25 FEET;

THENCE SOUTH 62°50'17" EAST, 159.17 FEET;

THENCE SOUTH 21°41'53" WEST, 268.92 FEET;

THENCE SOUTH 29°21'05" WEST, 65.42 FEET;

THENCE SOUTH 42°25'18" WEST, 162.70 FEET;

THENCE SOUTH 12°34'46" WEST, 70.72 FEET;

THENCE NORTH 40°42'30" WEST, 94.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 499.96 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°43'17", FOR AN ARC LENGTH OF 93.56 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 249.98 FEET, FROM SAID POINT A RADIAL LINE BEARS SOUTH 60°00'47" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'49", FOR AN ARC LENGTH OF 65.36 FEET;

THENCE NORTH 44°58'02" WEST, 96.36 FEET;

THENCE NORTH 49°30'00" WEST, 77.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.99 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°26'53", FOR AN ARC LENGTH OF 106.55 FEET;

THENCE NORTH 10°56'53" EAST, 224.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 499.96 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°28'28", FOR AN ARC LENGTH OF 47.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.9199 ACRES, MORE OR LESS.

PROPOSED BOUNDARIES OF THE OAK KNOLL DEVELOPMENT WITHIN THE OAKLAND AREA GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
CITY OF OAKLAND, COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

LYING ENTIRELY WITHIN THE CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

****

SCALE: NONE MAY 2022

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
www.bkf.com

BKF NO. 20056154

EXHIBIT B

BUDGET – APRIL 3, 2024

Oakland Area Geologic Hazard Abatement District – Oak Knoll Development Annexation

Budget – April 3, 2024

ASSUMPTIONS

Total No. of Residential Units (Equivalent Units)	410
Annual Assessment per Residential Unit (Equivalent Units) (FY 2022/2023)	$920
Annual Assessment per SF Habitable Non-Residential (FY 2022/2023)	$0.10
Annual Adjustment in Assessment (estimated)	2.6%
Inflation (estimated)	2.6%
Investment Earnings (estimated)	5%
Frequency of Large-Scale Repair (years)	15
Cost of Large-Scale Repair (current $)	$600,000

ESTIMATED ANNUAL EXPENSES IN 2022/2023 DOLLARS

Administration and Accounting	$65,215
Monitoring Activities	$20,900
Maintenance and Operation	$116,023
Capital Improvements	$69,590
Major Repair (Annualized)	$40,000
Miscellaneous & Contingency (10%)	$31,173
TOTAL	$342,901

ENGEO

Expect Excellence