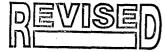
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Approved as to form and legality (ttorney/s Office Amended by City Council July 24, 2018

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OAKLAND CITY COUNCIL 87823

RÉSOLUTION NO. C.M.S.

RESOLUTION **ESTABLISHING** THE **DOWNTOWN** OAKLAND COMMUNITY BENEFIT DISTRICT 2018 ("DCBD 2018"), APPROVING MANAGEMENT PLAN, DIRECTING RECORDING THE OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, MAKING A DETERMINATION WITH REGARD TO THE MAJORITY PROTEST PROCESS FOR APPROVAL OF THE PROPOSED ASSESSMENTS, APPROVING THE ASSESSMENTS FOR THE DISTRICT, AND APPOINTING THE ADVISORY BOARD FOR THE DCBD 2018

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

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

WHEREAS, the Downtown Community Benefit District of 2008 ("DCBD 2008) was formed pursuant to Resolution No. 81479 on July 15, 2008 in accordance with the City of Oakland Business Management Improvement District Ordinance (the "BIMD Ordinance"), with a maximum term of 10 years; and

WHEREAS, the property owners in the Downtown district have duly petitioned to form the Downtown Oakland Community Benefit District 2018 ("DCBD 2018") under the BIMD Ordinance and have proposed the Management Plan for the operation of the District ("DCBD 2018 Plan as Amended July 22, 2018") (Exhibit A); and

WHEREAS, the DCBD 2018 Plan as Amended July 22, 2018 contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California; and

WHEREAS, the DCBD 2018 Plan as Amended July 22, 2018 was prepared in accordance with the provisions of Article XIII of the California Constitution, and has been filed with the City Clerk for proceedings in formation of this district; and

WHEREAS, the DCBD 2018 Plan as Amended July 22, 2018 was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the DCBD 2018 as referenced above, and has been filed with the City Clerk for proceedings in formation of this District; and

WHEREAS, the DCBD 2018 Plan as Amended July 22, 2018, incorporated by this reference, provides for cleaning, security, marketing and promotional activities and improvements of particular benefit to the properties located within the DCBD 2018 (as more specifically identified in the DCBD 2018 Plan as Amended July 22, 2018 attached hereto); and

WHEREAS, the City Council of the City of Oakland adopted on May 15, 2018 a Resolution of Intention to form the Downtown Oakland Community Benefit District 2018 (Resolution No. 87205 C.M.S.); and

WHEREAS, by June 1, 2018, the following were mailed to each affected property owner in the proposed DCBD 2018 and to each local Chamber of Commerce and business organization known to be located with the proposed boundaries of DCBD 2018: the Resolution of Intention to form the DCBD 2018; notice of the public hearing to take place at 6:30 p.m. on July 17, 2018 or as soon thereafter as the matter can be heard, a ballot to vote on formation of the DCBD 2018; and instructions on procedures for completion and return of ballots; and

WHEREAS, the DCBD 2018 includes twelve (12) City-owned properties on which approximately \$188,716.94of fiscal year 2018-2019 assessments are to be levied (1327 BROADWAY APN 002 009704500; 250 FRANK H OGAWA PLZ APN 003 006500902; CITY HALL PLZ APN 003 006700200; 1 FRANK H OGAWA PLZ APN 003 006700300; 1414 CLAY ST (GARAGE) APN 003 006700400; 150 FRANK H OGAWA PLZ APN 008 061900801; 524 16TH ST APN 008 062000903; 540 17TH ST (OAKLAND ICE CENTER) APN 008 064100805; 620 WASHINGTON ST APN 001 019900100; CLAY ST APN 002 009800100; 11TH ST (T 5/6 DEVELOPMENT SITE) APN 002 009703900; 11TH ST (T 5/6 DEVELOPMENT SITE) APN 002 009704000); and

WHEREAS, Resolution No. 87206 C.M.S., adopted by City Council on May 15, 2018, authorizes payment of the fiscal year 2018-2019 assessment for the above City-owned properties using funds budgeted to the General Purpose Fund (1010)/Citywide Activities Organization (90591)/Taxes and Assessments (53511)/Business Improvement District Project (1000147)/IP50 and the Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/ Downtown Capital Project (1000169)/SC13 and the Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/ Downtown Capital Project (1000169)/SC13 and the Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/Oakland Ice Center Project (1003244)/SC13;

NOW THEREFORE be it

RESOLVED: that the City Council of the City of Oakland finds that the Management Plan for the DCBD 2018 as Amended July 22, 2018 satisfies all the requirements of the BIMD Ordinance, the laws of the State of California and the California Constitution with regard to the formation of Business Improvement Districts, and does hereby find and determine as follows:

1. A Business Improvement District is hereby established pursuant to the BIMD Ordinance with the boundaries as specified in the DCBD 2018 Plan as Amended July 22, 2018 on file in the office of the City Clerk, a copy of which is attached hereto as *Exhibit A*.

- 2. A copy of the preliminary report of the City Clerk is on file in the office of the City Clerk relating to the formation of the DCBD 2018.
- 3. The Plan for the DCBD 2018, is approved and the assessments for the first year shall be as provided for in the DCBD 2018 Plan as Amended July 22, 2018 (*Exhibit A*) and in the assessment roll contained in *Exhibit i as Amended July 22, 2018* to the DCBD 2018 Plan as Amended July 22, 2018 (*Exhibit A*) and are incorporated herein by this reference.
- 4. The name of the Business Improvement District shall be the Downtown Oakland Community Benefit District 2018.
- 5. The reasons for the assessments and the types of the improvements and activities proposed to be funded and acquired by the levy of assessments on properties within the DCBD 2018 and the time period for which the proposed improvements are to be made are those specified in Sections IV and V of the DCBD 2018 Plan as Amended July 22, 2018 on file in the office of the City Clerk and attached hereto (*Exhibit A*).
- 6. The improvements and activities to be provided in the DCBD 2018 will be funded by the levy of assessments. An assessment will be levied annually to pay for all improvements and activities within the area. The revenue from the levy of assessments within the DCBD 2018 shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the DCBD 2018 Plan as Amended July 22, 2018 (including modifications, if any) by the City Council at the hearing concerning the establishment of the district as specified in this Resolution.
- 7. The boundaries of the DCBD 2018 and of each separate benefit zone within the district are delineated in Section IV of the DCBD 2018 Plan as Amended July 22, 2018, including a map outlining each affected lot, which is on file in the office of the City Clerk and a copy of which is attached hereto (*Exhibit A*).
- 8. The proposed method and basis of levying the assessments to be levied against each property in the DCBD 2018 is based on lot square footage, building square footage, linear frontage, and land use of each parcel located within the DCBD 2018, and the assessments proposed for each property are contained in *Exhibit i as Amended July 22, 2018* to the DCBD 2018 Plan as Amended July 22, 2018.
- 9. The assessments for the entire DCBD 2018 equal \$1,957,800 for the first year of the Downtown Oakland CBD 2018 and the amount chargeable to each parcel are as shown in *Exhibit i as Amended July 22, 2018* to the DCBD 2018 Plan as Amended July 22, 2018, on file in the office of the City Clerk and attached hereto as *Exhibit A*.
- 10. The DCBD 2018 shall be in existence for a period of ten (10) years during which a maximum 5% increase per year in the amount of the assessment on each property shall be allowable with City Council approval, as provided for in the DCBD 2018 Plan as Amended July 22, 2018.

- 11. The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases, as specified in the DCBD 2018 Plan as Amended July 22, 2018, through a special municipal billing.
- The City Council of the City of Oakland adopted a Resolution of Intention to form the Downtown Oakland Community Benefit District 2018 on May 15, 2018, Resolution No. 87205 C.M.S. The title of the Resolution of Intention is:

RESOLUTION (1) OF INTENTION TO FORM THE DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 ("DOWNTOWN OAKLAND CBD 2018"); (2) GRANTING PRELIMINARY APPROVAL OF THE DOWNTOWN OAKLAND CBD 2018 MANAGEMENT PLAN; (3) DIRECTING FILING OF THE PROPOSED DOWNTOWN OAKLAND CBD 2018 ASSESSMENT DISTRICT BOUNDARY DESCRIPTION; (4) DIRECTING DISTRIBUTION OF A BALLOT TO ALL AFFECTED PROPERTY OWNERS WHEREBY THEY CAN VOTE "IN FAVOR OF" OR "AGAINST" THE PROPOSED DOWNTOWN OAKLAND CBD 2018 AND ASSESSMENT TO DETERMINE WHETHER A MAJORITY PROTEST EXISTS; AND (5) SCHEDULING A PUBLIC HEARING FOR JULY 17, 2018.

- 13. After notice was given to all interested parties that the July 17, 2018 Public Hearing was continued to July 24, a Public Hearing was held at 6:30 p.m. on July 24, 2018, at City Hall, One Frank H. Ogawa Plaza, Oakland California in the City Council Chambers, to hear all public comments, protests, count the returned ballots as to the formation of the DCBD 2018, appoint the Advisory Board for the DCBD 2018, and take final action as to the formation of the DCBD 2018. At the hearing the testimony of all interested persons for or against the establishment of the DCBD 2018, the boundaries of the DCBD 2018, or the furnishing of the specified types of improvements or activities was heard. All protests, both written and oral, are overruled and denied and the City Council finds that a majority protest does not exist within the meaning of the Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999).
- 14. The City Council finds, determines and declares that the DCBD 2018 and each parcel therein is benefited by the improvements, maintenance, and activities funded by the assessment to be levied, including all expenses incurred incidentally thereto, upon the lots and parcels of real property in proportion to the estimated benefits to be derived as specified in the DCBD 2018 Plan as Amended July 22, 2018, and the engineer's report as Amended July 22, 2018 included therein.
- 15. The City Clerk shall record a notice and map describing the assessment district pursuant to California Streets and Highways Code Division 4.5 (commencing with Section 3100).
- 16. Properties in the DCBD 2018 shall be subject to any amendments to the Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999).
- 17. The City Administrator is hereby authorized to enter into contract with any nonprofit corporation comprised of the assessees themselves and designated by affected property owners

to conduct or contract for the cleaning, security, marketing and promotions, or other activities and improvements for the DCBD 2018 as provided for in the BIMD Ordinance.

18. The Board of Directors for the above designated non-profit corporation shall serve as the Advisory Board for the DCBD 2018 until further notice by the Oakland City Council as provided for in the BIMD Ordinance. The Advisory Board shall also have at least one member who is a business licensee within the DCBD 2018 who is not also a property owner within the DCBD 2018.

IN COUNCIL, OAKLAND, CALIFORNIA, JUL 2 4, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, MANSON KALLAN, GUILLEN, KALB, KAPLAN, and PRESIDENT REID --- 7

NOES- 💋

ABSENT- | McElhaney ABSTENTION-

ATTEST: LATONDA SIMMONS

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

EXHIBIT A

MANAGEMENT DISTRICT PLAN for the DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 (CBD)

FINAL PLAN

April 23, 2018 as Amended July 22, 2018

CONTENTS

۱.	Management Plan Summary					
II. ¹	Why Renew the Downtown Oakland CBD?					
III.	Process to Develop the CBD Management Plan	7				
IV.	 Improvement & Activity Plan for CBD Renewal A. CBD Boundaries B. Work Program C. Plan Budgets 	9				
V.	Assessments A. Assessment Methodology B. Calculation of Assessments C. Assessment Adjustments	17				

VI. Governance

Exhibits

i. Engineer's Report with list of properties to be benefited

Exhibits are available upon request to the Downtown Oakland Association.

20

Prepared for the Downtown Oakland Association by Progressive Urban Management Associates, Inc. and Kristin Lowell, Inc.

MANAGEMENT DISTRICT PLAN for the DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 (CBD)

FINAL – April 23, 2018 as Amended July 22, 2018

INTRODUCTION

Formed in 2008 by property owners, the Downtown Oakland CBD is a special district that collects a selfgoverned assessment on property to provide safe and clean enhancements through hospitality, maintenance and beautification services, and marketing and economic enhancements to improve the downtown Oakland's livability and business climate.

The CBD was formed with a ten-year term and is set to expire, unless renewed by Downtown property owners and the City of Oakland, at the end of July 2018 with related services ending in December 2018. To prepare for the renewal of the CBD, the Downtown Oakland Association (DOA) retained the services of Progressive Urban Management Associates, Inc. to update the organization's strategic plan. With priorities gained from the DOA Board of Directors and through an extensive strategic planning process that included an evaluation of market conditions, stakeholder focus groups and responses to an online community improvement survey, the proposed new CBD Management Plan will offer support for the following services:

- Increased deployment of "Ambassador" teams to provide enhanced hospitality, cleaning and landscaping throughout the district;
- Increased energy and resources to reduce disruptive street behaviors and work with civic and social service partners to address homelessness;
- New resources to provide an expanded communications function and a special projects fund to help respond to new district challenges and opportunities on a year-to-year basis.
- Continued economic enhancements supporting local businesses to retain and extend tenancy in buildings and attracting new investment.

MANAGEMENT PLAN SUMMARY

Pursuant to the City of Oakland Business Improvement Management District Ordinance 12190, Chapter 4.48 of the Oakland Municipal Code, as amended July 21, 2015 ("Oakland BIMD Ordinance"), the existing Downtown Oakland CBD is being renewed for a ten-year term. Upon receipt of petitions signed by property owners representing greater than 30% of the assessments proposed to be levied for the District, the City of Oakland will initiate a ballot procedure to officially form and renew the CBD.

Governed by the Downtown Oakland Association board of directors, the District's work program will deliver activities and improvements to improve and convey special benefits to properties located within the Downtown Oakland CBD area. The District will continue to provide both clean and safe and marketing and economic enhancements. Each of the activities is designed to meet District goals:

- 1. Producing a consistently clean, welcoming, and attractive Downtown experience,
- 2. Improving safety and the overall quality of life on downtown streets,

Downtown Oakland Community Benefit District 2018 Management District Plan Final – April 23, 2018 – <u>as amended July 22, 2018</u>

- 3. Attracting and retaining new businesses and residents,
- 4. Cultivating a fun and vibrant Downtown "living room",
- 5. Enhancing property values, sales, and occupancies, and
- 6. Helping Downtown businesses compete locally and regionally, thereby retaining and extending tenancy in buildings.

As described in the Management District Plan, it is proposed that the CBD will provide funding for enhanced clean and safe, marketing and communications and special projects, above and beyond those provided by the City of Oakland.

Significant changes proposed for the 2018 CBD that differ from the existing CBD include the following:

- The size of the district is increasing by about 10 blocks, or roughly a 40% expansion of the service area.
- The pre-exiting two-zone service and assessment structure is being consolidated into one.
- Assessments for clean and safe services are being increased to enhance service frequencies and keep up with program costs, including labor.
- New funding is proposed to support enhanced communications services and special projects to improve the district.

Name of the	The proposed special assessment district is a business improvement district that
District	shall be named the "Downtown Oakland Community Benefit District 2018".
Location	 The district boundary encompasses the core of the downtown area focused along the Broadway corridor in Downtown Oakland from 8th and 17th Streets. Areas to be added to the 2018 district include the following: The Webster Street corridor from 12th to 17th Streets; An extension of the downtown core west to Martin Luther King Jr. Way between 9th and 14th Streets; An extension of the Broadway corridor from 8th to 6th Streets. Detailed descriptions and maps of the district are provided beginning on Page 9.
Improvements &	A Welcoming, Attractive and Economically Vital Downtown: The CBD will
Activities	 finance improvements and activities that will improve Downtown Oakland's environment for property owners, residents, workers and visitors, including: Safe and Clean Enhancements: Maintenance Teams that sweep, scrub and pressure wash sidewalks, remove litter and graffiti, increase the frequency of trash removal and maintain landscaping throughout the District. Ambassadors that provide visitor information, safety escorts, merchant outreach, city services liaison, event support, homeless services outreach and referrals, and work with local police and business and property owners to prevent crime and address quality of life issues.
	 Marketing and Economic Enhancements: Marketing and communications to support CBD activities and improvements and promote a positive image for Downtown Oakland.

Downtown Oakland Community Benefit District 2018 Management District Plan Final – April 23, 2018 – <u>as amended July 22, 2018</u>

Method of Financing	urban design plans, bike racks, programming of public spaces, etc. Levy of assessments upon real property that benefit from improvements and activities.
	 Place-making and activation improvements that make Downtown Oakland more visually attractive, which may might include: enhanced landscaping holiday décor, way-finding signage, trash receptacles, streetscape, planters
	 strategic goals of the Downtown. Promote Downtown Oakland's evolution as a regional destination for arts culture and entertainment.
	 Promote and support local business through marketing programs and city liaison role and attract new businesses and investment that further the
	 Leadership and collaboration through research and community education to represent the downtown community with one clear voice.

		Less:		
Budget Assumptions	CBD	General	Assessment	% of
	Budget	Benefit	TOTAL	Total
Clean & Safe			······································	
Enhancements	1,385,000	\$ 4 6,911	\$ 1,338,089	67.7
3		\$46,920	\$1,338,080	<u>69.1</u> %
Marketing & Economi	C			
Enhancements				
Economic Enhanceme	nts 247,400			
Special Project Fund	50,000			
Management & Admin	247,400			•
	217,120			
City/County Fees 2.7%	55,200		600,000	29.3
Sub-Total	600,000		569,720	<u>28.4</u> %
	<u>569,720</u>			
Reserve	59,550		59,550	3.0 2.5%
	50,000		50,000	
TOTAL	2,044,550		1,997,639	100.0%
	2,004,720		1,957,800	

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Cost	Annual assessments are based upon an allocation of program costs and a calculation of land and building square footage and linear frontage. Two-thirds of program costs are allocated to land and building square footage, and one-third of program costs are allocated to linear frontage. Residential condominiums and properties owned by government will receive full benefit from Safe and Clean Services and will be assessed fully for them; however, owner-occupied residential condominiums and government parcels will not receive the same benefit as commercial parcels from Marketing and Economic Enhancements because those uses are not engaged in commercial or customer attraction activities, thus their assessment will not include that portion of the assessment. All commercial and mixed-use parcels with residential condominium uses will be subject to an adjusted assessment rate for the owner-occupied residential square footage of that parcel. The commercial square footage for that type of parcel will be assessed the assessment rate applied to all commercial parcels. Rental residential units (i.e. apartments) are considered income-producing commercial property and will be assessed at commercial rates, receiving full benefit from all PBID services. Estimated annual assessments for Year 1 of the Downtown Oakland CBD follow.									
,		Commercial Government								
		Rates	Rates	Residential Condo						
	Lot Square Foot	\$ 0.1741	\$ 0.1373	n/a						
	Building Sq. Ft.	\$ 0.0871	\$ 0.0686	n/a						
	Linear Sq. Ft.	\$ 17.623	\$ 13.891	n/a						
	Per Livable Sq. Ft.	n/a	n/a	\$0.315						
			· · ·							
	Rate Adjustment: Over the first ten years of the CBD, rates will have increased a total of about 10%, or an average of 1% per year. Meanwhile, all costs of delivering services have increased substantially, including Bay Area wage rates. The rates above project an approximate 15% rate adjustment over fiscal year 2017-2018 Zone 1 assessment rates, and an approximate 25% one-time adjustment over fiscal year 2017-2018 Zone 2 assessment rates. The adjustments are needed to catch up with increasing labor costs associated with the Ambassador program, bring Oakland to be more consistent with service investments in peer cities, and to launch new initiatives related to communications and special projects within the district.									
Сар	Following renewal of more than 5% per yea the Downtown Oaklar a recommendation to	communications and special projects within the district. Following renewal of the District, annual assessments may increase or decrease no more than 5% per year. Annual adjustments in assessment rates will be determined by the Downtown Oakland Association (DOA) CBD Advisory Board which shall then make a recommendation to the City for review and approval by the Oakland City Council.								
City Services	provided within the [District and will cont	inue through the du	ices that are currently ration of the planned additional City funds						

	beyond what already exists. Proportional reductions to baseline services may occur
	resulting from changes in the City's overall financial condition.
Collection	For taxable properties, CBD assessments appear as a separate line item on the annual
	Alameda County property tax bills. Any assessment on a property that does not receive
	a property tax bill from the County may be billed directly by the City. The CBD shall be
	responsible for pursuing delinquent assessments and for costs associated with
	collecting unpaid assessments.
District	The CBD will continue to be managed by the Downtown Oakland Association (DOA)
Governance	board of directors. A majority of the DOA board is composed of property owners and/or
	their representatives within the CBD.
District	Local enabling legislation, (Oakland Municipal Code Chapter 4.48), for CBD district
Formation	formation requires the submission of petitions signed by property owners in the
	proposed district who will pay more than 30% of the total assessments (i.e. petitions
	must represent more than 30% of the \$ 1,997,6391,957,800 to be assessed). Petitions
	are submitted to the Oakland's City Council and the City will mail ballots to all affected
	property owners. The majority of ballots returned, as weighted by assessments to be
	paid, must be in favor of the CBD in order for the City Council to consider approval.
Duration	Collection of the first year's assessments will be included in Alameda County's 2018-
	2019 property tax bills, and in certain cases may be collected through a special
•	municipal billing. Services will begin January 1, 2019 and continue through December
	31, 2028. A five-year review of the district will evaluate market conditions and the need
	for any adjustments to the Management Plan. Any amendments to the Management
	Plan will require a new petition and mail ballot process and any subsequent renewal of
	the district will require a new Management Plan, petition and mail ballot process.

II. WHY RENEW THE DOWNTOWN OAKLAND CBD?

What is a CBD?

The International Downtown Association estimates that more than 1,000 property-based business improvement districts (or "community benefit districts" (CBD)) currently operate throughout the United States and Canada. A CBD provides enhanced improvements and activities, such as public safety, maintenance and image enhancement, in addition to those provided by local government. CBDs provide services that improve the overall viability of business districts, resulting in higher property values, sales and tax revenues. Since the creation of California's Property and Business Improvement District Law in 1994 more than 100 new CBDs have been established in California downtowns and other commercial districts, including Sacramento, Berkeley, San Francisco, Santa Monica and San Jose. In Oakland, there are currently eleven (11) CBDs.

Why Renew the Downtown Oakland CBD?

- Creating a Consistently Clean, Welcoming and Attractive Downtown Remains a Challenge: The impetus for creating the CBD in 2008 was to address an inconsistent experience in Downtown's public realm dirty sidewalks, graffiti and occasionally intimidating street behaviors that detracted from visitors' overall experiences. While the CBD has made progress to stabilize the Downtown environment, challenges remain. Continued permissive attitudes, a lack of financial resources at the City of Oakland, statewide growth in street populations, and increasingly brazen behavior have resulted in a decline in perceptions of comfort and safety in the Downtown. Recent stakeholder surveys find reducing homelessness and disruptive street behaviors as one of downtown's top priorities.
- **Cultivate Fun & Vibrant Downtown "Living Room":** Downtown Oakland is the civic heart of the City. The CBD aims to attract residents and visitors of all ages to come and enjoy Downtown, by creating a vibrant and comfortable community gathering place with arts, culture, entertainment, education, recreation, open space, food, shopping, commerce, services, etc.
- Enhance Property Values, Sales, and Occupancies: CBDs are a critical mechanism in strengthening the economic foundation of downtowns. The Downtown Oakland CBD aims to fund improvements and services that enhance the overall economic vitality of the Downtown business district. Success is measured by higher property values, sales and occupancies.
- Help Downtown Oakland Compete: As a business location and a retail/entertainment destination, Oakland competes with growing business districts throughout the Bay Area and beyond. The CBD provides resources to help Downtown Oakland strengthen its unique position in this increasingly competitive market.
- Maintain Ratepayer Control and Accountability: The Downtown Oakland Association Board of Directors ensures that decisions affecting assessments are made by a board with a majority of affected property owners and at least one business owner who is not a property owner. CBD-financed programs are subject to an annual audit and other private sector performance standards and controls.

Downtown Oakland Community Benefit District 2018 Management District Plan Final – April 23, 2018 – <u>as amended July 22, 2018</u>

III. THE PROCESS TO DEVELOP THE CBD MANAGEMENT PLAN

The CBD Management Plan is the result of a six month process to update the Downtown Oakland Association's (DOA) Strategic Plan. The 2017 Strategic Plan aligns the organization's priorities and structure with the opportunities anticipated over the next five to ten years. The 2017 Strategic Plan process was led by the DOA Board of Directors and staff and included input from a DOA board strategic planning workshop, stakeholder roundtables and a community survey. More than 300 stakeholders participated in the strategic planning process.

<u>**Priorities**</u> from various groups for the future of Downtown were concentrated around the following major themes:

- 1. Make Downtown **safer and more welcoming** with an emphasis on reducing homelessness and disruptive street behaviors;
- 2. Continue supplemental cleaning in Downtown, particularly ongoing graffiti removal.
- 3. Fill vacant storefronts and support local businesses.
- 4. **Invest in placemaking**, defined as both capital improvements and programming, to create better public amenities and more walkable, bikeable streets;
- 5. Increased collaboration with City and other agencies and stakeholders

<u>Strategic Plan Vision, Framework & Construct</u>: To achieve the preceding improvement priorities for Downtown the following construct was developed to guide the next five to ten-year strategic direction for the DOA and Downtown Oakland.

BRILLIANT AT THE BASICS	Initiatives that aim to enhance the clean and safe programs. These actions focus on strengthening the basic principles of clean and safe, with a pronounced effort to address graffiti abatement, and establishing collaborative partnerships to counter issues related to safety and nuisance behavior.
BUSINESS DEVELOPMENT & STOREFRONT ACTIVATION	Initiatives that aim to enhance the organization's role in helping existing and prospective retail and other businesses thrive, particularly with the end goal of activating vacant ground floor commercial space. Events should be developed that are specifically oriented to support retail. DOA should develop the capacity to match prospective merchants with city and nonprofit resources, business planning services, and brokers. Eventually, the organization can play a more prominent role in business recruitment by spearheading new innovative programs or reviving pop-up retail concepts.
COMMUNICATIONS & COLLABORATION	Initiatives that involve a collaborative approach and effective relationships with city departments and other partners. An activated residential population has the potential to work on behalf of the CBD for affordability and cultural preservation, and to better meet the needs of residents and visitors.

Implications for CBD Renewal: The Strategic Plan outlines additional resources and organizational restructuring that may be needed to implement the plan framework, including:

- **Dedication of more resources to clean & safe services**, particularly on the Broadway corridor. Enhancements should be considered to ensure that constant vigilance is maintained to abate graffiti and reduce disruptive behaviors from street populations.
- **Creation of a new staff Communications position** to promote the organization's brand through marketing materials, website and social media, and business support services, and to allow executive leadership to focus more time on big-picture initiatives.
- Consideration of a Special Projects Fund to capitalize innovative projects such as pop-up retail.
- **Diversification of revenue sources beyond assessments,** through the legal structure that enables the CBDs to fundraise.

IV. IMPROVEMENT & ACTIVITY PLAN FOR CBD RENEWAL

A. CBD Boundaries

The district boundary encompasses the core of the downtown area focused along the Broadway corridor in Downtown Oakland from 8th and 17th Streets. Areas to be added to the district include the following:

- The Webster Street corridor from 12th to 17th Streets;
- An extension of the downtown core west to Martin Luther King Jr. Way between 9th and 14th Streets;
- An extension of the Broadway corridor from 8th to 6th Streets.

A detailed description follows and detailed maps of the Downtown Oakland CBD are provided on the following pages.

Detailed District Description

The northern and southern boundaries of the PBID roughly extend from 18th Street on the west side of San Pablo Avenue in the northwest, to one parcel south of the corner of 17th Street and Alice Street to the northeast, to the southwest corner of 7th and Washington Street to the southwest corner of 6th Street and Broadway in the southeast.

The western and eastern boundaries extend roughly from the southwest corner of 6th Street and Washington Street to the northeast corner of 18th and San Pablo to the west, and from the southeast corner of 6th and Broadway to one parcel south of the northwest corner of 17th Street and Webster Street.

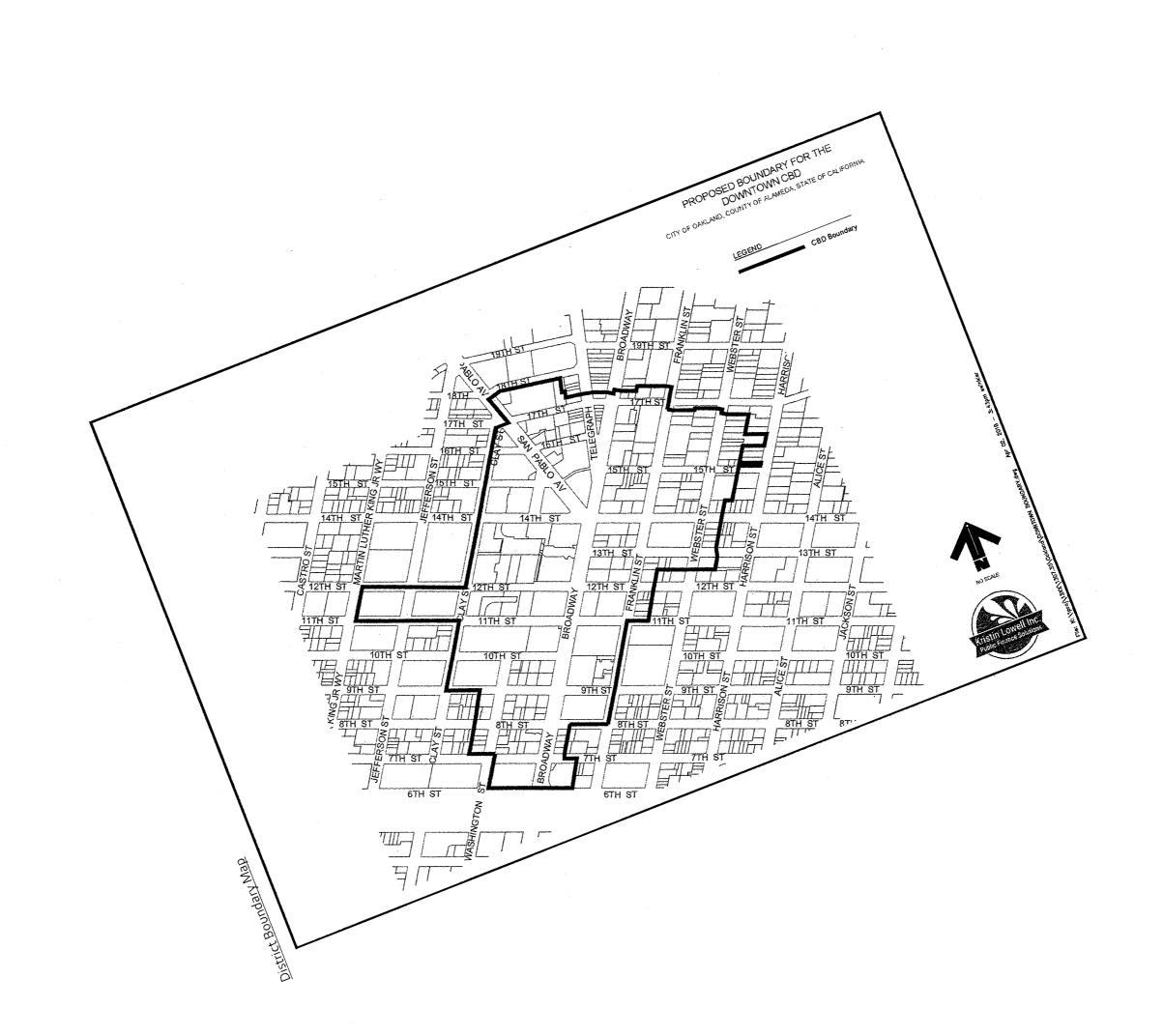
The parcels selected to be included in the PBID form a unique retail, entertainment, commercial and residential core that is a major portion of the greater City center area of downtown Oakland. Keeping the District clean, safe and attractive will increase pedestrian traffic and consumer activity and help create a strong symbiotic relationship between the PBID and the customers it serves.

PBID Boundary

The boundaries of the Downtown Oakland Association in 2019 are described as follows:

- Northern Boundary: Starting at northwest corner of San Pablo Avenue and 18th Street, parcel number 8-641-11-1, and running up 18th Street to one parcel west of the corner of 18th Street and Telegraph Avenue, parcel number 8-641-6-1, to one parcel north of the corner of 17th Street and Telegraph Avenue, parcel number 8-641-5, to the southeast corner of 17th and Broadway, parcel number 8-640-11, to the southeast corner of 17th Street and Franklin Street, parcel number 8-623-7, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-642-31, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-642-41.
- Southern Boundary: Starting at the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 6th Street and Broadway in the southeast, parcel number 1-234-9.

- Eastern Boundary: Starting at the southeast corner of 6th and Broadway, parcel number 1-234-9, to one parcel south of the northeast corner of 8th Street and Broadway, parcel number 1-195-23, to the southeast corner of 8th Street and Franklin Street, parcel number 1-196-49-4, to the southwest corner of Franklin Street and 11th Street, parcel number 2-57-18, to the southwest corner of 12th Street and Franklin Street, parcel number 2-57-8, to the northwest corner of 13th Street and Webster Street, parcel number 2-63-1, to two parcels to the southeast of 14th Street and Webster, parcel number 8-625-50, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.
- Western Boundary: Starting at the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the southeast corner of 9th Street and Clay Street, parcel number 2-37-46, to the southeast corner of 11th Street and Clay Street, parcel number 2-33-15-1, continuing west on 11th Street to the southwest corner of 11th Street and Martin Luther King, Jr. Way, Parcel number 2-27-7, continuing north on Martin Luther King Jr. Way to the northwest corner of Martin Luther King, Jr. Way and 12th Street. Moving east along 12th Street to the southwest corner of 12th Street and Clay Street, parcel number 2-97-31. Heading north along Clay Street to the corner of 17th Street and Clay Street, parcel number 3-65-2, to the northeast corner of 18th and San Pablo to the west, parcel number 8-641-11-1.



B. Work Program

The work program aims to deliver on the core purpose of the CBD is to create and sustain a vibrant and prosperous Downtown by:

- 1. Producing a consistently clean, welcoming, and attractive Downtown experience,
- 2. Attracting and retaining new businesses,
- 3. Cultivating a fun and vibrant Downtown "living room",
- 4. Enhancing property values, sales, and occupancies, and
- 5. Helping Downtown businesses compete locally and regionally, thereby retaining and extending tenancies in buildings.

Services are bundled into two primary activity centers: "Safe and Clean" and "Marketing and Economic" enhancements. The Safe and Clean services include efforts to make Downtown clean and welcoming. Marketing and economic enhancements include a variety of initiatives aimed to improve the Downtown business climate, including support for local businesses, attracting new investment, strengthening Downtown's arts and culture niche, and marketing and communications to promote all CBD services and improve Downtown's overall image.

SAFE & CLEAN ENHANCEMENTS

Cleaning & Hospitality Ambassadors:

To respond to stakeholder priorities and guiding principles to make Downtown both more welcoming, clean and beautiful, the CBD funded Ambassador program will be strengthened moving forward.

In Downtown Oakland, the Ambassador program has been a critical element to stabilize streets. Key accomplishments delivered in the Downtown Oakland CBD over the past year include:

- 11 ambassadors provide an average deployment of 450 hours per week
- Each ambassador walks more than seven miles each day
- More than 57,150 pounds of trash were collected in 2017
- 6,300 pieces of graffiti were abated

Despite the progress to-date from the Ambassador program, challenges remain. California's prolonged drought conditions are requiring new approaches and equipment to replace less expensive practices that relied on the unrestricted use of water. Plus, permissive civic attitudes that tolerate street populations and disruptive behaviors coupled with a statewide increase in homelessness have led to more intimidation and less comfort on streets. On behalf of Downtown business and property owners, the CBD and DOA continue to search for compassionate solutions and partnerships that will restore more orderly conduct, and create a welcoming environment for everyone.

The Management Plan provides for an increase in funding for Cleaning and Hospitality Ambassadors to allow for increases in program labor costs. Estimated deployment of Ambassadors is anticipated as follows:

Maintenance Services Frequency

12

Average Weekly Coverage	7 days/week
Litter removal/pan & broom	Daily as needed
Detail cleaning of public amenities	Daily as needed
Graffiti removal	Daily as needed
Weed removal	Daily as needed
Pressure washing/spot cleaning/strategic hot spots	Daily as needed
Safety Services	Frequency
Coverage in All Areas	7 days/week
	8 to 16 hours
Primary method of coverage	Foot and bike patrols
Business contacts	Daily
Visitor contacts	Daily
Outreach with street populations	Daily
Reporting	Daily

Clean and safe enhancements account for 67.7% of the annual CBD budget.

MARKETING & ECONOMIC ENHANCEMENTS

A comprehensive economic vitality program has been included as a key component of the Downtown CBD. The prior management plan was designed during a period of economic recession; hence activities were highly focused on clean and safe services to stabilize the downtown environment. Given a more favorable economic climate, and acknowledging demographic and lifestyle trends that are supportive of continued investment in downtowns, the areas of for economic enhancements have expanded as outlined in the Strategic Plan to include:

- Business Support and Innovation: Downtown is first and foremost a center for commerce providing both primary jobs and retail. For retail, downtown will aim to strengthen its existing offerings and position for local unique dining and shopping. The CBD will fund efforts aimed at attracting new tenants and investment and promote continued mixed use development that includes retail, office, housing and cultural uses.
- Arts, Culture, Entertainment: Advance Downtown Oakland's evolution as a regional destination for arts, culture and entertainment. Downtown has a rich and varied collection of arts and cultural venues. Arts, culture and entertainment creates a differential advantage for Downtown and adds to the quality of life for Oakland residents. The CBD will provide leadership and programs to enhance Downtown's image as a unique arts and cultural destination.
- Marketing and Communications: Marketing and communications efforts will be strengthened to support all components of the CBD Management Plan. Marketing related to clean and safe services will create awareness of cleaning, hospitality, beautification and placemaking changes being made to improve the Downtown, and promote the vision designed by the Downtown community and inspire stakeholder engagement. Marketing related to the economic development portion of the work program will: advance the image and branding of the Downtown; highlight the unique startup innovation and arts, culture and entertainment character of the Downtown; attract new and returning visitors to Downtown to live, work, eat, drink, play, engage, and be inspired; support new

Downtown Oakland Community Benefit District 2018 Management District Plan Final – April 23, 2018 – <u>as amended July 22, 2018</u>

investment opportunities for retail, office and housing; and promote easy and affordable access via transit and parking to the Downtown.

• **Collaboration:** The CBD will support research and community education efforts that help to evaluate the impacts of policies and issues on the Downtown business and investment climate. The CBD will support efforts to advance policies that improve Downtown's overall quality of life and economic and cultural vitality.

Special Projects

The CBD will include funds to invest in highly visible improvements that will add to the attractiveness of public spaces throughout downtown. Beautification and placemaking improvements may include:

- Landscaping, planters, hanging flower baskets and other green elements.
- Seasonal holiday decorations and banners.
- Cosmetic capital improvements, including street furniture, information kiosks, pedestrian lighting and other amenities.
- Wayfinding and directional signage to help visitors navigate through downtown.
- Temporary and permanent public art installations.
- Installation of bicycle racks and other amenities to encourage bicycle use.
- Promote the installation and use of bike-share, car-share and other innovative mobility options.
- Programming and events within public spaces.
- Planning and design processes to improve public spaces throughout the Downtown.
- Other improvements as determined year-to-year by the DOA board of directors.

Management, Administration and Reserve

Like any business, the CBD requires a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, this plan anticipates that the day-to-day services financed by the CBD will continue to be managed by the Downtown Oakland Association. CBD funds can be further leveraged by sponsorships from special events, contracts, grants, parking meter revenues and earned income. Administrative costs include:

- Accounting and annual financial review and/or audit
- Insurance
- Program support costs including supplies, equipment and rent
- Assessment collection cost from the City and County
- Other administration costs associated with the overhead and administrative support of programs.

A reserve is also budgeted to provide a contingency for unforeseen program needs and to provide a cushion for assessment delinquencies. Reserve funds can also be utilized to pay for costs associated with CBD renewal.

32.3% of the CBD budget is allocated to support economic and marketing initiatives, including program management, administration and reserve.

Downtown Oakland Community Benefit District 2018 Management District Plan Final – April 23, 2018 – <u>as amended July 22, 2018</u>

C. Plan Budgets

The total improvement and activity plan budget for the first year of the district is projected at \$2,044,550 2,004,720 with the following components:

Budget Assumptions	CBD Budget	Less: General Benefit	Assessment TOTAL	% of Total
Clean & Safe				
Enhancements	1,385,000	\$ 46,911	\$ 1,338,089	67.7
		46,920	1,338,080	<u>69.1</u> %
Marketing & Economic				
Enhancements				
Economic Enhancements	247,400			
Special Project Fund	50,000			
Management & Admin	247,400			
	217,120			
City/County Fees 2.7%	55,200		600,000	29.3
Sub-Total	600,000		569,720	28.4%
	569,720			
Reserve	59,550		59,550	3.0 2.5%
	<u>50,000</u>		50,000	
TOTAL	2,044,550		1,997,639	100.0%
	<u>2,004,720</u>		1,957,800	

Non-assessment funding, such as special event sponsorships or other earned income, will need to be raised to cover the cost associated with general benefits from services.

Ten Year Operating Budget

A projected 10-year operating budget for the Downtown Oakland CBD is provided on the following page. Projections for the budget are based upon the following assumptions:

Total program revenue increases no more than 5% per year, the maximum allowed under the proposed annual budget adjustment to respond to program costs. Actual budgets may not increase 5% as recommended by the CBD Advisory Board (see Section VI below) and approved by the Oakland City Council.

• Revenues for specific activities within the general activity categories (i.e. Clean and Safe and Marketing and Economic enhancements) may be reallocated among specific activities from year to year based upon district needs and budgets developed by the DOA board of directors. Up to 10% of revenues may be moved between the Clean and Safe and Marketing and Economic Enhancement categories.

Downtown Oakland CBD:

Ten Year Operating Budget & Maximum Assessments

(Prepared by Progressive Urban Management Associates, May 1, 2018 as Aended July 22, 2018)

Assumption:

Assessment rates increase by a maximum of 5% each

year.

Actual adjustments may be lower as determined by the Downtown Oakland Association board of directors.

ESTIMATED TEN YEAR OPERATING BUDGET

Activity	<u>Year 1</u>	<u>Year 2</u>	Year 3	Year 4	Year 5	<u>Year 6</u>	<u>Year 7</u>	Year 8	<u>Year g</u>	Year 10
Clean & Safe	1,385,000	1,454,250	1,526,963	1,603,311	1,683,476	1,767,650	1,856,032	1,948,834	2,046,276	2,148,590
Marketing & Economic Enhancements	600,000	630,000	661,500	694,575	729,304	765,769	804,057	844,260	886,473	930,797
	569,720	598,206	628,116	659,522	692,498	727,123	763,479	801,653	841,736	883,823
Reserve	59,550	62,528	65,654	68,937	72,383	76,003	79,803	83,793	87,982	92,382
	50,000	52,500	55,125	57,881	60,775	63,814	67,005	70,355	73,873	77,566
TOTAL	2,614,270	2,744,984	2,882,233	3,026,344	3,177,662	3,336,545	3,503,372	3,678,540	3,862,467	4 ,055,591
	2,004,720	2,104,956	2,210,204	2,320,714	2,436,750	2,558,587	2,686,517	2,820,842	2,961,884	3,109,979

MAXIMUM ANNUAL ASSESSMENT RATES

	Year 1	Year 2	Year 3	Year 4	<u>Year 5</u>	Year 6	<u>Year 7</u>	<u>Year 8</u>	<u>Year g</u>	Year 10
Lot Square Footage	0.1741	0.1828	0.1919	0.2015	0.2116	0.2222	0.2333	0.2450	0.2572	0.2701
Building Square Footage	0.0871	0.0915	0.0960	0.1008	0.1059	0.1112	0.1167	0.1226	0.1287	0.1351
Linear Front Footage	17.623	18.504	19.429	20.401	21.421	22.492	23.617	24.797	26.037	27.339
Owner Occupied Residential (per livable										
sq.ft.)	0.3150	0.3308	0.3473	0.3647	0.3829	0.4020	0.4221	0.4432	0.4654	0.4887

MAXIMUM ANNUAL ASSESSMENT RATES: GOVERNMENT

	Year 1	Year 2	<u>Year 3</u>	<u>Year 4</u>	Year 5	<u>Year 6</u>	Year 7	Year 8	Year 9	Year 10
Lot Square Footage	0.1373	0.1442	0.1514	0.1589	0.1669	0.1752	0.1840	0.1932	0.2029	0.2130
Building Square Footage	0.0686	0.0720	0.0756	0.0794	0.0834	0.0876	0.0919	0.0965	0.1014	0.1064
Linear Front Footage	13.891	14.586	15.315	16.081	16.885	17.729	18.615	19.546	20.523	21.550

16

V. ASSESSMENTS

A. Assessment Methodology

To develop the CBD assessment methodology, the consulting team includes Kristin Lowell Inc., a registered professional engineer certified by the State of California. *Additional information and justification for the assessment methods and adjustments are provided in the Engineer's Report, prepared by Kristin Lowell Inc. and provided as an Exhibit to the Management Plan.*

Service benefits are distributed to lot and building square footage and linear front footage through a "cost allocation" approach — the costs of specific services are allocated to the assessment variables that benefit most from services. As designed in the initial CBD plan from 2008, Lot and building square footage and linear frontage are the key variables for the assessment methodology:

- Lot Square Footage and Linear Front Footage: Lot square footage and linear front footage are utilized to assess the benefit of services to the ground level of properties.
- **Building Square Footage:** Building square footage is utilized to assess the benefit from services to buildings, including tenants, residents and employees thereby retaining and extending tenancies in buildings.

Service benefits are greater to ground floor uses since services will make sidewalks and the public realm cleaner, safer and more attractive. Acknowledging these greater benefits, the sum of lot, linear frontage plus building will effectively place more emphasis on the ground level of buildings.

Property Use Considerations: The methodology provides the following treatments for property used exclusively for residential condominiums and parking structures:

• Treatment of Owner-Occupied Residential Condominiums and Government Property: Owneroccupied residential condominiums and properties owned by government will receive full benefit from Environment Services (i.e. clean and safe) and will be assessed fully for them; however, owner-occupied residential condominiums and government parcels will not receive the same benefit as commercial parcels from Economic Enhancement Services (i.e. marketing, special events and economic development) because those uses are not engaged in commercial or customer attraction activities, thus their assessment will not include that portion of the assessment. All commercial and mixed-use parcels with owner-occupied residential condominium uses will be subject to an adjusted assessment rate for the residential square footage of that parcel. The commercial square footage for that type of parcel will be assessed at the assessment rate applied to all commercial parcels. Rental residential units (i.e. apartments) are considered income-producing commercial property and will be assessed at commercial rates, receiving full benefit from all PBID services.

The resulting adjustment for owner-occupied residential condominiums and government property is 78.83% of the full assessment rate, and includes the following assessment components:

	Share of Full Commercial Assessment
Full Share of Clean & Safe Service Benefit	67.74%
Proportional Share of Organization Budget	9.11%
Proportional Share of Reserve	1.97%
Total Adjusted Share of Commercial Rate	78.83%

- Treatment of Parking Structures: Parking structures receive different levels of benefit from CBD improvements and services based upon their use and ownership. Parking structures will be subject to one of the following methodologies:
- a. Parking structure square footage that is integrated within and/or dedicated to a building, has the same ownership as the building, and the building has uses in addition to parking where parking is just an ancillary use, does not receive benefit from the CBD services and therefore square footage of the parking structure will not be assessed.
- b. Stand-alone parking structures that are not ancillary to a building will receive the full benefit from CBD improvements and activities and will be assessed at standard assessment rates.

B. Calculation of Assessments

The preceding methodology is applied to a database that has been constructed by the Downtown Oakland Association. Property data is first obtained from the Alameda County Assessor's Office.. A list of properties included in the CBD is provided within the *Appendix*.

The assessment methodology is based on the following construct:

- Two-thirds (2/3) of the assessment is applied to lot and building square footage, and one-third of the assessment is applied to linear frontage.
- Lot square footage is assessed at twice (2x) the rate of building square footage.

Total Estimated Assessments: Based upon the methodology, property data and the proposed CBD budget, approximate lot and building assessments are calculated. Assessments will not exceed the following amounts during the first year of the renewed CBD:

	Commercial Rates (including Rental Residential)	Government Rates	Owner-Occupied Residential Condominiums
Lot Square Foot	\$ 0.1741	\$ 0.1373	n/a
Building Square Foot	\$ 0.0871	\$ 0.0686	n/a
Linear Front Footage	\$ 17.623	\$ 13.891	n/a
Per Livable Sq. Ft.	n/a	n/a	\$0.315

To calculate an annual assessment, the preceding rates are applied to property data. The following examples offer a calculation for a commercial property and a residential condominium.

Commercial Property	Dimension	Rate	Sub-Total
Lot Square Footage	5,000	0.1741	\$ 870.50
Building Square Footage	10,000	0.0871	\$ 871.00
Linear Frontage	100	17.62	\$ 1,762.00
TOTAL ANNUAL ASSESSMENT			\$ 3,503.50

Owner- Occupied Residential Condominium	Dimension	Rate	Total
Livable Square Footage	2,000	0.315	\$ 630.00

C. Assessment Adjustments

Annual Adjustment: Assessment rates may be adjusted for annual changes in programs costs, not to exceed 5%. Actual annual adjustments may range from a decrease of 5% to an increase of 5%. Assessment rates will not exceed the levels shown in the Ten Year Operating Budget and Maximum Assessment exhibit.

Budget Process: A balanced budget approach is utilized to develop each annual budget within the constraints of the assessment rates. Any annual budget surplus or deficit is tracked by program. Prior year surpluses may be used as deemed necessary by the DOA board of directors based on the allocations described in the Management District Plan and subsequent annual reports submitted by the CBD Advisory Board to the City of Oakland and approved by the Oakland City Council. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways (S&H) Code section 36671. However, pursuant to S&H Code section 36660, any excess funds can only be used to benefit the properties which paid them. Because the boundaries for the proposed Downtown Oakland CBD 2018 ("CBD 2018") are expanded compared to the boundaries of the Downtown Oakland CBD 2008 ("CBD 2008"), surplus funds paid by assesses under the CBD 2008 may not be spent on the expanded areas of the CBD 2018.

General Benefit Adjustment: The Downtown Oakland CBD's Engineer's Report has found that the CBD may provide general benefit (i.e. benefits to the general public or surrounding properties) that is intangible and unquantifiable. To account for any general benefit an adjustment has been established. Accordingly, \$46.91146,920 (or 2.292.34%) must be funded by non-assessment revenue in the first year of the CBD, and a proportional amount in subsequent years. A detailed analysis is provided in Engineer's Report, attached as Exhibit A.

Time and Manner for Collecting Assessments: For taxable properties, CBD assessments appear as a separate line item on the annual Alameda County property tax bills. Any assessment on a property that does not receive a property tax bill from the County may be billed directly by the City. The CBD shall be responsible for pursuing delinquent assessments and for costs associated with collecting unpaid assessments.

Disestablishment: State law and the Oakland Municipal Code provide for the disestablishment of a CBD pursuant to an annual review process. Each year that the CBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the district was first established by City Council. Within that 30-day period, if a written petition is submitted by the owners of real property who pay more than 50 percent (50%) of the assessments levied, the CBD may be disestablished. The City Council will hold a public hearing on disestablishing the CBD prior to actually doing so.

Issuance of Bonds: No bonds or other bonded debt is to be issued to finance activities and improvements envisioned in the Management District Plan. If the DOA decides to issue bonds or other bonded debt in the future, whether or not increases to the term and/or assessment rates as set forth in this Plan are proposed, revisions to the Management Plan will require new petition and mail ballot procedures.

VI. GOVERNANCE

Advisory Board

Prior to adopting a resolution establishing the Downtown Oakland CBD, the City Council shall appoint a CBD Advisory Board ("Advisory Board"), as outlined in Section 4.48.190 of the Oakland BIMD Ordinance. The Advisory Board shall make a recommendation to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments. At least one member of the Advisory Board shall be a business licensee within the CBD who is not also a property owner within the CBD.

The Advisory Board determines budgets, assessment adjustments and monitors service delivery. The Advisory Board shall also prepare an annual report for each fiscal year, except the first year, for which assessments are to be levied (Oakland Municipal Code 4.48.200). Each annual report must be filed with the City Clerk. The City Council may approve the annual report as filed, or may modify any particulars contained in the report, and then approve it as modified (Oakland Municipal Code 4.48.200).

Management Corporation

The Downtown Oakland Association (DOA), a 501(c)3 California nonprofit corporation, will continue to be the management corporation and governing board for the renewed CBD. The role of the management corporation is consistent with similar CBDs and downtown management organizations throughout California and the nation. As part of the Management Plan, the DOA, working as the management corporation board, oversees the delivery of day-to-day CBD services in order to:

- Reduce overall administrative costs of the CBD;
- Leverage CBD funds with other resources, programs and capabilities provided by the Downtown Oakland Association;
- Eliminate the potential for duplication of enhanced services and activities;
- Ensure that Downtown is represented by a unified voice.

Pursuant to section 4.48.190(B) of the Oakland Municipal Code and the State of California CBD legislation, the DOA, when conducting CBD business, is subject to disclosure and notification guidelines set by the Ralph M. Brown Act and California Public Records Act.

The DOA has configured its Board of Directors to represent all geographic areas and land uses within the CBD. The goal and spirit of the board's composition is to have a majority of Downtown property owners, but also include representatives from downtown businesses, residents and other entities that pay CBD assessments.

Board members are selected through a nominating process that invites all stakeholders to participate. A nominating committee develops an annual slate of board nominations, and nominations are voted on at an annual meeting of CBD ratepayers.

Exhibit i

Downtown Oakland Community Benefit District 2018

Engineer's Report



Oakland, California April 23, 2018 as Amended July, 22, 2018

> Prepared by: Kristin Lowell Inc.

Article XIIID of the California State Constitution and the State of California Property and Business Improvement District Law of 1994 and augmented by the City of Oakland Business Improvement Management District Ordinance 12190, Chapter 4.48 of the Oakland Municipal Code, as amended July 21, 2015 to authorize a Community Benefit District

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ENGINEER'S STA	TEMENT	1
ENGINEER'S REI	PORT:	
SECTION A:	Legislative and Judicial Review	2
SECTION B:	Improvements and Activities	4
SECTION C:	Benefitting Parcels	7
SECTION D:	Proportional Benefits1	0
SECTION E:	Special and General Benefits1	3
SECTION F:	Cost Estimate1	8
SECTION G:	Apportionment Method1	9
SECTION H:	Assessment Roll2	2

ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIIID of the California State Constitution and the State of California Property and Business Improvement District Law of 1994 and augmented by the City of Oakland Business Improvement Management District Ordinance 12190, Chapter 4.48 of the Oakland Municipal Code, as amended July 21, 2015.

This Busines Improvement District will be referred to as the Downtown Oakland Community Benefit District 2018 ("CBD") will provide activities either currently not provided or are above and beyond what the City of Oakland provides. These activities will specially benefit each individual assessable parcel in the CBD. Every individual assessed parcel within the CBD receives special benefit from the activities identified under <u>Section B</u> of this Report. Only those individual assessed parcels within the CBD receive the special benefit of these proposed activities; parcels contiguous to and outside the CBD and the public at large may receive a general benefit, as outlined in <u>Section E</u>. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed CBD is ten (10) years, commencing January 1, 2019. An estimated budget for the CBD improvements and activities is set forth in <u>Section B</u>. Assessments will be subject to an annual increase or decrease of up to 5% per year as recommended by the CBD Advisory Board (Oakland Municipal Code 4.48.200) and approved by the Oakland City Council. Assessment increases/decreases must stay between 0% and 5% in any given year. Funding for the CBD improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the CBD. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the CBD will receive a special benefit over and above the benefits conferred to those parcels outside of the CBD boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.



Respectfully submitted,

Terrance Elowell

Terrance E. Lowell, P.E.

SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the CBD. The purpose of the CBD is to encourage commerce, investment, and business activities. In order to meet these goals CBDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, CBDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the CBD are over and above those already provided by the City within the CBD's boundaries. Each of the CBD activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that benefit the parcels, and improve the economic vitality of parcels.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years...^{*n*}

"Activities" means, but is not limited to, all of the following:

(a) Promotion of public events which benefit businesses or real property in the district.

(b) Furnishing of music in any public place within the district.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Activities which benefit businesses and real property located in the district.⁴

Article XIIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIIID of the State Constitution. Among other requirements, Article XIIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.³

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."⁴

Judicial Guidance

Since the enactment of Article XIIID, the courts have rendered opinions regarding various aspects of Article XIIID. The notable portions of cases that apply to assessment districts in general and this Downtown Oakland CBD in particular are noted below.

"The engineer's report describes the services to be provided by the CBD [i.e. the CBD]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the CBD. And they are particular and distinct benefits to be provided only to the properties within the CBD, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share."⁵

"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."⁶

"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."⁷

"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."⁸

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

³ Section 4, Article XIIID of the State Constitution.

⁴ Section 2 (i), Article XIIID of the State Constitution.

⁵ Dahms v. Downtown Pomona Property and Business Improvement District (2009) 174 Cal.App. 4th 708, 722.

⁶ Beutz v. County of Riverside (2010) 184 Cal. App. 4th 1516, 1532.

⁷ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 438.

⁸ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 439.

SECTION B: IMPROVEMENTS AND ACTIVITIES

The Downtown Oakland property owners and business owners collectively determined the priority for improvements and activities that the CBD will deliver are Cleaning and Hospitality activities, as well as Marketing and Economic Development activities. Specifically, the Downtown Oakland CBD shall provide the following activities.

Cleaning and Hospitality Ambassadors

To respond to stakeholder priorities and guiding principles to make Downtown both more welcoming, clean and beautiful, the CBD funded Ambassador program will be strengthened moving forward.

In Downtown Oakland, the Ambassador program has been a critical element to stabilize streets. Key accomplishments delivered in the Downtown Oakland CBD over the past year include:

- 11 ambassadors provide an average deployment of 450 hours per week
- Each ambassador walks more than seven miles each day
- More than 57,150 pounds of trash were collected in 2017
- 6,300 pieces of graffiti were abated

Despite the progress to-date from the Ambassador program, challenges remain. California's prolonged drought conditions are requiring new approaches and equipment to replace less expensive practices that relied on the unrestricted use of water. Plus, permissive civic attitudes that tolerate street populations and disruptive behaviors coupled with a statewide increase in homelessness have led to more intimidation and less comfort on streets. On behalf of Downtown business and property owners, the CBD and DOA continue to search for compassionate solutions and partnerships that will restore more orderly conduct, and create a welcoming environment for everyone.

The Management Plan provides for an increase in funding for Cleaning and Hospitality Ambassadors to allow for increases in program labor costs. Estimated deployment of Ambassadors is anticipated as follows:

Maintenance Services	Frequency
Average Weekly Coverage	7 days/week
Litter removal/pan & broom	Daily
Detail cleaning of public amenities	Daily
Graffiti removal	Daily as needed
Weed removal	Daily
Pressure washing/spot cleaning/strategic hot	Daily
spots	
Safety Services	Frequency
「「「「「「「「「」」」」」「「「」」」」「「「」」」」」「「」」」」」「「」」」」	
Coverage in All Areas	7 days/week
	7 days/week
Coverage in All Areas	7 days/week 8 to 16 hours
Coverage in All Areas Primary method of coverage	7 days/week 8 to 16 hours Foot and bike patrols
Coverage in All Areas Primary method of coverage Business contacts	7 days/week 8 to 16 hours Foot and bike patrols Daily

Marketing and Economic Enhancements

A comprehensive economic vitality program has been included as a key component of the Downtown CBD. The prior management plan was designed during a period of economic recession; hence activities were highly focused on clean and safe services to stabilize the downtown environment. Given a more favorable economic climate, and acknowledging demographic and lifestyle trends that are supportive of continued investment in downtowns, the areas of for economic enhancements have expanded as outlined in the Strategic Plan to include:

- **Business Support and Innovation:** Downtown is first and foremost a center for commerce providing both primary jobs and retail. For retail, downtown will aim to strengthen its existing offerings and position for local unique dining and shopping. The CBD will fund efforts aimed at attracting new tenants and investment and promote continued mixed use development that includes retail, office, housing and cultural uses.
- Arts, Culture, Entertainment: Advance Downtown Oakland's evolution as a regional destination for arts, culture and entertainment. Downtown has a rich and varied collection of arts and cultural venues. Arts, culture and entertainment creates a differential advantage for Downtown and adds to the quality of life for Oakland residents. The CBD will provide leadership and programs to enhance Downtown's image as a unique arts and cultural destination.
- Marketing and Communications: Marketing and communications efforts will be strengthened to support all components of the CBD Management Plan. Marketing related to clean and safe services will create awareness of cleaning, hospitality, beautification and placemaking changes being made to improve the Downtown, and promote the vision designed by the Downtown community and inspire stakeholder engagement. Marketing related to the economic development portion of the work program will: advance the image and branding of the Downtown; highlight the unique startup innovation and arts, culture and

entertainment character of the Downtown; attract new and returning visitors to Downtown to live, work, eat, drink, play, engage, and be inspired; support new investment opportunities for retail, office and housing; and promote easy and affordable access via transit and parking to the Downtown.

• **Collaboration:** The CBD will support research and community education efforts that help to evaluate the impacts of policies and issues on the Downtown business and investment climate. The CBD will support efforts to advance policies that improve Downtown's overall quality of life and economic and cultural vitality.

Special Projects

The CBD will include funds to invest in highly visible improvements that will add to the attractiveness of public spaces throughout downtown. Beautification and placemaking improvements may include:

- Landscaping, planters, hanging flower baskets and other green elements.
- Seasonal holiday decorations and banners.
- Cosmetic capital improvements, including street furniture, information kiosks, pedestrian lighting and other amenities.
- Wayfinding and directional signage to help visitors navigate through downtown.
- Temporary and permanent public art installations.
- Installation of bicycle racks and other amenities to encourage bicycle use.
- Promote the installation and use of bike-share, car-share and other innovative mobility options.
- Programming and events within public spaces.
- Planning and design processes to improve public spaces throughout the Downtown.
- Other improvements as determined year-to-year by the DOA board of directors.

Management, Administration and Reserve

Like any business, the CBD requires a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, this plan anticipates that the day-to-day services financed by the CBD will continue to be managed by the Downtown Oakland Association. CBD funds can be further leveraged by sponsorships from special events, contracts, grants, parking meter revenues and earned income.

Administrative costs include:

- Accounting and annual financial review and/or audit
- Insurance
- Program support costs including supplies, equipment and rent
- Assessment collection cost from the City and County
- Other administration costs associated with the overhead and administrative support of programs.

A reserve is also budgeted to provide a contingency for unforeseen program needs and to provide a cushion for assessment delinquencies. Reserve funds can also be utilized to pay for costs associated with CBD renewal.

SECTION C: BENEFITTING PARCELS

The northern and southern boundaries of the PBID roughly extend from 18th Street on the west side of San Pablo Avenue in the northwest, to one parcel south of the corner of 17th Street and Alice Street to the northeast, to the southwest corner of 7th and Washington Street to the southwest corner of 6th Street and Broadway in the southeast.

The western and eastern boundaries extend roughly from the southwest corner of 6th Street and Washington Street to the northeast corner of 18th and San Pablo to the west, and from the southeast corner of 6th and Broadway to one parcel south of the northwest corner of 17th Street and Webster Street.

The parcels selected to be included in the PBID form a unique retail, entertainment, commercial and residential core that is a major portion of the greater City center area of downtown Oakland. Keeping the District clean, safe and attractive will increase pedestrian traffic and consumer activity and help create a strong symbiotic relationship between the PBID and the customers it serves.

CBD Boundary

The boundaries of the Downtown Oakland Association in 2019 are described as follows:

Northern Boundary: Starting at northwest corner of San Pablo Avenue and 18th Street, parcel number 8-641-11-1, and running up 18th Street to one parcel west of the corner of 18th Street and Telegraph Avenue, parcel number 8-641-6-1, to one parcel north of the corner of 17th Street and Telegraph Avenue, parcel number 8-641-5, to the southeast corner of 17th and Broadway, parcel number 8-640-11, to the southeast corner of 17th Street and Franklin Street, parcel number 8-623-7, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-642-31, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.

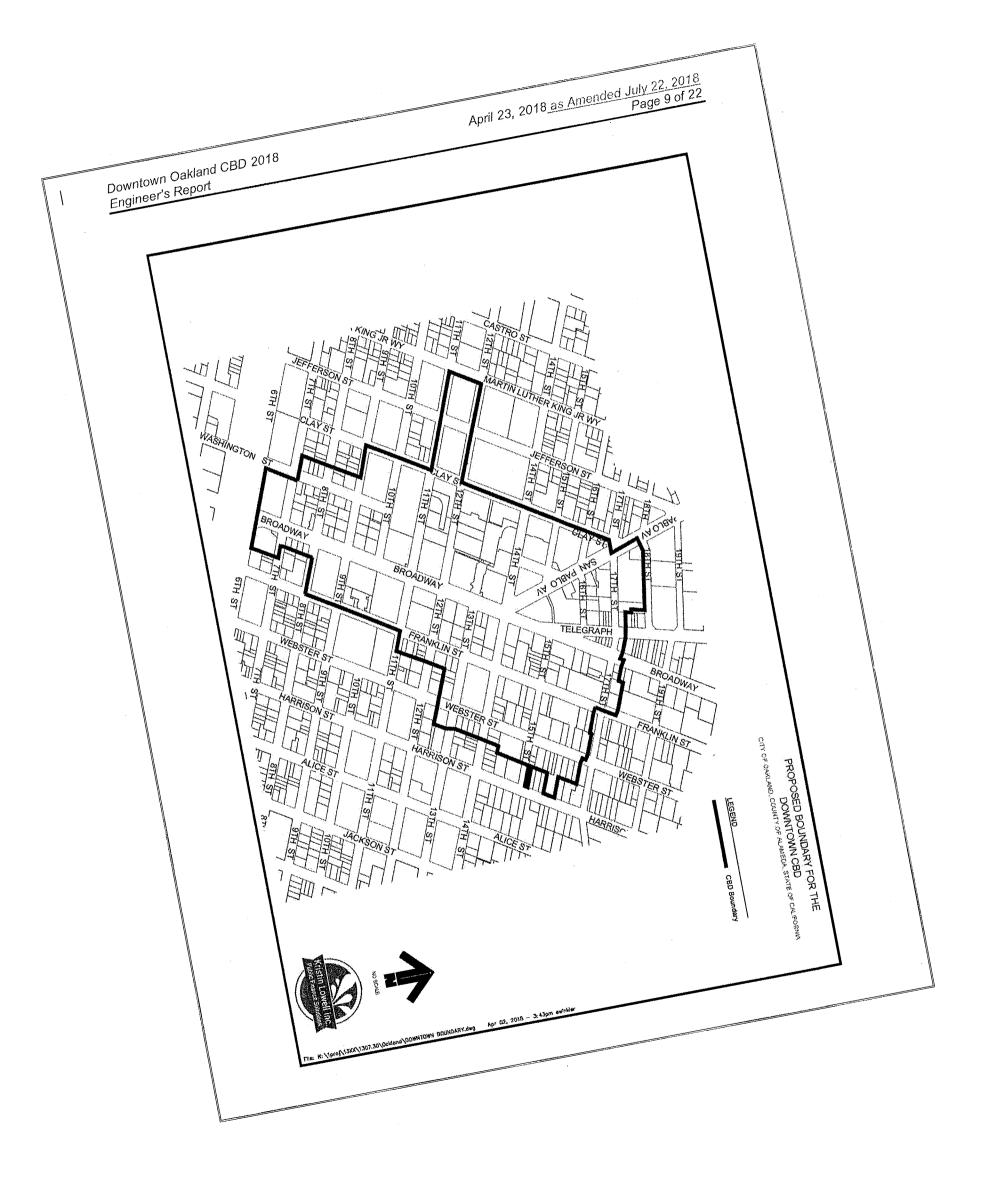
Southern Boundary: Starting at the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 6th Street and Broadway in the southeast, parcel number 1-234-9.

Eastern Boundary: Starting at the southeast corner of 6th and Broadway, parcel number 1-234-9, to one parcel south of the northeast corner of 8th Street and Broadway, parcel number 1-195-23, to the southeast corner of 8th Street and Franklin Street, parcel number 1-196-49-4, to the southwest corner of Franklin Street and 11th Street, parcel number 2-57-18, to the southwest corner of 12th Street and Franklin Street, parcel number 2-57-8, to the northwest corner of 13th Street and Webster Street, parcel number 2-63-1, to two parcels to the southeast of 14th Street and Webster Street, parcel number 8-625-50, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.

Western Boundary: Starting at the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the southeast corner of 9th Street and Clay Street, parcel number 2-37-46, to the southeast corner of 11th Street and Clay Street, parcel number 2-33-15-1, continuing west on 11th Street to the southwest corner of 11th Street and Martin Luther King, Jr. Way, Parcel number 2-27-7,

continuing north on Martin Luther King Jr. Way to the northwest corner of Martin Luther King, Jr. Way and 12th Street. Moving east along 12th Street to the southwest corner of 12th Street and Clay Street, parcel number 2-97-31. Heading north along Clay Street to the corner of 17th Street and Clay Street, parcel number 3-65-2, to the northeast corner of 18th and San Pablo to the west, parcel number 8-641-11-1.

A detailed map of the CBD boundary is included on the following page.



SECTION D: PROPORTIONAL BENEFITS

Methodology

Article XIIID Section 4(a) of the State Constitution states that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a five-step process:

- 1. Defining the proposed activities (Section B),
- 2. Determining which parcels derive a special benefit from the proposed activities (Section C),
- 3. Determining the proportional special benefit a parcel derives in relation to the amount of special benefit all other parcels in the CBD receive (Section D).
- 4. Determining the amount of special benefit each parcel receives (Section E),
- 5. Quantifying the amount of general benefit the CBD activities may provide (Section E),

Each identified parcel within the Downtown Oakland CBD will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the CBD services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

Land Use Considerations

All parcels within the CBD specially benefit from the CBD activities but not to the same degree. The proportional special benefit and assessment methodology provides the following land use considerations for properties used exclusively for residential condominiums, government parcels and parking structures:

Residential Condominiums and Government Property: Residential condominiums and government owned properties specially benefit from the CBD activities but differently than commercial parcels. They will receive special benefit from Environment Services (i.e. clean and safe), Organization and Reserves and will be assessed fully for them; however, residential condominiums and government parcels will not receive the same special benefit as commercial parcels from Economy Services (i.e. marketing, special projects and economic development) because those uses are not engaged in commercial or customer attraction activities, thus their assessment will not include that portion of the assessment. All commercial and mixed-use parcels with residential condominium uses will be subject to an adjusted assessment rate for the residential square footage of that parcel. The commercial square footage for that parcel will be assessed the assessment rate applied to all commercial parcels. Rental residential units (i.e. apartments) are considered income-producing commercial property and will be assessed at commercial rates, receiving full benefit from all CBD services.

The resulting adjustment for residential condominiums and government property is 78.83% of the full assessment rate, and includes the following assessment components:

	Share of Full Commercial Assessment		
Full Share of Clean & Safe Service Benefit	67.74%		
Proportional Share of Organization Budget	9.11%		
Proportional Share of Reserve	1.97%		
Total Adjusted Share of Commercial Rate	78.83%		

That is to say that residential condominiums and government parcels will be assessed at 78.83% of the commercial rate representing the proportional share of special benefits these parcels receive from the CBD activities.

Parking Structures: Parking structures receive different levels of benefit from CBD improvements and services based upon their use and ownership. Parking structures will be subject to one of the following methodologies:

- a. Parking structure square footage that is integrated within and/or dedicated to a building, has the same ownership as the building, and the building has uses in addition to parking where parking is just an ancillary use, does not receive benefit from the CBD services and therefore square footage of the parking structure will not be assessed.
- b. Stand-alone parking structures that are not ancillary to a building will receive the full benefit from CBD improvements and activities and will be assessed at standard assessment rates.

Proportional Benefit Units

Each parcel's proportional special benefit from the CBD activities compared to all other specially benefitted parcels in the district is determined by analyzing three land use factors: Building Square Footage, Lot Square Footage, and Linear Street Frontage. These land use factors are an equitable way to distribute the proportional special benefit to each parcel in that building square footage is relevant to the current use of a property and is also closely correlated to the potential pedestrian traffic from each parcel and the demand for CBD activities. A parcel's lot square footage reflects the long-term value implications of the improvement district. A parcel's linear street frontage is relevant to the street level usage of a parcel and the demand for CBD activities. Each one of these land use factors serves as the basic unit of measure to proportionately allocate the cost of the special benefits to each assessed parcel in direct relationship to all other parcels in the district.

Building square footage is defined as the total building square footage as determined by the outside measurements of a building. The gross building square footage is taken from the County of Alameda Assessor's records. Two-thirds (2/3) of the assessment budget is allocated to the sum of the building and lot square footage to account for the special benefit to each parcel's land uses, its residents, and tenants and the long term development potential.

Lot square footage is defined as the total amount of area within the boundaries of the parcel. The boundaries of a parcel are defined on the County Assessor parcel maps. Two-thirds (2/3) of the assessment budget is allocated to the sum of the building and lot square footage to account for the special benefit to each parcel's land uses, its residents, and tenants and the long term development potential. Lot square footage is assessed at twice the rate of building square footage to acknowledge the current and long term development potential of each parcel.

Linear street frontage is defined as the number of linear feet of each parcel that directly fronts on a street that will receive the CBD activities. Corner lots or whole block parcels may be assessed for the sum of all the parcels' street frontage. One-third (1/3) of the assessment budget is allocated to Linear street frontage to account for the special benefit received at the street level of each parcel.

Each one of these land use factors represents the benefit units allocated to each specially benefitted parcel. The total number of benefit units in the CBD are as follows:

Land Use Factor	Benefit Units
Lot Sq Ft	2,621,4282,707,096
Building Sq Ft.	8,587,1999,470,821
Linear Street Frontage	<u>34,16634,993</u>

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIIID Section 4(a) of the California Constitution in part states that "only special benefits are assessable," which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the State Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: "Special benefit' means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed."

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: "General benefit' means, for purposes of a property-based district, any benefit that is not a 'special benefit' as defined in Section 36615.5."

Furthermore, the amendment (Section 36601(h)(2)) states: "Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits."

Special Benefit Analysis

All special benefits derived from the assessments outlined in this report are for property related activities directly benefiting each individual assessed parcel in the CBD. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share. No parcel's assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(e) states that "Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts, and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments."

The CBD's goal is to fund activities and improvements that provide a cleaner, safer, and more attractive and economically vibrant environment as outlined in Section B. The goal of improving

the economic vitality is achieved by improving the safety, cleanliness, and economic vitality of each specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates, and to attract more customers, employees, tenants, investors and residents.

Specifically, each parcel benefits from each of the CBD activities as defined below.

Cleaning and Hospitality Ambassadors

The enhanced cleaning and ambassafory activities make the area more attractive for businesses, customers, residents, and ultimately private investment. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable".⁹ Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase.

All parcels specially benefit from these activities, such as:

- Increased security patrol to provide a higher level of safety to property, residents, customers, employees and visitors as they pass through the district;
- Connecting the homeless to available resources so they are not loitering on private property, vandalizing storefronts or engaging in nusuance activities;
- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the district;
- Maintaining sidewalks in front of each parcel creates a cohesive environment and allows
 pedestrians to move freely throughout the district. "Walkable communities offer many
 financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to
 sell for more money and in less time than similar homes without sidewalks. Businesses
 also benefit as residents are more likely to shop locally when there is increased
 connectivity between residential and business/commercial districts. The well-maintained
 sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists."¹⁰

Marketing and Economic Development

These activities are tied to and will specially benefit each commercial parcel by encouraging business development and investment that generates customer traffic, which directly relates to increases in commercial activity, filling of vacant storefronts and offices and ultimately, increased lease rates for retail and office space. This is a benefit to the District because it works to improve the positive perception of the District. Decisions on where to shop, eat or attend events are largely based on a perception of the place. If these activities were not communicated it would be a deterrent to pedestrian traffic, business and commerce.

All commercial parcels specially benefit from Marketing and Economic activities, such as:

⁹ "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

¹⁰ "Benefits of Sidewalks", Iowa Healthiest State Initiative, November 1, 2017

- Increased business development efforts that will attract new tenants and investment and promote mixed-use development that includes retail, office, housing and cultural uses;
- Promoting the unique arts and cultural environment that adds quality of life to residents and tenants;
- Increased communication and marketing to highlight the economic development potential and unique characteristics of Downtown to attract new and recurring visitors to live, eat, play and work within the district;
- Funding for special projects that will enhance the aesthetic environment and placemaking to create a sense of community.

Residential condominiums and government parcels as discussed in Section D above will not specially benefit from increased commercial activity associated with the marketing and economic development activities as wells as the special projects. Therefore, these parcels will not be assessed for these services.

Special Benefit Conclusion

Based on the special benefits each assessed parcel receives from the CBD activities, we concluded that each of the proposed activities provides special benefits to the real property within the district, and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

General Benefit Analysis

As required by the State Constitution Article XIIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the CBD activities and improvements that are not special in nature, are not "particular and distinct", and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels outside of the CBD, and (2) the public at large, may receive.

General Benefit to Parcels Outside of the CBD

All the CBD activities and improvements are provided solely to each of the individual assessed parcels in the CBD boundary. Each of the CBD activities is provided to the public right-of-ways (streets, alleys, sidewalks) adjacent to all specially benefitted parcels or tenants in the CBD. None of the surrounding parcels will directly receive any of the CBD activities. Any benefits these parcels may receive are incidental to providing special benefits to the assessed parcels, and thus any cost associated to the incidental benefits are not reduced from the cost of providing special benefit.

General Benefit to the Public At Large

In addition to general benefit analysis to the parcels outside of the Downtown Oakland CBD boundary, there may be general benefits to the public at large, i.e., those people that are either in the CBD boundary and not specially benefitted from the activities, or people outside of the CBD boundary that may benefit from the CBD activities. In the case of the Downtown Oakland CBD, the public at large are those people that are within the CBD boundary that do not pay an assessment and do not specially benefit from the CBD activities.

To calculate the general benefit the public at large may receive we determine the percentage of each CBD activity budget that may benefit the general public. In this case, the Marketing and Special Projects are tailored to benefit and promote each assessed parcel and are not intended to benefit the general public. Operations and Reserve activities are to provide daily CBD management solely for the benefit of the assessed parcels, and are not intended to benefit the general public. If there are any public benefits, they are incidental and collateral to providing special benefits to the assessed parcels.

By contrast, the Cleaning and Hospitality Ambassadors activities may benefit the general public to some degree, as the general public may appreciate the enhanced level of maintenance and security as it passes through the district. To quantify this, we first determine a general benefit factor for the Cleaning and Hospitality Ambassadors activities. The general benefit factor is a unit of measure that compares the special benefit that the assessed parcels receive compared to the general benefit that the general public receives. To determine the general benefit factor, we used previous districts that conducted intercept surveys in San Francisco (Union Square and West Portal) and Los Angeles (Historic Downtown, Leimert Park, Arts District, Downtown Industrial, Fashion District, and Sherman Oaks). The intent of the surveys was to determine what percentage of the general public was just passing through the district without any intent to engage in commercial activity. The surveys concluded that on average 1.4% of the respondents were within the district boundary with no intent to engage in any business activity. Here, since the CBD is designed to promote a business and residential climate that encourages development, investment, and commerce, it follows that the benefits received by these pedestrians do not translate to a special benefit to the assessed parcels. In other words, based on the results of these surveys it is reasonable to conclude that 1.4% of Cleaning and Hospitality Ambassadors activities provide general benefits. However, to be conservative and to account for any variance in district type, size and services provided, we applied a 5% general public benefit factor to account for these variances. The general benefit factor is then multiplied by the Cleaning and Hospitality Ambassadors percentage of the budget to determine the overall general benefit for the Cleaning and Hospitality Ambassadors activities. The following table illustrates this calculation.

	А	В	С	D	E
			General		
	Budget		Benefit	General Benefit	General Benefit
ACTIVITY	Amount	% of Budget	Factor	Percent (B x C)	Allocation (A x D)
Clean/Ambassadors	\$1,385,000	67.7 4 <u>69.09</u> %	5.00%	3.<u>393</u>.45 %	\$4 6,911 46,920

This analysis indicates that \$46,91146,920 of the Clean and Hospitality Ambassdor activities may be attributed to general benefit to the public at large, and must be raised from sources other than special assessments.

General Benefit Conclusion

Using the sum of the two measures of general benefit described above we find that \$46,91146,920 or 2.292.34% of the total \$2,044,5502,004,720 CBD budget may be general in nature and will be funded from sources other than special assessments.

SECTION F: COST ESTIMATE

2019 CBD Budget

The Downtown Oakland CBD's operating budget takes into consideration:

- 1. The improvements and activities needed to provide special benefits to each individual parcel within the Downtown Oakland CBD boundary (Section B),
- 2. The parcels that specially benefit from said improvements and activities (Section C), and
- 3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	BUDGET	% of Budget
Clean & Hospitality Ambassdors	\$1,385,000	<u>67.7469.09</u> %
Communications & Marketing	\$247,400	12.10<u>12.34</u>%
Organization	\$ 247,400<u>217,120</u>	12.10<u>10.83</u>%
Special Projects Fund	\$50,000	2.45<u>2.49</u>%
City/County Fees	\$55,200	2.70<u>2.75</u>%
Reserve	\$ 59,550<u>50,000</u>	2.91<u>2.49</u>%
Total Expenditures	\$ 2,044,550<u>2,004,720</u>	100.00%
REVENUES		
Assessment Revenues	\$ 1,997,639<u>1,957,800</u>	97.71<u>97.66</u>%
Other Revenues (1)	\$4 6,911 46,920	2.29 2.34%
Total Assessment District Revenues	\$ 2,044,550<u>2,004,720</u>	100.00%

(1) Other non-assessment funding to cover the cost associated with general benefit.

Budget Adjustments

- Assessments will be subject to an annual increase or decrease of up to 5% per year as determined by the Advisory Board. Assessment increases/decreases must stay between 0% and 5% in any given year. The determination of annual adjustments in assessment rates will be subject to the review and approval of the Advisory Board.
- Revenues for specific activities within the general activity categories (i.e. Clean and Safe and Marketing and Economic enhancements) may be reallocated among specific activities from year to year based upon district needs and budgets developed by the DOA board of directors. Up to 10% of revenues may be moved between the Clean and Safe and Marketing and Economic Enhancement categories.
- Any surplus monies from the Downtown Oakland CBD 2008 ("DCBD 2008") as of December 31, 2018, to be carried over to the Downtown Oakland CBD 2018 ("DCBD 2018") can only be used to benefit those properties within the DCBD 2008. If this is not practical, such surplus monies will be refunded to property owners in the DCBD 2008 in proportion to how they were paid in the DCBD 2008.

Bond Issuance

The District will not issue bonds.

SECTION G: APPORTIONMENT METHOD

As previously discussed in Section D, the CBD uses three parcel characteristics; lot square footage, building square footage and linear street frontage, to equitably assess each parcel for its special benefits received. CBD activities provide a greater benefit to ground floor uses since services will make sidewalks and the public realm cleaner, safer and more attractive. Acknowledging these greater benefits, the sum of lot plus building, and linear frontage will effectively place more emphasis on the ground level of buildings.

Proportionate Benefit Units

The CBD services and activities will be provided uniformly throughout the district. To apportion the cost of the special benefits received from these services is in direct relationship to each parcel's use, lot square footage, building square footage and linear street frontage as discussed in Section D. Each parcel is assigned a proportionate benefit unit for each lot square foot, building square foot, and linear street front foot. The sum of the total proportionabe benefit units in the CBD is then divided by the assessment budget to determine the assessment rate for each benefit unit.

The table below illustrates the total number of proportionabe benefit units in the CBD.

Land Use Factor	Benefit Units
Lot Sq Ft	2,621,428 2,707,096
Building Sq Ft.	8,587,1999,470,821
Linear Street Frontage	34,166<u>34,993</u>

Calculation of Assessments

Based on the special benefit factors, proportionate benefit points, plus the proposed assessment budget, all of which are discussed in previous sections above, the following table illustrates the first year's maximum annual assessment per proportionate benefit point per land use type.

Property Characteristic	Commercial (including Rental Residential)	Government	Owner-Occupied Residential Condo
Lot Square Foot	\$ 0.1741	\$ 0.1373	n/a
Building Square Footage	\$ 0.0871	\$ 0.0686	n/a
Linear Front Footage	\$ 17.623	\$ 13.891	n/a
Per Livable Square Foot	n/a	n/a	\$ 0.315

Sample Parcel Assessments

To calculate the annual assessment for a commercial parcel with a 10,000 square foot lot, 30,000 square foot building plus 50 linear feet, the calculation is as follows:

Lot square feet (10,000) x \$0.1741 =	\$1,741.00
Building square feet (30,000) x \$0.0871 =	\$2,613.00
Linear frontage (50) x \$17.623 =	<u>\$881.15</u>
Total Annual Parcel Assessment =	. \$5,235.15

To calculate the annual assessment for a government parcel with a 10,000 square foot lot, 30,000 square foot building plus 50 linear feet, the calculation is as follows:

Lot square feet (10,000) x \$0.1373 =	\$1,373.00
Building square feet (30,000) x \$0.0686 =	\$2,058.00
Linear frontage (50) x \$13.891 =	<u>\$694.55</u>
Total Annual Parcel Assessment =	\$4,125.55

To calculate the annual assessment for a residential condo with 1,500 building square feet, the calculation is as follows:

Building square feet (1,500) x \$0.315 =	<u>\$472.50</u>
Total Annual Parcel Assessment =	\$472.50

The assessment calculation is the same for every parcel in the CBD respective of its land use type.

Budget Adjustment

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways (S&H) Code section 36671. However, pusuant to S&H Code section 36660, any excess funds can only be used to benefit the properties which paid them. Because the boundaries for the proposed DCBD 2018 are expanded compared to the boundaries of the DCBD 2008, surplus funds paid by assessees under the DCBD 2008 may not be spent on the expanded areas of the DCBD 2018.

If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the Alameda County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owner's association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Advisory Board board of directors and submitted to the City of Oakland within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District

Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels, pursuant to Government Code 53750, will be prorated to the date they receive the temporary and/or permanent certificate of occupancy. Parcels that experience a loss of building square footage need to notice the District of changes.

In future years, the assessments for the special benefits bestowed upon the included CBD parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes and increases assessments then a Proposition 218 ballot will be required for approval of the formula changes.

SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2018/2019 is \$1,997,6391,957,800 apportioned to each individual assessed parcel, as follows:

AS AMENDED J	JULY 22, 2018									
APN	SITE ADDRESS	USE CODI	LAND USE	Assess Bldg SF	Lot Sz	s Frontage	Bidg \$	2018/19 Lot \$	Assessments Linear \$	Total \$
001 019500300	736 Broadway	3000	Comm	Didg 3F	3714	50	\$0.00	\$646.77	\$881.15	\$1,527.92
001 019500900	716 Broadway	3000	Comm	0	3750	50	\$0.00	\$653.04	\$881.15	\$1,534.19
001 019501000	704 Broadway	3200	Comm	16400	3750	50	\$1,427.98	\$653.04	\$881.15	\$2,962.17
001 019501100	439 8Th St #1A	3100	Comm	813	813	4	\$70.79	\$141.58	\$70.49	\$282.86
001 019501200	441 8Th St #1B	3100	Comm	732	732	-	\$63.74	\$127.47	\$70.49	\$261.70
001 019501300	443 8Th St #1C	3100	Comm	732	732	4	\$63.74	\$127.47	\$70.49	\$261.70
001 019501400	445 8Th St #1D	3100	Comm	671	671	4	\$58.43	\$116.85	\$70.49	\$245.77
001 019501500	435 8Th St #2A	9300	Comm	655	655	4	\$57.03	\$114.06	\$70.49	\$241.59
001 019501600	435 8Th St #2B	9400	Comm	676	676	4	. \$58.86	\$117.72	\$70.49	\$247.07
001 019501700	435 8Th St #2C	9300	Comm	636	636	4	\$55.38	\$110.76	\$70.49	\$236.63
001 019501800	435 8Th St #2D	9300	Comm	686	686	4	\$59.73	\$110.76	\$70.49	\$249.69
001 019501900	435 8Th St #3A	9401	Comm	407	407	4		\$70.88	\$70.49	\$176.81
001 019502000	435 8Th St #38	6800	Comm	331	331	4	\$28.82			\$156.95
001 019502100	435 8Th St #30	6800	Comm	286	286	4	\$28.82	\$57.64	\$70.49	\$145.20
001 019502200	435 8Th St #3D	9400	Comm	280	200		\$24.90	\$49.81	\$70.49	
001 019600100	801 Franklin St #1	3900	Comm	2753	-	1		\$0.00	\$70.49	\$70.49
001 019600200	801 Franklin St #2	3300	Comm	2/55	171 171	1	\$239.71	\$29.78	\$17.62	\$287.11
001 019600300	801 Franklin St #3	3100		0		1	\$0.00	\$29.78	\$17.62	\$47.40
1			Comm	Ŭ	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600400	801 Franklin St #4	3100	Comm	0	• 171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600500	801 Franklin St #5	3100	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600601	801 Franklin St #6	3100	Comm	660	171	1	\$57.47	\$29.78	\$17.62	\$104.87
001 019600602	429 9Th St #6A	3100	Comm	630	171	1	\$54.86	\$29.78	\$17.62	\$102.26
001 019600700	801 Franklin St #7	3100	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600800	801 Franklin St #8	3100	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600900	801 Franklin St #9	3900	Comm	1365	171	1	\$118.85	\$29.78	\$17.62	\$166.25
001 019601002	449 9Th St	3100	Comm	. 0	171	3	\$0.00	\$29.78	\$17.62	\$47.40
001 019601003	801 Franklin St #10B	3100	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601004	801 Franklin St #10C	3100	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601101	801 Franklin St #11	3600	Comm	7056	171	1	\$614.38	\$29.78	\$17.62	\$661.78
001 019601201	801 Franklin St #12	9200	Comm	4370	171	1	\$380.50	\$29.78	\$17.62	\$427.91
001 019601301	801 Franklin St #13	3100	Comm	4435	171	. 1	\$386.16	\$29.78	\$17.62	\$433.57
001 019601401	801 Franklin St #14A	9200	Comm	2513	171	1	\$218.81	\$29.78	\$17.62	\$266.21
001 019601402	801 Franklin St #14B	9400	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601403	801 Franklin St #14C	3200	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601500	801 Franklin St #1A	9400	Comm	240	171	1	\$20.90	\$29.78	\$17.62	\$68.30
001 019601600	801 Franklin St #201	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019601700	801 Franklin St #202	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019601800	801 Franklin St #203	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019601900	801 Franklin St #204	7300	Res	1140	0	o	\$359.44	\$0.00	\$0.00	\$359.44
001 019602000	801 Franklin St #205	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019602100	801 Franklin St #206	7300	Res	1140	0	o	\$359.44	\$0.00	\$0.00	\$359.44
001 019602200	801 Franklin St #207	7300	Res	880	o	o	\$277.47	\$0.00	\$0.00	\$277.47
001 019602300	801 Franklin St #208	7300	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019602400	801 Franklin St #209	7300	Res	585	0	o	\$184.45	\$0.00	\$0.00	\$184.45
001 019602500	801 Franklin St #210	7300	Res	975	ō	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019602600	801 Franklin St #211	7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019602700	801 Franklin St #212	7300	Res	822	0		\$259.18	\$0.00	\$0.00	\$259.18
001 019602800	801 Franklin St #213	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019602900	801 Franklin St #214	7300	Res	822	ō	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019603000	801 Franklin St #215	7300	Res	822	ő	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019603100	801 Franklin St #216	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019603200	801 Franklin St #217	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019603300	801 Franklin St #218	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019603400	801 Franklin St #219	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019603500	801 Franklin St #220	7300	Res	822	0		\$259.18	\$0.00	\$0.00	\$259.18
001 019603600	801 Franklin St #220	7300	Res	822	0	0				
001 019603800	801 Franklin St #222	7300	Res	822 1140	0	2	\$259.18	\$0.00 \$0.00	\$0.00	\$259.18
1					-		\$359.44	\$0.00	\$0.00	\$359.44
001 019603800 001 019603900	801 Franklin St #223 801 Franklin St #224	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
1	801 Franklin St #224	7300	Res	601	0	0	\$189.50	\$0.00	\$0.00	\$189.50
001 019604000 001 019604100	801 Franklin St #225	7300	Res	601 810	0	0	\$189.50	\$0.00	\$0.00	\$189.50
1	801 Franklin St #301 801 Franklin St #302	7300	Res	810 810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019604200		7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019604300	801 Franklin St #303	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604400	801 Franklin St #304	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604500	801 Franklin St #305	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604600	801 Franklin St #306	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604700	801 Franklin St #307	7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019604800	801 Franklin St #308	7300	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019604901	801 Franklin St #309	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019605000	801 Franklin St #310	7300	Res	975	٥	٥	\$307.42	\$0.00	\$0.00	\$307.42
001 019605100	801 Franklin St #311	7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019605200	801 Franklin St #312	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605300	801 Franklin St #313	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605400	801 Franklin St #314	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605500	801 Franklin St #315	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605600	801 Franklin St #316	7300	Res	810	0	o	\$255.39	\$0.00	\$0.00	\$255.39
001 019605700	801 Franklin St #317	7300	Res	810	0	o	\$255.39	\$0.00	\$0.00	\$255.39
001 019605800	801 Franklin St #318	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019605900	801 Franklin St #319	7300	Res	585	o	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019606000	801 Franklin St #320	7300	Res	822	0	o	\$259.18	\$0.00	\$0.00	\$259.18
001 019606100	801 Franklin St #321	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019606200	801 Franklin St #322	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019606300	801 Franklin St #323	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019606400	801 Franklin St #324	7300	Res	810	0	· 0	\$255.39	\$0.00	\$0.00	\$255.39
001 019606500	801 Franklin St #325	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019606600	801 Franklin St #401	7300	Res	810	0	- 0	\$255.39	\$0.00	\$0.00	\$255.39
•			(1	010	9	5	4000.00	\$5.50	20.00	\$255.55 <u>[</u>

	ULY 22, 2018			sable Footage	s		2018/19	Assessments	
PN	SITE ADDRESS	USE CODI LAND	ISE Bldg SF	Lot Sz	Frontage	Bidg \$	Lot \$	Linear \$	Total \$
	801 Franklin St #402	7300 Res	810	0		\$255.39	\$0.00	\$0.00	\$255
	801 Franklin St #403	7300 Res	1140		0	\$359.44	\$0.00	\$0.00	\$359
	801 Franklin St #404	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$359
	801 Franklin St #405	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$359
	801 Franklin St #406	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$359
	801 Franklin St #407	7300 Res	880	0		\$277.47	\$0.00	\$0.00	\$277
	801 Franklin St #408	7300 Res	975	0		\$307.42	\$0.00	\$0.00	\$307
	801 Franklin St #409	7300 Res	585	0		\$184.45	\$0.00	\$0.00	\$184
01 019607500	801 Franklin St #410	7300 Res	975	0		\$307.42	\$0.00	\$0.00	\$307
01 019607600	801 Franklin St #411	7300 Res	880	0		\$277.47	\$0.00	\$0.00	\$277
	801 Franklin St #412	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259
01 019607800	801 Franklin St #413	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259
01 019607900	801 Franklin St #414	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259
01 019608000	801 Franklin St #415	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259
01 019608100	801 Franklin St #416	7300 Res	810	0	. 0	\$255.39	\$0.00	\$0.00	\$255
01 019608200	801 Franklin St #417	7300 Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255
01 019608300	801 Franklin St #418	7300 Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184
01 019608400	801 Franklin St #419	7300 Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184
01 019608500	801 Franklin St #420	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259
01 019608600	801 Franklin St #421	7300 Res	822	0		\$259.18	\$0.00	\$0.00	\$259
01 019608700	801 Franklin St #422	7300 Res	1140	1	1 1	\$359.44	\$0.00	\$0.00	\$359
01 019608800	801 Franklin St #423	7300 Res	1140	t		\$359.44	\$0.00	\$0.00	\$359
01 019608800									
	801 Franklin St #424	7300 , Res	810			\$255.39	\$0.00	\$0.00	\$255
01 019609000	801 Franklin St #425	7300 Res	810	•	0	\$255.39	\$0.00	\$0.00	\$255
01 019609100	801 Franklin St #501	7300 Res	810	1	0	\$255.39	\$0.00	\$0.00	\$255
01 019609200	801 Franklin St #502	7300 Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255
01 019609300	801 Franklin St #503	7300 Res	1140	1		\$359.44	\$0.00	\$0.00	\$359
01 019609400	801 Franklin St #504	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$35
01 019609500	801 Franklin St #505	7300 Res	1140	0	1 I I I I I I I I I I I I I I I I I I I	\$359.44	\$0.00	\$0.00	\$359
01 019609600	801 Franklin St #506	7300 Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$35
01 019609700	801 Franklin St #507	7300 Res	880	0	0	\$277.47	\$0.00	\$0.00	\$27
01 019609800	801 Franklin St #508	7300 Res	975	0	o	\$307.42	\$0.00	\$0.00	\$30
01 019609900	801 Franklin St #509	7300 Res	585	0	o	\$184.45	\$0.00	\$0.00	\$18
01 019610000	801 Franklin St #510	7300 Res	975	0	0	\$307.42	\$0.00	\$0.00	\$30
01 019610100	801 Franklin St #511	7300 Res	880	0	a	\$277.47	\$0.00	\$0.00	\$27
01 019610200	801 Franklin St #512	7300 Res	822	0	-	\$259.18	\$0.00	\$0.00	\$25
1 019610300	801 Franklin St #513		822	0		1			
				1		\$259.18	\$0.00	\$0.00	\$25
1 019610400	801 Franklin St #514	7300 Res	822	0		\$259.18	\$0.00	\$0.00	\$25
1 019610500	801 Franklin St #515	7300 Res	822	0		\$259.18	\$0.00	\$0.00	\$25
01 019610600	801 Franklin St #516	7300 Res	819	0	0	\$258.23	\$0.00	\$0.00	\$25
01 019610700	801 Franklin St #517	7300 Res	810	•	0	\$255.39	\$0.00	\$0.00	\$25.
01 019610800	801 Franklin St #518	7300 Res	585	0	0	\$184.45	\$0.00	\$0.00	\$18
01 019610900	801 Franklin St #519	7300 Res	585	0	0	\$184.45	\$0.00	\$0.00	\$18
01 019611000	801 Franklin St #520	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$25
01 019611100	801 Franklin St #521	7300 Res	822	D	0	\$259.18	\$0.00	\$0.00	\$25
01 019611200	801 Franklin St #522	7300 Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$35!
01 019611300	801 Franklin St #523	7300 Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$35
01 019611400	801 Franklin St #524	7300 Res	810	o	0	\$255.39	\$0.00	\$0.00	\$25
01 019611500	801 Franklin St #525	7300 Res	810	•	, o	\$255.39	\$0.00	\$0.00	\$25
01 019611600	801 Franklin St #601	7300 Res	810	0	0	\$255.39	\$0.00	\$0.00	\$25
01 019611700	801 Franklin St #602	7300 Res	810	ł	0	\$255.39	\$0.00	\$0.00	\$25
01 019611800	801 Franklin St #603	7300 Res	1140		0	\$359.44	\$0.00	\$0.00	\$35
				0	0				
01 019611900	801 Franklin St #604	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$35
01 019612000	801 Franklin St #605	7300 Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$35
01 019612100	801 Franklin St #606	7300 Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$35
01 019612200	801 Franklin St #607	7300 Res	880	0		\$277.47	\$0.00	\$0.00	\$27
01 019612300	801 Franklin St #608	7300 Res	975			\$307.42	\$0.00	\$0.00	\$30
1 019612400	801 Franklin St #609	7300 Res	585	0	0	\$184.45	\$0.00	\$0.00	\$18
01 019612500	801 Franklin St #610	7300 Res	975	. 0	0	\$307.42	\$0.00	\$0.00	\$30
1 019612600	801 Franklin St #611	7300 Res	880	0	0	\$277.47	\$0.00	\$0.00	\$27
1 019612700	801 Franklin St #612	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$25
1 019612800	801 Franklin St #613	7300 Res	822	0	0	\$259.18	\$0.00	\$0.00	\$25
1 019612900	801 Franklin St #614	7300 Res	822	0		\$259.18	\$0.00	\$0.00	\$25
1 019613000	801 Franklin St #615	7300 Res	822	0		\$259.18	\$0.00	\$0.00	\$25
1 019613100	801 Franklin St #616	7300 Res	810	0		\$255.39	\$0.00	\$0.00	\$25
1 019613200	801 Franklin St #617	7300 Res	810			\$255.39	\$0.00	\$0.00	\$25
1 019613200	801 Franklin St #618	7300 Res	585	0		\$184.45		\$0.00	\$25
							\$0.00 \$0.00		
1 019613400	801 Franklin St #619 801 Franklin St #630	7300 Res	585	0		\$184.45	\$0.00	\$0.00	\$18
1 019613500	801 Franklin St #620	7300 Res	822			\$259.18	\$0.00	\$0.00	\$25
1 019613600	801 Franklin St #621	7300 Res	822			\$259.18	\$0.00	\$0.00	\$25
1 019613700	801 Franklin St #622	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$35
1 019613800	801 Franklin St #623	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$35
1 019613900	801 Franklin St #624	7300 Res	810	0		\$255.39	\$0.00	\$0.00	\$25
1 019614000	801 Franklin St #625	7300 Res	810	0		\$255.39	\$0.00	\$0.00	\$25
1 019614100	801 Franklin St #701	7300 Res	810			\$255.39	\$0.00	\$0.00	\$25
1 019614200	801 Franklin St #702	7300 Res	810	0	0	\$255.39	\$0.00	\$0.00	\$25
1 019614300	801 Franklin St #703	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$35
1 019614400	801 Franklin St #704	7300 Res	1140			\$359.44	\$0.00	\$0.00	\$35
1 019614500	801 Franklin St #705	7300 Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$35
01 019614500									
	801 Franklin St #706		1140	0		\$359.44	\$0.00	\$0.00	\$35
1 019614700	801 Franklin St #707	7300 Res	880	0		\$277.47	\$0.00	\$0.00	\$27
01 019614800	801 Franklin St #708	7300 Res	975	0		\$307.42	\$0.00	\$0.00	\$30
	801 Franklin St #709	7300 Res	585	0		\$184.45	\$0.00	\$0.00	\$18
1 019614900						C1 C2 C2 C2	\$0.00	\$0.00	\$30
1 019614900 1 019615000	801 Franklin St #710	7300 Res	975	0		\$307.42			
1 019614900	801 Franklin St #710 801 Franklin St #711 801 Franklin St #712	7300 Res 7300 Res 7300 Res	975 880 822	0	. 0	\$277.47	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$30 \$27 \$25

AS AMENDED J	JULY 22, 2018									
APN	SITE ADDRESS	USE COD} L		Asses Bldg SF	sable Footage Lot Sz	s Frontage	Bidg \$	2018/19 Lot \$	Assessments Linear \$	Total \$
001 019615300	801 Franklin St #713	7300	Res	822	0	Prontage 0	\$259.18	\$0.00	<u>Linear \$</u> \$0.00	\$259.18
001 019615400	801 Franklin St #713	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019615500	801 Franklin St #715	7300	Res	822	0	-				
001 019615600		7300	1	810	0	0	\$259.18	\$0.00	\$0.00	\$259.18
	801 Franklin St #716		Res	1		0	\$255.39	\$0.00	\$0.00	\$255.39
001 019615700	801 Franklin St #717	7300	Res	810	0		\$255.39	\$0.00	\$0.00	\$255.39
001 019615800	801 Franklin St #718	7300	Res	585	0		\$184.45	\$0.00	\$0.00	\$184.45
001 019615900	801 Franklin St #719	7300	Res	585	0		\$184.45	\$0.00	\$0.00	\$184.45
001 019616000	801 Franklin St #720	7300	Res	822	0		\$259.18	\$0.00	\$0.00	\$259.18
001 019616100	801 Franklin St #721	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019616200	801 Franklin St #722	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019616300	801 Franklin St #723	7300	Res	1140	0	ò	\$359.44	\$0.00	\$0.00	\$359.44
001 019616400	801 Franklin St #724	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019616500	801 Franklin St #725	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019616600	801 Franklin St #801	7300	Res	810	. 0		\$255.39	\$0.00	\$0.00	\$255.39
001 019616700	801 Franklin St #802	7300	Res	810	0		\$255.39	\$0.00	\$0.00	\$255.39
001 019616800	801 Franklin St #803	7300								
			Res	1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019616900	801 Franklin St #804	7300	Res	1140	0	E	\$359.44	\$0.00	\$0.00	\$359.44
001 019617000	801 Franklin St #805	7300	Res	1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019617100	801 Franklin St #806	7300	Res	1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019617200	801 Franklin St #807	7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019617300	801 Franklin St #808	7300	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019617400	801 Franklin St #809	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019617500	801 Franklin St #810	7300	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019617600	801 Franklin St #811	7300	Res	880	0		\$277.47	\$0.00	\$0.00	\$277.47
001 019617700	801 Franklin St #812	7300	Res	822	0		\$259.18	\$0.00	\$0.00	\$259.18
001 019617800	801 Franklin St #813	7300	Res	822	0		\$259.18	\$0.00	\$0.00	\$259.18
001 019617900	801 Franklin St #814	7300	Res	822	0	1 1	\$259.18	\$0.00	\$0.00	\$259.18
001 019618000	801 Franklin St #815	7300	Res	822	0		\$259.18	\$0.00	\$0.00	\$259.18
001 019618000	801 Franklin St #816	7300	Res	822 810	0					
							\$255.39	\$0.00	\$0.00	\$255.39
001 019618200	801 Franklin St #817	7300	Res	810	. 0		\$255.39	\$0.00	\$0.00	\$255.39
001 019618300	801 Franklin St #818	7300	Res	585	0		\$184.45	\$0.00	\$0.00	\$184.45
001 019618400	801 Franklin St #819	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019618500	801 Franklin St #820	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019618600	801 Franklin St #821	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019618700	801 Franklin St #822	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019618800	801 Franklin St #823	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019618900	801 Franklin St #824	7300	Res	810	0	o	\$255.39	\$0.00	\$0.00	\$255.39
001 019619000	801 Franklin St #825	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019619100	801 Franklin St #901	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019619200	801 Franklin St #902	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019619300	801 Franklin St #903	7300		1140	0	0				
			Res	[-		\$359.44	\$0.00	\$0.00	\$359.44
001 019619400	801 Franklin St #904	7300	Res	1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019619500	801 Franklin St #905	7300	Res	1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019619600	801 Franklin St #906	7300	Res	1140	· 0		\$359.44	\$0.00	\$0.00	\$359.44
001 019619700	801 Franklin St #907	7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019619800	801 Franklin St #908	7300	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019619900	801 Franklin St #909	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019620000	801 Franklin St #910	7300	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019620100	801 Franklin St #911	7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019620200	801 Franklin St #912	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019620300	801 Franklin St #913	7300	Res	822	D	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019620400	801 Franklin St #914	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019620500	801 Franklin St #915	7300	Res	822	0	- 1	\$259.18	\$0.00	\$0.00	\$259.18
001 019620600	801 Franklin St #916	7300	Res	810	0	0				
	801 Franklin St #917		1			-1	\$255.39	\$0.00	\$0.00	\$255.39
001 019620700		7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019620800	801 Franklin St #918	7300	Res	585	0	6	\$184.45	\$0.00	\$0.00	\$184.45
001 019620900	801 Franklin St #919	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019621000	801 Franklin St #920	7300	Res	822	. 0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019621100	801 Franklin St #921	7300	Res	822	0		\$259.18	\$0.00	\$0.00	\$259.18
001 019621200	801 Franklin St #922	7300	Res	1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019621300	801 Franklin St #923	7300	Res	1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019621400	801 Franklin St #924	7300	Res	810	0		\$255.39	\$0.00	\$0.00	\$255.39
001 019621500	801 Franklin St #925	7300	Res	810	0	O	\$255.39	\$0.00	\$0.00	\$255.39
001 019621600	801 Franklin St #1001	7300	Res	810	0		\$255.39	\$0.00	\$0.00	\$255.39
001 019621700	801 Franklin St #1002	7300	Res	810	0	1	\$255.39	\$0.00	\$0.00	\$255.39
001 019621800	801 Franklin St #1003	7300	Res	· 1140	0		\$359.44	\$0.00	\$0.00	\$359.44
001 019621900	801 Franklin St #1004	7300	Res	1140	0	1 1	\$359.44	\$0.00	\$0.00	\$359.44
001 019622000	801 Franklin St #1004	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019622100	801 Franklin St #1005	7300	1	1140		0				
	801 Franklin St #1006 801 Franklin St #1007		Res		0		\$359.44	\$0.00	\$0.00	\$359.44
001 019622200		7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019622300	801 Franklin St #1008	7300	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019622400	801 Franklin St #1009	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019622500	801 Franklin St #1010	7300	Res	975	· 0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019622600	801 Franklin St #1011	7300	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019622700	801 Franklin St #1012	7300	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019622900	801 Franklin St #1014	7300	Res	822	o	٥	\$259.18	\$0.00	\$0.00	\$259.18
001 019623100	801 Franklin St #1016	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019623200	801 Franklin St #1017	7300	Res	810	0	o	\$255.39	\$0.00	\$0.00	\$255.39
001 019623300	801 Franklin St #1018	7300	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019623500	801 Franklin St #1018		1		· 0	0				
001 019623700		7300	Res	822		U U	\$259.18	\$0.00	\$0.00	\$259.18
1	801 Franklin St #1022	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019623800	801 Franklin St #1023	7300	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019623900	801 Franklin St #1024	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019624000	801 Franklin St #1025	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019624100	801 Franklin St #1101	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019624200	801 Franklin St #1102	7300	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39

AS AMENDED J	ULY 22, 2018			A						
APN	SITE ADDRESS	USE CODI LANI		Asses Bida SF	Lot Sz	s Frontage	Bldg \$	2018/19 Lot \$	Assessments Linear \$	Total \$
001 019624300	801 Franklin St #1103		les	1140	0	Frontage	\$359.44		\$0.00	\$359.44
001 019624400	801 Franklin St #1105				1	0		\$0.00		
			les	1140	0	U	\$359.44	\$0.00	\$0.00	\$359.44
001 019624500	801 Franklin St #1105		les	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019624600	801 Franklin St #1106		les	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019624700	801 Franklin St #1107		les	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019624800	801 Franklin St #1108	7300 R	les	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019624900	801 Franklin St #1109	7300 R	les	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019625000	801 Franklin St #1110	7300 R	les	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019625100	801 Franklin St #1111	7300 R	les	880	Ö	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019625200	801 Franklin St #1112	7300 R	les	822	0	0	\$259.18	· \$0.00	\$0.00	\$259.18
001 019625300	801 Franklin St #1113	7300 R	les	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019625400	801 Franklin St #1114		les	822	D	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019625500	801 Franklin St #1115		les	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019625600	801 Franklin St #1115		les	810	0	0		i		
						~	\$255.39	\$0.00	\$0.00	\$255.39
001 019625700	801 Franklin St #1117		les	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019625800	801 Franklin St #1118		les	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019625900	801 Franklin St #1119		les	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019626000	801 Franklin St #1120	7300 R	les	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019626100	801 Franklin St #1121	7300 R	les	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019626200	801 Franklin St #1122	7300 R	les	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019626300	801 Franklin St #1123	7300 R	les	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019626400	801 Franklin St #1124	7300 R	les	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019626500	801 Franklin St #1125		les	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019626600	801 Franklin St #1201		les	1120	0	o	\$353.14	\$0.00	\$0.00	\$353.14
001 019626700	801 Franklin St #1202		les	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019626800	801 Franklin St #1202		les	1200	0	0				
1						-1	\$378.36	\$0.00	\$0.00	\$378.36
001 019626900	801 Franklin St #1204		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627000	801 Franklin St #1205		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627100	801 Franklin St #1206		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627200	801 Franklin St #1207		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627300	801 Franklin St #1208	7300 R	les	1200	o	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627400	801 Franklin St #1209	7300 R	les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627500	801 Franklin St #1210	7300 R	tes	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627600	801 Franklin St #1211	7300 R	les	1200	· 0	o	\$378.36	\$0.00	\$0.00	\$378.36
001 019627700	801 Franklin St #1212	7300 R	les	1200	0	o	\$378.36	\$0.00	\$0.00	\$378.36
001 019627800	801 Franklin St #1213		les	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019627900	801 Franklin St #1214		les	1454	0 0	ő	\$458.45	\$0.00	\$0.00	\$458.45
001 019628000	801 Franklin St #1215		les	1210	D	ő	\$381.52	\$0.00	\$0.00	\$381.52
001 019628100	801 Franklin St #1216		les		0	0				
			1	1375		-	\$433.54	\$0.00	\$0.00	\$433.54
001 019628200	801 Franklin St #1217		les	1375	D	0	\$433.54	\$0.00	\$0.00	\$433.54
001 019628300	801 Franklin St #1218		les	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019628400	801 Franklin St #1219		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628500	801 Franklin St #1220	7300 R	les	· 1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628600	801 Franklin St #1221	7300 R	les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628700	801 Franklin St #1222	7300 R	tes	1200	0	• 0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628800	801 Franklin St #1223	7300 R	tes	1200	o	o	\$378.36	\$0.00	\$0.00	\$378.36
001 019628900	801 Franklin St #1224	7300 R	les	1200	o	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629000	801 Franklin St #1225	7300 R	les	1200	0	o	\$378.36	\$0.00	\$0.00	\$378.36
001 019629100	801 Franklin St #1226	7300 R	tes	1120	o	o	\$353.14	\$0.00	\$0.00	\$353.14
001 019629200	801 Franklin St #1227		les	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019629300	801 Franklin St #1228		les	1310	o	0	\$413.05	\$0.00	\$0.00	\$413.05
001 019629400	801 Franklin St #1229		tes	1270	ő	ő	\$400.43	\$0.00	\$0.00	\$400.43
001 019629500	801 Franklin St #1230		tes	1200	0	ō	\$378.36			\$378.36
						-		\$0.00	\$0.00	
001 019629600	801 Franklin St #1231		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629700	801 Franklin St #1232		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629800	801 Franklin St #1233		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629900	801 Franklin St #1234		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630000	801 Franklin St #1235		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630100	801 Franklin St #1236		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630200	801 Franklin St #1237		les	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630300	801 Franklin St #1238	7300 R	les	1120	o	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630400	801 Franklin St #1239	7300 R	les	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630500	801 Franklin St #1401	7300 R	les	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630600	801 Franklin St #1402	7300 R	es	1120	o	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630700	801 Franklin St #1403		les	1200	o	o	\$378.36	\$0.00	\$0.00	\$378.36
001 019630800	801 Franklin St #1404		es	1200	ō	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630900	801 Franklin St #1405		les	1200	o	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631000	801 Franklin St #1405		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631100	801 Franklin St #1400		es	1200	0	0				
001 019631200	801 Franklin St #1407 801 Franklin St #1408		11		0	0	\$378.36	\$0.00	\$0.00 \$0.00	\$378.36
E Contraction of the second se			es	1200	1		\$378.36	\$0.00	\$0.00	\$378.36
001 019631300	801 Franklin St #1409		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631400	801 Franklin St #1410		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631500	801 Franklin St #1411		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631600	801 Franklin St #1412		es	1200	0	0	\$378.36	\$0.00	\$0,00	\$378.36
001 019631700	801 Franklin St #1413	7300 R	es	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019631800	801 Franklin St #1414	7300 R	es	1454	0	o	\$458.45	\$0.00	\$0.00	\$458.45
001 019631900	801 Franklin St #1415		es	1255	о	0	\$395.70	\$0.00	\$0.00	\$395.70
001 019632000	801 Franklin St #1416		es	1375	0	0	\$433.54	\$0.00	\$0.00	\$433.54
001 019632100	801 Franklin St #1417		es	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019632200	801 Franklin St #1418		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632300	801 Franklin St #1419		es	1200	0	0	\$378.36	\$0.00	i i i i i i i i i i i i i i i i i i i	\$378.36
001 019632400						0			\$0.00	
	801 Franklin St #1420		es	1200	0		\$378.36	\$0.00	\$0.00	\$378.36
001 019632500	801 Franklin St #1421		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632600	801 Franklin St #1422		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632700	801 Franklin St #1423		es	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632800	801 Franklin St #1424	7300 R	es	1200	· 0	0	\$378.36	\$0.00	\$0.00	\$378.36
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DOWNTOWN OAKLAND CBD 2018 ASSESSMENT ROLL FY 2018/19

	FY 2018/19 AS AMENDED J	JULY 22, 2018						·			
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30.303500 81.17.04.16 91.07 90 9 97.27 5.020 <	001 019633200						0				\$413.05
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AS AMENDED J	ULY 22, 2018			A	sable Footage				·	
APN	SITE ADDRESS	USE CODI	LAND USE	Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Assessments Linear \$	Total \$
001 023600100	423 7th St #201	7300	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
001 023600200	423 7th St #202	7300	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
001 023600300	423 7th St #202	7300	Res	1576	0	0	\$433.86	\$0.00	\$0.00	\$433.86
001 023600400	423 7th St #204	7300	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
001 023600500	423 7th St #205	7300			0	0				
			Res	854			\$269.27	\$0.00	\$0.00	\$269.27
001 023600600	423 7th St #206	7300	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023600700	423 7th St #207	7300	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023600800	423 7th St #208	7300	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
001 023600900	423 7th St #209	7300	Res	995	. 0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 023601000	423 7th St #210	7300	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
001 023601100	423 7th St #211	7300	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 023601200	423 7th St #212	7300	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 023601300	423 7th St #213	7300	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023601400	423 7th St #214	7300		902	0	0				
			Res		-		\$284.40	\$0.00	\$0.00	\$284.40
001 023601500	423 7th St #215	7300	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
001 023601600	423 7th St #218	7300	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
001 023601700	423 7th St #220	7300	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
001 023700100	423 7th St #301	7300	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
001 023700200	423 7th St #302	7300	Res	1376	0	o	\$433.86	\$0.00	\$0.00	\$433.86
001 023700300	423 7th St #303	7300	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
001 023700400	423 7th St #304	7300	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
001 023700500	423 7th St #305	7300	Res	854	0	0	\$269.27	\$0.00		\$269.27
									\$0.00	
001 023700600	423 7th St #306	7300	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023700700	423 7th St #307	7300	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023700800	423 7th St #308	7300	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
001 023700900	423 7th St #309	7300	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 023701000	423 7th St #310	7300	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
001 023701100	423 7th St #311	7300	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 023701200	423 7th St #312	7300	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 023701300	423 7th St #313	7300	Res	1235	0	. 0	\$389.40	\$0.00	\$0.00	\$389.40
001 023701400	423 7th St #314	7300	Res	902	0 0	. 0	\$284.40	\$0.00	. 1	\$284.40
									\$0.00	
001 023701500	423 7th St #315	7300	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
001 023701600	423 7th St #318	7300	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
001 023701700	423 7th St #320	7300	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
001 023701800	423 7th St #416	7300	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
001 023701900	423 7th St #417	7300	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
001 023702000	423 7th St #419	7300	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
001 023702100	423 7th St #421	7300	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
001 023800100	423 7th St #401	7300	Res	854	0	ő	\$269.27	\$0.00	\$0.00	\$269.27
001 023800200	423 7th St #402	7300	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023800300	423 7th St #403	7300	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023800400	423 7th St #404	7300	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
001 023800500	423 7th St #405	7300	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 023800600	423 7th St #406	7300	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023800700	423 7th St #407	7300	Res	905	D	0	\$285.35	\$0.00	\$0.00	\$285.35
001 023800800	423 7th St #408	7300	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 023800900	423 7th St #409	7300	Res	1253	0	0				
1					-		\$395.07	\$0.00	\$0.00	\$395.07
001 023801000	423 7th St #410	7300	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
001 023801100	423 7th St #411	7300	Res	805	0	0	\$253.82	\$0.00	\$0.00	\$253.82
001 023801200	423 7th St #412	7300	Res	1636	0	0	\$515.83	\$0.00	\$0.00	\$515.83
001 023801300	423 7th St #413	7300	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023801400	423 7th St #414	7300	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
001 023801500	423 7th St #415	7300	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023801600	423 7th St #418	7300	Res	785	0	o	\$247.51	\$0.00	\$0.00	\$247.51
001 023801700	423 7th St #420	7300	Res	1636	0	o			· · · ·	
001 023900100	423 7th St #501				0	0	\$515.83	\$0.00	\$0.00	\$515.83
		7300	Res	848	J		\$267.38	\$0.00	\$0.00	\$267.38
001 023900200	423 7th St #502	7300	Res	1376	0	. 0	\$433.86	\$0.00	\$0.00	\$433.86
001 023900300	423 7th St #503	7300	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
001 023900400	423 7th St #504	7300	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
001 023900500	423 7th St #505	7300	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023900600	423 7th St #506	7300	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023900700	423 7th St #507	7300	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023900800	423 7th St #508	7300	Res	1105	o	0	\$348.41	\$0.00	\$0.00	\$348.41
001 023900900	423 7th St #509	7300	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 023901000	423 7th St #510	7300	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
001 023901100	423 7th St #511	7300		905	0	0	\$285.35			
001 023901100			Res		U			\$0.00	\$0.00	\$285.35
	423 7th St #512	7300	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 023901300	423 7th St #513	7300	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023901400	423 7th St #514	7300	Res	902	0	0	\$284.40	\$0.00	\$0.00	\$284.40
001 023901500	423 7th St #515	7300	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
001 023901600	423 7th St #516	7300	Res	862	0	0	\$271.79	\$0.00	\$0.00	\$271.79
001 023901700	423 7th St #517	7300	Res	874	0	o	\$275.57	\$0.00	\$0.00	\$275.57
001 023901800	423 7th St #518	7300	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
001 023901900	423 7th St #519	7300	Res	874	0	0	\$275.57	\$0.00	\$0.00	\$275.57
001 023901900										
	423 7th St #520	7300	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
001 023902100	423 7th St #521	7300	Res	862	0	0	\$271.79	\$0.00	\$0.00	\$271.79
001 024000100	423 7th St #601	7300	Res	848	0	o	\$267.38	\$0.00	\$0.00	\$267.38
001 024000200	423 7th St #602	7300	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
001 024000300	423 7th St #603	7300	Res	1158	` 0	o	\$365.12	\$0.00	\$0.00	\$365.12
001 024000400	423 7th St #604	7300	Res	1331	0	о	\$419.67	\$0.00	\$0.00	\$419.67
001 024000500	423 7th St #605	7300	Res	854	0	ō	\$269.27	\$0.00	\$0.00	\$269.27
001 024000600	423 7th St #606	7300	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 024000700	423 7th St #607		1					1		
		7300	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 024000800	423 7th St #608	7300	Res	1105	0	Ó	\$348.41	\$0.00	\$0.00	\$348.41
001 024000900	423 7th St #609	7300	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 024001000	423 7th St #610	7300	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80

AS AMENDED J	ULY 22, 2018			Acces	sable Footages			2010/00	Assessments	
APN	SITE ADDRESS	USE COD	LAND USE		Lot Sz	Frontage	Bidg \$	Lot \$	Linear \$	Total \$
001 024001100	423 7th St #611	7302		905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024001200	423 7th St #612	7300	Res	1185	0	o	\$373.63	\$0.00	\$0.00	\$373.63
001 024001300	423 7th St #613	7300		1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 024001400	423 7th St #614	7300		902	0	0	\$284.40	\$0.00	\$0.00	\$284.40
001 024001500	423 7th St #615	7300		1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
001 024100100	423 7th St #701	7300		812	0	0	\$256.03	\$0.00	\$0.00	\$256.03
001 024100200	423 7th St #702	7300		1320	o	0	\$416.20	\$0.00	\$0.00	\$416.20
001 024100300	423 7th St #703	7300		1110	0	0	\$349.99	\$0.00	\$0.00	\$349.99
001 024100400	423 7th St #704	7300		1279	0	0	\$403.27	\$0.00	\$0.00	\$403.27
001 024100400	423 7th St #705	7300		819	0	0	1 \$		\$0.00	\$258.23
001 024100500				770	0	0	\$258.23	\$0.00		
	423 7th St #706	7300		R	1	-	\$242.78	\$0.00	\$0.00	\$242.78
001 024100700	423 7th St #707	7300		819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024100800	423 7th St #708	7300		1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
001 024100900	423 7th St #709	7300		913	0	0	\$287.87	\$0.00	\$0.00	\$287.87
001 024101000	423 7th St #710	7300		1124	0	0	\$354.40	\$0.00	\$0.00	\$354.40
001 024101100	423 7th St #711	7300		905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024101200	423 7th St #712	7300		1133	0	0	\$357.24	\$0.00	\$0.00	\$357.24
001 024101300	423 7th St #713	7300) Res	1202	0	0	\$378.99	\$0.00	\$0.00	\$378.99
001 024101400	423 7th St #714	7300) Res	828	0	0	\$261.07	\$0.00	\$0.00	\$261.07
001 024101500	423 7th St #715	7300) Res	1194	o	C	\$376.47	\$0.00	\$0.00	\$376.47
001 024200100	423 7th St #801	7300	Res	812	o	0	\$256.03	\$0.00	\$0.00	\$256.03
001 024200200	423 7th St #802	7300) Res	1320	o	C	\$416.20	\$0.00	\$0.00	\$416.20
001 024200300	423 7th St #803	7300		1110	0	n	\$349.99	\$0.00	\$0.00	\$349.99
001 024200400	423 7th St #804	7300		1279	0	0	\$403.27	\$0.00	\$0.00	\$403.27
001 024200400	423 7th St #804	7300		819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024200500	423 7th St #805	7300		770	0	0				
1					0	, i	\$242.78	\$0.00	\$0.00 \$0.00	\$242.78
001 024200700	423 7th St #807	7300		819		0	\$258.23	\$0.00	\$0.00	\$258.23
001 024200800	423 7th St #808	7300		1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
001 024200900	423 7th St #809	7300		913	0	0	\$287.87	\$0.00	\$0.00	\$287.87
001 024201000	423 7th St #810	7300		1124	0	0	\$354.40	\$0.00	\$0.00	\$354.40
001 024201100	423 7th St #811	7300		905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024201200	423 7th St #812	7300) Res	1133	0	0	\$357.24	\$0.00	\$0.00	\$357.24
001 024201300	423 7th St #813	7300) Res	1202	· 0	0	\$378.99	\$0.00	\$0.00	\$378.99
001 024201400	423 7th St #814	7300	Res	828	o	0	\$261.07	\$0.00	\$0.00	\$261.07
001 024201500	423 7th St #815	7300		1194	o	0	\$376.47	\$0.00	\$0.00	\$376.47
001 024300100	423 7th St #901	7300		812	0	0	\$256.03	\$0.00	\$0.00	\$256.03
001 024300200	423 7th St #902	7300		1320	o	0	\$416.20	\$0.00	\$0.00	\$416.20
001 024300300	423 7th St #903	7300		1110	0	0	1			\$349.99
					0	0	\$349.99	\$0.00	\$0.00	
001 024300400	423 7th St #904	7300		1279		U	\$403.27	\$0.00	\$0.00	\$403.27
001 024300500	423 7th St #905	7300		819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024300600	423 7th St #906	7300		770	0	0	\$242.78	\$0.00	\$0.00	\$242.78
001 024300700	423 7th St #907	7300) Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024300800	423 7th St #908	7300	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
001 024300900	423 7th St #909	7300) Res	913	0	0	\$287.87	\$0.00	\$0.00	\$287.87
001 024301000	423 7th St #910	7300) Res	1124	0	0	\$354.40	\$0.00	\$0.00	\$354.40
001 024301100	423 7th St #911	7300	Res	905	o	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024301200	423 7th St #912	7300		1133	. 0	o	\$357.24	\$0.00	\$0.00	\$357.24
001 024301300	423 7th St #913	7300		1202	0	0	\$378.99	\$0.00	\$0.00	\$378.99
001 024301400	423 7th St #914	7300		828	· 0	o	\$261.07	\$0.00	\$0.00	\$261.07
001 024301500	423 7th St #915	> 7300		1194	0	0	\$376.47	\$0.00	\$0.00	\$376.47
002 002700700				1154	-	1000				1
	601 E 12Th St	3000		C7CF0C 52C075	60000		\$0.00	\$10,448.63	\$17,623.00	\$28,071.63
002 003301501	555 12Th St #250	9500		676596- <u>526875</u>	60000	1000	58912.52 45,888.81	\$10,448.63	\$17,623.00	86984.16-73,960.44
002 003701900	521-E-10Th-St	840(6	5400	87	\$0.00	\$940.38	\$1,533.20	\$2,473.58
002 003701900	521 10th St	8400	-	0	5400	87	\$0.00	\$940.38	\$1,533.20	\$2,473.58
002-003702000	901 Washington St #2	3200	Comm	43208	4 3208	697	\$ 3,762.20	\$7,524.41	\$12,283.23	\$23,569.8 4
002 003702000	901 Washington St #2	3200) Comm	43208	43208	697	\$3,762.20	\$7,524.41	\$12,283.23	\$23,569.84
002 003702100	918 Clay St	7500	Gomm	15813	, Đ	9	\$1,376.87	\$0.00	\$0.00	\$ 1,376.87
002 003702100	918 Ciay St	7500	Res	15813	D	o	\$4,985.87	\$0.00	\$0.00	\$4,985.87
002 003702300	917 Washington St #5	3000	Comm	0	13427	216	\$0.00	\$2,338.23	\$3,806.57	\$6,144.80
002 003702300	917 Washington St #5	3000) Comm	0	13427	216	\$0.00	\$2,338.23	\$3,806.57	\$6,144.80
002 003702600	930 Clay St #F	7300		1107	0	0	\$349.04	\$0.00	\$0.00	\$349.04
002 003702700	930 Clay St #G	7300		1107	0	0	\$349.04	\$0.00	\$0.00	\$349.04
002 003702800	930 Clay St #H	7300		1107	o	o	\$349.04	\$0.00	\$0.00	\$349.04
1	930 Clay St #J	7300		1447	ő	o	\$456.24	\$0.00	\$0.00	\$456.24
002 003703000	930 Clay St #K	7300		1447	0	0	\$456.24	\$0.00	\$0.00	\$456.24
002 003703100	930 Clay St #M	7300		729	0	0			\$0.00	
1				1 3		0	\$229.86	\$0.00	· · · · · · · · · · · · · · · · · · ·	\$229.86
002 003703200	930 Clay St #N	7300		826	0	-	\$260.44	\$0.00	\$0.00	\$260.44
	930 Clay St #Q	7300		1221	0	0	\$384.98	\$0.00	\$0.00	\$384.98
002 003703400	930 Clay St #L	7300		717	0	0	\$226.07	\$0.00	\$0.00	\$226.07
002 003703500	930 Clay St #P	7300		650	0	. o	\$204.95	\$0.00	\$0.00	\$204.95
002 003703600	930 Clay St #R	7300		858	0	0	\$270.53	\$0.00	\$0.00	\$270.53
002 003703700	930 Clay St #S	7300		955	0	0	\$301.11	\$0.00	\$0.00	\$301.11
002 003703800	930 Clay St #T	7300	Res	955	o	o	\$301.11	\$0.00	\$0.00	\$301.11
002 003703900	930 Clay St #U	7300	Res	955	0	o	\$301.11	\$0.00	\$0.00	\$301.11
002 003704000	930 Clay St	7300		955	o	o	\$301.11	\$0.00	\$0.00	\$301.11
1	930 Clay St #16	7300		856	ō	0	\$269.90	\$0.00	\$0.00	\$269.90
002 003704200	930 Clay St #10	7300		829	0	0	\$261.39	\$0.00	\$0.00	\$261.39
002 003704300	930 Clay St #C	7300		829	0	0	\$261.39	\$0.00	\$0.00	\$261.39
002 003704400				H 5		0	1		· · · · · · · · · · · · · · · · · · ·	
	930 Clay St #D	7300		1067	0		\$336.43	\$0.00	\$0.0D	\$336.43
002 003704500	930 Clay St	7300		1169	0	0	\$368.59	\$0.00	\$0.00	\$368.59
002 004700300	493 10Th St	8900		21621	4875	140	\$1,882.58	\$848.95	\$2,467.22	\$5,198.75
002 004700400	493 10Th St	8900		2882	750	0	\$250.94	\$130.61	\$0.00	\$381.55
002 004700500	487 10Th St	8300	Comm	0	5000	50	\$0.00	\$870.72	\$881.15	\$1,751.87
002 004700600	469 10Th St	8300	Comm	0	7471	75	\$0.00	\$1,301.03	\$1,321.72	\$2,622.75
002 004700700	933 Broadway	3200	Comm	19295	10029	· 200	\$1,680.05	\$1,746.49	\$3,524.60	\$6,951.14
002 004700800	901 Broadway	3200		19069	10000	200	\$1,660.37	\$1,741.44	\$3,524.60	\$6,926.41
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phy ph	AS AMENDED J	ULY 22, 2018					-				
		SITE ADDRESS	USE COD					Bido \$			Total \$
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CH CH COLL Sin Manageria Sin Markageria Sin Markager											
CCCCCCD10 27 Abs:rgs:n1 BD: Lum C Pate Pate <td></td> <td></td> <td></td> <td></td> <td>1 1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>					1 1						
CD COCCURS Diff Dealshy Mill Deal C Here No Here No Here Here <td></td> <td>-</td> <td></td> <td>1</td> <td></td> <td></td> <td>165</td> <td></td> <td></td> <td></td> <td></td>		-		1			165				
SC 200.002 20.0 EMAG 1.000 G. 200.000 G. 200.000 <thg. 200.000<="" th=""> <thg. 200.000<="" th=""> <t< td=""><td>002 004701200</td><td></td><td>8300</td><td>Comm</td><td>0</td><td>248</td><td>0</td><td>\$0.00</td><td>\$43.19</td><td>\$0.00</td><td>\$43.19</td></t<></thg.></thg.>	002 004701200		8300	Comm	0	248	0	\$0.00	\$43.19	\$0.00	\$43.19
CD 2500000 CD 2500000 <thcd 25000000<="" th=""> CD 25000000000000 <thc< td=""><td>002 004701300</td><td>922 Washington St</td><td>8300</td><td>Comm</td><td>0</td><td>1609</td><td>25</td><td>\$0.00</td><td>\$280.20</td><td>\$440.57</td><td>\$720.77</td></thc<></thcd>	002 004701300	922 Washington St	8300	Comm	0	1609	25	\$0.00	\$280.20	\$440.57	\$720.77
Bit	002 005100100	1226 Broadway	9400	Comm	49453	15000	250	\$4,305.97	\$2,612.16	\$4,405.75	\$11,323.88
Col: 2016/000401 Pin Pin91000000910091009110 Pin	002 005100200	409 13Th St	9500	Comm	52120	9000	90				
All BALLONDMADMADCommRANDSize					1						
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D210000000 1000 ersener 1000 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>, ,</td> <td></td> <td></td> <td></td> <td></td>							, ,				
D2 0001100 D3 11 memb m D3 0000 D38000 D380000 D38000 D38000 D38000 D38000 D38000 D38000 D380000 D3800000 D3800000 D380000											
Dia Balanya Solar	1				-						
Des Construct Desc Desc <thdesc< th=""> Desc Desc</thdesc<>	002 005101301		300	Govt	206000	38000	580	\$14,138.80	\$5,216.25	\$8,057.03	\$27,412.08
Bar Construct Solution	002 005300100	1330 Broadway	9500	Comm	328427	22700	327	\$28,596.78	\$3,953.07	\$5,762.72	\$38,312.56
Bit Construction 1000 Construction 111000 1110000 1110000 1110000 1110000 1110000 1110000 1110000 1110000 1110000 1110000 1110000 1110000 1110000 11100000 11100000 11100000000 <td>002 005300200</td> <td>405 14Th St</td> <td>9500</td> <td>Comm</td> <td>95216</td> <td>7300</td> <td>173</td> <td>\$8,290.64</td> <td>\$1,271.25</td> <td>\$3,048.78</td> <td>\$12,610.67</td>	002 005300200	405 14Th St	9500	Comm	95216	7300	173	\$8,290.64	\$1,271.25	\$3,048.78	\$12,610.67
alte CONSIDER 41 STIP 6, Lasse Big Act 27 Big Act 27 <t< td=""><td>002 005300301</td><td>1305 Franklin St</td><td>3200</td><td>Comm</td><td>31780</td><td>7500</td><td>175</td><td>\$2,767,15</td><td></td><td></td><td></td></t<>	002 005300301	1305 Franklin St	3200	Comm	31780	7500	175	\$2,767,15			
Bate No. 2017: A. Mode Norm Sines Sines<											
Bit Dis Bit Dis Auto Bit Dis Auto Statt Bit Signation Statt Bit SignatSignation Statt Bit Signation											
Construction 238 (2) 237 (2)	1										
CC 20000000 Q3 2178 5: PPD Gram 137 Q7 12 S12.146 S77.40 S20.126 S40000 C0 2000000 Q3 3178 5: Q40 Corr Q40 Q7	1										
COL CONSIDUA Col Construct Col Const											
Sub 000000000 Sub 111 50: Sub 000000000 Sub 111 60: Sub 000000000 Sub 0000000000 Sub 000000000000000000000000000000000000						417			\$72.62	\$211.48	
000000000000000000000000000000000000	002 005301200	428 13Th St	9401	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
000005000 425179-5. 9C1 0.0000 4400<	002 005301300	428 13Th St	9401	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
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		-			88048		8				\$17,919.86
[008 061900101 350 Frank H Ogawa Plz 9500 Comm 65878 8500 219 \$5,736.13 \$1,480.22 \$3,859.44 \$11,075.7					0						\$10,769.39
	008 061900101	350 Frank H Ogawa Plz	9500	Comm	65878	8500	219	\$5,736.13	\$1,480.22	\$3,859.44	\$11,075.78

AS AMENDED J	ULY 22, 2018			Accor	sable Footages			2010/10	Assessments	·····
APN	SITE ADDRESS	USE CODI	LAND USE	Bidg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
	300 Frank H Ogawa Plz	9500	Comm	339289	48787	744	\$29,542.55	\$8,495.96	\$13,111.51	\$51,150.02
008 061900801	150 Frank H Ogawa Plz	300	Govt	130045	33057	818		\$4,537.73	\$11,363.19	\$24,826.55
008 061900901	334 Frank H Ogawa Plz	3100	Comm	8392	8870	98	\$730.71	\$1,544.66	\$1,727.05	\$4,002.42
008 062000100	1645 Telegraph Ave	3200	Comm	8375	2500	125	\$729.23	\$435.36	\$2,202.87	\$3,367.46
008 062000200	1635 Telegraph Ave	9400	Comm	5000	2500	25	\$435.36	\$435.36	\$440.57	\$1,311.29
008 062000300	1631 Telegraph Ave	3200	Comm	5102	2000	20	\$444.24	\$348.29	\$352.46	\$1,144.99
008 062000400	1627 Telegraph Ave	3200	Comm	16700	3500	35	\$1,454.10	\$609.50	\$616.80	\$2,680.41
	1611 Telegraph Ave	9500	Comm	125070	10500	205	\$10,890.09	\$1,828.51	\$3,612.71	\$16,331.31
008 062000600	510 16Th St	6850	Comm	30010	7875	75	\$2,613.03	\$1,371.38	\$1,321.72	\$5,306.14
1	516 16Th St	9400	Comm	5250	2625	25	\$457.13	\$457.13	\$440.57	\$1,354.83
008 062000903	524 16Th St	300	Govt	0	6697	75	\$0.00	\$919.30	\$1,041.86	\$1,961.15
	529 17Th St	3000	Comm	0	23155	202	\$0.00	\$4,032.30	\$3,559.85	\$7,592.15
008 062000907	532 16Th St	7700	Comm	41148	6850	142	\$3,582.84			
				41148		i		\$1,192.89	\$2,502.47	\$7,278.19
	1608 San Pablo Ave	3000	Comm		2925	36	\$0.00	\$509.37	\$634.43	\$1,143.80
008 062001404	1630 San Pablo Ave	3000	Comm	26700	3863	173	\$2,324.82	\$672.72	\$3,048.78	\$6,046.32
008 062001900	519 17Th St	9500	Comm	61968	10500	100	\$5,395.67	\$1,828.51	\$1,762.30	\$8,986.48
008 062100100	449 15Th St	3200	Comm	42541	12656	226	\$3,704.13	\$2,203.96	\$3,982.80	\$9,890.89
008 062100200	421 15Th St	3200	Comm	9075	3156	25	\$790.18	\$549.60	\$440.57	\$1,780.35
008 062100300	417 15Th St	9000	Comm	7813	2531	25	\$680.29	\$440.76	\$440.57	\$1,561.63
008 062100400	411 15Th St	9400	Comm	6582	2100	25	\$573.11	\$365.70	\$440.57	\$1,379.38
008 062100500	405 15Th St	3100	Comm	2000	2500	25	\$174.14	\$435.36	\$440.57	\$1,050.08
008 062100600	401 15Th St	6400	Comm	14366	4212	134	\$1,250.88	\$733.49	\$2,361.48	\$4,345.85
008 062100700	1441 Franklin St	3200	Comm	18670	4825	42	\$1,625.63	\$840.24	\$740.17	\$3,206.04
008 062100804	425 15Th St	9400	Comm	5199	3508	25	\$452.69	\$610.90	\$440.57	\$1,504.16
008 062100806	1440 Broadway	9500	Comm	83165	11730	124	\$7,241.34	\$2,042.71	\$2,185.25	\$11,469.30
008 062100807	1431 Franklin St	8300	Comm	0	20974	100	\$0.00	\$3,652.49	\$1,762.30	\$5,414.79
008 062100900	1411 Franklin St	3200	Comm	20348	7500	175	\$1,771.74	\$1,306.08	\$3,084.02	\$6,161.84
008 062101000	420 14Th St	3200	Comm	34651	7630	76	\$3,017.13	\$1,328.72	\$1,339.35	\$5,685.20
008 062101100	436 14Th St	9500	Comm	143907	14967	249	\$12,530.26	\$2,606.41	\$4,388.13	\$19,524.80
	17Th St	500	Govt	0	290	3	\$0.00	\$39.81	\$41.67	\$81.48
008 062200103	17Th St	7000	Comm	0	3510	38	\$0.00	\$611.25	\$669.67	\$1,280.92
	17Th St	7000	Comm	n	5020	0	\$0.00	\$874.20	\$0.00	\$874.20
008 062200105	449 17Th St	7000	Comm	0	13674	260	\$0.00	\$2,381.24	\$4,581.98	\$6,963.22
008 062200200	1511 Franklin St	3100	Comm	10049	10060	200	\$874.99	\$1,751.89	\$3,524.60	\$6,151.47
008 062200300	420 15Th St	3200	Comm	7348	5030	50	\$639.80	\$875.94	\$881.15	\$2,396.90
008 062200400	422 15Th St	3200	Comm	17010	6200	50	\$1,481.09	\$1,079.69	\$881.15	\$3,441.94
008 062200501	1500 Broadway	3200	Comm	88530	23770	300	\$7,708.48	\$4,139.40	\$5,286.90	\$17,134.78
008 062200301	1544 Broadway	3100	Comm	11370	11370	76	\$990.01	\$1,980.02	\$1,339.35	\$4,309.37
008 062200700	Broadway	500	Govt	0	27	0	\$950.01			\$4,505.57
				-				\$3.71	\$0.00	
008 062200802	Broadway	9400	Comm	0	447	0	\$0.00	\$77.84	\$0.00	\$77.84
008 062200803	Broadway	9400	Comm	a staa	47	0	1	\$8.18	\$0.00	\$8.18
008 062200804	1600 Broadway	9400	Comm	26598	8779	62	, , , ,	\$1,528.81	\$1,092.63	\$4,937.37
008 062201207	1587 Franklin St	500	Govt	630000	58050	538	\$43,240.01	\$7,968.52	\$7,473.59	\$58,682.11
008 062201300	1521 Franklin St	500	Govt	0	13110	88	\$0.00	\$1,799.61	\$1,222.45	\$3,022.05
008 062300700	1701 Franklin St	6600	Comm	0	10000	200	\$0.00	\$1,741.44	\$3,524.60	\$5,266.04
008 062300800	426 17Th St	9500	Comm	61435	10000	100	\$5,349.26	\$1,741.44	\$1,762.30	\$8,853.00
008 062300900	446 17Th St	9400	Comm	5509	2631	44	\$479.68	\$458.17	\$775.41	\$1,713.26
008 062301400	1700 Broadway	9500	Comm	28560	3369	116	\$2,486.77	\$586.69	\$2,044.27	\$5,117.73
008 062401800	359 17Th St	3200	Comm	6510	6510	172	\$566.84	\$1,133.68	\$3,031.16	\$4,731.67
008 062401900	1629 Webster St	9500	Comm	0	. 11250	75	\$0.00	\$1,959.12	\$1,321.72	\$3,280.84
008 062402000	1615 Webster St	9400	Comm	13064	10650	71	\$1,137.51	\$1,854.63	\$1,251.23	\$4,243.37
008 062402200	1537 Webster St	300	Govt	14450	7500	50	\$991.77	\$1,029.52	\$694.57	\$2,715.87
008 062402300	1531 Webster St	9400	Comm	33436	15000	100	\$2,911.34	\$2,612.16	\$1,762.30	\$7,285.80
008 062402601	1504 Franklin St	9400	Comm	27336	9900	216	\$2,380.20	\$1,724.02	\$3,806.57	\$7,910.79
008 062402700	1510 Franklin St	9400	Comm	8475	3795	25	\$737.93	\$660.88	\$440.57	\$1,839.39
008 062402802	1600 Franklin St	300	Govt	111222	43635	239	\$7,633.71	\$5,989.77	\$3,320.05	\$16,943.54
008 062403000	1618 Franklin St	3200	Comm	18000	10500	70	\$1,567.29	\$1,828.51	\$1,233.61	\$4,629.42
008 062403100	1624 Franklin St #504	9500	Comm	70062	7500	50	\$6,100.43	\$1,306.08	\$881.15	\$8,287.66
008 062403200	389 15Th St	3100	Comm	10835	10538	220	\$943.42	\$1,835.13	\$3,877.06	\$6,655.61
008 062403300	369 15Th St	9400	Comm	2283	2283	32	\$198.79	\$397.57	\$563.94	\$1,160.29
008 062403400	363 15Th St	9300	Comm	2100	2107	30	\$182.85	\$366.92	\$528.69	\$1,078.46
008 062403500	359 15Th St	9400	Comm	6146	6146	158	\$535.14	\$1,070.29	\$2,784.43	\$4,389.87
008 062403600	1433 Webster St	9400	Comm	19216	9750	65	\$1,673.17	\$1,697.90	\$1,145.49	\$4,516.57
008 062403700	1425 Webster St	8300	Parking	0	12150	81	\$0.00	\$2,115.85	\$1,427.46	\$3,543.31
008 062403800	1415 Webster St	3200	Comm	10000	5000	150	\$870.72	\$870.72	\$2,643.45	\$4,384.89
008 062403900	364 14Th St	9500	Comm	23332	5000	50	\$2,031.56	\$870.72	\$881.15	\$3,783.43
008 062404000	376 14Th St	8300	Parking	23332	6500	50 60	\$2,031.36	\$1,131.94	\$1,057.38	\$2,189.32
4	1404 Franklin St	9500	Comm	53913	8937	210	\$4,694.31	\$1,556.32	\$3,700.83	\$9,951.46
	1404 Franklin St 1424 Franklin St			23913						
008 062404200		300	Govt	-	21963	146	\$0.00	\$3,014.86	\$2,028.15	\$5,043.01
008 062404500	1428 Franklin St	9400	Comm	13834	7500	50	\$1,204.55	\$1,306.08	\$881.15	\$3,391.78
008 062404600	1515 Webster St #1	6800	Comm	35340	35340	135	\$3,077.12	\$6,154.24	\$2,379.10	\$11,610.47
008 062404700	1515 Webster St #2	6800	Comm	26118	26118	135	\$2,274.14	\$4,548.29	\$2,379.10	\$9,201.54
008 062503000	328 15Th St	3200	Comm	3414	1741	35	\$297.26	\$303.18	\$616.80	\$1,217.25
008 062503100	336 E 15Th St	3200	Comm	3980	1990	40	\$346.55	\$346.55	\$704.92	\$1,398.01
008 062503200	15Th St	9400	Comm	0	3731	125	\$0.00	\$649.73	\$2,202.87	\$2,852.61
	1510 Webster St	9400	Comm	23280	10500	70	\$2,027.03	\$1,828.51	\$1,233.61	\$5,089.16
008 062503500	1526 Webster St	8300	Parking	0	6000	40	\$0.00	\$1,044.86	\$704.92	\$1,749.78
008 062503601	1528 Webster St	9400	Comm	8398	5100	34	\$731.23	\$888.13	\$599.18	\$2,218.55
008 062503602	Webster St	8300	Parking	0	3899	26	\$0.00	\$678.99	\$458.20	\$1,137.18
	1535 Harrison St	300	Govt	22322	22049	50	\$1,532.07	\$3,026.66	\$694.57	\$5,253.30
008 062503900	1608 Webster St	9 400	Comm	13722	7499	50	\$1,194.80	\$1,305.90	\$881.15	\$3,381.86
008 062504000	1614 Webster St	7700	Comm	14297	7500	50	\$1,244.87	\$1,306.08	\$881.15	\$3,432.10
008 062504100	1624 Webster St	8300	Parking	0	7500	50	\$0.00	\$1,306.08	\$881.15	\$2,187.23
008 062504200	1464 Webster St	3200	Comm	9355	3037	170	\$814.56	\$528.87	\$2,995.91	\$4,339.34
008 062505000	332 14Th St	3100	Comm	4659	4738	46	\$405.67	\$825.09	\$810.66	\$2,041.42
008 062505100	1412 Webster St	3200	Comm	10800	5562	157	\$940.38	\$968.59	\$2,766.81	\$4,675.78
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					sable Footage			2018/19	Assessments	
APN	SITE ADDRESS	USE CODI I		Bldg SF		Frontage	Bldg \$	Lot \$	Linear \$	Total \$
	1418 Webster St	9400	Comm	77198	30450	203		\$5,302.68	\$3,577.47	\$15,601.93
	1501 HARRISON ST		Comm	1100	1100	68	\$95.78	\$191.56	\$1,198.36	\$1,485.70
008 062505500	304 15TH ST		Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
008 062505600	306 15TH ST		Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
008 062505700	308 15TH ST		Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
008 062505800	310 15TH ST		Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
008 062505900	312 15TH ST		Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
008 062506000	314 15TH ST		Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
008 062506100	316 15TH ST		Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
008 062506200	318 15TH ST		Comm	766	530	43	· \$66.70	\$92.30	\$757.79	\$916.78
008 064001100	1701 Broadway	9400	Comm	18700	4695	196	\$1,628.25	\$817.61	\$3,454.11	\$5,899.96
008 064001200	457 17Th St	3200	Comm	5364	1788	125	\$467.05	\$311.37	\$2,202.87	\$2,981.30
008 064001300	1636 Telegraph Ave	3200	Comm	3212	1606	53	\$279.68	\$279.68	\$934.02	\$1,493.37
008 064001400	1634 Telegraph Ave	3200	Comm	6198	1727	65	\$539.67	\$300.75	\$1,145.49	\$1,985.91
008 064001500	1628 Telegraph Ave	3200	Comm	3342	1115	49	\$290.99	\$194.17	\$863.53	\$1,348.69
008 064001600	1617 Broadway	3200	Comm	1920	960	49	\$167.18	\$167.18	\$863.53	\$1,197.88
008 064100500	1701 Telegraph Ave	3100	Comm	5800	5974	161	\$505.02	\$1,040.34	\$2,837.30	\$4,382.66
008 064100601	510 17Th St	9400	Comm	29988	14399	128	\$2,611.11	\$2,507.50	\$2,255.74	\$7,374.35
008 064100805	540 17Th St	300	Govt	84012	70567	721	\$5,766.16	\$9,686.72	\$10,015.72	\$25,468.60
008 064101101	1728 San Pablo Ave	3100	Comm	18707	9970	0	\$1,628.85	\$1,736.21	\$0.00	\$3,365.07
008 072300100	1615 Broadway	6850	Comm	31735	2353	220	\$2,763.23	\$409.76	\$3,877.06	\$7,050.05
008 072400200	1615 Broadway	6850	Comm	1863	140	0	\$162.22	\$24.38	\$0.00	\$186.60
008 072500100	1615 Broadway #2	6850	Comm	2650	140	0	\$230.74	\$24.38	. \$0.00	\$255.12
008 072600100	1615 Broadway	1150	Res	1989	0	0	\$627.14	\$0.00	\$0.00	\$627.14
008 072700100	1615 Broadway	6850	Comm	2650	140	0	\$230.74	\$24.38	\$0.00	\$255.12
008 072800100	1615 Broadway #5	1150	Res	2650	0	0	\$835.55	\$0.00	\$0.00	\$835.55
008 072900100	1615 Broadway	6850	Comm	2650	140	0	\$230.74	\$24.38	\$0.00	\$255.12
008 073000100	1615 Broadway #7	1150	Res	2169	0	0	\$683.89	\$0.00	\$0.00	\$683.89
008 073100100	1615 Broadway #8	1150	Res	1906	0	0	\$600.97	\$0.00	\$0.00	\$600.97
008 073200100	1615 Broadway	1150	Res	1906	D	0	\$600.97	\$0.00	\$0.00	\$600.97
008 073300100	1615 Broadway #10	1150	Res	1906	0	0	\$600.97	\$0.00	\$0.00	\$600.97
008 073400100	1615 Broadway #11	1150	Res	1448	0	0	\$456.56	\$0.00	\$0.00	\$456.56
008 073500100	1615 Broadway #12	1150	Res	1706	0	0	\$537.91	\$0.00	\$0.00	\$537.91
008 073600100	1615 Broadway	1150	Res	2017	0	0	\$635.96	\$0.00	\$0.00	\$635.96
TOTAL ASSESS	MENT						\$923,783.72	\$447,357.03	\$586,660.13	\$1,957,800.88