

**THE OAKLAND CHINATOWN
COMMUNITY BENEFIT DISTRICT**

**ASSESSMENT ENGINEER'S
REPORT**

*Being established pursuant to the City of Oakland's
Business Improvement Management District Ordinance of 1999
12190, Under Municipal Code Chapter 4.48*

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

May 25, 2021

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To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Oakland Chinatown Community Benefit District ("OCTCBD") being established for a ten (10) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



Edward V. Henning RPE #26549 May 25, 2021
Edward V. Henning Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit property assessments to be levied within the proposed OCTCBD in the City of Oakland, California being established for a ten (10) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed OCTCBD.

Background

The OCTCBD is a property-based benefit assessment type district being established for a ten (10) year term pursuant to the Business Improvement Management District Ordinance of 1999 # 12190 (the “Ordinance”), Under Municipal Code Chapter 4.48 of the Oakland City Code relating to the establishment of Business Improvement Districts. The Ordinance was modeled after Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a community benefit district (“CBD”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Ordinance and the Act, frequent references are made to the concept of relative “benefit” received from CBD programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIID Section 4(b) California Constitution

Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the OCTCBD. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the OCTCBD, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the OCTCBD complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII D of the California Constitution):

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”

Boundaries

The proposed OCTCBD consists of approximately 52 square blocks consisting of 1,293 parcels (1277 assessed) owned by 1,033 property owners, including parcels owned by the City of Oakland. See the OCTCBD map in Appendix 2 of this Report.

The OCTCBD is generally bounded by:

- *On the south:* bounded by the 880 freeway from Fallon Street on the east to Franklin Street on the west.
- *On the north:* in general, the northern boundary is represented by the parcels on both sides of 13th Street from Webster Street on the west up to Lakeside Drive on the east.
- *On the west:* Due to the inclusion of Chinatown properties in the 2018 renewal of the Downtown Community Benefit District, the western boundary include parcels on both sides of Franklin Street from the 880 to 8th Street, and then the parcels on the east side of Franklin between 8th Street northward to 11th Street, and does not include the parcels between 11th and 12th Street fronting on Franklin but the remainder of the parcels between 11th and 13th Street jogging northward which will be seen on the maps provided in this plan;
- *On the east:* parcels on the west side of Fallon Street from the 880 freeway to 10th Street, and then including both the Oakland Museum and Kaiser Convention Center sites, continuing on the west side of 14th Street up to both sides of 14th Street and Lakeside Drive.

Benefit Zones

The OCTCBD consists of two benefit zones.

OCTCBD Boundary Rationale

The OCTCBD boundaries are comprised of parcels that showcase an array of high-quality restaurants, retailers, office buildings, market rate and affordable housing units, hotels, transit centers, family association buildings, single family residential units, parks, public buildings, the Oakland Museum, the Kaiser Convention Center.

Northern Boundary

The northern boundary of the OCTCBD is defined by the parcels beginning at parcel 001-057-007 and running eastward to the intersection of 13th and Webster Streets and then proceeding north to include all of the parcels on both sides of 13th Street from parcels 001-063-001 and parcel 001-065-15-36 running eastward on both sides of 13th Street including the full block parcels between 13th and 14th Streets, all of the way to the intersection of 13th Street and Lakeside Drive, to parcel 001-091-001.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided north of the northern OCTCBD boundary.

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Western Boundary

Due to the inclusion of parcels along the Chinatown side of Broadway into the 2018 Downtown Oakland CBD, the parcel boundary on the west side is a bit fragmented. The western boundary commences at parcel 001-234-005 running mid-block (not include the Orchid Condominium) up to 7th Street. The boundary then crosses northward on 7th to include parcels 001-234-008, 001-234-004-001. The western boundary continues east to the intersection of Franklin Street and 8th Street, then running up Franklin to include all of the parcels on the east side of Franklin up to the intersection of 11th and Franklin Streets. The western boundary then excludes all of the parcels on the east and west side of the street, facing on to Franklin Street ending at parcel 001-057-007.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided west of the western OCTCBD boundary.

Southern Boundary

The southern boundary of the OCTCBD includes all of the parcels on the north side of 6th Street between parcel 001-234-005 on the west up to parcel 001-167-009 on the east.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided south of the southern OCTCBD boundary.

Eastern Boundary

The eastern boundary of the OCTCBD begins at the parcel at the intersection of Fallon and 6th Street, parcel number 001-167-009 and continues northward on the west side of Fallon Street up to the intersection of 10th Street and Fallon Street. (Does not include any frontage around Laney College). The eastern boundary then continues eastward to include the east side of the Kaiser Convention Center and stops at their 10th Street parcel eastern boundary. The eastern boundary then picks up north of the Oakland Museum at the intersection of Lakeside Drive and 12th Street next to the County Administration Center. The eastern boundary then continues northward up 14th street and ends at the intersection of 14th Street and Lakeside Drive including parcel 001-631-008.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided east of the eastern OCTCBD boundary.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in the Plan and in this Assessment Engineer’s Report. All OCTCBD funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the OCTCBD boundaries and none will be provided outside of the OCTCBD. Each assessed parcel within the OCTCBD will proportionately specially benefit from the OCTCBD funded civil sidewalks, district identity & placemaking, administration and contingency as described in more detail under “Work Plan”, beginning on page 13 of this Report. These services, programs and improvements are intended to improve commerce, employment, rents and commercial/residential occupancy rates of parcels and businesses within the OCTCBD by reducing crime, litter and debris and professionally marketing goods and services available within the OCTCBD, all considered necessary in a competitive properly managed business district. All

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OCTCBD funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oakland and are only provided for the special benefit of assessed parcels within the boundaries of the OCTCBD.

A list of all parcels included in the proposed OCTCBD is shown as Appendix 1, attached to this Report with their respective Alameda County assessor parcel number. The boundary of the proposed OCTCBD and parcels within it are shown on the map of the OCTCBD attached as Appendix 2 to this Report.

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district.

The property uses within the boundaries of the OCTCBD that will receive special benefits from OCTCBD funded programs and services are currently an array of high-quality restaurants, retailers, office buildings, market rate and affordable housing units, hotels, transit centers, family association buildings, single family residential units, parks, public buildings, the Oakland Museum and the Kaiser Convention Center. No parcels within the OCTCBD are zoned solely residential. Services, programs and improvements provided and funded by the OCTCBD are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the OCTCBD.

The proposed OCTCBD programs, improvements and services and Year 1 – 2022 budget allocation are as follows:

Year 1 – 2022 OCTCBD Special Benefit Cost Allocations (Assessment Revenue Only)

BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL
%	66%	14%	15%	5%	100%
1	\$663,878	\$138,148	\$149,660	\$53,599	\$1,005,286
2	<u>\$201,122</u>	<u>\$41,852</u>	<u>\$45,340</u>	<u>\$16,238</u>	<u>\$304,551</u>
TOTAL	\$865,000	\$180,000	\$195,000	\$69,837	\$1,309,837

Assessed commercial parcels as well as commercial portions of mixed-use parcels are conferred proportionate special benefits from all OCTCBD funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels,

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OCTCBD programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies and rental income. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the array of goods and services available within the OCTCBD, all considered necessary in a competitive properly managed business district.

For non-profit owned and occupied parcels and facilities within the OCTCBD, it is the opinion of this Assessment Engineer that each of these parcels specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these non-profit locations and facilities.

For residential parcels and residential portions of mixed use parcels within the OCTCBD (all located on commercial zoned parcels), it is the opinion of this Assessment Engineer that each of these parcels and uses specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from the civil sidewalks, district identity & placemaking, administration and contingency programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. The proportionate special benefits conferred on all residential parcels and units shall be considered in proportion to those conferred on commercial parcels within the OCTCBD. For these parcels, OCTCBD programs, services and improvements are designed to increase residential rental occupancies and income. These programs, services and improvements are designed to improve security and aesthetic appeal for tenants, visitors and landlords of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the availability of residential rental units within the OCTCBD and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

These benefits are particular and distinct to each and every identified and assessed parcel within the OCTCBD and are not provided to non-assessed parcels outside of the OCTCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the OCTCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the OCTCBD, the very nature of the purpose of this CBD is to fund supplemental programs, services and improvements to assessed parcels within the OCTCBD boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the OCTCBD are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the OCTCBD. No OCTCBD funded services, activities or programs will be provided outside of the OCTCBD boundaries.

While every attempt is made to provide OCTCBD services and programs to confer special benefits only to those identified assessed parcels within the OCTCBD, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the OCTCBD, or "spillover" onto parcels surrounding the OCTCBD, or to the public at large who might be passing through the OCTCBD with no intention of transacting business within the OCTCBD or interest in the OCTCBD itself.

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Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of CBDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the OCTCBD. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the OCTCBD, general benefit to the public at large within the OCTCBD and general benefit to parcels outside the OCTCBD.

General Benefit – Assessed Parcels within the OCTCBD

OCTCBD funded programs are narrowly designed and carefully implemented to specially benefit the assessed OCTCBD parcels and are only provided for the special benefit to each and every assessed parcel within the OCTCBD. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the OCTCBD are distinct and special but in the case of the OCTCBD, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the OCTCBD funded programs and services are specially geared to the unique needs of each assessed parcel within the OCTCBD and are directed specially only to these assessed parcels within the OCTCBD. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the OCTCBD as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the OCTCBD equates to \$3,275 or $(.25\% \times \$1,309,837)$.

General Benefits – Outside Parcels

While OCTCBD programs and services will not be provided directly to parcels outside the OCTCBD boundaries, it is reasonable to conclude that OCTCBD services may confer an indirect general benefit on parcels adjacent to the OCTCBD boundaries. An inventory of the OCTCBD boundaries finds that the OCTCBD is immediately surrounded by 52 parcels. Of these 52 parcels, 40 are commercial zoned parcels with commercial uses, 8 are residentially zoned parcels with residential uses and 5 are publicly owned parcels with public uses.

The 52 parcels directly outside the OCTCBD boundaries can reasonably be assumed to receive some indirect general benefit as a result of OCTCBD funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 1277 assessed parcels within the OCTCBD, a benefit factor of 0.05 be attributed to general benefits conferred on the 40 non-OCTCBD commercial parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD, a benefit factor of 0.01 be attributed to general benefits conferred on the 8 non-OCTCBD residential parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD and, a benefit factor of 0.01 be attributed to general

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benefits conferred on the 5 non-OCTCBD publicly owned parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD. The cumulative dollar value of this general benefit type equates to \$2,286 (\$2,052 + \$51 + \$83) as delineated in the following Table:

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Parcels within CTCBD	1277	1.000	1,277.00	99.8335%	\$1,309,837
Commercial parcels outside of CTCBD	40	0.050	2.00	0.1564%	\$2,052
Public parcels outside of CTCBD	5	0.010	0.05	0.0039%	\$51
Residential use parcels outside of CTCBD	8	0.010	<u>0.08</u>	<u>0.0063%</u>	<u>\$83</u>
TOTAL			1,279.13	100.00%	\$1,312,022

General Benefit - Public At Large

While the OCTCBD funded programs are narrowly designed and carefully implemented to specially benefit the assessed OCTCBD parcels and are only provided for the special benefit to each and every assessed parcel within the OCTCBD, these programs also provide general benefits to the public at large within the OCTCBD.

For CBD type activities, assessment Engineering experience in California has found that generally over 95% of people moving about within CBD boundaries are engaged in business related to assessed parcels and businesses contained on them within a CBD, while the public at large “just passing through” is typically 5% or less.

Based on experience curves and the nature of the proposed OCTCBD funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that districtwide general benefit factors for each of the OCTCBD funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percent value of districtwide general benefits to the public at large. The total dollar value of this general benefit type, public at large, equates to \$19,175 as delineated in the following Table:

Program Element	A Dollar Allocation	B General Benefit Percent	C General Benefit Factor	E General Benefit Value (A x C)
CIVIL SIDEWALKS	\$865,000	2.00%	0.020	\$17,300
DISTRICT IDENTITY & PLACEMAKING	\$180,000	0.50%	0.005	\$900
ADMINISTRATION	\$195,000	0.50%	0.005	\$975
CONTINGENCY	<u>\$69,837</u>	0.50%	0.005	<u>\$349</u>
TOTAL	\$1,309,837			\$19,175

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Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of districtwide general benefits conferred on assessed parcels within the OCTCBD, on parcels outside the OCTCBD, and on the public at large, equates to \$24,636 (\$3,275 + \$19,175 + \$2,186) or 1.8461%. For the purposes of this analysis, the districtwide general benefit factor of 1.8461% will be rounded up to 2% or \$26,731. This leaves a value of 98% assigned to special benefit related costs. The districtwide general benefit value of \$26,731 when added to the special benefit value of \$1,309,837 (Year 1 – 2022 assessments) equates to a total Year 1 – 2022 program cost of \$1,336,568. Remaining costs that are attributed to districtwide general benefits, will need to be derived from other non-assessment sources.

The program special benefit related cost allocations of the OCTCBD assessment revenues for Year 1 (2022) are shown in the Table on page 17 of this Report. The projected program special benefit related cost allocations of the OCTCBD assessment revenues for the 10-year OCTCBD term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 18 of this Report.

A breakdown of projected special and districtwide general benefits for each year of the 6-year renewal term, assuming a 5% maximum annual assessment rate increase is shown in the following Table:

10-Year Special + Districtwide General Benefits
(Assumes 5% max rate increase per year)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2022	1	CIVIL SIDEWALKS	\$663,878	\$13,549	\$677,427	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$138,148	\$2,819	\$140,967	13.7422%
		ADMINISTRATION	\$149,660	\$3,054	\$152,714	14.8873%
		CONTINGENCY	<u>\$53,599</u>	<u>\$1,094</u>	<u>\$54,693</u>	<u>5.3317%</u>
		SUBTOTAL	\$1,005,285	\$20,516	\$1,025,801	100.0000%
	2	CIVIL SIDEWALKS	\$201,122	\$4,105	\$205,227	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$41,852	\$854	\$42,706	13.7422%
		ADMINISTRATION	\$45,340	\$925	\$46,265	14.8873%
		CONTINGENCY	<u>\$16,238</u>	<u>\$331</u>	<u>\$16,569</u>	<u>5.3317%</u>
	SUBTOTAL	\$304,552	\$6,215	\$310,767	100.0000%	
	1&2	CIVIL SIDEWALKS	\$865,000	\$17,654	\$882,654	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$180,000	\$3,673	\$183,673	13.7422%
		ADMINISTRATION	\$195,000	\$3,979	\$198,979	14.8873%
		CONTINGENCY	<u>\$69,837</u>	<u>\$1,425</u>	<u>\$71,262</u>	<u>5.3317%</u>
		TOTAL YEAR 1 - 2022	\$1,309,837	\$26,731	\$1,336,568	100.0000%
	YR 2 - 2023	1	CIVIL SIDEWALKS	\$697,072	\$14,226	\$711,298
DISTRICT IDENTITY & PLACEMAKING			\$145,055	\$2,960	\$148,015	13.7422%
ADMINISTRATION			\$157,143	\$3,207	\$160,350	14.8873%
CONTINGENCY			<u>\$56,279</u>	<u>\$1,149</u>	<u>\$57,428</u>	<u>5.3317%</u>
SUBTOTAL			\$1,055,549	\$21,542	\$1,077,091	100.0000%

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	2	CIVIL SIDEWALKS	\$211,178	\$4,310	\$215,488	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$43,945	\$897	\$44,842	13.7422%
		ADMINISTRATION	\$47,607	\$971	\$48,578	14.8873%
		CONTINGENCY	<u>\$17,050</u>	<u>\$348</u>	<u>\$17,398</u>	<u>5.3317%</u>
		SUBTOTAL	\$319,780	\$6,526	\$326,306	100.0000%
	1&2	CIVIL SIDEWALKS	\$908,250	\$18,536	\$926,786	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$189,000	\$3,857	\$192,857	13.7422%
		ADMINISTRATION	\$204,750	\$4,178	\$208,928	14.8873%
		CONTINGENCY	<u>\$73,329</u>	<u>\$1,497</u>	<u>\$74,826</u>	<u>5.3317%</u>
		TOTAL YEAR 2 - 2023	\$1,375,329	\$28,068	\$1,403,397	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 3 - 2024	1	CIVIL SIDEWALKS	\$731,926	\$14,937	\$746,863	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$152,308	\$3,108	\$155,416	13.7422%
		ADMINISTRATION	\$165,000	\$3,367	\$168,367	14.8873%
		CONTINGENCY	<u>\$59,093</u>	<u>\$1,206</u>	<u>\$60,299</u>	<u>5.3317%</u>
		SUBTOTAL	\$1,108,327	\$22,618	\$1,130,945	100.0000%
	2	CIVIL SIDEWALKS	\$221,737	\$4,526	\$226,263	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$46,142	\$942	\$47,084	13.7422%
		ADMINISTRATION	\$49,987	\$1,020	\$51,007	14.8873%
		CONTINGENCY	<u>\$17,903</u>	<u>\$365</u>	<u>\$18,268</u>	<u>5.3317%</u>
		SUBTOTAL	\$335,769	\$6,853	\$342,622	100.0000%
	1&2	CIVIL SIDEWALKS	\$953,663	\$19,463	\$973,126	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$198,450	\$4,050	\$202,500	13.7422%
		ADMINISTRATION	\$214,987	\$4,387	\$219,374	14.8873%
		CONTINGENCY	<u>\$76,996</u>	<u>\$1,571</u>	<u>\$78,567</u>	<u>5.3317%</u>
		TOTAL YEAR 3 - 2024	\$1,444,096	\$29,471	\$1,473,567	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 4 - 2025	1	CIVIL SIDEWALKS	\$768,522	\$15,684	\$784,206	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$159,923	\$3,263	\$163,186	13.7422%
		ADMINISTRATION	\$173,250	\$3,535	\$176,785	14.8873%
		CONTINGENCY	<u>\$62,048</u>	<u>\$1,266</u>	<u>\$63,314</u>	<u>5.3317%</u>
		SUBTOTAL	\$1,163,743	\$23,748	\$1,187,491	100.0000%
	2	CIVIL SIDEWALKS	\$232,824	\$4,752	\$237,576	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$48,449	\$989	\$49,438	13.7422%
		ADMINISTRATION	\$52,486	\$1,071	\$53,557	14.8873%
		CONTINGENCY	<u>\$18,798</u>	<u>\$383</u>	<u>\$19,181</u>	<u>5.3317%</u>
		SUBTOTAL	\$352,557	\$7,195	\$359,752	100.0000%
	1&2	CIVIL SIDEWALKS	\$1,001,346	\$20,436	\$1,021,782	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$208,372	\$4,252	\$212,624	13.7422%
		ADMINISTRATION	\$225,736	\$4,606	\$230,342	14.8873%
		CONTINGENCY	<u>\$80,846</u>	<u>\$1,649</u>	<u>\$82,495</u>	<u>5.3317%</u>
		TOTAL YEAR 4 - 2025	\$1,516,300	\$30,943	\$1,547,243	100.0000%

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YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 5 - 2026	1	CIVIL SIDEWALKS	\$806,948	\$16,468	\$823,416	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$167,919	\$3,426	\$171,345	13.7422%
		ADMINISTRATION	\$181,913	\$3,712	\$185,625	14.8873%
		CONTINGENCY	<u>\$65,150</u>	<u>\$1,329</u>	<u>\$66,479</u>	<u>5.3317%</u>
		SUBTOTAL	\$1,221,930	\$24,935	\$1,246,865	100.0000%
	2	CIVIL SIDEWALKS	\$244,465	\$4,990	\$249,455	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$50,871	\$1,038	\$51,909	13.7422%
		ADMINISTRATION	\$55,110	\$1,125	\$56,235	14.8873%
		CONTINGENCY	<u>\$19,738</u>	<u>\$402</u>	<u>\$20,140</u>	<u>5.3317%</u>
		SUBTOTAL	\$370,184	\$7,555	\$377,739	100.0000%
	1&2	CIVIL SIDEWALKS	\$1,051,413	\$21,458	\$1,072,871	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$218,790	\$4,464	\$223,254	13.7422%
		ADMINISTRATION	\$237,023	\$4,837	\$241,860	14.8873%
		CONTINGENCY	<u>\$84,888</u>	<u>\$1,731</u>	<u>\$86,619</u>	<u>5.3317%</u>
		TOTAL YEAR 5 - 2026	\$1,592,114	\$32,490	\$1,624,604	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 6 - 2027	1	CIVIL SIDEWALKS	\$847,295	\$17,291	\$864,586	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$176,315	\$3,597	\$179,912	13.7422%
		ADMINISTRATION	\$191,009	\$3,898	\$194,907	14.8873%
		CONTINGENCY	<u>\$68,408</u>	<u>\$1,395</u>	<u>\$69,803</u>	<u>5.3317%</u>
		SUBTOTAL	\$1,283,027	\$26,181	\$1,309,208	100.0000%
	2	CIVIL SIDEWALKS	\$256,688	\$5,240	\$261,928	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$53,415	\$1,090	\$54,505	13.7422%
		ADMINISTRATION	\$57,866	\$1,181	\$59,047	14.8873%
		CONTINGENCY	<u>\$20,725</u>	<u>\$422</u>	<u>\$21,147</u>	<u>5.3317%</u>
		SUBTOTAL	\$388,694	\$7,933	\$396,627	100.0000%
	1&2	CIVIL SIDEWALKS	\$1,103,983	\$22,531	\$1,126,514	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$229,730	\$4,687	\$234,417	13.7422%
		ADMINISTRATION	\$248,875	\$5,079	\$253,954	14.8873%
		CONTINGENCY	<u>\$89,133</u>	<u>\$1,817</u>	<u>\$90,950</u>	<u>5.3317%</u>
		TOTAL YEAR 6 - 2027	\$1,671,721	\$34,114	\$1,705,835	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 7 - 2028	1	CIVIL SIDEWALKS	\$889,660	\$18,156	\$907,816	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$185,131	\$3,777	\$188,908	13.7422%
		ADMINISTRATION	\$200,559	\$4,093	\$204,652	14.8873%
		CONTINGENCY	<u>\$71,828</u>	<u>\$1,465</u>	<u>\$73,293</u>	<u>5.3317%</u>
		SUBTOTAL	\$1,347,178	\$27,491	\$1,374,669	100.0000%
	2	CIVIL SIDEWALKS	\$269,522	\$5,502	\$275,024	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$56,086	\$1,145	\$57,231	13.7422%
		ADMINISTRATION	\$60,759	\$1,240	\$61,999	14.8873%

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		CONTINGENCY	\$21,761	\$443	\$22,204	5.3317%
		SUBTOTAL	\$408,128	\$8,330	\$416,458	100.0000%
	1&2	CIVIL SIDEWALKS	\$1,159,182	\$23,658	\$1,182,840	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$241,217	\$4,922	\$246,139	13.7422%
		ADMINISTRATION	\$261,318	\$5,333	\$266,651	14.8873%
		CONTINGENCY	\$93,589	\$1,908	\$95,497	5.3317%
		TOTAL YEAR 7 - 2028	\$1,755,306	\$35,821	\$1,791,127	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 8 - 2029	1	CIVIL SIDEWALKS	\$934,143	\$19,064	\$953,207	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$194,388	\$3,966	\$198,354	13.7422%
		ADMINISTRATION	\$210,587	\$4,298	\$214,885	14.8873%
		CONTINGENCY	\$75,419	\$1,538	\$76,957	5.3317%
		SUBTOTAL	\$1,414,537	\$28,866	\$1,443,403	100.0000%
	2	CIVIL SIDEWALKS	\$282,998	\$5,777	\$288,775	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$58,890	\$1,202	\$60,092	13.7422%
		ADMINISTRATION	\$63,797	\$1,302	\$65,099	14.8873%
		CONTINGENCY	\$22,849	\$465	\$23,314	5.3317%
		SUBTOTAL	\$428,534	\$8,746	\$437,280	100.0000%
	1&2	CIVIL SIDEWALKS	\$1,217,141	\$24,841	\$1,241,982	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$253,278	\$5,168	\$258,446	13.7422%
		ADMINISTRATION	\$274,384	\$5,600	\$279,984	14.8873%
		CONTINGENCY	\$98,268	\$2,003	\$100,271	5.3317%
		TOTAL YEAR 8 - 2029	\$1,843,071	\$37,612	\$1,880,683	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 9 - 2030	1	CIVIL SIDEWALKS	\$980,850	\$20,017	\$1,000,867	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$204,107	\$4,164	\$208,271	13.7422%
		ADMINISTRATION	\$221,116	\$4,513	\$225,629	14.8873%
		CONTINGENCY	\$79,190	\$1,615	\$80,805	5.3317%
		SUBTOTAL	\$1,485,263	\$30,309	\$1,515,572	100.0000%
	2	CIVIL SIDEWALKS	\$297,148	\$6,066	\$303,214	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$61,835	\$1,262	\$63,097	13.7422%
		ADMINISTRATION	\$66,987	\$1,367	\$68,354	14.8873%
		CONTINGENCY	\$23,991	\$488	\$24,479	5.3317%
		SUBTOTAL	\$449,961	\$9,183	\$459,144	100.0000%
	1&2	CIVIL SIDEWALKS	\$1,277,998	\$26,083	\$1,304,081	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$265,942	\$5,426	\$271,368	13.7422%
		ADMINISTRATION	\$288,103	\$5,880	\$293,983	14.8873%
		CONTINGENCY	\$103,181	\$2,103	\$105,284	5.3317%
		TOTAL YEAR 9 - 2030	\$1,935,224	\$39,492	\$1,974,716	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 10 - 2031	1	CIVIL SIDEWALKS	\$1,029,893	\$21,018	\$1,050,911	66.0388%

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		DISTRICT IDENTITY & PLACEMAKING	\$214,312	\$4,372	\$218,684	13.7422%
		ADMINISTRATION	\$232,172	\$4,739	\$236,911	14.8873%
		CONTINGENCY	<u>\$83,150</u>	<u>\$1,696</u>	<u>\$84,846</u>	<u>5.3317%</u>
		SUBTOTAL	\$1,559,527	\$31,825	\$1,591,352	100.0000%
	2	CIVIL SIDEWALKS	\$312,005	\$6,369	\$318,374	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$64,927	\$1,325	\$66,252	13.7422%
		ADMINISTRATION	\$70,336	\$1,435	\$71,771	14.8873%
		CONTINGENCY	<u>\$25,191</u>	<u>\$512</u>	<u>\$25,703</u>	<u>5.3317%</u>
		SUBTOTAL	\$472,459	\$9,641	\$482,100	100.0000%
	1&2	CIVIL SIDEWALKS	\$1,341,898	\$27,387	\$1,369,285	66.0388%
		DISTRICT IDENTITY & PLACEMAKING	\$279,239	\$5,697	\$284,936	13.7422%
		ADMINISTRATION	\$302,508	\$6,174	\$308,682	14.8873%
		CONTINGENCY	<u>\$108,341</u>	<u>\$2,208</u>	<u>\$110,549</u>	<u>5.3317%</u>
		TOTAL YEAR 10 - 2031	\$2,031,986	\$41,466	\$2,073,452	100.0000%

OCTCBD WORK PLAN

Overview

The Programs and activities to be funded by the OCTCBD include civil sidewalks, district identity & placemaking, administration and contingency. The property uses within the boundaries of the OCTCBD that will receive special benefits from OCTCBD funded programs, services and improvements are currently an array of high-quality restaurants, retailers, office buildings, market rate and affordable housing units, hotels, transit centers, family association buildings, single family residential units, parks, public buildings, the Oakland Museum and the Kaiser Convention Center. Services, programs and improvements provided and funded by the OCTCBD are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the OCTCBD. The varying programmed service levels in each benefit zone are delineated within each work plan element description.

These special benefits are particular and distinct to each and every identified assessed parcel within the OCTCBD and are not provided to non-assessed parcels outside of the OCTCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the OCTCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The very nature of the purpose of the OCTCBD is to fund supplemental programs, services and improvements to assessed parcels within the OCTCBD boundaries above and beyond the base line services provided by the City of Oakland. The City of Oakland does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the OCTCBD are for services, programs and improvements directly benefiting each individual assessed parcel within the OCTCBD. No OCTCBD funded services, activities or programs will be provided outside of the OCTCBD boundaries.

The program special benefit cost allocations of the OCTCBD assessment revenues for Year 1 (2022) are shown in the Table on page 17 of this Report. The projected program special benefit cost allocations of the OCTCBD assessment revenues for the 10-year OCTCBD term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 18 of this Report.

WORK PLAN DETAILS

The services to be provided by the OCTCBD (i.e. civil sidewalks, district identity & placemaking, administration and contingency) are all designed to contribute to the cohesive commercial, residential and cultural arts fabric to ensure economic success and vitality of the OCTCBD. The assessed parcels in the OCTCBD will specially benefit from the OCTCBD programs in the form of increasing commerce and improving economic success and vitality through meeting the OCTCBD Goals: to improve security, cleanliness, beautification, landscaping, livability and to attract and retain businesses and services, generate more pedestrian and visitor traffic and to increase commerce and improve the economic viability of each individual assessed parcel.

Assessed commercial parcels as well as commercial portions of mixed-use parcels are conferred proportionate special benefits from all OCTCBD funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels, OCTCBD programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies and rental income. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the array of goods and services available within the OCTCBD, all considered necessary in a competitive properly managed business district.

For non-profit owned and occupied parcels and facilities within the OCTCBD, each of these parcels specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services, especially clean and safe to improve the cleanliness, security, and aesthetic appeal for their employees, students, patrons, visitors, vendors and other users of these non-profit locations and facilities; and special project programs designed to promote cultural activities and partnerships in support of district identity.

For residential parcels and residential portions of mixed-use parcels within the OCTCBD (all located on commercial zoned parcels), each of these parcels and uses specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from the civil sidewalks, district identity & placemaking, administration and contingency programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. The special benefits conferred on all residential parcels and units is proportionate to those conferred on commercial parcels within the OCTCBD. For these parcels, OCTCBD programs, services and improvements are designed to increase residential rental occupancies and rental income. These programs, services and improvements are designed to improve security and aesthetic appeal for tenants, visitors and landlords of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the availability of residential rental units within the OCTCBD and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

These benefits are particular and distinct to each and every identified and assessed parcel within the OCTCBD and are not provided to non-assessed parcels outside of the OCTCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the OCTCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

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The following programs, services and improvements are proposed by the OCTCBD to specially benefit each and every individually assessed parcel within the OCTCBD boundaries. OCTCBD services, programs and improvements will not be provided to parcels outside the OCTCBD boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

Civil Sidewalks \$865,000 66%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Funding and implementation of the Chinatown Ambassador Program:
 - Increase neighborhood vibrancy through beautification and relationship building with merchants, workers and residents, including but not limited to:
 - Provide safe passage to and from destinations within Chinatown by providing escorts, directions/wayfinding, and general assistance
 - Address non-criminal complaints and de-escalate when possible (loud noises, illegal dumping, etc.). Otherwise, contact medical and emergency services.
 - Conduct wellness checks of individuals in need, provide linkages and referrals to social services.
 - Provide local workforce development opportunities
 - Foster multiracial and intergenerational relationships to deepen and widen investment, care, and connection to Chinatown
 - Engage, integrate, and manage volunteers who want to be trained in beautification, safety strolling, de-escalation, data collection, and relationship building with local residents and merchants.
- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing/ new public spaces that are not park of the City of Oakland Park responsibilities
- Installation of and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage the in-house or contracted maintenance and/or security teams.

Civil Sidewalk services will only be provided for identified and assessed parcels and their businesses and residences located within the OCTCBD boundaries.

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District Identity & Placemaking \$180,000 14%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Web site development and updating
- Social media, hiring of a bilingual public relations firm
- Enhancing the current Chamber holiday and seasonal decorations
- Branding of the OCTCBD properties so a positive image is promoted to the public including the development of a new logo
- Enhancement to the current Chamber Banner programs
- Public art displays
- Public space design and improvements
- Personnel to manage the in-house or contracted public relations, web site maintenance or social media contractors

The District Identity & Placemaking component will be provided only within the OCTCBD boundaries and for the special benefit of identified and assessed parcels within the OCTCBD.

Administration \$195,000 15%

Administration is key to the proper expenditure of OCTCBD assessment funds, advocacy for economic and public investment, and administration of OCTCBD programs and activities that are intended to provide consistent and effective services for the appeal of assessed properties within the OCTCBD which may in turn, increase business volumes, occupancies and rental income for each parcel and business within the OCTCBD.

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

Administration will only be provided for identified and assessed parcels and their businesses and residences located within the OCTCBD boundaries.

Contingency \$69,837 5%

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies,
- City/County fees,
- Reserves

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Contingency funds will only be expended for identified and assessed parcels and their businesses and residences located within the OCTCBD boundaries.

In summary, all OCTCBD funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the OCTCBD boundaries and none will be provided outside of the OCTCBD. Each assessed parcel within the OCTCBD will proportionately specially benefit from civil sidewalks, district identity & placemaking, administration and contingency. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of assessed parcels within the OCTCBD by deterring crime, reducing litter, installing physical improvements and professionally marketing goods, services and spaces available within the OCTCBD, all necessary in a competitive properly managed contemporary business district. All OCTCBD funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oakland and are only provided for the special benefit of each and every assessed parcel within the boundaries of the OCTCBD.

WORK PLAN BUDGET

Each identified assessed parcel within the OCTCBD will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of OCTCBD funded services provided within each benefit zone. The projected OCTCBD program special benefit (assessments) allocation budget for Year 1 (2022) is shown in the following Table:

OCTCBD Year 1 (2022) Special Benefit Assessment Budget by Zone

BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL
%	66%	14%	15%	5%	100%
1	\$663,878	\$138,148	\$149,660	\$53,599	\$1,005,286
2	<u>\$201,122</u>	<u>\$41,852</u>	<u>\$45,340</u>	<u>\$16,238</u>	<u>\$304,551</u>
TOTAL	\$865,000	\$180,000	\$195,000	\$69,837	\$1,309,837

In order to carry out the OCTCBD programs outlined in the previous section, a Year 1-2022 assessment budget of \$1,309,837 is projected. Since the OCTCBD is planned for a 10-year term, projected program costs for future years (Years 2-10) are set at the inception of the OCTCBD. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per year, commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the 10-year OCTCBD term.

Funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements in accordance with The Management District Plan. Detailed annual budgets will be prepared by the Owners’ Association Board and included in the Annual Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 10-year term of the proposed OCTCBD. Accordingly, the Owners’ Association shall have the ability to reallocate any budget line item within the budget categories, based

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on such cost fluctuations subject to the review and approval by the Owners’ Association Board. Such reallocation will be included in the Annual Report for the approval by the Pasadena City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with The Management District Plan.

A 10-year projected OCTCBD special benefit budget is shown in the following Table:

YEAR 1-10 PROJECTED OCTCBD ASSESSMENT BUDGET SUMMARY (Special Benefits)

(Assumes 5% max rate increase per year)

YEAR	BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL
	%	66.0%	14.0%	15.0%	5.0%	100.00%
1	1	\$663,878	\$138,148	\$149,660	\$53,599	\$1,005,286
2022	2	<u>\$201,122</u>	<u>\$41,852</u>	<u>\$45,340</u>	<u>\$16,238</u>	<u>\$304,551</u>
	TOTAL	\$865,000	\$180,000	\$195,000	\$69,837	\$1,309,837
2	1	\$697,072	\$145,055	\$157,143	\$56,279	\$1,055,550
2023	2	<u>\$211,178</u>	<u>\$43,945</u>	<u>\$47,607</u>	<u>\$17,050</u>	<u>\$319,779</u>
	TOTAL	\$908,250	\$189,000	\$204,750	\$73,329	\$1,375,329
3	1	\$731,926	\$152,308	\$165,000	\$59,093	\$1,108,328
2024	2	<u>\$221,737</u>	<u>\$46,142</u>	<u>\$49,987</u>	<u>\$17,903</u>	<u>\$335,768</u>
	TOTAL	\$953,663	\$198,450	\$214,987	\$76,996	\$1,444,096
4	1	\$768,522	\$159,923	\$173,250	\$62,048	\$1,163,744
2025	2	<u>\$232,824</u>	<u>\$48,449</u>	<u>\$52,486</u>	<u>\$18,798</u>	<u>\$352,556</u>
	TOTAL	\$1,001,346	\$208,372	\$225,736	\$80,846	\$1,516,300
5	1	\$806,948	\$167,919	\$181,913	\$65,150	\$1,221,931
2026	2	<u>\$244,465</u>	<u>\$50,871</u>	<u>\$55,110</u>	<u>\$19,738</u>	<u>\$370,184</u>
	TOTAL	\$1,051,413	\$218,790	\$237,023	\$84,888	\$1,592,115
6	1	\$847,295	\$176,315	\$191,009	\$68,408	\$1,283,028
2027	2	<u>\$256,688</u>	<u>\$53,415</u>	<u>\$57,866</u>	<u>\$20,725</u>	<u>\$388,693</u>
	TOTAL	\$1,103,983	\$229,730	\$248,875	\$89,133	\$1,671,721
7	1	\$889,660	\$185,131	\$200,559	\$71,828	\$1,347,179
2028	2	<u>\$269,522</u>	<u>\$56,086</u>	<u>\$60,759</u>	<u>\$21,761</u>	<u>\$408,128</u>
	TOTAL	\$1,159,182	\$241,217	\$261,318	\$93,589	\$1,755,307
8	1	\$934,143	\$194,388	\$210,587	\$75,419	\$1,414,538
2029	2	<u>\$282,998</u>	<u>\$58,890</u>	<u>\$63,797</u>	<u>\$22,849</u>	<u>\$428,534</u>
	TOTAL	\$1,217,141	\$253,278	\$274,384	\$98,268	\$1,843,072
9	1	\$980,850	\$204,107	\$221,116	\$79,190	\$1,485,265
2030	2	<u>\$297,148</u>	<u>\$61,835</u>	<u>\$66,987</u>	<u>\$23,991</u>	<u>\$449,961</u>
	TOTAL	\$1,277,998	\$265,942	\$288,103	\$103,181	\$1,935,226

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10	1	\$1,029,893	\$214,312	\$232,172	\$83,150	\$1,559,528
2031	2	<u>\$312,005</u>	<u>\$64,927</u>	<u>\$70,336</u>	<u>\$25,191</u>	<u>\$472,459</u>
	TOTAL	\$1,341,898	\$279,239	\$302,508	\$108,341	\$2,031,987

The OCTCBD assessments may increase for each individual parcel each year during the 10-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Report and adopted by the City of Oakland City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association of the OCTCBD) shall determine the percentage increase, if any, to the annual assessment, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the OCTCBD operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Oakland. No bonds are to be issued in conjunction with the proposed OCTCBD.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 10th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with State Law. OCTCBD assessment funds may be used to pay for costs related to the following OCTCBD renewal term. If the OCTCBD is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with State Law.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the OCTCBD will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed OCTCBD (i.e. civil sidewalks, district identity & placemaking, administration and contingency), it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the OCTCBD as a whole and the Benefit Zone in which it is located. Larger parcels and those with larger buildings and/or street frontages and/or ones located in Zone 1 are projected to impact the demand for services and programs to a greater extent than smaller parcels or smaller buildings and/or street frontages and/or located in Zone 2 and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program related costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed OCTCBD, they are also considerably less than other options considered by the OCTCBD Formation Advisory Committee. The actual assessment rates for each parcel within the OCTCBD directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

The State Constitution - Article 13D (Proposition 218) states that “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.”

For publicly owned and occupied parcels and facilities within the OCTCBD, it is the opinion of this Assessment Engineer that each of these parcels specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these non-profit locations and facilities. It is the opinion of this Assessment Engineer that publicly owned and occupied parcels will not specially benefit from District Identity and Placemaking programs and improvements as well as a portion of Administration and Contingency. Thus, publicly owned and occupied parcels will not be assessed for building area, only land area and street frontage. Publicly owned parcels with commercial uses on them will be fully assessed in the same manner as commercial parcels, including building area.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that publicly owned parcels will not proportionately specially benefit from OCTCBD services, programs and improvements as delineated above; therefore, all publicly owned parcel will be assessed at their respective rates and methodology as delineated in this Report. A list of the 37 publicly owned parcels within the proposed OCTCBD and their respective assessments is shown in the Table below:

Publicly Owned Parcels

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002-0075-002-01	COUNTY OF ALAMEDA	1	235 12TH ST	\$8,357.45	0.638%
002-0075-002-02	COUNTY OF ALAMEDA	1	1111 JACKSON ST	\$5,647.20	0.431%
002-0081-001-00	COUNTY OF ALAMEDA	1	165 13TH ST	\$14,035.55	1.071%
002-0087-001-00	COUNTY OF ALAMEDA	1	1221 OAK ST	\$14,104.25	1.076%
002-0087-002-00	COUNTY OF ALAMEDA	1	149 12TH ST	\$1,500.00	0.114%
002-0087-004-00	COUNTY OF ALAMEDA	1	125 12TH ST	\$4,300.00	0.328%

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002-0087-008-00	COUNTY OF ALAMEDA	1	130 11TH ST	\$1,012.50	0.077%
002-0087-009-00	COUNTY OF ALAMEDA	1	140 11TH ST	\$2,500.00	0.191%
002-0091-002-00	COUNTY OF ALAMEDA	1	1225 FALLON ST	\$13,765.25	1.050%
002-0631-008-00	COUNTY OF ALAMEDA	1	1401 LAKESIDE DRIVE	\$3,523.10	0.269%
			Total	\$68,745.30	5.244%
001-0177-001-00	CITY OF OAKLAND	2	163 9TH ST	\$7,809.04	0.596%
001-0179-001-01	CITY OF OAKLAND	2	822 ALICE ST	\$1,069.92	0.082%
001-0179-001-02	CITY OF OAKLAND	2	ALICE ST	\$329.92	0.025%
001-0183-001-00	CITY OF OAKLAND	1	640 HARRISON ST	\$13,528.80	1.032%
002-0060-004-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002-0060-005-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002-0060-006-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002-0071-001-00	CITY OF OAKLAND	1	250 10TH ST	\$14,053.85	1.072%
002-0089-001-00	CITY OF OAKLAND	1	125 14TH ST	\$12,465.50	0.951%
002-0091-001-00	CITY OF OAKLAND	1	OAK ST	\$6,829.65	0.521%
002-0093-006-01	CITY OF OAKLAND	1	52 9TH ST	\$1,428.60	0.11%
002-0100-002-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002-0100-003-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002-0100-005-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002-0100-011-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$4,041.10	0.308%
018-0450-004-00	CITY OF OAKLAND	2	1000 OAK ST	\$43,225.00	3.30%
			Total	\$104,781.38	7.997%
001-0167-003-00	BART REAL ESTATE DEPT	2	7TH ST	\$2,834.80	0.216%
001-0169-001-00	BART REAL ESTATE DEPT	2	9TH ST	\$7,809.04	0.596%
001-0171-001-00	BART REAL ESTATE DEPT	2	MADISON ST	\$7,809.04	0.596%
001-0171-002-00	BART REAL ESTATE DEPT	2	8TH ST	\$13,134.04	1.002%
			Total	\$31,586.92	2.409%

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002-0071-002-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$2,000.00	0.153%
002-0071-003-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$1,499.85	0.115%
002-0071-010-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.038%
002-0071-011-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.038%
002-0071-012-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	HARRISON ST	\$2,396.10	0.183%
002-0073-001-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$14,093.90	1.076%
			Total	\$20,987.75	1.602%
002-0059-003-01	EAST BAY MUNICIPAL UTILITY DISTRICT	1	11TH ST	\$10,033.70	0.766%
			Total	\$10,033.70	0.766%

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed OCTCBD.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed OCTCBD and resultant assessment levies will continue for 10-year and may be renewed again at that time. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage of each OCTCBD assessed parcel within two benefit zones, except as noted herein.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a CBD begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the OCTCBD, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by a CBD in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the district properties; only direct or “special” benefits related costs may be used. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts

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publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 20-21 of this Report for discussion regarding publicly owned parcels within the OCTCBD).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the CBD.

The method and basis of spreading program costs varies from one CBD to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. CBDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

OCTCBD Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed OCTCBD (i.e. civil sidewalks, district identity & placemaking, administration and contingency) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C”), in the case of residential condo parcels, building square footage (Benefit Unit “D”) and in the case of single family residential parcels (SFR), street frontage (Benefit Unit “E”). Based on the shape of the proposed OCTCBD, as well as the nature of the work program, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within two benefit zones, except as noted herein.

In the opinion of this Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 75% of the total OCTCBD revenue (76.7489 % when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of this Assessment Engineer, the targeted weight of Zone B revenue to match the projected costs of Zone B services, should generate approximately 25% of the total OCTCBD revenue (23.2511 % when adjusted for precise parcel measurements and program costs and service levels).

Parcel building area, land area and street frontage quantities are a common method of fairly and equitably spreading special benefit costs to the beneficiaries of CBD funded services, programs and improvements. These factors directly relate to the degree of special benefit each assessed parcel will receive from OCTCBD funded activities within each benefit zone.

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Building area (Benefit Unit A & D) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on OCTCBD funded activities. The combined targeted weight of Units A & D is 55%. Unit A will actually generate 45.96946 % of the overall assessment revenue. Unit D will actually generate 7.6626% of the overall assessment revenue

Land area (Benefit Unit B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on OCTCBD funded activities. The targeted weight of Unit B is 30%. Unit B will actually generate 30.07338% of the overall assessment revenue.

Street frontage (Benefit Unit C & E) is a direct measure of each parcel’s corresponding impact or draw on OCTCBD funded activities. The combined targeted weight of Units C & E is 15%. Unit C will actually generate 15.74% of the overall assessment revenue. Unit E will actually generate 0.55465% of the overall assessment revenue.

Special Assessment Circumstances

1. Internal Structured Parking Building Area

It is the opinion of this Assessment Engineer that building area for private parking within a building shall not be assessed. Public parking, whether internal or external, will be assessed for the building area of such parking as well as the underlying parcel land area and street frontage.

2. Residential Condominiums

There are 584 residential condominium units within the OCTCBD. It is the opinion of this Assessment Engineer that these residential condominium parcels will proportionately specially benefit from OCTCBD funded programs and activities, but differently than commercial parcels and other residential parcels with multiple units on them. As such, based on the development configuration of such units which are generally multi floor buildings with no direct land or street frontage, the assessments for residential condominiums shall be assessed based solely on the internal building area of each residential condominium unit.

3. Single Family Residential Parcels

There are 45 parcels with single family residential (SFR) uses on them within the OCTCBD. It is the opinion of this Assessment Engineer that these SFR parcels will proportionately specially benefit from OCTCBD funded programs and activities, but differently than commercial parcels and other residential parcels with multiple units on them. It is the opinion of this Assessment Engineer that SFR parcels shall be assessed only on street frontage and not building nor land area.

4. Multi-Unit Residential

In the opinion of this Engineer, parcels with multi-unit residential uses within the proposed OCTCBD), will proportionately specially benefit from OCTCBD funded programs, services and improvements similar to commercial parcels and uses. In the opinion of this Engineer, the level of benefit for the proposed OCTCBD funded programs, services and improvements for multi-unit residential use parcels is the same as the respective zone rates of commercial parcels and uses.

5. Non-Profit and Publicly Owned Parcels

In the opinion of this Engineer, non-profit owned parcels, including publicly owned ones, within the proposed OCTCBD, will proportionately specially benefit from OCTCBD funded programs, services

and improvements but different than commercial parcels. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for non-profit and publicly owned parcels and facilities. In the opinion of this Engineer, the assessment for non-profit and publicly owned parcels and facilities shall be based on land area and street frontage with no assessment levied on building area. Assessments shall be set at the same respective zone rates as commercial parcels and uses.

6. Affordable Multi-Unit Residential Parcels

Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or \$0.10 per building square foot regardless of the benefit zone location. Those buildings though will be assessed for street frontage and land area but will be assessed \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full building assessment costs based upon their benefit zone. It will be up to the property owners to identify all legally assigned affordable housing building square footage to the district management corporation once the OCTCBD has been established.

5. Commercial and Mixed-Use Condominiums

Ground floor commercial condominiums within the OCTCBD shall be assessed based on actual land area covered, condominium building area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

Multi-Floor Commercial Only Condominiums (Upper Floors)

- Building area assessed at respective building area rate

Multi-Floor Mixed-Use Condominiums

- Commercial condo (See # 5 above)
- Residential condo (See # 2 above)

Changes to Building and/or Parcel Size

Any changes in building or parcel size as a result of new construction, demolitions, land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such building and/or parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

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Step 2. Quantify Total Basic Benefit Units

Considering all identified specially benefiting parcels within the OCTCBD and their respective assessable benefit units, the cumulative quantities by factor and zone are shown in the following Table:

Year 1 – 2022 - Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (SQ FT)	LAND AREA (SQ FT)	STREET FRONTAGE (LN FT)	RESID CONDO BLDG AREA (SQ FT)	SFR STREET FRONTAGE (LN FT)	# OF ASSESSABLE PARCELS
1	2,262,009	2,004,350	31,163	478,958	125	1021
2	<u>998,154</u>	<u>1,165,746</u>	<u>16,784</u>	<u>22,881</u>	<u>1,328</u>	<u>256</u>
TOTAL	3,260,163	3,170,096	47,947	501,839	1,453	1,277

Considering all identified specially benefiting parcels within the OCTCBD and their respective assessable benefit units, the cumulative assessment revenue by factor and zone are shown in the following Table:

Year 1 – 2022 - Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	RESID CONDO BLDG AREA REVENUE	SFR STREET FRONTAGE REVENUE	TOTAL REVENUE	%
1	\$452,401.80	\$300,652.50	\$155,815.00	\$95,791.60	\$625.00	\$1,005,285.90	76.7489%
2	<u>\$149,723.10</u>	<u>\$93,259.68</u>	<u>\$50,352.00</u>	<u>\$4,576.20</u>	<u>\$6,640.00</u>	<u>\$304,550.98</u>	<u>23.2511%</u>
TOTAL	\$602,124.90	\$393,912.18	\$206,167.00	\$100,367.80	\$7,265.00	\$1,309,836.88	100.00%
1	34.538789%	22.953431%	11.895756%	7.313247%	0.047716%	76.7489%	
2	<u>11.430668%</u>	<u>7.119946%</u>	<u>3.844143%</u>	<u>0.349372%</u>	<u>0.506933%</u>	<u>23.2511%</u>	
TOTAL	45.969457%	30.073377%	15.739899%	7.662619%	0.554649%	100.0000%	

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed OCTCBD was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the OCTCBD for their review. If a property owner believes there is an error on a parcel’s assessed footages, the OCTCBD may confirm the data with the Alameda County Assessor’s office. If OCTCBD data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the OCTCBD assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, the assessment formula for the proposed OCTCBD is as follows:

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Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus
 Land Area (Unit B) Sq Ft x Unit B Rate, plus
 Street Frontage (Unit C) Lin Ft x Unit C Rate
 or
 = Residential Condo Building Area (Unit D) Sq Ft x Unit D Rate
 or
 = SFR Unit Street Frontage (Unit E) Lin Ft x Unit E Rate

Assessment Formula Unit Rates

Based on figures from the Assessable Benefit Units Table above, the assessment rates for each factor and zone are shown as calculated in the Table below:

YEAR 1 –2022 Assessment Rates

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LN FT)	RESID CONDO BLDG AREA ASSMT RATE (\$/SQ FT)	SFR STREET FRONTAGE ASSMT RATE (\$/LN FT)
1	\$0.200000	\$0.150000	\$5.000000	\$0.200000	\$5.000000
2	\$0.150000	\$0.080000	\$3.000000	\$0.200000	\$5.000000

The complete Year 1 – 2022 assessment roll of all parcels to be assessed by the OCTCBD is included in this Plan as Appendix I.

Step 5. Estimate Total OCTCBD Costs

The total projected 10- year OCTCBD special benefit costs for 2022 – 2031 of the are shown in the Table on page 18 of this Report assuming a maximum 5% increase per year.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution – Proposition 218)

Total Year 1 special and districtwide general benefit related costs are estimated at \$1,336,568. Districtwide general benefits are factored at 2% of the total benefit value (see Finding 2 of this Report) with special benefits set at 98%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit value is computed to be \$26,731 with a resultant 98% special benefit limit computed at \$1,309,837. Based on current property data and land uses, this is the maximum amount of Year 1 (2022) revenue that can be derived from property assessments from the subject District.

All program costs associated with districtwide and site/activity specific general benefits will be derived

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from sources other than OCTCBD assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2021 assessment revenue portion of the budget set at \$1,309,837 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the OCTCBD is proposed to be renewed for a 10-year term, maximum assessments for future years (2023-2031) must be set at the inception of the proposed OCTCBD. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the OCTCBD Property Owner’s Association. The maximum assessment rates for the 10-year proposed OCTCBD term of 2022-2031 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed OCTCBD term (2022-2031).

**OCTCBD – 10-year Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)**

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LN FT)	RESID CONDO BLDG AREA ASSMT RATE (\$/SQ FT)	SFR STREET FRONTAGE ASSMT RATE (\$/LN FT)
<u>YEAR 1</u>					
1	\$0.200000	\$0.150000	\$5.000000	\$0.200000	\$5.000000
2	\$0.150000	\$0.080000	\$3.000000	\$0.200000	\$5.000000
<u>YEAR 2</u>					
1	\$0.210000	\$0.157500	\$5.250000	\$0.210000	\$5.250000
2	\$0.157500	\$0.084000	\$3.150000	\$0.210000	\$5.250000
<u>YEAR 3</u>					
1	\$0.220500	\$0.165375	\$5.512500	\$0.220500	\$5.512500
2	\$0.165375	\$0.088200	\$3.307500	\$0.220500	\$5.512500
<u>YEAR 4</u>					
1	\$0.231525	\$0.173644	\$5.788125	\$0.231525	\$5.788125
2	\$0.173644	\$0.092610	\$3.472875	\$0.231525	\$5.788125
<u>YEAR 5</u>					
1	\$0.243101	\$0.182326	\$6.077531	\$0.243101	\$6.077531
2	\$0.182326	\$0.097241	\$3.646519	\$0.243101	\$6.077531
<u>YEAR 6</u>					
1	\$0.255256	\$0.191442	\$6.381408	\$0.255256	\$6.381408
2	\$0.191442	\$0.102103	\$3.828845	\$0.255256	\$6.381408
<u>YEAR 7</u>					
1	\$0.268019	\$0.201014	\$6.700478	\$0.268019	\$6.700478
2	\$0.201014	\$0.107208	\$4.020287	\$0.268019	\$6.700478

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<u>YEAR 8</u>					
1	\$0.281420	\$0.211065	\$7.035502	\$0.281420	\$7.035502
2	\$0.211065	\$0.112568	\$4.221301	\$0.281420	\$7.035502
<u>YEAR 9</u>					
1	\$0.295491	\$0.221618	\$7.387277	\$0.295491	\$7.387277
2	\$0.221618	\$0.118196	\$4.432366	\$0.295491	\$7.387277
<u>YEAR 10</u>					
1	\$0.310266	\$0.232699	\$7.756641	\$0.310266	\$7.756641
2	\$0.232699	\$0.124106	\$4.653984	\$0.310266	\$7.756641

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the OCTCBD are shown in the Management District and this Report and were determined by applying the OCTCBD assessment formula to each identified benefiting property.

Miscellaneous OCTCBD Provisions

Time and Manner of Collecting Assessments:

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Alameda (Operation Years 2022-2031). The OCTCBD assessments shall appear as a separate line item on the property tax bills issued by the Alameda County Assessor. The City of Oakland is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

Bonds:

No bonds are to be issued in conjunction with this proposed OCTCBD.

Duration

As allowed by the Ordinance, the OCTCBD will have a ten (10) year operational term from January 1, 2022 to December 31, 2031. The proposed OCTCBD operation is expected to begin services on January 1, 2022. If the OCTCBD is not renewed again at the end of the proposed 10-year renewal term, services will end on December 31, 2031.

APPENDIX 1

OCTCBD YR 1 – 2022 ASSESSMENT ROLL

APN	Year 1 Assessment
001 -0167-001-00	\$450.00
001 -0167-002-00	\$463.70
001 -0167-003-00	\$2,834.80
001 -0167-004-00	\$432.80
001 -0167-005-00	\$1,377.85
001 -0167-006-00	\$125.00
001 -0167-007-00	\$125.00
001 -0167-008-00	\$580.25
001 -0167-009-00	\$2,991.40
001 -0167-010-00	\$1,866.10
001 -0167-011-00	\$695.90
001 -0167-012-00	\$215.00
001 -0169-001-00	\$7,809.04
001 -0169-002-00	\$1,329.10
001 -0169-003-00	\$2,050.00
001 -0169-004-00	\$747.50
001 -0169-005-00	\$1,112.45
001 -0169-006-00	\$125.00
001 -0169-007-00	\$125.00
001 -0169-008-00	\$1,521.70
001 -0169-009-00	\$125.00
001 -0169-010-00	\$125.00
001 -0169-011-00	\$125.00
001 -0169-012-00	\$1,073.15
001 -0169-013-00	\$606.20
001 -0169-014-00	\$125.00
001 -0169-015-00	\$657.80
001 -0169-016-00	\$657.80
001 -0169-017-00	\$575.00
001 -0169-018-00	\$690.50
001 -0169-019-00	\$145.00
001 -0169-020-00	\$768.00
001 -0169-021-00	\$822.30
001 -0171-001-00	\$7,809.04
001 -0171-002-00	\$13,134.04
001 -0173-001-00	\$625.00
001 -0173-002-00	\$125.00
001 -0173-003-00	\$125.00
001 -0173-004-00	\$125.00
001 -0173-005-00	\$125.00
001 -0173-006-00	\$1,122.05
001 -0173-007-00	\$904.45
001 -0173-008-00	\$586.40
001 -0173-009-00	\$6,086.10
001 -0173-010-00	\$550.00
001 -0173-012-01	\$2,810.00
001 -0173-013-00	\$125.00
001 -0173-014-00	\$125.00
001 -0173-015-00	\$125.00
001 -0175-001-00	\$525.00
001 -0175-002-00	\$150.00

001 -0175-003-00	\$492.60
001 -0175-004-00	\$792.65
001 -0175-005-00	\$125.00
001 -0175-006-00	\$594.05
001 -0175-007-00	\$1,274.50
001 -0175-011-00	\$1,029.90
001 -0175-012-00	\$624.90
001 -0175-013-00	\$944.00
001 -0175-014-00	\$125.00
001 -0175-016-00	\$546.05
001 -0175-017-00	\$125.00
001 -0175-018-00	\$655.70
001 -0175-019-00	\$543.65
001 -0175-020-00	\$1,575.50
001 -0175-021-00	\$620.00
001 -0175-023-00	\$246.00
001 -0175-024-00	\$166.80
001 -0175-025-00	\$123.20
001 -0175-026-00	\$123.20
001 -0175-027-00	\$181.00
001 -0175-028-00	\$181.00
001 -0175-029-00	\$123.20
001 -0175-030-00	\$123.20
001 -0175-031-00	\$181.00
001 -0175-032-00	\$166.80
001 -0175-033-00	\$123.20
001 -0175-034-00	\$123.20
001 -0175-035-00	\$181.00
001 -0175-036-00	\$181.00
001 -0175-037-00	\$123.20
001 -0175-038-00	\$123.20
001 -0175-039-00	\$181.00
001 -0175-040-00	\$240.00
001 -0175-041-00	\$211.20
001 -0175-042-00	\$181.00
001 -0175-043-00	\$181.00
001 -0175-044-00	\$123.20
001 -0175-045-00	\$123.20
001 -0175-046-00	\$181.00
001 -0175-049-00	\$123.60
001 -0175-050-00	\$278.00
001 -0175-051-00	\$282.80
001 -0177-001-00	\$7,809.04
001 -0177-002-00	\$932.60
001 -0177-003-00	\$860.50
001 -0177-004-00	\$125.00
001 -0177-005-00	\$532.85
001 -0177-006-00	\$125.00
001 -0177-007-00	\$633.05
001 -0177-008-00	\$739.55
001 -0177-009-00	\$1,381.70
001 -0177-010-00	\$542.45
001 -0177-011-00	\$848.90

001 -0177-012-00	\$643.25
001 -0177-013-00	\$225.00
001 -0177-014-01	\$1,525.23
001 -0177-014-02	\$939.22
001 -0177-015-00	\$125.00
001 -0177-016-00	\$125.00
001 -0177-017-00	\$125.00
001 -0177-018-00	\$125.00
001 -0177-019-00	\$125.00
001 -0177-020-00	\$1,297.50
001 -0177-021-00	\$1,295.40
001 -0179-001-01	\$1,069.92
001 -0179-001-02	\$329.92
001 -0179-002-00	\$275.00
001 -0179-003-00	\$275.00
001 -0179-004-00	\$1,895.00
001 -0179-005-00	\$2,187.05
001 -0179-006-00	\$1,395.00
001 -0179-007-00	\$465.70
001 -0179-008-00	\$275.00
001 -0179-009-00	\$275.00
001 -0179-010-00	\$275.00
001 -0179-011-00	\$155.00
001 -0179-012-00	\$1,274.48
001 -0179-013-00	\$1,484.00
001 -0179-014-00	\$927.15
001 -0179-015-00	\$550.00
001 -0179-016-00	\$643.40
001 -0179-017-00	\$2,698.20
001 -0179-018-00	\$2,194.95
001 -0179-019-00	\$2,088.90
001 -0179-020-00	\$556.70
001 -0179-021-00	\$125.00
001 -0179-022-00	\$125.00
001 -0179-023-00	\$500.00
001 -0179-024-00	\$125.00
001 -0179-025-00	\$614.70
001 -0179-026-00	\$125.00
001 -0179-027-00	\$125.00
001 -0181-001-00	\$790.00
001 -0181-002-00	\$125.00
001 -0181-003-00	\$509.50
001 -0181-004-00	\$368.25
001 -0181-005-00	\$125.00
001 -0181-006-00	\$724.55
001 -0181-007-00	\$1,255.00
001 -0181-008-00	\$548.45
001 -0181-009-00	\$937.88
001 -0181-010-00	\$681.76
001 -0181-011-00	\$424.00
001 -0181-012-00	\$2,584.55
001 -0181-013-00	\$600.65
001 -0181-014-00	\$650.00

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001 -0181-015-00	\$582.65
001 -0181-016-00	\$599.60
001 -0181-018-00	\$665.65
001 -0181-019-00	\$505.20
001 -0181-021-00	\$690.50
001 -0181-022-00	\$375.00
001 -0183-001-00	\$13,528.80
001 -0185-001-00	\$2,687.50
001 -0185-004-00	\$1,139.00
001 -0185-010-00	\$1,659.05
001 -0185-011-00	\$3,588.35
001 -0185-012-02	\$2,343.75
001 -0185-013-00	\$2,652.25
001 -0185-014-00	\$2,243.60
001 -0185-015-00	\$2,000.00
001 -0185-016-00	\$1,665.20
001 -0185-017-00	\$1,500.00
001 -0185-018-00	\$4,857.50
001 -0185-019-00	\$2,203.90
001 -0185-020-00	\$2,256.00
001 -0185-021-00	\$1,460.60
001 -0185-022-00	\$1,016.80
001 -0185-023-00	\$1,005.20
001 -0185-024-00	\$1,802.40
001 -0185-025-00	\$500.00
001 -0185-026-00	\$2,000.00
001 -0185-027-00	\$5,100.00
001 -0185-029-00	\$65.00
001 -0185-030-00	\$266.80
001 -0185-031-00	\$266.80
001 -0185-032-00	\$266.80
001 -0185-033-00	\$266.80
001 -0187-002-01	\$2,352.05
001 -0187-004-00	\$1,149.60
001 -0187-005-02	\$1,314.65
001 -0187-006-01	\$14,834.00
001 -0187-009-00	\$8,419.30
001 -0187-010-00	\$6,596.65
001 -0187-011-00	\$1,455.00
001 -0187-012-00	\$2,780.00
001 -0187-013-01	\$1,697.50
001 -0187-016-00	\$1,888.20
001 -0187-017-00	\$941.50
001 -0187-018-00	\$4,706.00
001 -0187-019-00	\$2,191.00
001 -0187-020-00	\$1,940.00
001 -0187-021-00	\$500.00
001 -0187-022-00	\$500.00
001 -0187-024-01	\$2,901.50

001 -0187-025-00	\$1,434.85
001 -0187-027-00	\$778.50
001 -0187-028-00	\$676.30
001 -0187-029-00	\$653.20
001 -0187-030-00	\$645.50
001 -0187-031-00	\$410.30
001 -0187-032-00	\$139.60
001 -0187-033-00	\$97.80
001 -0187-034-00	\$129.00
001 -0187-035-00	\$142.00
001 -0187-036-00	\$196.20
001 -0187-037-00	\$152.20
001 -0187-038-00	\$147.00
001 -0187-039-00	\$264.00
001 -0187-040-00	\$136.20
001 -0187-041-00	\$132.60
001 -0187-042-00	\$132.60
001 -0187-043-00	\$166.60
001 -0187-044-00	\$118.60
001 -0187-045-00	\$127.20
001 -0187-046-00	\$127.20
001 -0187-047-00	\$165.80
001 -0187-048-00	\$136.20
001 -0187-049-00	\$132.60
001 -0187-050-00	\$132.60
001 -0187-051-00	\$166.60
001 -0187-052-00	\$118.60
001 -0187-053-00	\$127.20
001 -0187-054-00	\$127.20
001 -0187-055-00	\$165.80
001 -0187-056-00	\$136.20
001 -0187-057-00	\$132.60
001 -0187-058-00	\$132.60
001 -0187-059-00	\$166.60
001 -0187-060-00	\$118.60
001 -0187-061-00	\$132.60
001 -0187-062-00	\$127.20
001 -0187-063-00	\$165.80
001 -0187-065-00	\$341.25
001 -0187-066-00	\$178.60
001 -0187-067-00	\$417.20
001 -0187-068-00	\$174.80
001 -0187-069-00	\$0.00
001 -0187-070-00	\$174.80
001 -0187-071-01	\$190.00
001 -0187-071-02	\$186.00
001 -0187-071-03	\$178.00
001 -0187-072-00	\$561.05
001 -0187-073-00	\$133.20

001 -0187-074-00	\$210.00
001 -0187-075-00	\$0.00
001 -0187-076-00	\$233.10
001 -0187-077-00	\$210.00
001 -0187-078-00	\$349.40
001 -0187-079-00	\$126.60
001 -0187-080-00	\$169.60
001 -0187-081-00	\$0.00
001 -0187-082-00	\$187.60
001 -0187-083-00	\$172.00
001 -0187-084-00	\$0.00
001 -0189-001-00	\$5,500.00
001 -0189-002-00	\$1,275.00
001 -0189-003-00	\$312.50
001 -0189-004-00	\$889.50
001 -0189-005-00	\$1,947.45
001 -0189-006-00	\$781.25
001 -0189-007-00	\$406.25
001 -0189-008-00	\$1,152.85
001 -0189-009-00	\$525.00
001 -0189-010-00	\$933.10
001 -0189-011-00	\$125.00
001 -0189-012-00	\$1,436.45
001 -0189-013-00	\$2,684.00
001 -0189-014-01	\$2,700.00
001 -0189-016-00	\$1,531.25
001 -0189-017-00	\$125.00
001 -0189-018-00	\$1,206.65
001 -0191-007-01	\$25,486.20
001 -0193-001-00	\$5,440.00
001 -0193-002-00	\$970.00
001 -0193-003-00	\$1,502.50
001 -0193-004-00	\$1,793.60
001 -0193-007-00	\$4,607.15
001 -0193-008-00	\$1,306.25
001 -0193-009-00	\$4,741.00
001 -0193-010-00	\$2,250.00
001 -0193-011-00	\$966.40
001 -0193-012-00	\$936.00
001 -0193-013-00	\$2,964.00
001 -0193-014-00	\$1,562.50
001 -0193-016-00	\$1,935.10
001 -0193-017-00	\$2,252.50
001 -0193-018-00	\$4,420.00
001 -0193-019-00	\$1,850.00
001 -0193-020-00	\$1,875.00
001 -0193-021-00	\$2,441.20
001 -0193-022-00	\$3,785.75
001 -0193-023-00	\$3,318.75

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001 -0193-024-01	\$2,059.10
001 -0193-024-02	\$1,000.00
001 -0193-025-00	\$1,428.60
001 -0193-026-00	\$1,203.20
001 -0193-027-00	\$420.00
001 -0193-028-00	\$320.00
001 -0193-029-00	\$1,438.25
001 -0193-030-00	\$3,843.75
001 -0193-032-00	\$810.65
001 -0193-033-00	\$865.25
001 -0193-034-00	\$896.60
001 -0193-035-00	\$193.00
001 -0193-036-00	\$13.20
001 -0193-037-00	\$215.80
001 -0193-039-01	\$0.00
001 -0193-040-00	\$60.40
001 -0193-041-00	\$82.80
001 -0193-042-00	\$193.00
001 -0193-043-00	\$0.00
001 -0193-044-00	\$0.00
001 -0193-045-00	\$0.00
001 -0193-046-00	\$0.00
001 -0193-047-00	\$0.00
001 -0193-048-00	\$0.00
001 -0193-049-00	\$149.80
001 -0193-050-00	\$0.00
001 -0193-051-00	\$0.00
001 -0193-052-00	\$0.00
001 -0193-053-00	\$0.00
001 -0193-055-00	\$755.00
001 -0193-056-00	\$755.00
001 -0193-057-00	\$880.00
001 -0193-058-00	\$725.60
001 -0195-004-02	\$980.00
001 -0195-006-00	\$3,437.50
001 -0195-008-00	\$740.00
001 -0195-025-00	\$4,502.50
001 -0195-026-00	\$249.00
001 -0195-027-00	\$193.60
001 -0195-028-00	\$195.40
001 -0195-029-00	\$267.20
001 -0195-030-00	\$759.00
001 -0195-031-00	\$135.60
001 -0195-032-00	\$137.00
001 -0195-033-00	\$140.40
001 -0195-034-00	\$131.60
001 -0195-035-00	\$219.20
001 -0195-036-00	\$147.40
001 -0195-037-00	\$234.20

001 -0195-038-00	\$135.20
001 -0195-039-00	\$137.00
001 -0195-040-00	\$140.40
001 -0195-041-00	\$0.00
001 -0195-042-00	\$221.40
001 -0195-043-00	\$146.40
001 -0195-044-00	\$114.40
001 -0195-045-00	\$150.20
001 -0195-046-00	\$135.20
001 -0195-047-00	\$137.00
001 -0195-048-00	\$140.40
001 -0195-049-00	\$129.60
001 -0195-050-00	\$222.40
001 -0195-051-00	\$147.00
001 -0195-052-00	\$114.00
001 -0195-053-00	\$150.00
001 -0229-001-00	\$4,135.60
001 -0229-003-00	\$138.60
001 -0229-004-00	\$4,270.00
001 -0229-005-00	\$170.00
001 -0229-006-00	\$124.80
001 -0229-007-00	\$137.40
001 -0229-008-00	\$137.40
001 -0229-009-00	\$137.40
001 -0229-010-00	\$133.80
001 -0229-011-00	\$173.40
001 -0229-012-00	\$136.40
001 -0229-013-00	\$136.40
001 -0229-014-00	\$136.40
001 -0229-015-00	\$136.40
001 -0229-016-00	\$136.40
001 -0229-017-00	\$135.80
001 -0229-018-00	\$200.80
001 -0229-019-00	\$170.00
001 -0229-020-00	\$114.40
001 -0229-021-00	\$136.20
001 -0229-022-00	\$136.20
001 -0229-023-00	\$136.20
001 -0229-024-00	\$130.80
001 -0229-025-00	\$173.40
001 -0229-026-00	\$136.40
001 -0229-027-00	\$136.40
001 -0229-028-00	\$136.40
001 -0229-029-00	\$136.40
001 -0229-030-00	\$136.40
001 -0229-031-00	\$135.80
001 -0229-032-00	\$200.80
001 -0229-033-00	\$170.00
001 -0229-034-00	\$114.40

001 -0229-035-00	\$136.20
001 -0229-036-00	\$136.20
001 -0229-037-00	\$136.20
001 -0229-038-00	\$130.80
001 -0229-039-00	\$152.00
001 -0229-040-00	\$136.40
001 -0229-041-00	\$136.40
001 -0229-042-00	\$136.40
001 -0229-043-00	\$136.40
001 -0229-044-00	\$136.40
001 -0229-045-00	\$135.80
001 -0229-046-00	\$200.80
001 -0229-048-00	\$0.00
001 -0229-049-00	\$0.00
001 -0229-050-00	\$0.00
001 -0229-051-00	\$0.00
001 -0229-052-00	\$0.00
001 -0229-053-00	\$0.00
001 -0229-054-00	\$0.00
001 -0229-055-00	\$0.00
001 -0229-056-00	\$0.00
001 -0229-057-00	\$0.00
001 -0229-058-00	\$0.00
001 -0234-002-00	\$1,490.00
001 -0234-003-00	\$500.00
001 -0234-004-00	\$2,000.00
001 -0234-005-00	\$3,000.75
001 -0234-007-00	\$621.60
001 -0234-008-00	\$642.00
001 -0235-001-00	\$169.60
001 -0235-002-00	\$212.80
001 -0235-003-00	\$231.60
001 -0235-004-00	\$281.80
001 -0235-005-00	\$170.80
001 -0235-006-00	\$158.20
001 -0235-007-00	\$170.80
001 -0235-008-00	\$221.00
001 -0235-009-00	\$199.00
001 -0235-010-00	\$235.20
001 -0235-011-00	\$181.00
001 -0235-012-00	\$237.00
001 -0235-013-00	\$245.00
001 -0235-014-00	\$180.40
001 -0235-015-00	\$249.20
001 -0235-016-00	\$324.60
001 -0235-017-00	\$330.80
001 -0235-018-00	\$193.20
001 -0235-019-00	\$330.80
001 -0235-020-00	\$157.00

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001 -0235-021-00	\$324.60
001 -0236-001-00	\$169.60
001 -0236-002-00	\$275.20
001 -0236-003-00	\$231.60
001 -0236-004-00	\$266.20
001 -0236-005-00	\$170.80
001 -0236-006-00	\$158.20
001 -0236-007-00	\$170.80
001 -0236-008-00	\$221.00
001 -0236-009-00	\$199.00
001 -0236-010-00	\$235.20
001 -0236-011-00	\$181.00
001 -0236-012-00	\$237.00
001 -0236-013-00	\$250.60
001 -0236-014-00	\$180.40
001 -0236-015-00	\$249.20
001 -0236-016-00	\$193.20
001 -0236-017-00	\$157.00
001 -0237-001-00	\$169.60
001 -0237-002-00	\$275.20
001 -0237-003-00	\$231.60
001 -0237-004-00	\$266.20
001 -0237-005-00	\$170.80
001 -0237-006-00	\$158.20
001 -0237-007-00	\$170.80
001 -0237-008-00	\$221.00
001 -0237-009-00	\$199.00
001 -0237-010-00	\$235.20
001 -0237-011-00	\$181.00
001 -0237-012-00	\$237.00
001 -0237-013-00	\$247.00
001 -0237-014-00	\$180.40
001 -0237-015-00	\$249.20
001 -0237-016-00	\$193.20
001 -0237-017-00	\$157.00
001 -0237-018-00	\$169.60
001 -0237-019-00	\$275.20
001 -0237-020-00	\$231.60
001 -0237-021-00	\$266.20
001 -0238-001-00	\$170.80
001 -0238-002-00	\$158.20
001 -0238-003-00	\$170.80
001 -0238-004-00	\$221.00
001 -0238-005-00	\$199.00
001 -0238-006-00	\$158.20
001 -0238-007-00	\$181.00
001 -0238-008-00	\$237.00
001 -0238-009-00	\$250.60
001 -0238-010-00	\$235.20

001 -0238-011-00	\$161.00
001 -0238-012-00	\$327.20
001 -0238-013-00	\$250.60
001 -0238-014-00	\$193.20
001 -0238-015-00	\$250.60
001 -0238-016-00	\$157.00
001 -0238-017-00	\$327.20
001 -0239-001-00	\$169.60
001 -0239-002-00	\$275.20
001 -0239-003-00	\$231.60
001 -0239-004-00	\$266.20
001 -0239-005-00	\$170.80
001 -0239-006-00	\$158.20
001 -0239-007-00	\$170.80
001 -0239-008-00	\$221.00
001 -0239-009-00	\$199.00
001 -0239-010-00	\$235.20
001 -0239-011-00	\$181.00
001 -0239-012-00	\$237.00
001 -0239-013-00	\$250.60
001 -0239-014-00	\$180.40
001 -0239-015-00	\$249.20
001 -0239-016-00	\$172.40
001 -0239-017-00	\$174.80
001 -0239-018-00	\$193.20
001 -0239-019-00	\$174.80
001 -0239-020-00	\$157.00
001 -0239-021-00	\$172.40
001 -0240-001-00	\$169.60
001 -0240-002-00	\$275.20
001 -0240-003-00	\$231.60
001 -0240-004-00	\$266.20
001 -0240-005-00	\$170.80
001 -0240-006-00	\$158.20
001 -0240-007-00	\$170.80
001 -0240-008-00	\$221.00
001 -0240-009-00	\$199.00
001 -0240-010-00	\$235.20
001 -0240-011-00	\$181.00
001 -0240-012-00	\$237.00
001 -0240-013-00	\$250.60
001 -0240-014-00	\$180.40
001 -0240-015-00	\$249.20
001 -0241-001-00	\$162.40
001 -0241-002-00	\$264.00
001 -0241-003-00	\$222.00
001 -0241-004-00	\$255.80
001 -0241-005-00	\$163.80
001 -0241-006-00	\$154.00

001 -0241-007-00	\$163.80
001 -0241-008-00	\$212.00
001 -0241-009-00	\$182.60
001 -0241-010-00	\$224.80
001 -0241-011-00	\$181.00
001 -0241-012-00	\$226.60
001 -0241-013-00	\$240.40
001 -0241-014-00	\$165.60
001 -0241-015-00	\$238.80
001 -0242-001-00	\$162.40
001 -0242-002-00	\$264.00
001 -0242-003-00	\$222.00
001 -0242-004-00	\$255.80
001 -0242-005-00	\$163.80
001 -0242-006-00	\$154.00
001 -0242-007-00	\$163.80
001 -0242-008-00	\$212.00
001 -0242-009-00	\$182.60
001 -0242-010-00	\$224.80
001 -0242-011-00	\$181.00
001 -0242-012-00	\$226.60
001 -0242-013-00	\$240.40
001 -0242-014-00	\$165.60
001 -0242-015-00	\$238.80
001 -0243-001-00	\$162.40
001 -0243-002-00	\$264.00
001 -0243-003-00	\$222.00
001 -0243-004-00	\$255.80
001 -0243-005-00	\$163.80
001 -0243-006-00	\$154.00
001 -0243-007-00	\$163.80
001 -0243-008-00	\$212.00
001 -0243-009-00	\$182.60
001 -0243-010-00	\$224.80
001 -0243-011-00	\$181.00
001 -0243-012-00	\$226.60
001 -0243-013-00	\$240.40
001 -0243-014-00	\$165.60
001 -0243-015-00	\$238.80
002 -0057-005-00	\$5,021.80
002 -0057-006-00	\$2,633.60
002 -0057-007-00	\$5,196.20
002 -0057-011-00	\$4,800.00
002 -0057-012-00	\$6,228.80
002 -0057-013-00	\$1,990.00
002 -0057-014-00	\$5,505.50
002 -0057-015-00	\$1,062.50
002 -0057-020-00	\$14,318.60
002 -0059-003-01	\$10,033.70

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002 -0060-001-00	\$0.00
002 -0060-002-00	\$0.00
002 -0060-003-00	\$0.00
002 -0060-004-00	\$0.00
002 -0060-005-00	\$0.00
002 -0060-006-00	\$0.00
002 -0060-007-00	\$150.00
002 -0060-008-00	\$117.60
002 -0060-009-00	\$173.40
002 -0060-010-00	\$109.40
002 -0060-011-00	\$234.40
002 -0060-012-00	\$119.60
002 -0060-013-00	\$123.60
002 -0060-014-00	\$172.00
002 -0060-015-00	\$123.00
002 -0060-016-00	\$184.40
002 -0060-017-00	\$178.40
002 -0060-018-00	\$117.00
002 -0060-019-00	\$149.40
002 -0060-020-00	\$173.00
002 -0060-021-00	\$177.60
002 -0060-022-00	\$177.60
002 -0060-023-00	\$132.60
002 -0060-024-00	\$120.80
002 -0060-025-00	\$135.20
002 -0060-026-00	\$178.00
002 -0060-027-00	\$133.00
002 -0060-028-00	\$122.40
002 -0060-029-00	\$121.20
002 -0060-030-00	\$226.20
002 -0060-031-00	\$150.00
002 -0060-032-00	\$117.60
002 -0060-033-00	\$173.40
002 -0060-034-00	\$109.40
002 -0060-035-00	\$234.40
002 -0060-036-00	\$119.60
002 -0060-037-00	\$123.60
002 -0060-038-00	\$172.00
002 -0060-039-00	\$123.00
002 -0060-040-00	\$184.40
002 -0060-041-00	\$178.40
002 -0060-042-00	\$117.00
002 -0060-043-00	\$149.40
002 -0060-044-00	\$184.20
002 -0060-045-00	\$173.20
002 -0060-046-00	\$189.00
002 -0060-047-00	\$177.60
002 -0060-048-00	\$136.20
002 -0060-049-00	\$120.80

002 -0060-050-00	\$138.60
002 -0060-051-00	\$178.00
002 -0060-052-00	\$133.00
002 -0060-053-00	\$122.40
002 -0060-054-00	\$121.20
002 -0060-055-00	\$226.20
002 -0060-056-00	\$150.00
002 -0060-057-00	\$175.20
002 -0060-058-00	\$123.00
002 -0060-059-00	\$178.40
002 -0060-060-00	\$167.20
002 -0060-061-00	\$172.00
002 -0060-062-00	\$123.00
002 -0060-063-00	\$184.40
002 -0060-064-00	\$123.00
002 -0060-065-00	\$117.00
002 -0060-066-00	\$123.00
002 -0060-067-00	\$178.40
002 -0060-068-00	\$149.40
002 -0060-069-00	\$184.20
002 -0060-070-00	\$173.20
002 -0060-071-00	\$183.00
002 -0060-072-00	\$174.20
002 -0060-073-00	\$207.40
002 -0060-074-00	\$117.40
002 -0060-075-00	\$206.00
002 -0060-076-00	\$174.40
002 -0060-077-00	\$118.80
002 -0060-078-00	\$117.80
002 -0060-079-00	\$222.80
002 -0060-080-00	\$150.00
002 -0060-081-00	\$175.20
002 -0060-082-00	\$123.00
002 -0060-083-00	\$178.40
002 -0060-084-00	\$167.20
002 -0060-085-00	\$172.00
002 -0060-086-00	\$123.00
002 -0060-087-00	\$184.40
002 -0060-088-00	\$123.00
002 -0060-089-00	\$117.00
002 -0060-090-00	\$123.00
002 -0060-091-00	\$178.40
002 -0060-092-00	\$149.40
002 -0060-093-00	\$184.20
002 -0060-094-00	\$173.20
002 -0060-095-00	\$184.40
002 -0060-096-00	\$183.00
002 -0060-097-00	\$206.20
002 -0060-098-00	\$117.40

002 -0060-099-00	\$206.00
002 -0060-100-00	\$173.20
002 -0060-101-00	\$117.60
002 -0060-102-00	\$161.20
002 -0060-103-00	\$179.20
002 -0060-104-00	\$150.00
002 -0060-105-00	\$175.20
002 -0060-106-00	\$123.00
002 -0060-107-00	\$178.40
002 -0060-108-00	\$167.20
002 -0060-109-00	\$172.00
002 -0060-110-00	\$123.00
002 -0060-111-00	\$184.40
002 -0060-112-00	\$123.00
002 -0060-113-00	\$112.60
002 -0060-114-00	\$123.00
002 -0060-115-00	\$174.40
002 -0060-116-00	\$150.00
002 -0060-117-00	\$175.20
002 -0060-118-00	\$123.00
002 -0060-119-00	\$182.00
002 -0060-120-00	\$168.80
002 -0060-121-00	\$172.00
002 -0060-122-00	\$124.60
002 -0060-123-00	\$184.40
002 -0060-124-00	\$123.00
002 -0060-125-00	\$112.60
002 -0060-126-00	\$123.00
002 -0060-127-00	\$177.80
002 -0060-128-00	\$150.00
002 -0060-129-00	\$175.20
002 -0060-130-00	\$123.00
002 -0060-131-00	\$182.00
002 -0060-132-00	\$168.80
002 -0060-133-00	\$172.00
002 -0060-134-00	\$124.60
002 -0060-135-00	\$184.40
002 -0060-136-00	\$123.00
002 -0060-137-00	\$116.20
002 -0060-138-00	\$123.00
002 -0060-139-00	\$177.80
002 -0060-140-00	\$150.00
002 -0060-141-00	\$175.20
002 -0060-142-00	\$123.00
002 -0060-143-00	\$182.00
002 -0060-144-00	\$168.80
002 -0060-145-00	\$172.00
002 -0060-146-00	\$124.60
002 -0060-147-00	\$184.40

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002 -0060-148-00	\$123.00
002 -0060-149-00	\$116.20
002 -0060-150-00	\$123.00
002 -0060-151-00	\$177.80
002 -0060-152-00	\$150.20
002 -0060-153-00	\$175.40
002 -0060-154-00	\$173.40
002 -0060-155-00	\$171.60
002 -0060-156-00	\$227.40
002 -0060-157-00	\$171.80
002 -0060-158-00	\$123.40
002 -0060-159-00	\$184.40
002 -0060-160-00	\$122.00
002 -0060-161-00	\$116.20
002 -0060-162-00	\$179.60
002 -0060-163-00	\$150.20
002 -0060-164-00	\$179.00
002 -0060-165-00	\$177.20
002 -0060-166-00	\$178.60
002 -0060-167-00	\$234.40
002 -0060-168-00	\$173.40
002 -0060-169-00	\$125.20
002 -0060-170-00	\$186.00
002 -0060-171-00	\$123.60
002 -0060-172-00	\$116.20
002 -0060-173-00	\$179.60
002 -0060-174-00	\$150.20
002 -0060-175-00	\$179.00
002 -0060-176-00	\$177.20
002 -0060-177-00	\$178.60
002 -0060-178-00	\$234.40
002 -0060-179-00	\$173.40
002 -0060-180-00	\$125.20
002 -0060-181-00	\$186.00
002 -0060-182-00	\$123.60
002 -0060-183-00	\$116.20
002 -0060-184-00	\$179.60
002 -0060-185-00	\$150.20
002 -0060-186-00	\$175.40
002 -0060-187-00	\$173.40
002 -0060-188-00	\$178.60
002 -0060-189-00	\$234.40
002 -0060-190-00	\$171.80
002 -0060-191-00	\$123.40
002 -0060-192-00	\$184.40
002 -0060-193-00	\$122.00
002 -0060-194-00	\$121.80
002 -0060-195-00	\$188.00
002 -0060-196-00	\$150.20

002 -0060-197-00	\$175.40
002 -0060-198-00	\$173.40
002 -0060-199-00	\$178.60
002 -0060-200-00	\$234.40
002 -0060-201-00	\$171.80
002 -0060-202-00	\$123.40
002 -0060-203-00	\$184.40
002 -0060-204-00	\$122.00
002 -0060-205-00	\$121.80
002 -0060-206-00	\$188.00
002 -0060-207-00	\$143.40
002 -0060-208-00	\$120.20
002 -0060-209-00	\$111.80
002 -0060-210-00	\$102.40
002 -0060-211-00	\$154.00
002 -0060-212-00	\$105.20
002 -0060-213-00	\$107.40
002 -0060-214-00	\$105.40
002 -0060-215-00	\$156.40
002 -0060-216-00	\$164.20
002 -0060-217-00	\$163.20
002 -0060-218-00	\$168.00
002 -0060-219-00	\$154.40
002 -0060-220-00	\$104.20
002 -0060-221-00	\$135.40
002 -0060-222-00	\$111.80
002 -0060-223-00	\$111.80
002 -0060-224-00	\$154.00
002 -0060-225-00	\$105.20
002 -0060-226-00	\$107.40
002 -0060-227-00	\$105.40
002 -0060-228-00	\$156.40
002 -0060-229-00	\$164.20
002 -0060-230-00	\$163.20
002 -0060-231-00	\$168.00
002 -0060-232-00	\$155.00
002 -0060-233-00	\$189.00
002 -0060-234-00	\$120.20
002 -0060-235-00	\$106.80
002 -0060-236-00	\$155.00
002 -0060-237-00	\$107.00
002 -0060-238-00	\$161.40
002 -0060-239-00	\$108.60
002 -0060-240-00	\$164.20
002 -0060-241-00	\$156.40
002 -0060-242-00	\$168.00
002 -0060-243-00	\$163.20
002 -0060-244-00	\$155.00
002 -0060-245-00	\$189.00

002 -0060-246-00	\$120.20
002 -0060-247-00	\$106.80
002 -0060-248-00	\$155.00
002 -0060-249-00	\$107.00
002 -0060-250-00	\$158.00
002 -0060-251-00	\$105.00
002 -0060-252-00	\$164.20
002 -0060-253-00	\$156.40
002 -0060-254-00	\$168.00
002 -0060-255-00	\$163.20
002 -0060-256-00	\$155.00
002 -0060-325-00	\$0.00
002 -0060-326-00	\$84.60
002 -0060-327-00	\$85.20
002 -0060-328-00	\$84.60
002 -0060-329-00	\$82.60
002 -0060-330-00	\$254.40
002 -0060-331-00	\$277.40
002 -0060-332-00	\$265.00
002 -0060-333-00	\$132.80
002 -0060-334-00	\$373.60
002 -0060-335-00	\$106.20
002 -0060-336-00	\$85.60
002 -0060-337-00	\$85.20
002 -0060-338-00	\$94.80
002 -0060-339-00	\$108.60
002 -0060-340-00	\$44.40
002 -0060-341-00	\$242.20
002 -0060-342-00	\$311.20
002 -0060-343-00	\$103.40
002 -0060-344-00	\$76.00
002 -0060-345-00	\$616.60
002 -0060-346-00	\$90.60
002 -0060-347-00	\$94.40
002 -0060-348-00	\$153.00
002 -0060-349-00	\$327.40
002 -0060-350-00	\$1,223.40
002 -0060-351-00	\$71.00
002 -0060-352-00	\$264.80
002 -0060-353-00	\$175.60
002 -0060-354-00	\$171.20
002 -0060-355-00	\$67.20
002 -0060-356-00	\$78.80
002 -0060-357-00	\$50.80
002 -0060-358-00	\$795.60
002 -0060-359-00	\$527.20
002 -0060-360-00	\$381.80
002 -0060-361-00	\$336.60
002 -0060-362-00	\$81.60

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002 -0060-363-00	\$115.00
002 -0060-364-00	\$438.80
002 -0060-365-00	\$202.20
002 -0060-366-00	\$129.60
002 -0060-367-00	\$136.40
002 -0060-368-00	\$136.40
002 -0060-369-00	\$129.60
002 -0060-370-00	\$371.60
002 -0060-371-00	\$103.00
002 -0060-372-00	\$200.40
002 -0060-373-00	\$448.40
002 -0060-374-00	\$266.40
002 -0060-375-00	\$303.40
002 -0060-376-00	\$297.00
002 -0060-377-00	\$436.80
002 -0060-378-00	\$71.80
002 -0060-379-00	\$71.80
002 -0060-380-00	\$405.00
002 -0060-381-00	\$477.80
002 -0060-382-00	\$132.40
002 -0060-383-00	\$128.40
002 -0060-384-00	\$146.20
002 -0060-385-00	\$123.20
002 -0060-386-00	\$202.80
002 -0060-387-00	\$156.60
002 -0060-388-00	\$80.60
002 -0060-389-00	\$100.80
002 -0060-390-00	\$773.20
002 -0060-391-00	\$300.00
002 -0060-392-00	\$1,570.60
002 -0060-393-00	\$1,396.40
002 -0061-012-00	\$5,031.00
002 -0061-013-00	\$2,970.00
002 -0061-015-00	\$5,000.00
002 -0061-016-00	\$1,650.40
002 -0061-017-01	\$4,425.00
002 -0061-018-00	\$6,260.00
002 -0061-019-00	\$1,034.05
002 -0063-001-00	\$7,839.80
002 -0063-002-00	\$6,593.95
002 -0063-003-00	\$782.50
002 -0063-005-00	\$6,024.15
002 -0063-006-00	\$58,798.60
002 -0063-007-00	\$3,833.55
002 -0063-008-00	\$9,526.30
002 -0065-008-00	\$3,500.00
002 -0065-009-00	\$1,000.00
002 -0065-015-00	\$259.20
002 -0065-016-00	\$256.60

002 -0065-017-00	\$195.40
002 -0065-018-00	\$190.20
002 -0065-019-00	\$335.30
002 -0065-020-00	\$164.20
002 -0065-021-00	\$215.20
002 -0065-022-00	\$198.40
002 -0065-023-00	\$193.80
002 -0065-024-00	\$164.20
002 -0065-025-00	\$215.20
002 -0065-026-00	\$198.40
002 -0065-027-00	\$193.80
002 -0065-028-00	\$164.20
002 -0065-029-00	\$215.20
002 -0065-030-00	\$198.40
002 -0065-031-00	\$193.80
002 -0065-032-00	\$164.20
002 -0065-033-00	\$215.20
002 -0065-034-00	\$198.40
002 -0065-035-00	\$193.80
002 -0067-001-00	\$41,049.40
002 -0069-002-00	\$6,460.00
002 -0069-003-01	\$3,500.00
002 -0069-005-00	\$2,492.30
002 -0069-007-01	\$1,866.20
002 -0069-008-00	\$1,975.95
002 -0069-009-00	\$125.00
002 -0069-010-00	\$3,150.00
002 -0069-011-00	\$5,010.00
002 -0069-012-00	\$4,511.60
002 -0071-001-00	\$14,053.85
002 -0071-002-00	\$2,000.00
002 -0071-003-00	\$1,499.85
002 -0071-004-00	\$1,000.00
002 -0071-005-00	\$8,500.00
002 -0071-006-00	\$1,299.80
002 -0071-007-00	\$1,551.80
002 -0071-008-00	\$1,565.50
002 -0071-009-00	\$2,338.40
002 -0071-010-00	\$498.95
002 -0071-011-00	\$498.95
002 -0071-012-00	\$2,396.10
002 -0073-001-00	\$14,093.90
002 -0073-002-00	\$1,704.00
002 -0073-003-00	\$1,904.90
002 -0073-004-00	\$1,282.20
002 -0073-006-01	\$3,875.00
002 -0073-009-00	\$114.54
002 -0073-010-00	\$232.30
002 -0073-011-00	\$234.14

002 -0073-012-00	\$250.70
002 -0073-013-00	\$507.15
002 -0073-014-00	\$551.31
002 -0073-015-00	\$69.00
002 -0073-016-00	\$343.62
002 -0073-017-00	\$69.00
002 -0073-018-00	\$69.00
002 -0073-019-00	\$69.00
002 -0073-020-00	\$114.90
002 -0073-021-00	\$118.20
002 -0073-022-00	\$90.90
002 -0073-023-00	\$0.00
002 -0073-024-00	\$91.35
002 -0073-025-00	\$117.90
002 -0073-026-00	\$111.75
002 -0073-027-00	\$114.75
002 -0073-028-00	\$134.70
002 -0073-029-00	\$134.70
002 -0073-030-00	\$117.00
002 -0073-031-00	\$115.20
002 -0073-032-00	\$122.55
002 -0073-033-00	\$89.25
002 -0073-034-00	\$89.25
002 -0073-035-00	\$122.55
002 -0073-036-00	\$114.90
002 -0073-037-00	\$118.20
002 -0073-038-00	\$90.90
002 -0073-039-00	\$90.45
002 -0073-040-00	\$91.35
002 -0073-041-00	\$169.80
002 -0073-042-00	\$111.75
002 -0073-043-00	\$114.75
002 -0073-044-00	\$134.70
002 -0073-045-00	\$134.70
002 -0073-046-00	\$117.00
002 -0073-047-00	\$115.20
002 -0073-048-00	\$122.55
002 -0073-049-00	\$89.25
002 -0073-050-00	\$89.25
002 -0073-051-00	\$122.55
002 -0073-052-00	\$119.85
002 -0073-055-00	\$259.35
002 -0073-056-00	\$336.30
002 -0073-057-00	\$363.90
002 -0073-058-00	\$257.85
002 -0073-059-00	\$342.45
002 -0073-060-00	\$107.40
002 -0073-061-00	\$107.40
002 -0073-062-00	\$336.30

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002 -0073-063-00	\$555.91
002 -0073-064-00	\$148.05
002 -0073-066-00	\$1,367.04
002 -0075-001-00	\$9,084.00
002 -0075-002-01	\$8,357.45
002 -0075-002-02	\$5,647.20
002 -0077-001-00	\$58,984.55
002 -0079-005-00	\$3,900.00
002 -0079-006-00	\$18,962.40
002 -0081-001-00	\$14,035.55
002 -0081-003-00	\$4,500.00
002 -0081-004-00	\$2,811.40
002 -0081-005-00	\$1,917.90
002 -0081-006-00	\$2,840.00
002 -0081-008-01	\$15,719.75
002 -0083-002-00	\$125.00
002 -0083-003-00	\$125.00
002 -0083-004-00	\$1,060.20
002 -0083-005-00	\$1,104.55
002 -0083-006-00	\$1,593.75
002 -0083-007-00	\$1,182.20
002 -0083-008-00	\$2,085.60
002 -0083-009-00	\$2,855.90
002 -0083-010-00	\$2,629.70
002 -0083-011-00	\$2,000.00
002 -0083-012-00	\$1,500.00
002 -0083-013-00	\$2,065.00
002 -0083-014-00	\$2,225.00
002 -0083-015-00	\$1,175.00
002 -0083-017-00	\$1,271.95
002 -0083-018-00	\$883.10
002 -0083-019-00	\$788.60
002 -0083-020-00	\$1,282.75
002 -0083-021-00	\$1,060.60
002 -0083-022-00	\$2,057.00
002 -0083-023-00	\$3,138.90
002 -0083-024-00	\$3,207.90
002 -0083-025-00	\$972.25
002 -0083-026-00	\$1,455.10
002 -0083-027-00	\$3,291.30
002 -0083-030-00	\$907.05
002 -0083-031-00	\$138.00
002 -0083-032-00	\$132.00
002 -0083-033-00	\$141.80
002 -0083-034-00	\$139.20
002 -0083-035-00	\$227.40
002 -0083-036-00	\$135.20
002 -0083-037-00	\$148.00
002 -0083-038-00	\$155.40

002 -0083-039-00	\$169.00
002 -0083-040-00	\$141.80
002 -0083-041-00	\$139.20
002 -0083-042-00	\$227.40
002 -0083-043-00	\$135.20
002 -0083-044-00	\$148.00
002 -0083-045-00	\$155.40
002 -0083-046-00	\$169.00
002 -0083-047-00	\$141.80
002 -0083-048-00	\$139.20
002 -0083-049-00	\$227.40
002 -0083-050-00	\$135.20
002 -0083-051-00	\$148.00
002 -0083-052-00	\$155.40
002 -0083-053-00	\$169.00
002 -0083-054-00	\$140.80
002 -0083-055-00	\$139.20
002 -0083-056-00	\$224.20
002 -0083-057-00	\$134.40
002 -0083-058-00	\$149.80
002 -0083-059-00	\$155.40
002 -0083-060-00	\$169.00
002 -0083-061-00	\$140.20
002 -0083-062-00	\$139.20
002 -0083-063-00	\$222.00
002 -0083-064-00	\$133.80
002 -0083-065-00	\$149.80
002 -0083-066-00	\$0.00
002 -0085-001-00	\$6,500.00
002 -0085-002-00	\$1,600.00
002 -0085-003-00	\$6,144.20
002 -0085-004-00	\$6,500.00
002 -0085-005-00	\$720.00
002 -0085-006-00	\$2,024.40
002 -0085-007-00	\$4,700.00
002 -0085-008-00	\$1,093.90
002 -0085-009-00	\$1,045.00
002 -0085-010-00	\$3,048.75
002 -0085-011-00	\$1,125.00
002 -0085-012-00	\$5,841.45
002 -0085-013-00	\$979.31
002 -0085-014-00	\$771.48
002 -0085-015-00	\$803.96
002 -0085-016-00	\$740.00
002 -0085-017-00	\$165.00
002 -0085-018-00	\$1,088.20
002 -0087-001-00	\$14,104.25
002 -0087-002-00	\$1,500.00
002 -0087-003-00	\$1,990.00

002 -0087-004-00	\$4,300.00
002 -0087-005-00	\$4,091.90
002 -0087-006-00	\$1,922.05
002 -0087-007-00	\$1,192.50
002 -0087-008-00	\$1,012.50
002 -0087-009-00	\$2,500.00
002 -0089-001-00	\$12,465.50
002 -0091-001-00	\$6,829.65
002 -0091-002-00	\$13,765.25
002 -0093-001-00	\$1,900.65
002 -0093-002-00	\$997.80
002 -0093-003-00	\$4,404.80
002 -0093-004-00	\$2,470.90
002 -0093-005-00	\$1,166.00
002 -0093-006-01	\$1,428.60
002 -0093-008-00	\$1,709.80
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002 -0093-010-00	\$926.55
002 -0093-011-00	\$1,862.85
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002 -0100-002-00	\$0.00
002 -0100-003-00	\$0.00
002 -0100-004-00	\$0.00
002 -0100-005-00	\$0.00
002 -0100-006-00	\$0.00
002 -0100-007-00	\$1,238.30
002 -0100-008-00	\$232.30
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002 -0100-010-00	\$0.00
002 -0100-011-00	\$4,041.10
002 -0100-012-00	\$1,818.40
002 -0100-013-00	\$9,000.00
002 -0112-001-00	\$1,704.00
002 -0112-002-00	\$504.00
002 -0112-003-00	\$2,400.00
002 -0112-004-00	\$2,868.00
002 -0112-005-00	\$3,495.20
002 -0112-006-00	\$970.00
002 -0112-007-00	\$4,382.85
002 -0112-008-00	\$2,871.60
002 -0112-009-00	\$1,628.00
002 -0112-010-00	\$2,453.00
002 -0113-001-00	\$658.75
002 -0113-002-00	\$131.65
002 -0113-003-00	\$78.80
002 -0113-004-00	\$104.70
002 -0113-005-00	\$104.70
002 -0113-006-00	\$104.70
002 -0113-007-00	\$104.70

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002 -0113-008-00	\$104.70
002 -0113-009-00	\$190.80
002 -0113-010-00	\$111.35
002 -0113-011-00	\$113.10
002 -0113-012-00	\$113.10
002 -0113-013-00	\$113.10
002 -0113-014-00	\$128.85
002 -0113-015-00	\$60.25
002 -0113-016-00	\$123.95
002 -0113-017-00	\$60.95
002 -0113-018-00	\$110.30
002 -0113-019-00	\$60.95
002 -0113-020-00	\$110.30
002 -0113-021-00	\$60.95
002 -0113-022-00	\$110.30
002 -0113-023-00	\$65.50
002 -0113-024-00	\$120.45
002 -0113-025-00	\$60.60
002 -0113-026-00	\$109.60
002 -0113-027-00	\$122.20
002 -0113-028-00	\$65.50
002 -0113-029-00	\$132.70
002 -0113-030-00	\$132.70
002 -0113-031-00	\$132.70
002 -0113-032-00	\$132.70
002 -0113-033-00	\$62.70
002 -0113-034-00	\$62.70
002 -0113-035-00	\$131.65
002 -0113-036-00	\$131.65
002 -0113-037-00	\$131.65
002 -0113-038-00	\$122.20

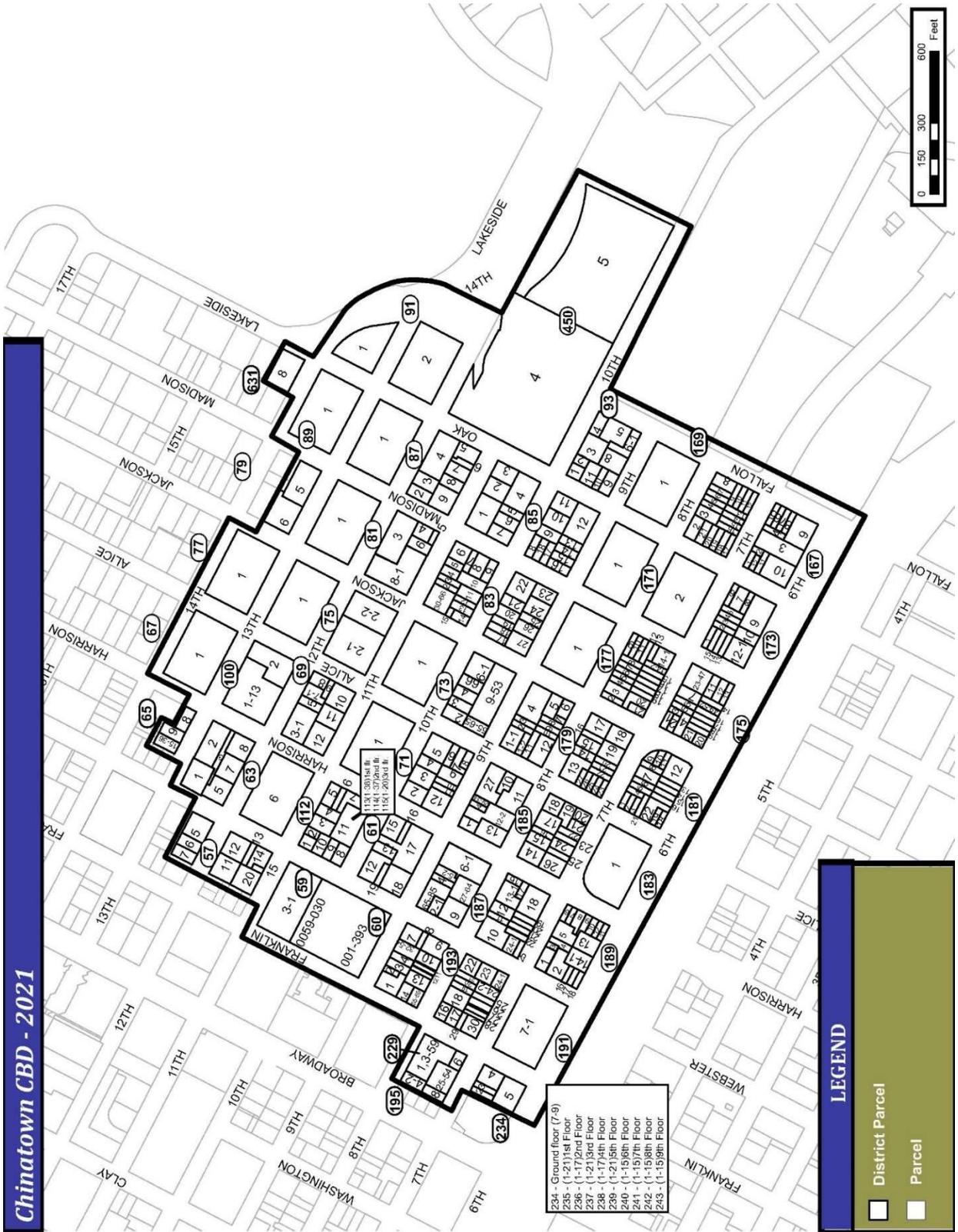
002 -0114-001-00	\$100.00
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002 -0114-003-00	\$60.00
002 -0114-004-00	\$35.80
002 -0114-005-00	\$48.40
002 -0114-006-00	\$48.40
002 -0114-007-00	\$48.40
002 -0114-008-00	\$48.40
002 -0114-009-00	\$48.40
002 -0114-010-00	\$97.60
002 -0114-011-00	\$52.80
002 -0114-012-00	\$53.80
002 -0114-013-00	\$53.80
002 -0114-014-00	\$106.00
002 -0114-015-00	\$59.40
002 -0114-016-00	\$74.20
002 -0114-017-00	\$74.20
002 -0114-018-00	\$74.20
002 -0114-019-00	\$74.20
002 -0114-020-00	\$74.20
002 -0114-021-00	\$60.00
002 -0114-022-00	\$60.00
002 -0114-023-00	\$112.20
002 -0114-024-00	\$26.80
002 -0114-025-00	\$27.80
002 -0114-026-00	\$65.20
002 -0114-027-00	\$65.20
002 -0114-028-00	\$65.20
002 -0114-029-00	\$71.40
002 -0114-030-00	\$30.80
002 -0114-031-00	\$19.00

002 -0114-032-00	\$63.20
002 -0114-033-00	\$65.20
002 -0114-034-00	\$61.20
002 -0114-035-00	\$54.60
002 -0114-036-00	\$37.60
002 -0114-037-00	\$27.60
002 -0115-001-00	\$144.00
002 -0115-002-00	\$128.00
002 -0115-003-00	\$134.80
002 -0115-004-00	\$90.00
002 -0115-005-00	\$108.00
002 -0115-006-00	\$90.00
002 -0115-007-00	\$147.00
002 -0115-008-00	\$75.60
002 -0115-009-00	\$147.00
002 -0115-010-00	\$96.00
002 -0115-011-00	\$147.00
002 -0115-012-00	\$96.00
002 -0115-013-00	\$147.00
002 -0115-014-00	\$96.00
002 -0115-015-00	\$131.80
002 -0115-016-00	\$91.00
002 -0115-017-00	\$72.00
002 -0115-018-00	\$92.60
002 -0115-019-00	\$125.00
002 -0115-020-00	\$134.40
002 -0631-008-00	\$3,523.10
018 -0450-004-00	\$43,225.00
018 -0450-005-00	\$47,257.00

APPENDIX 2

OCTCBD BOUNDARY MAP

Chinatown CBD - 2021



Oakland Chinatown CBD Benefit Zone Map - 4/1/2021

