EXHIBIT A

FRUITVALE BUSINESS IMPROVEMENT DISTRICT

Management District Plan

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1. EXECUTIVE SUMMARY

In 2011, property owners in the Fruitvale neighborhood the City of Oakland City Council approved the renewal of the Fruitvale Business Improvement District (the "BID") for a ten-year period. Since then the BID has been providing services, above and beyond the City's baseline level of service, to improve the everyday experience within the boundary of the BID by making the area cleaner and more inviting. In 2021, the BID's property owners will be asked to renew their commitment and to continue funding the core services provided by the BID. The BID is also expanding to include a few additional blocks and parcels. The Unity Council is asking these new property owners to join the BID, commit to funding the services provided by the BID for their property and help make the Fruitvale commercial corridor a vibrant and welcoming neighborhood.

The full management plan details the process of continuing the services provided by the current Unity Council. The management plan also provides detail on the formula used in developing individual assessments and the services that will be provided to individual properties and the BID as a whole.

1.1 Goals for the Future

The Unity Council looks forward to the renewed BID and creating a more inviting and thriving neighborhood. One of the biggest challenges and most visible issues is maintaining cleanliness in the public realm.

1.2 Annual Total Budget and Assessments

The total proposed annual budget for Fiscal Year 2021/22 is $743,497. Assessment revenue of $713,770 will provide 96% of the annual operating budget. The BID is mandated by law to raise the remaining portion of the annual budget through outside fundraising. These dollars are known as General Benefit dollars. The minimum amount of General Benefit dollars the renewed BID is mandated to raise annually is 4% of the annual budget or $29,728. This is a minimum. The BID has a strong history in being able to fundraise outside dollars through advocacy, grant writing, sponsorships, and donations. The Unity Council is committed to continuing strong fundraising initiatives.

1.3 Services to be Provided in the Renewed BID

Maintenance: approximately 60% of the budget will go towards cleaning services for your property including daily sweeping of your sidewalk, regular power washing of sidewalks, graffiti abatement, and enhanced trash services.

Promotion: the BID will provide marketing, promotion, and event services to improve the BID's image and visibility, foster connection with community members, communicate with BID stakeholders, and promote activities taking place within the BID.

The Unity Council is committed to building a vibrant and welcoming commercial district for all. This will be achieved through ensuring the BID is a well-run organization, manages the assessment dollars to their maximum potential, and fundraises and advocates for additional services to meet the increasing challenges in the BID.

1.4 Boundaries

The proposed BID is located within the City of Oakland's Fruitvale neighborhood. More specifically, the proposed BID boundaries include property as described below:

- Property fronting Fruitvale Avenue from San Leandro Street north to Foothill Boulevard;
- Property fronting International Boulevard from 27th Avenue east to 42nd Avenue;
- Property fronting Foothill Boulevard from Rutherford Street east to High Street;
- Property fronting East 12th Street from 33rd Avenue east to 35th Street.

A boundary map is provided in Section 11.1 of this report, which shows the specific properties to be included in the BID.

1.5 Management District Plan Overview

The Management District Plan is the result of the work of property owners and merchants in the BID. The Management District Plan includes a boundary map, annual budget, assessment methodology, and district management guidelines.

2. DISTRICT AT A GLANCE

Property owners established an assessment district in the Fruitvale area for FY 2011/12 with a 10-year term. Based on the success of the prior district, property owners have shown support to renew and expand the BID, with adjustments to the assessment methodology and boundaries.

2.1 Services and Activities

The services and activities described in this Management District Plan include the provision of the Improvements, as further described in Section 4, herein.

2.2 Annual Total Budget and Assessments

The total proposed annual budget for Fiscal Year 2021/22 is $743,497. Anticipated assessment revenue of $713,770 will provide 96% of the annual operating budget. The remaining portion of the annual budget will be generated from sources other than assessments, such as City-contributions, fundraising, grants, donations, or other revenues.

Any surplus monies from the prior assessment district, as of December 31, 2021, to be carried over can only be used to benefit those properties within the prior assessment district. If this is not practical, such surplus monies will be refunded to property owners in the prior assessment district in proportion to how they were assessed in the prior assessment district.

The assessment calculation for each property utilizes a combination of land use, street front footage, building square footage, and lot square footage. Section 6 of this Management District Plan provides a more detailed procedure of the annual assessment calculation.

2.3 Term

If established, assessments would be collected for 10 years (July 1, 2021, through June 30, 2031). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2031), at which point the BID would sunset if not renewed.

3. BACKGROUND

Cities can establish special assessment districts to provide a constant funding source for various improvements, maintenance, and activities that benefit properties within a defined geographical area. The improvements, maintenance, and activities can include providing enhanced cleaning and maintenance services and providing for marketing activities to promote and revitalize an area, and other programs found to benefit an area. The ongoing revenue stream for the improvements, maintenance, and activities comes from the annual assessments funded by properties within the special assessment district. The process by which special assessment districts are formed is outlined below.

3.1 What is a Business Improvement District?

A Business Improvement District is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefitting properties pays the costs associated with the improvements, maintenance, and activities provided to the Business Improvement District area. In Oakland, the legislation that allows for the establishment of a Business Improvement District is by Title 4, Chapter 4.48 of the City's Municipal Code (the "Code").

A Business Improvement District established under the Code may be administered, by the City Administrator's designation, by an owners' non-profit management corporation. The owners' non-profit management corporation administers or implements the activities and improvements specified in the management district plan. The City Council-appointed advisory board shall make a recommendation to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments. The advisory board shall also cause to be prepared a report of each fiscal year for which assessments are to be levied and collected, The annual report shall contain, but is not limited to, any proposed changes in the Business Improvement District boundaries or any benefit zones within the district; the improvement and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and the activities for that fiscal year; the method and basis of levying the assessment; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of any contributions to be made from sources other than assessments levied pursuant to this part. In Oakland, the City Council must authorize the formation and establishment of the Business Improvement District and the City will enter into a written agreement with the owners' non-profit management corporation and provide for the levy and collection of the annual assessments.

3.2 Establishing a Business Improvement District

The Code provides the legal framework for establishing this Business Improvement District. As part of the formation proceedings, proponents prepare a Management District Plan in accordance with Section 4.48.06 of the Code. The Management District Plan must contain, but is not limited to, the following required elements:

- A map of the district in sufficient detail to locate each parcel of property within the district;
- The name of the proposed district;

- A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for the establishment or extension of the district in a manner sufficient to identify the lands included. Under no circumstances shall the boundaries of a proposed district overlap with the boundaries of another existing district created pursuant to this part. Nothing in this part prohibits the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law including, but not limited to, the Parking and Business Improvement Area Law of 1989;
- The improvements and activities proposed for each year of operation of the district and the maximum cost thereof;
- The total annual amount proposed to be expended for improvements, maintenance and operations;
- The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property;
- The time and manner of collecting the assessments;
- Any proposed rules and regulations to be applicable to the district.

3.3 Business Improvement District Name Designation

The name designation of this proposed Business Improvement District is the "Fruitvale Business Improvement District" (the "BID")

3.4 Timeline for Implementation and Completion of the BID

The BID assessments will be effective beginning July 1, 2021, and ending June 30, 2031. BID operations will begin January 1, 2022, and end December 31, 2031.

4. IMPROVEMENTS

The proposed BID will fund the following services and activities (the "Improvements"):

- Maintenance Program
- Promotion Program
- Administration and Contingency

The Improvements to be funded are those currently desired by BID stakeholders and believed to be of benefit to BID properties. Every effort will be made to provide the Improvements according to the estimates provided. Below is a description of the anticipated Improvements for the first year of the BID.

4.1 Maintenance Program

Cleaning services, including sidewalk sweeping and power washing, will be provided along the frontages of property within the BID.

Properties in the BID will receive sidewalk sweeping a minimum of once per day Monday through Saturday, power washing of sidewalks twice per year with spot cleaning (as needed and directed by the BID Program Manager), and weed removal Monday through Friday, with access to the cleaning dispatch number.

Properties in the BID will also receive graffiti abatement and removal of illegal posters/tags Monday through Friday.

Other cleaning services that may be provided include:

- Enhanced trash emptying in the public right-of-way.
- Special events cleaning and maintenance services.

Assistance to Property Owners & Tenants

The BID will fund property-centric owner and tenant assistance utilizing technology for efficient communication and fulfillment. An online Salesforce-backed report and request system for spot cleaning and other Peralta Service Corporation (PSC) service issues is currently in use. In 2021, access to crowdsourced street level data from anywhere with Fruitvale Streetwyze, a GIS backed platform, and a system to track and distribute information on rental vacancies will be available to owners and tenants of the BID.

4.2 Promotion Program

The BID will provide marketing, promotion, and event services to improve the BID's image and visibility, foster connection with community members, communicate with BID stakeholders, and promote activities taking place within the BID. Work may include, but is not limited to, the following:

- Data Collection
- BID Stakeholder and Neighborhood Outreach
- Website & Social Media

- Branding (Ongoing digital marketing of individual BID businesses via our social media channels)
- Media Relations (Connect members of the press to local businesses)
- Destination Marketing
- Business Directory (now online)
- Service Presentations
- General Benefit Fundraising
- Events:
    - Annual Dia de los Muertos Festival
    - Annual Holiday Posada & Holiday Market
    - Summer Night Markets
    - Indigenous Red Market
    - Fruitvale Farmers' Market
    - Fruitvale Restaurant Week
- Beautification projects
- Volunteer coordination

Fundraising for the BID, building and managing relationships with the neighborhood association/groups, City agencies/departments and elected officials establishes a community network and supports advocacy work. The Fruitvale has often been chosen to host city funded pilot projects, which benefit the neighborhood. This type of work will continue in the new, renewed BID.

Assistance to Merchants

The BID will fund the service of assisting merchants for business retention in support for a thriving economy. This includes a monthly Merchant Meeting, Small Business Helpline staffed full time 40 hours per week, Information HUB maintaining a bi-monthly newsletter and social media channels, Financial Resource Navigation and application assistance for grants and loans and facilitating connections to lenders, COVID –19 Safety and Sanitation Guidance and distributing City sponsored PPE, host a Business Owner Upskill Series, and facilitate merchant-specific webinars.

4.3 Administration and Contingency

Administration includes daily oversight and operation of the BID, adherence to the Management District Plan, and compliance with audit/reporting requirements. The BID, representing property owners and working closely with merchants, routinely advocates for the interests of the community regarding public safety, City services and funding.

The assessments will also fund a contingency reserve that may be used to cover possible unforeseen future expenses and help to smooth out cash flows, which are affected by the timing of property owner payments. This category can also be used to support renewal expenses.

5. ANNUAL AMOUNT TO BE COLLECTED AND EXPENDED

The following table is a summary of the estimated annual costs to fund the Improvements for the first operating year of the BID (January 1, 2022 through December 31, 2022):

Description	2021/22 Budget
Maintenance Program	$531,536.44
Promotion Program	93,146.93
Administration Costs	118,814.01
Total 2022 Operating Costs	**$743,497.38**

The 2022 operating budget will be funded as follows:

Description of Revenue Source	2021/22 Revenue Amount
Assessment Revenue	$713,769.61
Contributions for General Benefit[1]	29,727.77
Total 2022 Anticipated Revenue	**$743,497.38**

Each year, beginning with FY 2022/23, the BID may increase maximum assessment rates by up to 3% per year. In no event shall the maximum assessment rates decrease. The assessment shall be levied at rates necessary to generate sufficient revenue to meet the estimated costs to fund the Improvements, as long as the actual assessment rates do not exceed the maximum assessment rates for that fiscal year.

[1] *Comprised of additional funds generated from sources other than assessments..*

Based upon a maximum possible annual assessment increase of 3%, beginning July 1, 2022, the total annual maximum assessment revenue each year for each of the 10 years is described in the following table:

Year	Fiscal Year	Total Maximum Annual Assessment Revenue[2]
1	2021/2022	$713,769.61
2	2022/2023	735,182.69
3	2023/2024	757,238.18
4	2024/2025	779,955.32
5	2025/2026	803,353.98
6	2026/2027	827,454.60
7	2027/2028	852,278.24
8	2028/2029	877,846.58
9	2029/2030	904,181.98
10	2030/2031	931,307.44
	Total	**$8,182,568.62**

[2] *Based upon assigned Special Benefit Points for FY 2021/2022. Property characteristics may change from year-to-year, which can affect the calculation of Special Benefit Points in future years. If the total Special Benefit Points increase in future years due to development, land use classification changes, etc., the maximum assessment revenue may increase accordingly.*

6. METHOD OF ASSESSMENT

As described in the Introduction, once special benefits are identified, those special benefits must then be assigned based on the estimated proportionate special benefit derived by each parcel. This section describes the assignment of special benefit to each parcel.

6.1 Parcel Characteristics

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Land Use
- Linear Frontage
- Lot Square Footage
- Building Square Footage

As part of the special benefit analysis of various property characteristics were analyzed including street frontage, lot size, building size, and land use. Given that the special benefits derived from the BID services and activities are improved aesthetics and increased economic activity, it was determined linear street frontage, lot square footage, building square footage, and land use are the most appropriate property characteristics. Each parcel's linear street frontage, lot square footage, building square footage, and land use were used as the primary assessment variables for the assignment of parcel factors.

Land Use Factor

Properties in the BID are assigned a land use category, as further outlined below, and may be reassigned if a property's land use changes in subsequent years.

Commercial Property consists of parcels owned or leased by a profit-making entity (including property leased by a profit-making entity on a property owned by a public entity) and primarily used for commercial purposes including, but not limited to, retail, offices, restaurants, hotels/motels, medical/dental offices, and undeveloped property zoned for commercial use.

Residential (5+ Units) Property consists of high-density apartment buildings with five or more units used exclusively for residential rental purposes.

Residential (< 5 Units) Property consists of low-density residential buildings with less than five units.

Public/Non-Profit Property consists of parcels owned or used as follows:

- parcels owned by a state, regional, or city government entity and used for public purposes including, but not limited to, police/fire stations, parks, schools, and government office buildings.
- parcels owned by, or leased to, a public utility.
- parcels owned or primarily operated by non-profit entities, including churches, etc. The Unity Council will make the determination of a parcel's non-profit status on an annual basis.

Land Use Factor for Each Property Land Use

The assignment of benefit points is based on the fact that each of the BID programs provide certain benefits, as detailed above and as shown in the following table:

	Programs	
	Maintenance[3]	***Promotion[4]***
Benefits	Aesthetic	Economic
	Economic	

The Maintenance Program will provide improved aesthetic and increased economic benefits; and the Promotion Program will provide increased economic benefits.

Maintenance Program: Aesthetic and Economic Benefits

All assessable land uses receive an improved aesthetic benefit from the Maintenance Program and are assigned one (1.00) Aesthetic Benefit Point. Commercial Property and Residential (5+ Units) Property each benefit economically from the Maintenance Program; therefore, these two property types will be assigned (1.00) Economic Benefit Point.

The total Maintenance Program Land Use Factor assignment for each property land use is shown in the following table:

Property Land Use	Aesthetic Benefit Points	Economic Benefit Points	Total Maintenance Land Use Factor
Commercial Property	1.00	1.00	2.00
Residential (5+ Units) Property	1.00	1.00	2.00
Residential (<5 Units) Property	1.00	0.00	1.00
Public/Non-Profit Property	1.00	0.00	1.00

Promotion Program: Economic Benefits

Commercial Property and Residential (5+ Units) Property each benefit economically from the Promotion Program; therefore, these two property types will be assigned (1.00) Economic Benefit Points.

The total Promotion Program Land Use Factor assignment for each property land use is shown in the following table:

Property Land Use	Economic Benefit Points	Total Promotion Land Use Factor
Commercial Property	1.00	1.00
Residential (5+ Units) Property	1.00	1.00
Residential (<5 Units) Property	0.00	0.00
Public/Non-Profit Property	0.00	0.00

[3] *The assessable costs for the Maintenance Program will be apportioned to all property within the BID.*

[4] *The assessable costs for the Promotion Program will only be apportioned to Commercial Property and Residential (5+ Units) Property.*

By taking other parcel factors into account, a more complete picture of the proportional special benefits received by each parcel within the BID is presented. Therefore, frontage factors, lot factors, and building factors were calculated and assigned for each parcel in the BID, according to the formulas below.

Frontage Factor: Maintenance Program

Given the linear nature of the services provided under the Maintenance Program, each parcel within the BID was assigned a frontage factor based upon its linear street frontage. To create a factor to account for the many variations in street frontages throughout the BID, the average frontage for properties within the BID was considered. Utilizing the average street frontage of 126 feet, a frontage factor was calculated for each parcel based upon the actual linear street footage for the parcel divided by 126. This quotient will then be multiplied by three to give the frontage factor a higher weight since most of the improvements under the Maintenance Program will be provided in a linear fashion. For example, the maintenance services will be performed along a property's frontage. In addition, all pedestrian traffic must travel along the frontage of a property (often the entire frontage) but may only experience a small portion of the lot square footage. Accordingly, a greater weight is allocated to the frontage factor:

Parcel's **Frontage** Ft	/	BID's Average **Frontage** Ft (126 Frontage Ft)	X	3	=	Parcel's **Frontage** Factor

Lot Factor: Maintenance Program

A lot factor was calculated for each parcel to account for the varying lot sizes throughout the BID. To create a factor to account for the many variations in the lot sizes, the average lot size for properties in the BID was considered. Utilizing the average lot square footage for parcels within the BID of 11,610, a lot factor was calculated for each parcel, based upon the actual lot square footage for the parcel divided by 11,610:

Parcel's **Lot** Sq Ft	/	BID's Average **Lot** Sq Ft (11,610 Sq Ft)	=	Parcel's Maintenance **Lot** Factor

Lot Factor: Promotion Program

A lot factor was calculated for each Commercial Property and Residential (5+ Units) Property to account for the varying lot sizes throughout the BID. To create a factor to account for the many variations in the lot sizes, the average lot size for Commercial Property and Residential (5+ Units) Property in the BID was considered. Utilizing the average lot square footage for these property types within the BID of 8,884, a lot factor was calculated for each parcel, based upon the actual lot square footage for the parcel divided by 8,884:

Parcel's **Lot** Sq Ft	/	Commercial Property and Residential (5+ Units) Property Average **Lot** Sq Ft (8,884 Sq Ft)	=	Parcel's Promotion **Lot** Factor

Building Factor: Promotion Program

A building factor was calculated for each Commercial Property and Residential (5+ Units) Property to account for the varying building sizes throughout the BID. To create a factor to account for the many variations in the building sizes, the average building size for Commercial Property and Residential (5+ Units) Property in the BID was considered. Utilizing the average building square footage for these property types within the BID of 6,193, a building factor was calculated for each parcel, based upon the actual building square footage for the parcel divided by 6,193:

Parcel's **Building** Sq Ft	/	Commercial Property and Residential (5+ Units) Property Average **Building** Sq Ft (6,193 Sq Ft)	=	Parcel's **Building** Factor

6.2 Special Benefit Points Calculation

Maintenance Special Benefit Points

The formula below shows the total Maintenance Special Benefit Points calculation for each parcel within the BID:

Parcel's Total Maintenance Special Benefit Points	=	Parcel's Frontage Factor + Parcel's Maintenance Lot Factor	x	Parcel's Maintenance Land Use Factor

The Maintenance Special Benefit Points were computed for each parcel in the proposed BID and summed. Based on the most current data available at the time of writing this report, the sum of the Maintenance Special Benefit Points for the entire BID is 2,154.87. This total was used to determine the 2021/22 Assessment per Maintenance Special Benefit Point shown in Section 9.

Promotion Special Benefit Points

The formula below shows the total Promotion Special Benefit Points calculation for each parcel within the BID:

Parcel's Total Promotion Special Benefit Points	=	Parcel's Promotion Lot Factor + Parcel's Building Factor	x	Parcel's Promotion Land Use Factor

The Promotion Special Benefit Points were computed for each parcel in the proposed BID and summed. Based on the most current data available at the time of writing this report, the sum of the Promotion Special Benefit Points for the entire BID is 450.00. This total was used to determine the 2021/22 Assessment per Promotion Special Benefit Point shown in Section 9.

6.3 Special Considerations: Publicly Owned Parcels

Any publicly owned parcels that benefit from the services and activities cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement

is clearly conveyed in Proposition 218, which states in part, "... *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*." Publicly owned parcels have been categorized and assigned special benefit points using the same methodology as privately owned parcels, as previously described.

7. SEPARATION AND QUANTIFICATION OF GENERAL BENEFITS

As described in the Introduction, only special benefits are assessable and in order to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits.

7.1 Summary

As detailed below, it is estimated the Improvements under the Maintenance Program will confer 4.72% general benefit, and the Improvements under the Promotion Program will confer 5.00% general benefit.

7.2 Detailed Analysis

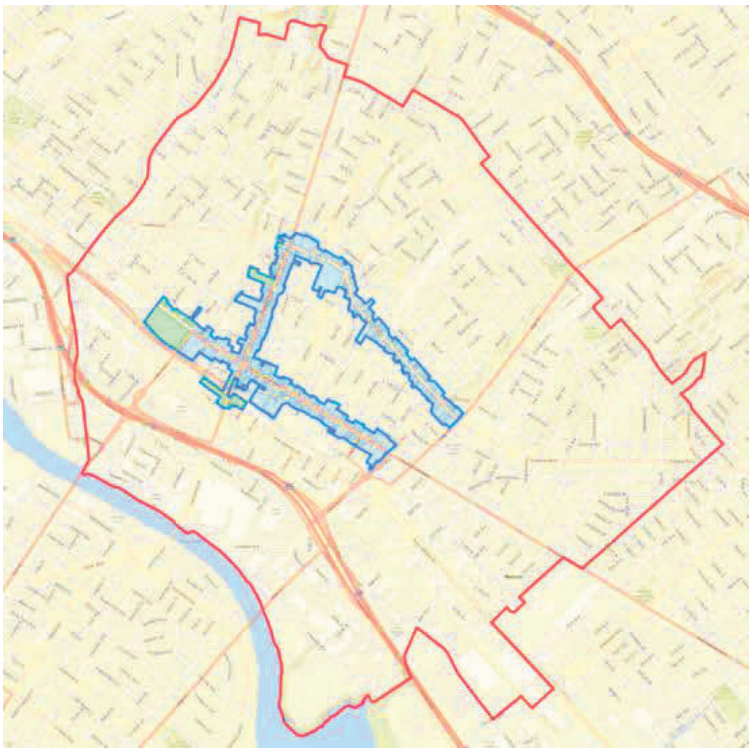
The subsections below provide the detailed analysis of the approach to quantifying general benefits.

7.2.1 MAINTENANCE PROGRAM

As a result of the BID improvements, maintenance, and activities, there will be a level of general benefit to pedestrians and others who do not live in or intend to access property within the BID. There will be pedestrian traffic generated from property outside of the BID that will utilize the maintained sidewalks to pass through the BID and access property located outside of the BID boundaries. In addition to accessing property located outside of the BID, there will also be a level of pedestrian activity that will utilize the maintained sidewalks for leisure and fitness activities. Pedestrians will incorporate the maintained and safe sidewalks into their leisure and fitness routines, thus making the BID sidewalks serve as a pass-through portion of their overall route traveled. The benefit provided to property and pedestrians, because of the maintained sidewalks serving as a pass-through corridor, needs to be quantified.

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. In 2015, the Alameda County Transportation Commission (ACTC) published its Comprehensive Circulation Study (CCS) for Downtown Oakland and Access to/from West Alameda (ACTC, 2015), which included detail about how people travel in Downtown Oakland. The study showed that approximately 18% of trips occur by walking.

The BID lies essentially in the middle of the 94601 Zip Code boundary, easily accessible to this population. Applying the ACTC study data of 18% of trips, where the typical travel mode of transportation was walking, to the population of the 94601 Zip Code, approximately 9,705 people within proximity of the BID utilize walking as their typical mode of transportation. The table below provides the estimated number of persons within the 94601 Zip Code that would utilize walking as the typical mode of transportation:



Area	Population[5]	Population w/Walking as Typical Mode of Transportation[6]
Zip Code 94601	53,916	9,705

To further identify the non-BID population within close proximity of the BID, the population residing within the BID needs to be quantified and excluded from the total walking population figure of 9,705. According to statistics compiled by the American Community Survey, Esri, and the Bureau of Labor Statistics, the average persons per household within the 94601 Zip Code is 3.35. Based on this average household size and the 653 residential units within the BID, it's estimated that 2,188 people reside within the BID boundaries. Applying the ACTC's study walking travel mode percentage of 18% to the BID population, 394 people within the BID boundaries use walking as their primary mode of transportation. Therefore, the adjusted total surrounding neighborhood area population, located outside of the BID boundaries, that uses walking as the primary mode of transportation is 9,311 people.

Area	Population	Population w/Walking as Typical Mode of Transportation[7]
Zip Code 94601	53,916	9,705
Less BID Boundary Population	(2,188)	(394)
Non-BID Totals:	**51,728**	**9,311**

[5] *Per the American Community Survey, Esri, and the Bureau of Labor Statistics*
[6] *Population multiplied by 18%.*
[7] *Population multiplied by 18%.*

However, in order to obtain a better picture of the overall level of general benefit provided by the BID improvements, maintenance, and activities, the pedestrian traffic that utilizes walking as the typical mode of transportation that will seek out and use sidewalks within the BID's boundaries to access property outside of the BID's boundaries must be considered.

The Summary of Travel Trends, 2009 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2011) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking, or some other means of transportation. According to the Urban Area data extracted from the 2009 NHTS database, of the annual 31,966 (in millions) total person trips made using walking as the primary mode of transportation (FHWA, 2011), 27.31% of the trips were identified as social, recreational, and other activities not provided within the boundaries of the BID.

Trip Purpose	Number of Walking Trips (in millions)
Transporting Someone	2.35%
Social/Recreational	23.47%
Don't Know/Other	1.49%
Total	**27.31%**

Applying this percentage of non-BID related activity to the non-BID surrounding population of 9,311 that utilizes walking as the typical mode of transportation, 2,543 people use the maintained BID improvements to engage in general benefit activity.

Description	Population
Non-BID population utilizing walking as the typical mode of transportation	9,311
% of NHTS study trips representing activities outside of the BID	27.31%
Non-BID population engaging in general benefit activities	2,543

The number of persons engaging in general benefit activities represents 4.72% of the total area population of 53,916, previously identified above, and is therefore considered to be general benefit.

Maintenance Program General Benefit	**4.72%**

Therefore, the general benefit provided by the Maintenance Program is 4.72%, and the special benefit from the Maintenance Program is 95.28%. This means that only 95.28% of the budgeted costs of the Maintenance Program may be assessed to property owners within the BID.

7.2.2 PROMOTION PROGRAM

Although the Promotion Program is designed to specifically highlight the BID, and market businesses/high density residential buildings and special events within it, one can imagine a degree of spillover benefits accruing to non-BID businesses that operate near the boundaries of the BID. As expressed by the Appellate Court in *Beutz v. County of Riverside* (2010), "*... courts of this state have long recognized that virtually all public improvement projects provide general benefits*."

Promotional efforts of the BID will invariably draw shoppers and diners to the BID, who are also likely to explore the broader area and patronize businesses outside the boundary of the BID. In lieu of a detailed study showing what effects the marketing efforts of the BID have on nearby businesses not within the BID, we liberally estimate the general benefit resulting from the Promotion Program to be 5.00%. Therefore, the special benefit is estimated to be 95.00%. This means that only 95.00% of the budgeted costs of the Promotion Program may be assessed to property owners within the BID.

Promotion Program General Benefit	**5.00%**

8. BALANCE TO BE ASSESSED

8.5 Maintenance Program Budget

The general benefit, which is the percentage of the total Maintenance Program budget—excluding allocated Administration costs—that must be funded through sources other than assessments, is 4.72% of the total Maintenance Program budget. The special benefit, which is the percentage of the Maintenance Program budget that may be funded by assessments, is 95.28%.

Description	Budget
Total Maintenance Program Costs	$531,536.44
Administration Costs[8]	101,097.58
Less: General Benefit Contribution	(25,070.43)
Total Maintenance Program Costs to be Assessed	**$607,563.59**

8.6 Promotion Program Budget

The general benefit, which is the percentage of the total Promotion Program budget—excluding allocated Management costs—that must be funded through sources other than assessments, is 5.00% of the total Promotion Program budget. The special benefit, which is the percentage of the Promotion Program budget that may be funded by assessments, is 95.00%.

Description	Budget
Total Promotion Program Costs	$93,146.93
Administration Costs[9]	17,716.43
Less: General Benefit Contribution	(4,657.34)
Total Promotion Program Costs to be Assessed	**$106,206.02**

[8] Allocated based on the proportion of the total budget attributable to the Maintenance Program.
[9] Allocated based on the proportion of the total budget attributable to the Promotion Program.

9. ASSESSMENT RATE DEVELOPMENT

9.1 Assessment per Special Benefit Point

9.1.1 MAINTENANCE PROGRAM ASSESSMENT

The assessment per Maintenance Special Benefit Point is calculated by dividing the total Maintenance Program costs to be assessed by the total Maintenance Special Benefit Points assigned to the parcels within the BID. The following formula provides the assessment per Maintenance Special Benefit Point calculation:

Total Maintenance Program Costs to be Assessed / Total Maintenance Special Benefit Points =

Assessment Rate per Maintenance Special Benefit Point

$607,563.59 / 2,154.87 = $281.95

The Maintenance Special Benefit Points have been calculated in relation to the total Maintenance Program costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

9.1.2 PROMOTION PROGRAM ASSESSMENT

The assessment per Promotion Special Benefit Point is calculated by dividing the total Promotion Program costs to be assessed by the total Promotion Special Benefit Points assigned to the parcels within the BID. The following formula provides the assessment per Promotion Special Benefit Point calculation:

Total Promotion Program Costs to be Assessed / Total Promotion Special Benefit Points =

Assessment Rate per Promotion Special Benefit Point

$106,206.02 / 450.00 = $236.01

The Promotion Special Benefit Points have been calculated in relation to the total Promotion Program costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

9.2 Method of Assessment Spread

The method of assessment is based upon a formula that assigns the proportional special benefit to each parcel. The formula below provide a summary of the assessment calculation:

Parcel's 2021/22 Maximum Allowable Assessment = Parcel's Maintenance Special Benefit Points x $281.95 + Parcel's Promotion Special Benefit Points x $236.01

9.3 Assessment Rates per Parcel Characteristic

The following table shows the equivalent assessment rates per frontage foot, lot square foot, and building square foot for each property land use category in the BID. These rates are based on the Balance to be Assessed shown in Section 8 of this report. The total assessment for each property in the BID is the sum of the frontage, lot, and building assessments:

Property Land Use	Rate per Frontage Foot		Rate per Lot Square Foot		Rate per Building Square Foot
Commercial Property	$13.38656	+	$0.07514	+	$0.03811
Residential (5+ Units) Property	13.38656	+	0.07514	+	0.03811
Residential (<5 Units) Property	6.69328	+	0.02428	+	0.00000
Public/Non-Profit Property	6.69328	+	0.02428	+	0.00000

9.4 Method of Collection

The assessments will be collected annually on the County Treasurer & Tax Collector's (the "Treasurer") secured property tax roll. The assessments will be subject to the Treasurer's assigned due dates and late penalties. However, the City may choose to collect the assessments in an alternate manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City.

9.5 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the Unity Council shall determine the land use type for each parcel based on the County Assessor's use code or other appropriate supplementary information. The parcel characteristics of lot square footage and building square footage shall similarly be based on the County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources. The frontage of each parcel shall be determined by reference to County Assessor's parcel maps or, if necessary, to GIS data.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type and building square footage.

9.6 Appeals

If a property owner believes the data used to calculate their assessment is inaccurate or that the identified land use type is incorrect, the property owner may submit, in writing, a request for review to the Unity Council. The property owner shall provide documentation needed to support the request for review. The Unity Council shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process. The property owner should continue to pay all amounts owed according to the County's due dates.

If the review results in changes to any parcel characteristics used to compute the assessment, the Unity Council shall recalculate the assessment. When recalculating the assessments, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the Unity Council.

> For example, if a request for review is submitted to the BID during Fiscal Year 2022/23, the Fiscal Year 2022/23 and 2021/22 assessments will be reviewed. The property owner credit shall be limited to any difference calculated for Fiscal Year 2022/23 (the current fiscal year) and Fiscal Year 2021/22 (the prior fiscal year).

The credit may be provided in the form of a check to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the Unity Council shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

If a property owner is dissatisfied with the Unity Council's decision on their appeal, the property owner may appeal the matter further to the City, who shall make a conclusive determination and whose decision shall be final.

9.7 Assessor's Parcel Listing

Section 11.2 of this Management District Plan provides a listing of all of the Assessor's Parcels within the BID, including Site Address, Land Use Classification, Street Front Footage, Building Square Footage, Lot Square Footage, Special Benefit Points, and Fiscal Year 2021/22 Assessments.

10. BID MANAGEMENT

10.1 The Unity Council

The Unity Council will serve as the "designated non-profit organization" as outlined in Section 4.48.160 and will administer the BID through an agreement with the City.

10.2 Advisory Board

Prior to adopting a resolution establishing the BID, the City Council of the City of Oakland shall appoint an advisory board, as outlined in Section 4.48.190 of the Code. The advisory board will be distinct from the Unity Council and shall make a recommendation to the City Council of the City of Oakland on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments.

The Unity Council will recommend members to serve on the advisory board. Advisory board membership will be designed to equitably represent all stakeholders and areas of the BID, with specific provisions that at least one member of the advisory board shall be a business licensee within the BID who is not also a property owner within the BID. Stakeholders shall develop an equitable board of directors structure, which represents residential parcel owners, as well as commercial property owners of various sizes.

Each year, the advisory board shall prepare a report for each fiscal year, except the first year, for which assessments are levied and collected to pay the costs of the improvements, services, and activities described in the report. Each annual report must be filed with the City Clerk per Section 4.48.200 of the Code; each report shall contain or provide, but not be limited to the following:

- Any proposed changes in the boundaries of the BID or in any benefit zones within the district;
- The improvements and activities to be provided for that fiscal year;
- An estimate of the cost of providing the improvements and the activities for that fiscal year;
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
- The amount of any surplus or deficit revenues to be carried over from a previous fiscal year;
- The amount of any contributions to be made from sources other than assessments levied pursuant to the Code.

The City Council of the City of Oakland may approve the annual report as filed, or may modify any particulars contained in the report, and then approve it as modified. Given the potential resulting impact to an assessment levy, any changes to the improvements, services, and/or activities require City Council approval. Any modification to the annual report shall be made pursuant to Section 4.48.140 of the Code, except that any proposed increase in the amount of the levy above levels previously noticed and approved must be approved as provided in Sections 4.48.070 through 4.48.140 of the Code. However,

the City Council cannot approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments.

10.3 Public Access

The advisory board and the Unity Council are both required to comply with specified state open meeting and public records laws, the Ralph M. Brown Act (the "Brown Act"), commencing with Section 54950 of the Government Code, and the California Public Records Act, commencing with Section 6250 of the Government Code. Ralph M. Brown Act compliance is required when BID business is heard, discussed, or deliberated, and the California Public Records Act compliance is required for all documents relating to BID business.

10.4 Rules and Regulations

Pursuant to the Code, the Unity Council may establish rules and regulations that uniquely apply to the BID. A few initial rules and regulations should be employed in the administration of the BID:

- Following the formation of the BID, the advisory board should consider developing policies that will aim to maximize service quality, efficiency, and cost effectiveness.
- Any stakeholder who serves on the advisory board shall recuse themselves from any vote in which a potential conflict of interest is apparent. Such potential conflicts include, but are not limited to: prioritizing capital improvement projects which result in special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of advisory board members.
- As previously noted, meetings of the advisory board shall be open to all stakeholders paying into the BID and are subject to the Brown Act. Regular financial reports shall be submitted to advisory board members and made available upon request by the membership. Sub-committee meetings of the advisory board shall be open and encourage participation among various stakeholders, business owners, and community members. The advisory board shall retain the right to enter into executive session for reasons including, but not limited to: legal matters, personnel issues, etc.
- The Unity Council will create a number of policies which will help the advisory board to effectively manage the BID. Such policies may include, but not be limited to: a decision-making policy, use of banner policy, special event underwriters policy, use of logo policy, and an economic hardship policy.

10.5 Dissolution

The BID, when there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the BID, may be disestablished by resolution by the City Council of the City of Oakland in either of the following circumstance:

1. If the City Council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the BID, it shall notice a hearing on disestablishment.

2. During the operation of the BID, there shall be a 30-day period each year in which assessed property owners may request disestablishment of the BID. The first such period shall begin one year after the date of establishment of the BID and shall continue for a 30-day period. The next such 30-day period shall begin two years after the date of the establishment of the BID. Each successive year of operation of the BID shall have such a 30-day period. Upon the written petition of the owners of real property in the area who pay more than 30 percent of the assessments levied, the City Council shall notice a hearing on disestablishment. The City Council shall notice a hearing on disestablishment.

   The City Council shall adopt a resolution of intention to disestablish the BID prior to the public hearing. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the BID. The public hearing shall be held not less than 30-days or more than 60-days after the adoption of the resolution of intention.

   Upon the disestablishment of the BID, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be refunded to the owners of the property then located and operating within the BID in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district was disestablished. If the disestablishment occurs before and assessment is levied for the fiscal year, the method and basis that was used to calculate the assessment levied in the immediate prior fiscal year shall be used to calculate the amount of refund.

11. APPENDICES

11.1 Boundary Map

PROPOSED BOUNDARIES OF
FRUITVALE BUSINESS IMPROVEMENT DISTRICT

CITY OF OAKLAND
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS ____ DAY OF _____, 20__.

_____
CITY CLERK
CITY OF OAKLAND
COUNTY OF ALAMEDA

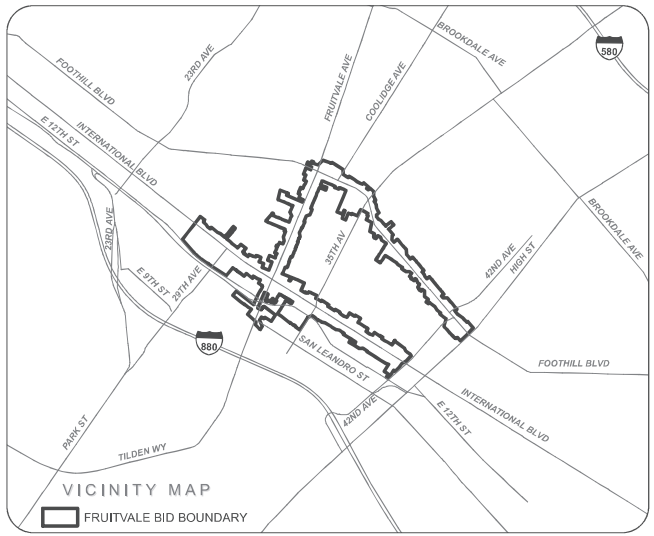
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF FRUITVALE BUSINESS IMPROVEMENT DISTRTICT, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK
CITY OF OAKLAND
COUNTY OF ALAMEDA

FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF __ O'CLOCK _M, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF ALAMEDA

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.



Source: Alameda County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California III FIPS 0403 Feet

NBS

11.2 Assessor's Parcel Listing

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
025 -0688-003-01	3132 E 12TH ST	Commercial	296.34	9,650	1,348	7.03	0.83	15.73	$4,435.66	1.09	0.22	1.30	$307.75	$4,743.41
025 -0689-001-01	3111 INTERNATIONAL BLVD	Commercial	481.64	27,273	2,886	11.43	2.35	27.57	7,772.12	3.07	0.47	3.54	834.56	8,606.68
025 -0689-003-01	1315 FRUITVALE AVE	Commercial	34.00	3,219	4,487	0.81	0.28	2.17	611.49	0.36	0.72	1.09	256.53	868.01
025 -0689-004-00	1311 FRUITVALE AVE	Commercial	40.47	2,699	2,699	0.96	0.23	2.39	672.84	0.30	0.44	0.74	174.57	847.41
025 -0689-005-00	1301 FRUITVALE AVE	Commercial	135.09	3,959	7,918	3.21	0.34	7.10	2,000.67	0.45	1.28	1.72	406.94	2,407.62
025 -0690-008-01	3053 INTERNATIONAL BLVD	Commercial	178.43	12,432	-	4.24	1.07	10.61	2,992.37	1.40	-	1.40	330.29	3,322.66
025 -0690-009-00	3073 INTERNATIONAL BLVD	Commercial	194.53	9,723	14,062	4.62	0.84	10.91	3,076.32	1.09	2.27	3.37	794.23	3,870.55
025 -0692-005-01	E 10TH ST	Public/Non-Profit	143.43	1,138	-	3.40	0.10	3.50	987.65	-	-	-	-	987.65
025 -0692-005-02	3134 E 10TH ST	Commercial	160.61	17,612	6,210	3.81	1.52	10.66	3,005.41	1.98	1.00	2.99	704.58	3,709.98
025 -0692-006-00	E 12TH ST	Public/Non-Profit	339.10	63,073	-	8.05	5.43	13.48	3,801.38	-	-	-	-	3,801.38
025 -0694-003-01	3031 INTERNATIONAL BLVD	Commercial	266.00	15,832	10,778	6.31	1.36	15.36	4,329.77	1.78	1.74	3.52	831.38	5,161.14
025 -0694-022-01	3001 INTERNATIONAL BLVD	Public/Non-Profit	334.41	29,821	7,996	7.94	2.57	10.51	2,962.48	-	-	-	-	2,962.48
025 -0695-021-01	1301 30TH AVE	Public/Non-Profit	949.81	132,231	37,028	22.55	11.39	33.94	9,568.49	-	-	-	-	9,568.49
025 -0700-001-03	2825 INTERNATIONAL BLVD	Public/Non-Profit	1,154.42	341,946	-	27.41	29.45	56.86	16,030.80	-	-	-	-	16,030.80
025 -0712-016-00	2720 INTERNATIONAL BLVD	Commercial	148.41	5,420	-	3.52	0.47	7.98	2,249.94	0.61	-	0.61	144.00	2,393.94
025 -0712-017-00	2712 INTERNATIONAL BLVD	Commercial	35.00	3,430	5,072	0.83	0.30	2.25	635.12	0.39	0.82	1.21	284.43	919.55
025 -0712-019-02	2700 INTERNATIONAL BLVD	Commercial	223.00	12,682	17,520	5.29	1.09	12.77	3,601.15	1.43	2.83	4.26	1,004.63	4,605.79
025 -0713-011-00	2764 INTERNATIONAL BLVD	Commercial	253.17	15,420	7,356	6.01	1.33	14.68	4,138.01	1.74	1.19	2.92	690.02	4,828.02
025 -0713-012-00	2758 INTERNATIONAL BLVD	Residential (< 5 Units)	141.58	4,968	3,038	3.36	0.43	3.79	1,068.28	-	-	-	-	1,068.28
025 -0714-018-00	2838 INTERNATIONAL BLVD	Commercial	210.00	11,000	6,320	4.99	0.95	11.87	3,345.43	1.24	1.02	2.26	533.10	3,878.54
025 -0714-019-00	2830 INTERNATIONAL BLVD	Residential (5+ Units)	48.00	19,800	17,248	1.14	1.71	5.69	1,604.22	2.23	2.79	5.01	1,183.38	2,787.59
025 -0714-020-00	2816 INTERNATIONAL BLVD	Commercial	35.00	3,409	6,031	0.83	0.29	2.25	634.10	0.38	0.97	1.36	320.42	954.52
025 -0714-021-00	2810 INTERNATIONAL BLVD	Commercial	35.00	3,430	2,594	0.83	0.30	2.25	635.12	0.39	0.42	0.80	189.99	825.11
025 -0714-022-00	1404 28TH AVE	Commercial	152.00	5,143	5,143	3.61	0.44	8.10	2,284.55	0.58	0.83	1.41	332.64	2,617.19
025 -0716-013-02	2920 INTERNATIONAL BLVD	Public/Non-Profit	40.00	3,893	10,800	0.95	0.34	1.28	362.27	-	-	-	-	362.27
025 -0716-014-00	2900 INTERNATIONAL BLVD	Commercial	200.02	10,000	5,104	4.75	0.86	11.22	3,163.27	1.13	0.82	1.95	460.19	3,623.46
025 -0716-016-00	2946 INTERNATIONAL BLVD	Public/Non-Profit	56.02	14,558	41,845	1.33	1.25	2.58	728.49	-	-	-	-	728.49
025 -0716-017-00	2950 INTERNATIONAL BLVD	Public/Non-Profit	75.98	11,943	-	1.80	1.03	2.83	798.58	-	-	-	-	798.58
025 -0718-003-00	1465 FRUITVALE AVE	Commercial	50.00	5,000	2,252	1.19	0.43	3.24	912.17	0.56	0.36	0.93	218.66	1,130.84
025 -0718-004-01	1457 FRUITVALE AVE	Commercial	33.85	3,385	3,360	0.80	0.29	2.19	617.54	0.38	0.54	0.92	217.98	835.52
025 -0718-004-02	1449 FRUITVALE AVE	Commercial	41.15	4,100	1,860	0.98	0.35	2.66	749.99	0.46	0.30	0.76	179.81	929.80
025 -0718-005-00	1433 FRUITVALE AVE	Commercial	50.00	5,000	2,691	1.19	0.43	3.24	912.17	0.56	0.43	1.00	235.39	1,147.57
025 -0718-007-00	3136 INTERNATIONAL BLVD	Commercial	147.17	4,633	11,150	3.49	0.40	7.79	2,195.12	0.52	1.80	2.32	548.03	2,743.14
025 -0718-008-01	3132 INTERNATIONAL BLVD	Commercial	100.00	9,115	6,467	2.37	0.79	6.32	1,781.36	1.03	1.04	2.07	488.63	2,269.99
025 -0718-009-01	3100 INTERNATIONAL BLVD	Public/Non-Profit	156.93	6,387	22,126	3.73	0.55	4.28	1,205.48	-	-	-	-	1,205.48
025 -0718-014-01	1479 FRUITVALE AVE	Residential (5+ Units)	349.86	14,990	30,457	8.31	1.29	19.19	5,411.47	1.69	4.92	6.61	1,559.00	6,970.46
025 -0719-007-01	3050 INTERNATIONAL BLVD	Public/Non-Profit	398.70	32,516	23,144	9.46	2.80	12.27	3,458.24	-	-	-	-	3,458.24
025 -0720-005-02	3022 INTERNATIONAL BLVD	Commercial	249.03	13,935	27,252	5.91	1.20	14.22	4,010.46	1.57	4.40	5.97	1,408.82	5,419.28
025 -0720-007-01	3000 INTERNATIONAL BLVD	Commercial	165.35	13,300	2,870	3.93	1.15	10.14	2,859.43	1.50	0.46	1.96	462.73	3,322.16
025 -0721-010-10	1545 FRUITVALE AVE	Residential (< 5 Units)	114.00	2,925	3,337	2.71	0.25	2.96	834.07	-	-	-	-	834.07
025 -0721-011-00	1537 FRUITVALE AVE	Public/Non-Profit	35.00	4,095	1,100	0.83	0.35	1.18	333.71	-	-	-	-	333.71
025 -0721-012-01	1531 FRUITVALE AVE	Public/Non-Profit	69.00	8,721	3,675	1.64	0.75	2.39	673.62	-	-	-	-	673.62
025 -0721-014-00	1521 FRUITVALE AVE	Public/Non-Profit	43.50	5,351	-	1.03	0.46	1.49	421.10	-	-	-	-	421.10
025 -0721-015-00	1515 FRUITVALE AVE	Public/Non-Profit	43.50	5,351	3,658	1.03	0.46	1.49	421.10	-	-	-	-	421.10
025 -0721-017-01	1501 FRUITVALE AVE	Public/Non-Profit	165.00	8,744	5,206	3.92	0.75	4.67	1,316.73	-	-	-	-	1,316.73
025 -0722-010-00	1669 FRUITVALE AVE	Commercial	145.00	4,750	2,206	3.44	0.41	7.70	2,171.75	0.53	0.36	0.89	210.27	2,382.02
025 -0722-011-00	1661 FRUITVALE AVE	Residential (5+ Units)	47.83	4,800	4,745	1.14	0.41	3.10	873.41	0.54	0.77	1.31	308.36	1,181.77
025 -0722-012-00	1651 FRUITVALE AVE	Residential (5+ Units)	47.84	4,500	9,008	1.14	0.39	3.05	858.97	0.51	1.45	1.96	462.86	1,321.83
025 -0722-013-00	1621 FRUITVALE AVE	Residential (5+ Units)	40.00	4,700	5,632	0.95	0.40	2.71	763.74	0.53	0.91	1.44	339.51	1,103.24
025 -0722-014-00	3038 E 16TH ST	Public/Non-Profit	205.50	10,300	5,208	4.88	0.89	5.77	1,625.60	-	-	-	-	1,625.60
025 -0722-026-00	FRUITVALE AVE	Public/Non-Profit	166.36	88,092	-	3.95	7.59	11.54	3,252.75	-	-	-	-	3,252.75
025 -0724-001-00	1723 FRUITVALE AVE	Commercial	50.00	6,500	6,500	1.19	0.56	3.49	985.02	0.73	1.05	1.78	420.41	1,405.44
025 -0724-002-00	1715 FRUITVALE AVE	Residential (5+ Units)	50.00	6,500	3,131	1.19	0.56	3.49	985.02	0.73	0.51	1.24	292.01	1,277.04
025 -0724-003-00	1701 FRUITVALE AVE	Residential (< 5 Units)	200.67	3,642	3,800	4.76	0.31	5.08	1,431.58	-	-	-	-	1,431.58
025 -0724-011-01	3031 E 18TH ST	Public/Non-Profit	146.33	80,526	-	3.47	6.94	10.41	2,934.95	-	-	-	-	2,934.95
025 -0725-010-00	1833 FRUITVALE AVE	Residential (< 5 Units)	131.00	3,100	2,622	3.11	0.27	3.38	952.10	-	-	-	-	952.10
025 -0725-011-00	1831 FRUITVALE AVE	Residential (< 5 Units)	31.50	3,200	1,742	0.75	0.28	1.02	288.55	-	-	-	-	288.55
025 -0725-012-00	1825 FRUITVALE AVE	Residential (5+ Units)	62.50	9,300	10,210	1.48	0.80	4.57	1,288.35	1.05	1.65	2.70	636.19	1,924.54
025 -0725-013-00	1821 FRUITVALE AVE	Residential (5+ Units)	37.50	5,510	6,366	0.89	0.47	2.73	769.61	0.62	1.03	1.65	389.00	1,158.61
025 -0725-014-00	1817 FRUITVALE AVE	Residential (< 5 Units)	35.00	5,075	2,060	0.83	0.44	1.27	357.51	-	-	-	-	357.51
025 -0725-025-00	1805 FRUITVALE AVE	Residential (< 5 Units)	84.50	1,774	1,430	2.01	0.15	2.16	608.66	-	-	-	-	608.66
025 -0725-026-00	1807 FRUITVALE AVE	Residential (< 5 Units)	37.50	1,800	1,237	0.89	0.16	1.05	294.71	-	-	-	-	294.71
025 -0726-008-00	3009 FOOTHILL BLVD	Commercial	50.01	7,000	5,650	1.19	0.60	3.58	1,009.44	0.79	0.91	1.70	401.30	1,410.74
025 -0726-009-00	3015 FOOTHILL BLVD	Commercial	50.00	5,045	4,912	1.19	0.43	3.24	914.36	0.57	0.79	1.36	321.23	1,235.59
025 -0726-010-00	1943 FRUITVALE AVE	Commercial	200.94	10,090	14,721	4.77	0.87	11.28	3,179.95	1.14	2.38	3.51	829.10	4,009.05
025 -0726-011-00	1921 FRUITVALE AVE	Commercial	60.00	9,000	2,400	1.42	0.78	4.40	1,240.31	1.01	0.39	1.40	330.57	1,570.89
025 -0726-012-00	1919 FRUITVALE AVE	Commercial	45.00	6,750	6,563	1.07	0.58	3.30	930.23	0.76	1.06	1.82	429.45	1,359.69
025 -0726-013-00	1911 FRUITVALE AVE	Residential (< 5 Units)	45.00	6,750	4,889	1.07	0.58	1.65	465.12	-	-	-	-	465.12
025 -0726-014-00	1901 FRUITVALE AVE	Public/Non-Profit	140.00	4,500	4,880	3.32	0.39	3.71	1,046.34	-	-	-	-	1,046.34
026 -0747-013-00	2001 FRUITVALE AVE	Commercial	199.90	9,273	-	4.75	0.80	11.09	3,126.35	1.04	-	1.04	246.36	3,372.71
026 -0747-014-00	3016 FOOTHILL BLVD	Commercial	36.84	4,145	4,519	0.87	0.36	2.46	694.48	0.47	0.73	1.20	282.35	976.82
026 -0747-015-03	3002 FOOTHILL BLVD	Residential (5+ Units)	106.41	2,850	3,096	2.53	0.25	5.54	1,562.88	0.32	0.50	0.82	193.71	1,756.59
026 -0747-015-04	3010 FOOTHILL BLVD	Commercial	27.20	1,771	1,499	0.65	0.15	1.60	450.13	0.20	0.24	0.44	104.18	554.31
027 -0837-012-01	2026 FRUITVALE AVE	Commercial	347.98	31,327	8,000	8.26	2.70	21.92	6,179.77	3.53	1.29	4.82	1,137.17	7,316.94
027 -0837-024-01	3232 FOOTHILL BLVD	Commercial	748.90	67,518	24,161	17.78	5.82	47.19	13,304.46	7.60	3.90	11.50	2,714.59	16,019.05
027 -0881-009-01	3340 FOOTHILL BLVD	Commercial	198.35	9,603	2,835	4.71	0.83	11.07	3,121.63	1.08	0.46	1.54	363.17	3,484.80

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
027 -0881-011-00	3326 FOOTHILL BLVD	Commercial	50.54	6,861	7,880	1.20	0.59	3.58	1,009.79	0.77	1.27	2.04	482.59	1,492.38
027 -0881-012-00	3320 FOOTHILL BLVD	Commercial	25.27	2,693	1,843	0.60	0.23	1.66	469.07	0.30	0.30	0.60	141.78	610.86
027 -0881-013-03	3300 FOOTHILL BLVD	Commercial	225.31	11,689	4,288	5.35	1.01	12.71	3,583.85	1.32	0.69	2.01	473.97	4,057.81
027 -0882-009-03	3400 FOOTHILL BLVD	Commercial	218.57	12,450	1,778	5.19	1.07	12.52	3,530.58	1.40	0.29	1.69	398.53	3,929.11
027 -0883-008-00	3464 FOOTHILL BLVD	Commercial	267.16	16,246	4,365	6.34	1.40	15.48	4,365.40	1.83	0.70	2.53	597.97	4,963.37
027 -0883-010-00	3440 FOOTHILL BLVD	Public/Non-Profit	51.77	6,600	5,403	1.23	0.57	1.80	506.79	-	-	-	-	506.79
027 -0883-011-00	3430 FOOTHILL BLVD	Public/Non-Profit	66.20	9,150	12,360	1.57	0.79	2.36	665.30	-	-	-	-	665.30
032 -2078-015-00	1901 41ST AVE	Residential (< 5 Units)	109.50	2,938	968	2.60	0.25	2.85	804.26	-	-	-	-	804.26
032 -2078-016-00	4080 FOOTHILL BLVD	Residential (< 5 Units)	43.00	5,375	1,176	1.02	0.46	1.48	418.34	-	-	-	-	418.34
032 -2078-017-00	4076 FOOTHILL BLVD	Residential (< 5 Units)	40.00	5,000	1,261	0.95	0.43	1.38	389.15	-	-	-	-	389.15
032 -2078-018-00	4070 FOOTHILL BLVD	Residential (< 5 Units)	40.00	5,000	1,768	0.95	0.43	1.38	389.15	-	-	-	-	389.15
032 -2078-019-00	4062 FOOTHILL BLVD	Residential (< 5 Units)	50.00	5,500	1,121	1.19	0.47	1.66	468.23	-	-	-	-	468.23
032 -2078-020-00	4050 FOOTHILL BLVD	Commercial	165.00	5,750	3,650	3.92	0.50	8.82	2,488.05	0.65	0.59	1.24	291.87	2,779.92
032 -2079-018-00	4134 FOOTHILL BLVD	Commercial	220.02	13,720	-	5.22	1.18	12.81	3,611.67	1.54	-	1.54	364.51	3,976.18
032 -2079-019-00	4114 FOOTHILL BLVD	Residential (< 5 Units)	40.00	5,000	1,873	0.95	0.43	1.38	389.15	-	-	-	-	389.15
032 -2079-020-01	4100 FOOTHILL BLVD	Commercial	215.00	11,250	2,108	5.10	0.97	12.15	3,424.51	1.27	0.34	1.61	379.22	3,803.73
032 -2083-024-00	4200 FOOTHILL BLVD	Commercial	221.04	5,830	3,782	5.25	0.50	11.50	3,242.12	0.66	0.61	1.27	299.02	3,541.15
032 -2084-046-00	1911 HARRINGTON AVE	Commercial	177.46	6,373	3,630	4.21	0.55	9.52	2,685.11	0.72	0.59	1.30	307.66	2,992.77
032 -2084-047-00	3658 FOOTHILL BLVD	Commercial	50.00	6,490	5,900	1.19	0.56	3.49	984.54	0.73	0.95	1.68	397.28	1,381.82
032 -2084-048-01	3642 FOOTHILL BLVD	Public/Non-Profit	50.05	6,397	-	1.19	0.55	1.74	490.35	-	-	-	-	490.35
032 -2084-049-01	FOOTHILL BLVD	Public/Non-Profit	110.50	26,465	-	2.62	2.28	4.90	1,382.29	-	-	-	-	1,382.29
032 -2084-050-00	3614 FOOTHILL BLVD	Public/Non-Profit	40.00	4,999	4,908	0.95	0.43	1.38	389.13	-	-	-	-	389.13
032 -2084-051-00	3600 FOOTHILL BLVD	Public/Non-Profit	210.00	10,625	2,794	4.99	0.92	5.90	1,663.61	-	-	-	-	1,663.61
032 -2086-010-00	1915 38TH AVE	Commercial	180.88	6,500	1,117	4.29	0.56	9.71	2,737.06	0.73	0.18	0.91	215.26	2,952.32
032 -2086-011-00	3744 FOOTHILL BLVD	Commercial	30.00	3,932	3,525	0.71	0.34	2.10	592.57	0.44	0.57	1.01	238.80	831.37
032 -2086-012-00	3740 FOOTHILL BLVD	Commercial	50.00	6,565	2,413	1.19	0.57	3.50	988.18	0.74	0.39	1.13	266.38	1,254.56
032 -2086-013-00	3724 FOOTHILL BLVD	Commercial	50.00	6,570	-	1.19	0.57	3.51	988.42	0.74	-	0.74	174.55	1,162.97
032 -2086-014-00	3714 FOOTHILL BLVD	Commercial	100.00	13,160	6,856	2.37	1.13	7.01	1,977.82	1.48	1.11	2.59	610.92	2,588.74
032 -2086-015-00	3700 FOOTHILL BLVD	Commercial	98.23	2,287	3,192	2.33	0.20	5.06	1,426.04	0.26	0.52	0.77	182.41	1,608.45
032 -2087-018-00	3940 FOOTHILL BLVD	Commercial	140.00	4,800	4,840	3.32	0.41	7.47	2,107.25	0.54	0.78	1.32	311.98	2,419.23
032 -2087-019-00	3932 FOOTHILL BLVD	Residential (< 5 Units)	50.00	6,450	2,020	1.19	0.56	1.74	491.30	-	-	-	-	491.30
032 -2087-020-01	3928 FOOTHILL BLVD	Residential (< 5 Units)	50.00	6,450	1,350	1.19	0.56	1.74	491.30	-	-	-	-	491.30
032 -2087-020-02	3918 FOOTHILL BLVD	Public/Non-Profit	50.00	6,452	3,600	1.19	0.56	1.74	491.35	-	-	-	-	491.35
032 -2087-021-01	3900 FOOTHILL BLVD	Commercial	100.00	12,944	6,300	2.37	1.11	6.98	1,967.33	1.46	1.02	2.47	583.99	2,551.32
032 -2087-023-00	3830 FOOTHILL BLVD	Commercial	25.00	3,241	834	0.59	0.28	1.75	492.08	0.36	0.13	0.50	117.89	609.97
032 -2087-024-01	3824 FOOTHILL BLVD	Commercial	30.00	3,892	2,077	0.71	0.34	2.09	590.63	0.44	0.34	0.77	182.56	773.18
032 -2087-025-01	3820 FOOTHILL BLVD	Commercial	30.00	3,896	2,496	0.71	0.34	2.10	590.82	0.44	0.40	0.84	198.63	789.45
032 -2087-026-00	3816 FOOTHILL BLVD	Residential (< 5 Units)	25.00	3,232	2,759	0.59	0.28	0.87	245.82	-	-	-	-	245.82
032 -2087-027-03	3810 FOOTHILL BLVD	Residential (5+ Units)	60.00	4,200	5,200	1.42	0.36	3.57	1,007.18	0.47	0.84	1.31	309.76	1,316.94
032 -2087-027-04	3800 FOOTHILL BLVD	Commercial	130.56	4,218	3,600	3.10	0.36	6.93	1,952.61	0.47	0.58	1.06	249.26	2,201.87
032 -2088-007-00	1909 ROSEDALE AVE	Commercial	169.40	5,346	3,160	4.02	0.46	8.96	2,527.33	0.60	0.51	1.11	262.46	2,789.79
032 -2088-008-00	4024 FOOTHILL BLVD	Residential (< 5 Units)	25.00	3,175	1,089	0.59	0.27	0.87	244.43	-	-	-	-	244.43
032 -2088-009-00	4020 FOOTHILL BLVD	Residential (< 5 Units)	25.00	3,200	864	0.59	0.28	0.87	245.04	-	-	-	-	245.04
032 -2088-010-00	4010 FOOTHILL BLVD	Commercial	100.00	12,757	-	2.37	1.10	6.95	1,958.25	1.44	-	1.44	338.92	2,297.17
032 -2088-011-00	4000 FOOTHILL BLVD	Commercial	114.00	3,200	4,377	2.71	0.28	5.96	1,681.49	0.36	0.71	1.07	251.83	1,933.32
032 -2115-037-01	3566 FOOTHILL BLVD	Public/Non-Profit	198.04	6,541	-	4.70	0.56	5.26	1,484.38	-	-	-	-	1,484.38
032 -2115-038-01	3550 FOOTHILL BLVD	Public/Non-Profit	212.64	11,893	6,937	5.05	1.02	6.07	1,712.07	-	-	-	-	1,712.07
032 -2116-011-02	3518 FOOTHILL BLVD	Commercial	209.36	8,237	20,969	4.97	0.71	11.36	3,202.67	0.93	3.39	4.31	1,017.99	4,220.66
032 -2116-013-01	3500 FOOTHILL BLVD	Commercial	190.00	9,219	3,209	4.51	0.79	10.61	2,991.20	1.04	0.52	1.56	367.22	3,358.43
033 -2117-001-01	1936 FRUITVALE AVE	Commercial	195.89	9,500	11,138	4.65	0.82	10.94	3,083.70	1.07	1.80	2.87	676.87	3,760.57
033 -2117-003-00	3221 FOOTHILL BLVD	Commercial	21.00	1,883	1,679	0.50	0.16	1.32	372.57	0.21	0.27	0.48	114.02	486.59
033 -2117-004-01	3225 FOOTHILL BLVD	Commercial	42.01	4,314	4,053	1.00	0.37	2.74	771.89	0.49	0.65	1.14	269.08	1,040.97
033 -2117-005-00	3237 FOOTHILL BLVD	Commercial	102.08	10,337	9,207	2.42	0.89	6.63	1,868.56	1.16	1.49	2.65	625.52	2,494.07
033 -2117-020-01	1706 FRUITVALE AVE	Public/Non-Profit	285.00	19,800	6,483	6.77	1.71	8.47	2,388.42	-	-	-	-	2,388.42
033 -2117-022-00	1722 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	1,886	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-023-00	1728 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	3,785	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-024-00	1800 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	1,943	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-025-00	1808 FRUITVALE AVE	Residential (5+ Units)	49.00	6,370	7,523	1.16	0.55	3.42	965.32	0.72	1.21	1.93	455.94	1,421.27
033 -2117-026-00	1814 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,584	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-027-00	1822 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,233	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-028-00	1832 FRUITVALE AVE	Residential (5+ Units)	49.00	6,370	3,107	1.16	0.55	3.42	965.32	0.72	0.50	1.22	287.65	1,252.97
033 -2117-029-00	1842 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,158	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-030-00	1846 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,472	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-031-02	1900 FRUITVALE AVE	Public/Non-Profit	147.00	19,110	-	3.49	1.65	5.14	1,447.99	-	-	-	-	1,447.99
033 -2117-034-00	1930 FRUITVALE AVE	Residential (< 5 Units)	40.00	4,600	1,545	0.95	0.40	1.35	379.44	-	-	-	-	379.44
033 -2118-001-00	3301 FOOTHILL BLVD	Commercial	137.82	4,352	4,125	3.27	0.37	7.29	2,056.31	0.49	0.67	1.16	272.83	2,329.14
033 -2118-002-00	3321 FOOTHILL BLVD	Commercial	40.20	5,037	2,420	0.95	0.43	2.78	782.78	0.57	0.39	0.96	226.05	1,008.83
033 -2118-003-00	3327 FOOTHILL BLVD	Commercial	90.03	11,581	5,280	2.14	1.00	6.27	1,767.67	1.30	0.85	2.16	508.90	2,276.57
033 -2118-004-00	3347 FOOTHILL BLVD	Commercial	37.00	3,626	2,048	0.88	0.31	2.38	671.41	0.41	0.33	0.74	174.39	845.80
033 -2118-005-00	3359 FOOTHILL BLVD	Commercial	143.03	4,773	3,455	3.40	0.41	7.61	2,146.50	0.54	0.56	1.10	258.48	2,404.98
033 -2119-001-00	1642 FRUITVALE AVE	Public/Non-Profit	223.00	12,360	10,236	5.29	1.06	6.36	1,792.76	-	-	-	-	1,792.76
033 -2119-011-00	1606 FRUITVALE AVE	Residential (5+ Units)	187.67	8,544	4,748	4.46	0.74	10.38	2,927.23	0.96	0.77	1.73	407.94	3,335.17
033 -2119-012-00	1614 FRUITVALE AVE	Commercial	38.33	4,216	2,494	0.91	0.36	2.55	717.87	0.47	0.40	0.88	207.06	924.93
033 -2119-013-00	1620 FRUITVALE AVE	Residential (5+ Units)	55.00	12,807	14,517	1.31	1.10	4.82	1,358.28	1.44	2.34	3.79	893.51	2,251.79
033 -2119-014-00	1626 FRUITVALE AVE	Residential (5+ Units)	50.00	6,100	-	1.19	0.53	3.42	965.60	0.69	-	0.69	162.06	1,127.66
033 -2119-015-00	FRUITVALE AVE	Public/Non-Profit	40.01	4,881	-	0.95	0.42	1.37	386.33	-	-	-	-	386.33

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
033 -2121-001-00	1580 FRUITVALE AVE	Public/Non-Profit	281.00	20,900	12,827	6.67	1.80	8.47	2,388.36	-	-	-	-	2,388.36
033 -2121-022-00	1450 FRUITVALE AVE	Commercial	200.00	11,100	19,332	4.75	0.96	11.41	3,216.43	1.25	3.12	4.37	1,031.66	4,248.09
033 -2121-023-00	1470 FRUITVALE AVE	Public/Non-Profit	72.50	10,875	6,180	1.72	0.94	2.66	749.36	-	-	-	-	749.36
033 -2121-024-02	1480 FRUITVALE AVE	Commercial	42.50	6,375	1,992	1.01	0.55	3.12	878.55	0.72	0.32	1.04	245.29	1,123.84
033 -2121-025-01	1502 FRUITVALE AVE	Commercial	80.00	11,250	5,000	1.90	0.97	5.74	1,617.32	1.27	0.81	2.07	489.44	2,106.76
033 -2121-026-00	1512 FRUITVALE AVE	Commercial	50.00	6,750	6,511	1.19	0.58	3.54	997.17	0.76	1.05	1.81	427.47	1,424.64
033 -2121-027-00	1516 FRUITVALE AVE	Residential (< 5 Units)	45.00	7,425	3,446	1.07	0.64	1.71	481.51	-	-	-	-	481.51
033 -2121-028-00	1530 FRUITVALE AVE	Commercial	70.00	11,200	3,225	1.66	0.96	5.25	1,481.03	1.26	0.52	1.78	420.46	1,901.49
033 -2121-029-00	1536 FRUITVALE AVE	Residential (5+ Units)	75.00	12,000	13,496	1.78	1.03	5.63	1,586.82	1.35	2.18	3.53	833.16	2,419.97
033 -2121-030-00	1546 FRUITVALE AVE	Public/Non-Profit	45.00	6,750	-	1.07	0.58	1.65	465.12	-	-	-	-	465.12
033 -2121-031-00	1554 FRUITVALE AVE	Residential (< 5 Units)	84.00	11,256	4,060	1.99	0.97	2.96	835.58	-	-	-	-	835.58
033 -2123-001-00	3205 FARNAM ST	Commercial	130.00	3,000	-	3.09	0.26	6.69	1,885.96	0.34	-	0.34	79.70	1,965.66
033 -2123-002-00	3216 INTERNATIONAL BLVD	Commercial	265.35	22,000	15,641	6.30	1.89	16.39	4,620.64	2.48	2.53	5.00	1,180.58	5,801.22
033 -2123-003-00	3206 INTERNATIONAL BLVD	Commercial	63.41	7,927	8,296	1.51	0.68	4.38	1,233.85	0.89	1.34	2.23	526.77	1,760.62
033 -2123-004-00	3204 INTERNATIONAL BLVD	Commercial	121.97	6,758	3,663	2.90	0.58	6.96	1,960.99	0.76	0.59	1.35	319.14	2,280.13
033 -2123-005-00	1414 FRUITVALE AVE	Commercial	25.00	2,500	2,440	0.59	0.22	1.62	456.09	0.28	0.39	0.68	159.41	615.50
033 -2123-006-00	3256 INTERNATIONAL BLVD	Public/Non-Profit	106.51	9,273	14,500	2.53	0.80	3.33	938.09	-	-	-	-	938.09
033 -2123-008-00	3264 INTERNATIONAL BLVD	Commercial	30.58	3,343	3,195	0.73	0.29	2.03	571.73	0.38	0.52	0.89	210.58	782.31
033 -2123-009-00	3270 INTERNATIONAL BLVD	Commercial	54.07	5,300	3,180	1.28	0.46	3.48	981.23	0.60	0.51	1.11	262.00	1,243.23
033 -2123-011-01	3280 INTERNATIONAL BLVD	Commercial	90.84	9,141	5,208	2.16	0.79	5.89	1,660.00	1.03	0.84	1.87	441.34	2,101.34
033 -2123-012-00	3300 INTERNATIONAL BLVD	Commercial	85.54	8,950	12,140	2.03	0.77	5.60	1,579.78	1.01	1.96	2.97	700.45	2,280.22
033 -2123-016-03	1419 34TH AVE	Commercial	413.76	20,500	18,363	9.82	1.77	23.18	6,534.48	2.31	2.97	5.27	1,244.47	7,778.95
033 -2123-017-01	3332 INTERNATIONAL BLVD	Commercial	28.54	3,267	4,897	0.68	0.28	1.92	540.73	0.37	0.79	1.16	273.43	814.15
033 -2123-018-00	3322 INTERNATIONAL BLVD	Commercial	31.60	3,306	4,452	0.75	0.28	2.07	583.58	0.37	0.72	1.09	257.50	841.09
033 -2123-020-01	3310 INTERNATIONAL BLVD	Commercial	109.73	11,968	7,347	2.60	1.03	7.27	2,050.18	1.35	1.19	2.53	597.96	2,648.14
033 -2124-036-00	1409 35TH AVE	Commercial	138.19	3,926	7,333	3.28	0.34	7.24	2,040.57	0.44	1.18	1.63	383.77	2,424.34
033 -2124-037-01	3444 INTERNATIONAL BLVD	Commercial	128.21	12,200	4,089	3.04	1.05	8.19	2,308.83	1.37	0.66	2.03	479.96	2,788.79
033 -2124-038-00	3432 INTERNATIONAL BLVD	Commercial	25.00	2,500	2,125	0.59	0.22	1.62	456.09	0.28	0.34	0.62	147.40	603.49
033 -2124-039-00	3422 INTERNATIONAL BLVD	Commercial	33.00	4,678	2,970	0.78	0.40	2.37	668.96	0.53	0.48	1.01	237.47	906.43
033 -2124-040-00	3416 INTERNATIONAL BLVD	Commercial	32.00	2,880	4,212	0.76	0.25	2.02	568.25	0.32	0.68	1.00	237.04	805.29
033 -2124-041-03	3410 INTERNATIONAL BLVD	Commercial	38.00	4,300	4,200	0.90	0.37	2.54	717.53	0.48	0.68	1.16	274.31	991.84
033 -2124-042-01	3400 INTERNATIONAL BLVD	Commercial	121.09	3,528	3,420	2.87	0.30	6.36	1,792.33	0.40	0.55	0.95	224.07	2,016.40
033 -2127-015-01	3431 FOOTHILL BLVD	Public/Non-Profit	711.67	219,107	75,318	16.89	18.87	35.77	10,084.28	-	-	-	-	10,084.28
033 -2128-001-00	3509 FOOTHILL BLVD	Commercial	232.17	5,012	680	5.51	0.43	11.89	3,351.38	0.56	0.11	0.67	159.07	3,510.46
033 -2128-002-00	3525 FOOTHILL BLVD	Residential (< 5 Units)	129.28	3,000	2,378	3.07	0.26	3.33	938.16	-	-	-	-	938.16
033 -2128-003-00	1750 35TH AVE	Residential (< 5 Units)	103.60	5,990	-	2.46	0.52	2.98	838.89	-	-	-	-	838.89
033 -2128-004-00	3553 FOOTHILL BLVD	Commercial	52.00	2,887	-	1.23	0.25	2.97	836.32	0.32	-	0.32	76.70	913.02
033 -2128-006-01	3561 FOOTHILL BLVD	Commercial	81.57	5,460	3,450	1.94	0.47	4.81	1,357.13	0.61	0.56	1.17	276.54	1,633.67
033 -2128-007-00	1783 36TH AVE	Public/Non-Profit	31.64	3,416	1,010	0.75	0.29	1.05	294.73	-	-	-	-	294.73
033 -2130-030-00	1411 36TH AVE	Commercial	176.03	6,302	6,172	4.18	0.54	9.44	2,662.52	0.71	1.00	1.71	402.65	3,065.17
033 -2130-031-00	3538 INTERNATIONAL BLVD	Commercial	25.00	3,150	3,041	0.59	0.27	1.73	487.66	0.35	0.49	0.85	199.58	687.24
033 -2130-032-00	3534 INTERNATIONAL BLVD	Commercial	25.00	3,151	1,500	0.59	0.27	1.73	487.70	0.35	0.24	0.60	140.88	628.58
033 -2130-033-00	3524 INTERNATIONAL BLVD	Commercial	50.00	6,301	-	1.19	0.54	3.46	975.36	0.71	-	0.71	167.40	1,142.76
033 -2130-034-00	3512 INTERNATIONAL BLVD	Commercial	25.00	3,151	3,497	0.59	0.27	1.73	487.70	0.35	0.56	0.92	216.99	704.69
033 -2130-035-02	3510 INTERNATIONAL BLVD	Public/Non-Profit	122.30	3,532	-	2.90	0.30	3.21	904.36	-	-	-	-	904.36
033 -2132-027-00	1410 36TH AVE	Commercial	204.27	10,284	9,928	4.85	0.89	11.47	3,233.95	1.16	1.60	2.76	651.59	3,885.54
033 -2132-047-00	3646 INTERNATIONAL BLVD	Commercial	120.00	3,200	3,200	2.85	0.28	6.25	1,761.81	0.36	0.52	0.88	206.97	1,968.78
033 -2132-048-00	3642 INTERNATIONAL BLVD	Commercial	32.00	2,560	2,560	0.76	0.22	1.96	552.71	0.29	0.41	0.70	165.58	718.28
033 -2132-049-00	3636 INTERNATIONAL BLVD	Commercial	40.25	3,220	3,200	0.96	0.28	2.47	695.20	0.36	0.52	0.88	207.50	902.70
033 -2132-050-01	3618 INTERNATIONAL BLVD	Commercial	125.25	15,187	18,560	2.97	1.31	8.56	2,414.28	1.71	3.00	4.71	1,110.82	3,525.10
033 -2134-002-01	3615 FOOTHILL BLVD	Commercial	251.89	12,087	1,746	5.98	1.04	14.04	3,958.99	1.36	0.28	1.64	387.66	4,346.65
033 -2134-003-01	3625 FOOTHILL BLVD	Residential (< 5 Units)	47.70	5,011	1,016	1.13	0.43	1.56	440.96	-	-	-	-	440.96
033 -2134-004-00	3637 FOOTHILL BLVD	Residential (< 5 Units)	39.22	5,358	1,059	0.93	0.46	1.39	392.63	-	-	-	-	392.63
033 -2134-005-00	1843 BRIDGE AVE	Residential (< 5 Units)	75.83	3,431	1,160	1.80	0.30	2.10	590.87	-	-	-	-	590.87
033 -2135-001-00	3651 FOOTHILL BLVD	Commercial	139.21	3,639	3,253	3.30	0.31	7.24	2,040.28	0.41	0.53	0.93	220.65	2,260.94
033 -2135-002-00	3659 FOOTHILL BLVD	Commercial	34.87	1,025	590	0.83	0.09	1.83	516.57	0.12	0.10	0.21	49.72	566.29
033 -2135-026-02	FOOTHILL BLVD	Public/Non-Profit	121.60	47,829	-	2.89	4.12	7.01	1,975.40	-	-	-	-	1,975.40
033 -2135-028-01	3715 FOOTHILL BLVD	Public/Non-Profit	104.74	19,687	-	2.49	1.70	4.18	1,179.14	-	-	-	-	1,179.14
033 -2135-029-00	3733 FOOTHILL BLVD	Public/Non-Profit	52.00	8,600	1,697	1.23	0.74	1.98	556.90	-	-	-	-	556.90
033 -2135-030-00	3739 FOOTHILL BLVD	Public/Non-Profit	52.35	8,100	3,430	1.24	0.70	1.94	547.10	-	-	-	-	547.10
033 -2135-031-00	3755 FOOTHILL BLVD	Commercial	198.26	9,200	1,000	4.71	0.79	11.00	3,100.85	1.04	0.16	1.20	282.53	3,383.38
033 -2136-061-02	3758 INTERNATIONAL BLVD	Commercial	242.50	14,355	1,774	5.76	1.24	13.99	3,943.45	1.62	0.29	1.90	448.99	4,392.43
033 -2136-065-01	3700 INTERNATIONAL BLVD	Residential (5+ Units)	454.91	41,571	27,436	10.80	3.58	28.76	8,108.73	4.68	4.43	9.11	2,150.05	10,258.78
033 -2138-014-01	3848 INTERNATIONAL BLVD	Commercial	95.00	6,650	8,301	2.26	0.57	5.66	1,594.71	0.75	1.34	2.09	493.03	2,087.74
033 -2138-015-00	3842 INTERNATIONAL BLVD	Commercial	45.00	6,300	4,862	1.07	0.54	3.22	908.38	0.71	0.79	1.49	352.67	1,261.05
033 -2138-016-00	3838 INTERNATIONAL BLVD	Commercial	30.00	4,200	3,810	0.71	0.36	2.15	605.59	0.47	0.62	1.09	256.79	862.37
033 -2138-017-00	3830 INTERNATIONAL BLVD	Commercial	40.00	5,600	2,400	0.95	0.48	2.86	807.45	0.63	0.39	1.02	240.24	1,047.69
033 -2138-018-01	3800 INTERNATIONAL BLVD	Commercial	210.00	9,800	5,922	4.99	0.84	11.66	3,287.15	1.10	0.96	2.06	486.06	3,773.21
033 -2138-051-01	3801 FOOTHILL BLVD	Commercial	238.70	8,000	7,416	5.67	0.69	12.71	3,583.92	0.90	1.20	2.10	495.17	4,079.09
033 -2138-053-01	3815 FOOTHILL BLVD	Commercial	52.28	6,094	-	1.24	0.52	3.53	995.83	0.69	-	0.69	161.90	1,157.73
033 -2138-056-01	3829 FOOTHILL BLVD	Commercial	178.42	8,358	3,240	4.24	0.72	9.91	2,794.37	0.94	0.52	1.46	345.53	3,139.90
033 -2139-030-00	3958 INTERNATIONAL BLVD	Commercial	165.00	5,790	5,250	3.92	0.50	8.83	2,490.00	0.65	0.85	1.50	353.91	2,843.90
033 -2139-031-00	3940 INTERNATIONAL BLVD	Commercial	26.00	2,990	2,860	0.62	0.26	1.75	493.27	0.34	0.46	0.80	188.43	681.71
033 -2139-032-00	3934 INTERNATIONAL BLVD	Commercial	55.00	8,553	8,225	1.31	0.74	4.08	1,151.67	0.96	1.33	2.29	540.70	1,692.36
033 -2139-033-00	3914 INTERNATIONAL BLVD	Commercial	77.00	10,780	4,928	1.83	0.93	5.51	1,554.34	1.21	0.80	2.01	474.21	2,028.55
033 -2139-034-00	3900 INTERNATIONAL BLVD	Commercial	200.00	8,400	6,600	4.75	0.72	10.94	3,085.29	0.95	1.07	2.01	474.70	3,559.99

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
033 -2141-001-00	1898 39TH AVE	Residential (< 5 Units)	96.73	1,841	966	2.30	0.16	2.45	692.15	-	-	-	-	692.15
033 -2141-002-00	3909 FOOTHILL BLVD	Commercial	52.28	5,130	2,402	1.24	0.44	3.37	949.01	0.58	0.39	0.97	227.83	1,176.84
033 -2141-003-00	3921 FOOTHILL BLVD	Residential (< 5 Units)	36.60	3,990	1,274	0.87	0.34	1.21	341.87	-	-	-	-	341.87
033 -2141-004-00	3931 FOOTHILL BLVD	Residential (< 5 Units)	36.60	3,570	1,195	0.87	0.31	1.18	331.67	-	-	-	-	331.67
033 -2141-005-00	3941 FOOTHILL BLVD	Commercial	70.82	1,320	2,399	1.68	0.11	3.59	1,012.15	0.15	0.39	0.54	126.50	1,138.64
033 -2142-001-00	4001 FOOTHILL BLVD	Commercial	122.28	3,119	1,517	2.90	0.27	6.34	1,788.39	0.35	0.24	0.60	140.68	1,929.07
033 -2142-002-00	4009 FOOTHILL BLVD	Commercial	52.28	6,162	2,692	1.24	0.53	3.54	999.13	0.69	0.43	1.13	266.30	1,265.43
033 -2142-003-00	4021 FOOTHILL BLVD	Commercial	52.28	7,030	3,808	1.24	0.61	3.69	1,041.29	0.79	0.61	1.41	331.90	1,373.18
033 -2142-004-00	4033 FOOTHILL BLVD	Commercial	125.29	4,210	720	2.97	0.36	6.67	1,881.68	0.47	0.12	0.59	139.29	2,020.97
033 -2144-049-02	4028 INTERNATIONAL BLVD	Commercial	69.22	15,515	15,515	1.64	1.34	5.96	1,680.16	1.75	2.51	4.25	1,003.49	2,683.65
033 -2144-049-04	4030 INTERNATIONAL BLVD	Commercial	539.01	33,624	26,825	12.80	2.90	31.38	8,848.57	3.78	4.33	8.12	1,915.63	10,764.20
033 -2144-050-00	4016 INTERNATIONAL BLVD	Commercial	70.25	7,225	8,243	1.67	0.62	4.58	1,291.32	0.81	1.33	2.14	506.10	1,797.41
033 -2144-051-00	4006 INTERNATIONAL BLVD	Commercial	159.75	5,975	4,560	3.79	0.51	8.61	2,428.70	0.67	0.74	1.41	332.53	2,761.23
033 -2147-023-01	4108 INTERNATIONAL BLVD	Commercial	449.62	22,610	13,653	10.67	1.95	25.24	7,117.00	2.55	2.20	4.75	1,121.02	8,238.03
033 -2150-001-01	1838 41ST AVE	Commercial	184.40	6,256	7,155	4.38	0.54	9.83	2,772.33	0.70	1.16	1.86	438.89	3,211.22
033 -2150-002-00	4109 FOOTHILL BLVD	Public/Non-Profit	71.68	8,165	4,336	1.70	0.70	2.40	678.06	-	-	-	-	678.06
033 -2150-003-00	4119 FOOTHILL BLVD	Public/Non-Profit	35.84	4,974	-	0.85	0.43	1.28	360.68	-	-	-	-	360.68
033 -2150-004-00	4127 FOOTHILL BLVD	Residential (< 5 Units)	35.84	4,457	3,394	0.85	0.38	1.23	348.12	-	-	-	-	348.12
033 -2150-005-00	4133 FOOTHILL BLVD	Commercial	71.68	8,103	3,608	1.70	0.70	4.80	1,353.10	0.91	0.58	1.49	352.78	1,705.88
033 -2150-006-02	4149 FOOTHILL BLVD	Commercial	74.24	3,042	2,150	1.76	0.26	4.05	1,141.56	0.34	0.35	0.69	162.76	1,304.32
033 -2151-001-00	4051 FOOTHILL BLVD	Commercial	208.76	6,729	4,410	4.96	0.58	11.07	3,121.40	0.76	0.71	1.47	346.84	3,468.24
033 -2151-003-02	4065 FOOTHILL BLVD	Commercial	107.52	16,864	4,320	2.55	1.45	8.01	2,258.39	1.90	0.70	2.60	612.67	2,871.06
033 -2151-004-00	4075 FOOTHILL BLVD	Commercial	35.84	5,019	-	0.85	0.43	2.57	723.54	0.56	-	0.56	133.34	856.88
033 -2151-005-01	4079 FOOTHILL BLVD	Commercial	231.94	14,589	5,346	5.51	1.26	13.53	3,813.45	1.64	0.86	2.51	591.34	4,404.78
033 -2154-001-03	4117 INTERNATIONAL BLVD	Commercial	833.41	64,033	50,836	19.78	5.52	50.60	14,266.50	7.21	8.21	15.42	3,638.61	17,905.11
033 -2155-001-00	4001 INTERNATIONAL BLVD	Commercial	150.00	5,000	5,000	3.56	0.43	7.98	2,250.83	0.56	0.81	1.37	323.39	2,574.22
033 -2155-002-00	4011 INTERNATIONAL BLVD	Commercial	40.00	4,000	4,000	0.95	0.34	2.59	729.74	0.45	0.65	1.10	258.71	988.45
033 -2155-025-01	4021 INTERNATIONAL BLVD	Commercial	391.00	32,375	16,837	9.28	2.79	24.14	6,806.56	3.64	2.72	6.36	1,501.80	8,308.36
033 -2156-001-00	3901 INTERNATIONAL BLVD	Commercial	160.00	5,500	5,500	3.80	0.47	8.54	2,408.98	0.62	0.89	1.51	355.73	2,764.71
033 -2156-002-00	3905 INTERNATIONAL BLVD	Commercial	50.00	5,500	5,500	1.19	0.47	3.32	936.46	0.62	0.89	1.51	355.73	1,292.19
033 -2156-003-00	3915 INTERNATIONAL BLVD	Commercial	30.00	3,000	3,000	0.71	0.26	1.94	547.30	0.34	0.48	0.82	194.04	741.34
033 -2156-004-01	3927 INTERNATIONAL BLVD	Commercial	181.66	21,799	21,296	4.31	1.88	12.38	3,490.55	2.45	3.44	5.89	1,390.76	4,881.31
033 -2156-006-00	3947 INTERNATIONAL BLVD	Commercial	150.00	5,000	5,000	3.56	0.43	7.98	2,250.83	0.56	0.81	1.37	323.39	2,574.22
033 -2157-001-00	3801 INTERNATIONAL BLVD	Commercial	180.00	6,875	4,434	4.27	0.59	9.73	2,743.49	0.77	0.72	1.49	351.64	3,095.13
033 -2157-002-00	3815 INTERNATIONAL BLVD	Commercial	30.00	3,750	3,118	0.71	0.32	2.07	583.73	0.42	0.50	0.93	218.46	802.19
033 -2157-003-00	3829 INTERNATIONAL BLVD	Commercial	30.00	3,750	3,453	0.71	0.32	2.07	583.73	0.42	0.56	0.98	231.23	814.96
033 -2157-004-04	3851 INTERNATIONAL BLVD	Commercial	372.50	31,313	9,750	8.84	2.70	23.08	6,507.33	3.52	1.57	5.10	1,203.49	7,710.82
033 -2158-001-00	3701 INTERNATIONAL BLVD	Commercial	150.00	5,000	13,144	3.56	0.43	7.98	2,250.83	0.56	2.12	2.69	633.77	2,884.60
033 -2158-002-00	3715 INTERNATIONAL BLVD	Commercial	25.00	2,500	1,100	0.59	0.22	1.62	456.09	0.28	0.18	0.46	108.34	564.43
033 -2158-003-00	3725 INTERNATIONAL BLVD	Commercial	25.00	2,500	1,490	0.59	0.22	1.62	456.09	0.28	0.24	0.52	123.20	579.29
033 -2158-004-00	3729 INTERNATIONAL BLVD	Commercial	25.00	2,500	2,926	0.59	0.22	1.62	456.09	0.28	0.47	0.75	177.93	634.02
033 -2158-005-01	3751 INTERNATIONAL BLVD	Commercial	250.00	15,625	18,770	5.93	1.35	14.56	4,105.53	1.76	3.03	4.79	1,130.46	5,235.99
033 -2177-001-01	3609 INTERNATIONAL BLVD	Commercial	210.01	10,995	1,288	4.99	0.95	11.87	3,345.32	1.24	0.21	1.45	341.20	3,686.52
033 -2177-001-02	3617 INTERNATIONAL BLVD	Commercial	75.82	8,500	6,600	1.80	0.73	5.06	1,427.80	0.96	1.07	2.02	477.36	1,905.16
033 -2177-002-00	3625 INTERNATIONAL BLVD	Commercial	224.17	12,396	1,000	5.32	1.07	12.78	3,602.92	1.40	0.16	1.56	367.44	3,970.37
033 -2186-004-01	954 FRUITVALE AVE	Commercial	204.20	9,508	4,073	4.85	0.82	11.33	3,195.33	1.07	0.66	1.73	407.83	3,603.16
033 -2193-011-00	1006 FRUITVALE AVE	Residential (< 5 Units)	86.96	3,198	-	2.06	0.28	2.34	659.71	-	-	-	-	659.71
033 -2193-012-01	1014 FRUITVALE AVE	Commercial	50.68	6,319	3,000	1.20	0.54	3.49	985.34	0.71	0.48	1.20	282.21	1,267.55
033 -2193-016-01	FRUITVALE AVE	Public/Non-Profit	47.78	267	-	1.13	0.02	1.16	326.29	-	-	-	-	326.29
033 -2193-016-02	FRUITVALE AVE	Public/Non-Profit	57.82	13,459	-	1.37	1.16	2.53	713.85	-	-	-	-	713.85
033 -2193-025-00	33RD AVE	Public/Non-Profit	106.00	34,306	-	2.52	2.95	5.47	1,542.59	-	-	-	-	1,542.59
033 -2194-001-00	3209 INTERNATIONAL BLVD	Commercial	131.46	3,911	7,322	3.12	0.34	6.92	1,949.75	0.44	1.18	1.62	382.95	2,332.70
033 -2194-002-08	3215 INTERNATIONAL BLVD	Commercial	15.00	825	750	0.36	0.07	0.85	240.87	0.09	0.12	0.21	50.50	291.37
033 -2194-006-05	3251 INTERNATIONAL BLVD	Commercial	231.62	37,175	9,270	5.50	3.20	17.40	4,906.14	4.18	1.50	5.68	1,340.94	6,247.07
033 -2194-006-06	3263 INTERNATIONAL BLVD	Commercial	27.70	2,770	1,960	0.66	0.24	1.79	505.34	0.31	0.32	0.63	148.29	653.63
033 -2194-009-00	3271 INTERNATIONAL BLVD	Commercial	22.30	2,230	3,432	0.53	0.19	1.44	406.83	0.25	0.55	0.81	190.04	596.87
033 -2194-010-00	3281 INTERNATIONAL BLVD	Commercial	150.00	5,000	5,000	3.56	0.43	7.98	2,250.83	0.56	0.81	1.37	323.39	2,574.22
033 -2194-026-02	1204 FRUITVALE AVE	Commercial	93.18	2,400	2,358	2.21	0.21	4.84	1,363.92	0.27	0.38	0.65	153.63	1,517.55
033 -2194-027-00	1212 FRUITVALE AVE	Commercial	25.34	2,715	3,008	0.60	0.23	1.67	471.08	0.31	0.49	0.79	186.77	657.85
033 -2194-028-00	1220 FRUITVALE AVE	Commercial	25.34	2,845	3,197	0.60	0.25	1.69	477.39	0.32	0.52	0.84	197.43	674.82
033 -2194-029-00	1226 FRUITVALE AVE	Commercial	25.34	2,950	2,715	0.60	0.25	1.71	482.49	0.33	0.44	0.77	181.85	664.34
033 -2194-030-00	1230 FRUITVALE AVE	Commercial	25.34	2,550	2,390	0.60	0.22	1.64	463.07	0.29	0.39	0.67	158.83	621.90
033 -2194-033-00	1314 FRUITVALE AVE	Commercial	25.34	2,880	-	0.60	0.25	1.70	479.09	0.32	-	0.32	76.51	555.61
033 -2194-034-00	1324 FRUITVALE AVE	Commercial	25.34	2,986	1,649	0.60	0.26	1.72	484.24	0.34	0.27	0.60	142.18	626.42
033 -2194-035-00	1328 FRUITVALE AVE	Commercial	51.20	6,057	3,300	1.22	0.52	3.47	979.57	0.68	0.53	1.21	286.69	1,266.26
033 -2194-036-01	1352 FRUITVALE AVE	Commercial	145.92	14,772	2,159	3.46	1.27	9.47	2,670.82	1.66	0.35	2.01	474.74	3,145.56
033 -2195-001-00	3301 INTERNATIONAL BLVD	Commercial	165.00	5,250	3,492	3.92	0.45	8.74	2,463.77	0.59	0.56	1.15	272.56	2,736.33
033 -2195-002-00	3315 INTERNATIONAL BLVD	Public/Non-Profit	25.00	2,875	3,152	0.59	0.25	0.84	237.15	-	-	-	-	237.15
033 -2195-003-00	3323 INTERNATIONAL BLVD	Commercial	50.00	5,750	8,392	1.19	0.50	3.36	948.60	0.65	1.36	2.00	472.59	1,421.19
033 -2195-004-00	3347 INTERNATIONAL BLVD	Commercial	50.00	5,750	6,788	1.19	0.50	3.36	948.60	0.65	1.10	1.74	411.46	1,360.06
033 -2195-005-01	3357 INTERNATIONAL BLVD	Public/Non-Profit	337.19	13,054	17,300	8.00	1.12	9.13	2,573.92	-	-	-	-	2,573.92
033 -2195-020-03	1232 33RD AVE	Residential (< 5 Units)	169.46	2,662	1,873	4.02	0.23	4.25	1,198.89	-	-	-	-	1,198.89
033 -2195-025-00	34TH AVE	Public/Non-Profit	69.97	13,362	-	1.66	1.15	2.81	792.82	-	-	-	-	792.82
033 -2195-026-00	3301 E 12TH ST	Commercial	268.58	78,566	93,995	6.38	6.77	26.29	7,411.22	8.84	15.18	24.02	5,669.55	13,080.77
033 -2196-003-02	3419 INTERNATIONAL BLVD	Commercial	66.12	4,359	3,320	1.57	0.38	3.89	1,096.83	0.49	0.54	1.03	242.34	1,339.17
033 -2196-004-00	3429 INTERNATIONAL BLVD	Commercial	28.00	2,800	884	0.66	0.24	1.81	510.82	0.32	0.14	0.46	108.08	618.90

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
033 -2196-005-00	3431 INTERNATIONAL BLVD	Commercial	32.00	3,200	3,997	0.76	0.28	2.07	583.79	0.36	0.65	1.01	237.35	821.14
033 -2196-006-00	3445 INTERNATIONAL BLVD	Commercial	25.00	2,500	3,818	0.59	0.22	1.62	456.09	0.28	0.62	0.90	211.93	668.01
033 -2196-007-01	1243 35TH AVE	Commercial	294.33	9,004	5,461	6.99	0.78	15.53	4,377.38	1.01	0.88	1.90	447.34	4,824.72
033 -2196-021-05	3407 INTERNATIONAL BLVD	Residential (5+ Units)	316.13	13,772	23,976	7.50	1.19	17.38	4,900.78	1.55	3.87	5.42	1,279.64	6,180.42
033 -2196-024-00	3451 E 12TH ST	Public/Non-Profit	246.99	16,245	38,780	5.86	1.40	7.26	2,047.67	-	-	-	-	2,047.67
033 -2196-025-00	3401 E 12TH ST	Public/Non-Profit	276.24	51,984	60,531	6.56	4.48	11.04	3,111.35	-	-	-	-	3,111.35
033 -2197-001-00	3501 INTERNATIONAL BLVD	Commercial	152.00	5,198	9,152	3.61	0.45	8.11	2,287.22	0.59	1.48	2.06	486.89	2,774.11
033 -2197-002-00	3509 INTERNATIONAL BLVD	Commercial	50.00	4,995	5,000	1.19	0.43	3.23	911.93	0.56	0.81	1.37	323.26	1,235.19
033 -2197-004-00	3529 INTERNATIONAL BLVD	Commercial	42.50	6,366	6,648	1.01	0.55	3.11	878.12	0.72	1.07	1.79	422.49	1,300.61
033 -2197-005-00	3545 INTERNATIONAL BLVD	Commercial	197.64	7,187	7,150	4.69	0.62	10.62	2,994.78	0.81	1.15	1.96	463.43	3,458.22
033 -2197-015-03	1242 35TH AVE	Commercial	248.59	13,292	-	5.90	1.14	14.09	3,973.34	1.50	-	1.50	353.14	4,326.48
035 -2351-005-02	4280 FOOTHILL BLVD	Commercial	274.56	18,518	2,030	6.52	1.59	16.23	4,574.81	2.08	0.33	2.41	569.34	5,144.15
035 -2351-009-00	4246 FOOTHILL BLVD	Residential (< 5 Units)	33.50	4,680	1,086	0.80	0.40	1.20	337.88	-	-	-	-	337.88
035 -2351-010-00	4240 FOOTHILL BLVD	Residential (< 5 Units)	35.00	3,500	-	0.83	0.30	1.13	319.26	-	-	-	-	319.26
035 -2351-011-00	4236 FOOTHILL BLVD	Residential (< 5 Units)	35.00	3,500	1,034	0.83	0.30	1.13	319.26	-	-	-	-	319.26
035 -2351-012-00	4230 FOOTHILL BLVD	Residential (< 5 Units)	35.00	3,500	1,110	0.83	0.30	1.13	319.26	-	-	-	-	319.26
035 -2351-013-00	1918 COURTLAND AVE	Commercial	188.59	5,500	2,410	4.48	0.47	9.90	2,791.70	0.62	0.39	1.01	237.97	3,029.67
035 -2352-001-02	4201 FOOTHILL BLVD	Public/Non-Profit	37.52	11,927	-	0.89	1.03	1.92	540.77	-	-	-	-	540.77
035 -2352-002-04	4215 FOOTHILL BLVD	Public/Non-Profit	300.00	35,100	17,776	7.12	3.02	10.14	2,860.37	-	-	-	-	2,860.37
035 -2352-005-02	4233 FOOTHILL BLVD	Residential (< 5 Units)	120.00	13,800	2,120	2.85	1.19	4.04	1,138.32	-	-	-	-	1,138.32
035 -2352-006-03	4237 FOOTHILL BLVD	Residential (5+ Units)	130.00	13,600	8,790	3.09	1.17	8.51	2,400.79	1.53	1.42	2.95	696.31	3,097.10
035 -2352-008-01	4265 FOOTHILL BLVD	Commercial	322.80	26,310	524	7.66	2.27	19.86	5,599.03	2.96	0.08	3.05	718.96	6,317.99
			41,197.42	**3,784,955**	**1,955,780**	**978.00**	**326.00**	**2,154.87**	**$607,563.59**	**225.00**	**225.00**	**450.00**	**$106,206.02**	**$713,769.61**

FRUITVALE BUSINESS IMPROVEMENT DISTRICT

Engineer's Report

February 2021

Prepared by:

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helping communities fund tomorrow
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1. ENGINEER'S LETTER

Pursuant to Chapter 4.48 of the City of Oakland (the "City") Municipal Code (the "Code"), it is proposed that the Fruitvale Business Improvement District (the "BID") be established. If established, assessments would be collected for up to 10 years (July 1, 2021 – June 30, 2031). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2031), at which point the BID would then be terminated, if not renewed.

This Engineer's Report presents the plans and specifications describing the improvements, maintenance, and activities, an estimate of the costs of the improvements, maintenance, and activities for the BID for the 2021/22 Fiscal Year. The Engineer's Report also includes a proposed boundary map showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, maintenance, and activities, assessing the net amount upon all assessable lots and/or parcels within the BID in proportion to the special benefit received.

The following assessment is authorized in order to pay the estimated costs of the BID improvements, maintenance and activities to be paid by the assessable real property within the boundaries of the BID in proportion to the special benefit received. The estimated budget for the first operating year of the BID is as follows:

Description	FY 2021/22 Budget
Maintenance Program	$531,536.44
Promotion Program	93,146.93
Administration Costs	118,814.01
Total FY 2021/22 Operating Costs	**$743,497.38**

The estimated operating budget will be funded as follows:

Description of Revenue Source	FY 2021/22 Revenue Amount
Assessment Revenue	$713,769.61
Contributions for General Benefit[1]	29,727.77
Total FY 2021/22 Anticipated Revenue	**$743,497.38**

The assessment methodology adheres to local and state laws. In making the assessments contained herein pursuant to the Code, Article XIIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act, commencing with Section 53750 of the Government Code (collectively referred to as the "Assessment Law"):

1. I identified all parcels which will have a special benefit conferred upon them from the installation, implementation and maintenance of the improvements, maintenance, and activities described in Section 3.2 to this Engineer's Report (the "Specially Benefited Parcels").

[1] *Comprised of additional funds generated from sources other than assessments. Refer to Section 5 of this Report for an explanation of General Benefit.*

For particulars as to the identification of said parcels, reference is made to the Proposed Boundary Map, a copy of which is included as an appendix to this Engineer's Report.

2. I have assessed the costs and expenses to install, implement and maintain the improvements, maintenance, and activities upon the Specially Benefited Parcels. In making such assessment:

   a. The proportionate special benefit derived by each Specially Benefited Parcel from the installation, implementation and maintenance of the improvements, maintenance, and activities was determined in relationship to the entirety of the costs;

   b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the installation, implementation and maintenance of improvements, maintenance, and activities; and

   c. Any general benefits from the installation, implementation and maintenance of improvements, maintenance, and activities have been quantified and separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Proposed Boundary Map herein have been prepared and computed in accordance with the Assessment Law.

By: John G Egan 2/4/2021

John G. Egan
Assessment Engineer
R.C.E. 14853



2. INTRODUCTION

2.1 Background of BID

In 2011, property owners in the Fruitvale neighborhood the City of Oakland City Council approved the renewal of the Fruitvale Business Improvement District for a ten-year period. Since then the BID has been providing services, above and beyond the City's baseline level of service, to improve the everyday experience within the boundary of the BID by making the area cleaner and more inviting. In 2021, the BID's property owners will be asked to renew their commitment and to continue funding the core services provided by the BID. The BID is also expanding to include a few additional blocks and parcels. The Unity Council is asking these new property owners to join the BID, commit to funding the services provided by the BID for their property and help make the Fruitvale commercial corridor a vibrant and welcoming neighborhood.

2.2 Reason for the Assessment

Approval of the assessment covered by this Engineer's Report will generate the annual assessment revenue necessary to provide for the provision of the Maintenance Program and the Promotion Program more fully described in Section 3.2. The BID improvements, maintenance, and activities include all necessary services, operations and administration required to keep the BID improvements in an operational and satisfactory condition, as well as provide for the ongoing maintenance and activities. The implementation and operations of the BID improvements, maintenance, and activities shall also include material, equipment, capital improvements, and administrative costs associated with the annual administration and operation of the BID.

2.3 Process for Establishing the Assessment

The City cannot form the BID and establish assessments without complying with the procedures specified in California Constitution Article XIIID (part of Proposition 218). In November 1996, the voters in the State of California passed Proposition 218 which added Article XIIID to the California Constitution imposing, among other requirements, the necessity to conduct an assessment ballot procedure to enable the owners of each property on which assessments are proposed to be imposed, the opportunity to express their support for, or opposition to, the proposed assessment. The basic steps of the assessment ballot procedure are outlined below.

The City must prepare a Notice of Public Hearing (the "Notice"), which describes, along with other mandated information, the reason for the proposed assessments and provide a date, time and location of a public hearing to be held on the matter. The City must also prepare an assessment ballot, which clearly gives the property owner the ability to sign and execute their assessment ballot either in favor of, or in opposition to, the proposed assessment. The Notice and assessment ballot are mailed to each affected property owner within the BID a minimum of 45 days prior to the public hearing date as shown in the Notice. The Unity Council may also hold community meetings with the property owners to discuss the issues facing the BID and to answer property owner questions directly.

After the Notice and assessment ballot are mailed, property owners are given until the close of the public hearing, as stated in the Notice, to return their signed and executed assessment ballot. During the public

hearing, property owners are given the opportunity to address the City Council and ask questions or voice their concerns. After the public hearing, the returned assessment ballots received prior to the close of the public hearing are tabulated, weighted by the proposed assessment amount on each property and the results are announced by the City Council.

Article XIIID provides that if, as a result of the assessment ballot proceeding, a majority protest is found to exist, the City Council shall not have the authority to enact the assessments as proposed. A majority protest exists if the assessments represented by weighted ballots submitted in opposition exceed those weighted ballots submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel, in relation to the total proposed assessments. If there is no majority protest as described above, the City Council may approve the BID formation and levy the assessments.

3. PLANS AND SPECIFICATIONS

The BID will provide for the ongoing provision of a Maintenance Program and a Promotion Program, and management activities all located within the boundaries of the BID.

3.1 Description of the Boundaries of the District

The proposed BID is located within the City of Oakland's Fruitvale neighborhood. More specifically, the proposed BID boundaries include property as described below:

- Property fronting Fruitvale Avenue from San Leandro Street north to Foothill Boulevard;
- Property fronting International Boulevard from 27th Avenue east to 42nd Avenue;
- Property fronting Foothill Boulevard from Rutherford Street east to High Street;
- Property fronting East 12th Street from 33rd Avenue east to 35th Street.

An appendix to this Engineer's Report provides a Proposed Boundary Map that shows the BID's boundaries.

3.2 Improvements

The proposed BID will fund the following services and activities (the "Improvements"):

- Maintenance Program
- Promotion Program
- Administration and Contingency

The Improvements to be funded are those currently desired by BID stakeholders and believed to be of benefit to BID properties. Every effort will be made to provide the Improvements according to the estimates provided. Below is a description of the anticipated Improvements for the first year of the BID.

3.2.1 MAINTENANCE PROGRAM

Cleaning services, including sidewalk sweeping and power washing, will be provided along the frontages of property within the BID.

Properties in the BID will receive sidewalk sweeping a minimum of once per day Monday through Saturday, power washing of sidewalks twice per year with spot cleaning (as needed and directed by the BID Program Manager), and weed removal Monday through Friday, with access to the cleaning dispatch number.

Properties in the BID will also receive graffiti abatement and removal of illegal posters/tags Monday through Friday.

Other cleaning services that may be provided include:

- Enhanced trash emptying in the public right-of-way.
- Special events cleaning and maintenance services.

Assistance to Property Owners & Tenants

The BID will fund property-centric owner and tenant assistance utilizing technology for efficient communication and fulfillment. An online Salesforce-backed report and request system for spot cleaning and other Peralta Service Corporation (PSC) service issues is currently in use. In 2021, access to crowdsourced street level data from anywhere with Fruitvale Streetwyze, a GIS backed platform, and a system to track and distribute information on rental vacancies will be available to owners and tenants of the BID.

3.2.2 PROMOTION PROGRAM

The BID will provide marketing, promotion, and event services to improve the BID's image and visibility, foster connection with community members, communicate with BID stakeholders, and promote activities taking place within the BID. Work may include, but is not limited to, the following:

- Data Collection
- BID Stakeholder and Neighborhood Outreach
- Website & Social Media
- Branding (Ongoing digital marketing of individual BID businesses via our social media channels)
- Media Relations (Connect members of the press to local businesses)
- Destination Marketing
- Business Directory (now online)
- Service Presentations
- General Benefit Fundraising
- Events:
    - Annual Dia de los Muertos Festival
    - Annual Holiday Posada & Holiday Market
    - Summer Night Markets
    - Indigenous Red Market
    - Fruitvale Farmers' Market
    - Fruitvale Restaurant Week
- Beautification projects
- Volunteer coordination

Fundraising for the BID, building and managing relationships with the neighborhood association/groups, City agencies/departments and elected officials establishes a community network and supports advocacy work. The Fruitvale has often been chosen to host city funded pilot projects, which benefit the neighborhood. This type of work will continue in the new, renewed BID.

Assistance to Merchants

The BID will fund the service of assisting merchants for business retention in support for a thriving economy. This includes a monthly Merchant Meeting, Small Business Helpline staffed full time 40 hours per week, Information HUB maintaining a bi-monthly newsletter and social media channels, Financial Resource Navigation and application assistance for grants and loans and facilitating connections to lenders, COVID –19 Safety and Sanitation Guidance and distributing City sponsored PPE, host a Business Owner Upskill Series, and facilitate merchant-specific webinars.

3.2.3 ADMINISTRATION AND CONTINGENCY

Administration includes daily oversight and operation of the BID, adherence to the Management District Plan, and compliance with audit/reporting requirements. The BID, representing property owners and working closely with merchants, routinely advocates for the interests of the community regarding public safety, City services and funding.

The assessments will also fund a contingency reserve that may be used to cover possible unforeseen future expenses and help to smooth out cash flows, which are affected by the timing of property owner payments. This category can also be used to support renewal expenses.

4. ESTIMATE OF COSTS

The following table is a summary of the estimated annual costs to fund the Improvements for the first operating year of the BID (January 1, 2022 through December 31, 2022):

Description	2021/22 Budget
Maintenance Program	$531,536.44
Promotion Program	93,146.93
Administration Costs	118,814.01
Total 2022 Operating Costs	**$743,497.38**

The 2022 operating budget will be funded as follows:

Description of Revenue Source	2021/22 Revenue Amount
Assessment Revenue	$713,769.61
Contributions for General Benefit[2]	29,727.77
Total 2022 Anticipated Revenue	**$743,497.38**

Each year, beginning with FY 2022/23, the BID may increase maximum assessment rates by up to 3% per year. In no event shall the maximum assessment rates decrease. The assessment shall be levied at rates necessary to generate sufficient revenue to meet the estimated costs to fund the Improvements, as long as the actual assessment rates do not exceed the maximum assessment rates for that fiscal year.

[2] *Comprised of additional funds generated from sources other than assessments..*

5. SPECIAL AND GENERAL BENEFIT

5.1 Introduction

Pursuant to Proposition 218, all parcels that receive a special benefit conferred upon them as a result of the public improvements shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the project.

Proposition 218 limits the amount of any assessment to the proportional special benefit conferred on the property. Proposition 218 and case law also provide that publicly owned properties within an assessment district must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Examples of parcels which might be exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

Furthermore, Proposition 218 requires that the general benefits are separated from special benefits, so that only the special benefits may be assessed.

5.2 Identification of Benefit

The ongoing provision of the BID services and activities will provide benefits to both those properties within the boundary of the BID and to the public-at-large. The benefit conferred to property within the BID can be grouped into two primary benefit categories: improved aesthetics and increased economic activity. The two BID benefit categories are further expanded upon in each section below. This report does not consider any general enhancement of property value.

Improved Aesthetics

Aesthetics is a primary component of livability, which encompasses several qualities and characteristics that are unique to a specific area, and applies to both businesses and places of residence. The Victoria Transport Policy Institute (2011) expands on the concept of livability and the various benefits associated with that designation:

> "*The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources*."

The BID services and activities increase the aesthetics, appearance, and desirability for properties within the proposed boundaries of the BID.

Maintenance Program

The sidewalk services, graffiti abatement, and trash services will enhance the overall image and desirability of the properties within the BID.

Uniformly-provided services and activities will create cohesion throughout the BID. This cohesion will enhance the retail and residential experience as well as encourage maximum use property. A uniform maintenance program will allow for consistent and reliable maintenance throughout the BID boundaries.

Upgraded sidewalk amenities and other services and activities will enhance the appearance, desirability and "livability" of the property within the BID.

According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are clean and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.

Maintained sidewalks will enhance the community identity of the BID, which will lead to a stronger and healthier business environment. The overall appeal of the BID is enhanced when services and activities are provided. Conversely, appeal decreases when sidewalks are not well-maintained or destroyed by the elements or vandalism.

Increased Economic Activity

The BID services and activities assist in the prosperity of business property. Well-maintained areas within the BID will encourage an increase in the overall business activity within the BID.

Maintenance Program

Year-round maintenance will increase customer visitation, attract additional investment in the area, and will spur economic activity. The BID services and activities not only add economic value to property, but the services and activities make the property appear more stable and prosperous.

Promotion Program

The Promotion Program aims to increase economic activity of commercial/apartment property within the BID. The Unity Council will implement a comprehensive marketing plan that will seek to promote BID properties and businesses, as well as attract, retain, and expand the retail and business climate throughout the BID.

The Unity Council will market the BID to potential businesses in an effort to reduce vacancies, provide a good mix of businesses, and strengthen the BID.

These activities will encourage new commercial/apartment development, as well as encourage existing property to renovate and/or expand to the highest and best use of the property. This marketing effort will reduce vacancy rates and increase lease rates and utilization of property within the BID.

5.3 Separation of General Benefit

Proposition 218 requires that once a local agency, which proposes to impose assessments on property, has identified those parcels that will have special benefits conferred upon them and upon which an

assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred," because only special benefits are assessable.

General benefit is an overall and similar benefit to the public-at-large resulting from the provision of BID services and activities to be funded by the assessments levied. The assessment-funded services and activities will be provided within the BID boundaries only. There will be no provision of assessment-funded services and activities outside of the BID boundaries.

The BID services and activities will provide aesthetic and economic benefits to the property within the BID. However, it is recognized that the BID services and activities will also provide some benefit to properties and businesses within proximity to the BID, as well as individuals passing through the BID. Pedestrians passing through the BID will receive some aesthetic benefits, and property on the periphery of the BID boundary will receive some economic benefits.

5.4 Quantification of General Benefit

In order for property within the BID to be assessed only for special benefits, the general benefit provided by the ongoing services and activities needs to be quantified. The amount of general benefit that is provided from the BID services and activities cannot be funded via property owner assessments within the BID.

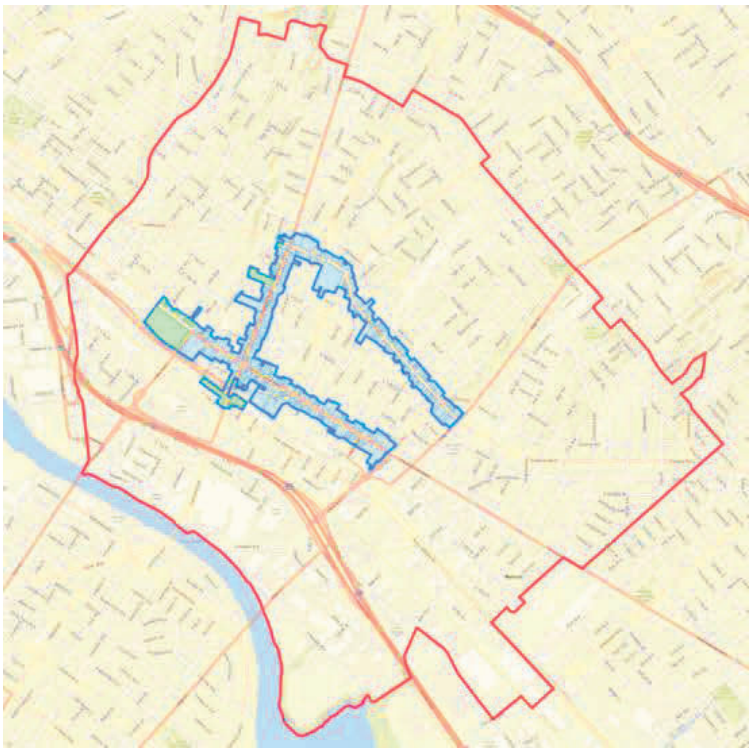
The BID consists of a variety of property land uses, including retail, restaurant, office, apartment, single-family residential, public, and non-profit properties. Properties within the BID are classified to a land use category according to the assigned land use code as shown on the County Assessor's latest secured property tax roll, or visual inspection of the property.

General Benefit: Improved Aesthetics and Economic Activity from Maintenance Program

As a result of the BID improvements, maintenance, and activities, there will be a level of general benefit to pedestrians and others who do not live in or intend to access property within the BID. There will be pedestrian traffic generated from property outside of the BID that will utilize the maintained sidewalks to pass through the BID and access property located outside of the BID boundaries. In addition to accessing property located outside of the BID, there will also be a level of pedestrian activity that will utilize the maintained sidewalks for leisure and fitness activities. Pedestrians will incorporate the maintained and safe sidewalks into their leisure and fitness routines, thus making the BID sidewalks serve as a pass-through portion of their overall route traveled. The benefit provided to property and pedestrians, because of the maintained sidewalks serving as a pass-through corridor, needs to be quantified.

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. In 2015, the Alameda County Transportation Commission (ACTC) published its Comprehensive Circulation Study (CCS) for Downtown Oakland and Access to/from West Alameda (ACTC, 2015), which included detail about how people travel in Downtown Oakland. The study showed that approximately 18% of trips occur by walking.

The BID lies essentially in the middle of the 94601 Zip Code boundary, easily accessible to this population. Applying the ACTC study data of 18% of trips, where the typical travel mode of transportation was walking, to the population of the 94601 Zip Code, approximately 9,705 people within proximity of the BID utilize walking as their typical mode of transportation. The table below provides the estimated number of persons within the 94601 Zip Code that would utilize walking as the typical mode of transportation:



Area	Population[3]	Population w/Walking as Typical Mode of Transportation[4]
Zip Code 94601	53,916	9,705

To further identify the non-BID population within close proximity of the BID, the population residing within the BID needs to be quantified and excluded from the total walking population figure of 9,705. According to statistics compiled by the American Community Survey, Esri, and the Bureau of Labor Statistics, the average persons per household within the 94601 Zip Code is 3.35. Based on this average household size and the 653 residential units within the BID, it's estimated that 2,188 people reside within the BID boundaries. Applying the ACTC's study walking travel mode percentage of 18% to the BID population, 394 people within the BID boundaries use walking as their primary mode of transportation. Therefore, the adjusted total surrounding neighborhood area population, located outside of the BID boundaries, that uses walking as the primary mode of transportation is 9,311 people.

Area	Population	Population w/Walking as Typical Mode of Transportation[5]
Zip Code 94601	53,916	9,705
Less BID Boundary Population	(2,188)	(394)
Non-BID Totals:	**51,728**	**9,311**

[3] *Per the American Community Survey, Esri, and the Bureau of Labor Statistics*
[4] *Population multiplied by 18%.*
[5] *Population multiplied by 18%.*

However, in order to obtain a better picture of the overall level of general benefit provided by the BID improvements, maintenance, and activities, the pedestrian traffic that utilizes walking as the typical mode of transportation that will seek out and use sidewalks within the BID's boundaries to access property outside of the BID's boundaries must be considered.

The Summary of Travel Trends, 2009 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2011) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking, or some other means of transportation. According to the Urban Area data extracted from the 2009 NHTS database, of the annual 31,966 (in millions) total person trips made using walking as the primary mode of transportation (FHWA, 2011), 27.31% of the trips were identified as social, recreational, and other activities not provided within the boundaries of the BID.

Trip Purpose	Number of Walking Trips (in millions)
Transporting Someone	2.35%
Social/Recreational	23.47%
Don't Know/Other	1.49%
Total	**27.31%**

Applying this percentage of non-BID related activity to the non-BID surrounding population of 9,311 that utilizes walking as the typical mode of transportation, 2,543 people use the maintained BID improvements to engage in general benefit activity.

Description	Population
Non-BID population utilizing walking as the typical mode of transportation	9,311
% of NHTS study trips representing activities outside of the BID	27.31%
Non-BID population engaging in general benefit activities	2,543

The number of persons engaging in general benefit activities represents 4.72% of the total area population of 53,916, previously identified above, and is therefore considered to be general benefit.

Maintenance Program General Benefit	**4.72%**

Therefore, the general benefit provided by the Maintenance Program is 4.72%, and the special benefit from the Maintenance Program is 95.28%. This means that only 95.28% of the budgeted costs of the Maintenance Program may be assessed to property owners within the BID.

General Benefit: Increased Economic Activity from Promotion Program

Although the Promotion Program is designed to specifically highlight the BID, and market businesses/high density residential buildings and special events within it, one can imagine a degree of spillover benefits accruing to non-BID businesses that operate near the boundaries of the BID. As expressed by the Appellate Court in *Beutz v. County of Riverside* (2010), "*... courts of this state have long recognized that virtually all public improvement projects provide general benefits*."

Promotional efforts of the BID will invariably draw shoppers and diners to the BID, who are also likely to explore the broader area and patronize businesses outside the boundary of the BID. In lieu of a detailed study showing what effects the marketing efforts of the BID have on nearby businesses not within the BID, we liberally estimate the general benefit resulting from the Promotion Program to be 5.00%. Therefore, the special benefit is estimated to be 95.00%. This means that only 95.00% of the budgeted costs of the Promotion Program may be assessed to property owners within the BID.

Promotion Program General Benefit	**5.00%**

5.5 Apportioning Special Benefit

Each parcel that has a special benefit conferred upon it, as a result of the provision of the BID services and activities, was identified and the proportionate special benefit derived by each identified parcel was determined in relationship to the entire costs of the services and activities.

The total costs of maintenance and operation, less the amount of general benefit identified, will be assessed to the parcels within the BID based on the special benefit points assigned to each parcel. To assess special benefit appropriately, it is necessary to take into account the various characteristics of each property.

5.5.1 PARCEL FACTORS

As part of the special benefit analysis of various property characteristics were analyzed including street frontage, lot size, building size, and land use. Given that the special benefits derived from the BID services and activities are improved aesthetics and increased economic activity, it was determined linear street frontage, lot square footage, building square footage, and land use are the most appropriate property characteristics. Each parcel's linear street frontage, lot square footage, building square footage, and land use were used as the primary assessment variables for the assignment of parcel factors.

Land Use Factor

Properties in the BID are assigned a land use category, as further outlined below, and may be reassigned if a property's land use changes in subsequent years.

Commercial Property consists of parcels owned or leased by a profit-making entity (including property leased by a profit-making entity on a property owned by a public entity) and primarily used for commercial purposes including, but not limited to, retail, offices, restaurants, hotels/motels, medical/dental offices, and undeveloped property zoned for commercial use.

Residential (5+ Units) Property consists of high-density apartment buildings with five or more units used exclusively for residential rental purposes.

Residential (< 5 Units) Property consists of low-density residential buildings with less than five units.

Public/Non-Profit Property consists of parcels owned or used as follows:

- parcels owned by a state, regional, or city government entity and used for public purposes including, but not limited to, police/fire stations, parks, schools, and government office buildings.

- parcels owned by, or leased to, a public utility.
- parcels owned or primarily operated by non-profit entities, including churches, etc. The Unity Council will make the determination of a parcel's non-profit status on an annual basis.

Land Use Factor for Each Property Land Use

The assignment of benefit points is based on the fact that each of the BID programs provide certain benefits, as detailed above and as shown in the following table:

	Programs	
	Maintenance[6]	***Promotion[7]***
Benefits	Aesthetic	Economic
	Economic	

The Maintenance Program will provide improved aesthetic and increased economic benefits; and the Promotion Program will provide increased economic benefits.

Maintenance Program: Aesthetic and Economic Benefits

All assessable land uses receive an improved aesthetic benefit from the Maintenance Program and are assigned one (1.00) Aesthetic Benefit Point. Commercial Property and Residential (5+ Units) Property each benefit economically from the Maintenance Program; therefore, these two property types will be assigned (1.00) Economic Benefit Point.

The total Maintenance Program Land Use Factor assignment for each property land use is shown in the following table:

Property Land Use	Aesthetic Benefit Points	Economic Benefit Points	Total Maintenance Land Use Factor
Commercial Property	1.00	1.00	2.00
Residential (5+ Units) Property	1.00	1.00	2.00
Residential (<5 Units) Property	1.00	0.00	1.00
Public/Non-Profit Property	1.00	0.00	1.00

[6] *The assessable costs for the Maintenance Program will be apportioned to all property within the BID.*
[7] *The assessable costs for the Promotion Program will only be apportioned to Commercial Property and Residential (5+ Units) Property.*

Promotion Program: Economic Benefits

Commercial Property and Residential (5+ Units) Property each benefit economically from the Promotion Program; therefore, these two property types will be assigned (1.00) Economic Benefit Points.

The total Promotion Program Land Use Factor assignment for each property land use is shown in the following table:

Property Land Use	Economic Benefit Points	Total Promotion Land Use Factor
Commercial Property	1.00	1.00
Residential (5+ Units) Property	1.00	1.00
Residential (<5 Units) Property	0.00	0.00
Public/Non-Profit Property	0.00	0.00

By taking other parcel factors into account, a more complete picture of the proportional special benefits received by each parcel within the BID is presented. Therefore, frontage factors, lot factors, and building factors were calculated and assigned for each parcel in the BID, according to the formulas below.

Frontage Factor: Maintenance Program

Given the linear nature of the services provided under the Maintenance Program, each parcel within the BID was assigned a frontage factor based upon its linear street frontage. To create a factor to account for the many variations in street frontages throughout the BID, the average frontage for properties within the BID was considered. Utilizing the average street frontage of 126 feet, a frontage factor was calculated for each parcel based upon the actual linear street footage for the parcel divided by 126. This quotient will then be multiplied by three to give the frontage factor a higher weight since most of the improvements under the Maintenance Program will be provided in a linear fashion. For example, the maintenance services will be performed along a property's frontage. In addition, all pedestrian traffic must travel along the frontage of a property (often the entire frontage) but may only experience a small portion of the lot square footage. Accordingly, a greater weight is allocated to the frontage factor:

Parcel's **Frontage** Ft / BID's Average **Frontage** Ft (126 Frontage Ft) x 3 = Parcel's **Frontage** Factor

Lot Factor: Maintenance Program

A lot factor was calculated for each parcel to account for the varying lot sizes throughout the BID. To create a factor to account for the many variations in the lot sizes, the average lot size for properties in the BID was considered. Utilizing the average lot square footage for parcels within the BID of 11,610, a lot factor was calculated for each parcel, based upon the actual lot square footage for the parcel divided by 11,610:

Parcel's **Lot** Sq Ft / BID's Average **Lot** Sq Ft (11,610 Sq Ft) = Parcel's Maintenance **Lot** Factor

Lot Factor: Promotion Program

A lot factor was calculated for each Commercial Property and Residential (5+ Units) Property to account for the varying lot sizes throughout the BID. To create a factor to account for the many variations in the lot sizes, the average lot size for Commercial Property and Residential (5+ Units) Property in the BID was considered. Utilizing the average lot square footage for these property types within the BID of 8,884, a lot factor was calculated for each parcel, based upon the actual lot square footage for the parcel divided by 8,884:

Parcel's **Lot** Sq Ft	/	Commercial Property and Residential (5+ Units) Property Average **Lot** Sq Ft (8,884 Sq Ft)	=	Parcel's Promotion **Lot** Factor

Building Factor: Promotion Program

A building factor was calculated for each Commercial Property and Residential (5+ Units) Property to account for the varying building sizes throughout the BID. To create a factor to account for the many variations in the building sizes, the average building size for Commercial Property and Residential (5+ Units) Property in the BID was considered. Utilizing the average building square footage for these property types within the BID of 6,193, a building factor was calculated for each parcel, based upon the actual building square footage for the parcel divided by 6,193:

Parcel's **Building** Sq Ft	/	Commercial Property and Residential (5+ Units) Property Average **Building** Sq Ft (6,193 Sq Ft)	=	Parcel's **Building** Factor

5.5.2 SPECIAL BENEFIT POINTS CALCULATION

Maintenance Special Benefit Points

The formula below shows the total Maintenance Special Benefit Points calculation for each parcel within the BID:

Parcel's Total Maintenance Special Benefit Points	=	Parcel's Frontage Factor + Parcel's Maintenance Lot Factor	X	Parcel's Maintenance Land Use Factor

Promotion Special Benefit Points

The formula below shows the total Promotion Special Benefit Points calculation for each parcel within the BID:

Parcel's Total Promotion Special Benefit Points	=	Parcel's Promotion Lot Factor + Parcel's Building Factor	X	Parcel's Promotion Land Use Factor

5.5.3 SPECIAL CONSIDERATIONS: PUBLICLY OWNED PARCELS

Any publicly owned parcels that benefit from the services and activities cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement is clearly conveyed in Proposition 218, which states in part, "... *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*." Publicly owned parcels have been categorized and assigned special benefit points using the same methodology as privately owned parcels, as previously described.

6. BALANCE TO BE ASSESSED

6.5 Maintenance Program Budget

The general benefit, which is the percentage of the total Maintenance Program budget—excluding allocated Administration costs—that must be funded through sources other than assessments, is 4.72% of the total Maintenance Program budget. The special benefit, which is the percentage of the Maintenance Program budget that may be funded by assessments, is 95.28%.

Description	Budget
Total Maintenance Program Costs	$531,536.44
Administration Costs[8]	101,097.58
Less: General Benefit Contribution	(25,070.43)
Total Maintenance Program Costs to be Assessed	**$607,563.59**

6.6 Promotion Program Budget

The general benefit, which is the percentage of the total Promotion Program budget—excluding allocated Management costs—that must be funded through sources other than assessments, is 5.00% of the total Promotion Program budget. The special benefit, which is the percentage of the Promotion Program budget that may be funded by assessments, is 95.00%.

Description	Budget
Total Promotion Program Costs	$93,146.93
Administration Costs[9]	17,716.43
Less: General Benefit Contribution	(4,657.34)
Total Promotion Program Costs to be Assessed	**$106,206.02**

[8] Allocated based on the proportion of the total budget attributable to the Maintenance Program.
[9] Allocated based on the proportion of the total budget attributable to the Promotion Program.

7. ASSESSMENT RATE DEVELOPMENT

7.1 Assessment per Special Benefit Point

7.1.1 MAINTENANCE PROGRAM ASSESSMENT

The assessment per Maintenance Special Benefit Point is calculated by dividing the total Maintenance Program costs to be assessed by the total Maintenance Special Benefit Points assigned to the parcels within the BID. The following formula provides the assessment per Maintenance Special Benefit Point calculation:

Total Maintenance Program Costs to be Assessed / Total Maintenance Special Benefit Points =

Assessment Rate per Maintenance Special Benefit Point

$607,563.59 / 2,154.87 = $281.95

The Maintenance Special Benefit Points have been calculated in relation to the total Maintenance Program costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

7.1.2 PROMOTION PROGRAM ASSESSMENT

The assessment per Promotion Special Benefit Point is calculated by dividing the total Promotion Program costs to be assessed by the total Promotion Special Benefit Points assigned to the parcels within the BID. The following formula provides the assessment per Promotion Special Benefit Point calculation:

Total Promotion Program Costs to be Assessed / Total Promotion Special Benefit Points =

Assessment Rate per Promotion Special Benefit Point

$106,206.02 / 450.00 = $236.01

The Promotion Special Benefit Points have been calculated in relation to the total Promotion Program costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

7.2 Method of Assessment Spread

The method of assessment is based upon a formula that assigns the proportional special benefit to each parcel. The formula below provide a summary of the assessment calculation:

Parcel's 2021/22 Maximum Allowable Assessment = Parcel's Maintenance Special Benefit Points x $281.95 + Parcel's Promotion Special Benefit Points x $236.01

7.3 Equivalent Assessment Rates per Parcel Characteristic

The following table shows the equivalent assessment rates per frontage foot, lot square foot, and building square foot for each property land use category in the BID. These rates are based on the Balance to be Assessed shown in Section 6 of this report. The total assessment for each property in the BID is the sum of the frontage, lot, and building assessments:

Property Land Use	Rate per Frontage Foot		Rate per Lot Square Foot		Rate per Building Square Foot
Commercial Property	$13.38656	+	$0.07514	+	$0.03811
Residential (5+ Units) Property	13.38656	+	0.07514	+	0.03811
Residential (<5 Units) Property	6.69328	+	0.02428	+	0.00000
Public/Non-Profit Property	6.69328	+	0.02428	+	0.00000

7.4 Cost of Living Inflator

Each year, beginning with FY 2022/23, the BID may increase maximum assessment rates by up to 3% per year. In no event shall the maximum assessment rates decrease. The assessment shall be levied at rates necessary to generate sufficient revenue to meet the estimated costs to fund the Improvements, as long as the actual assessment rates do not exceed the maximum assessment rates for that fiscal year.

7.5 Method of Collection

The assessments will be collected annually on the County Treasurer & Tax Collector's (the "Treasurer") secured property tax roll. The assessments will be subject to the Treasurer's assigned due dates and late penalties. However, the City may choose to collect the assessments in an alternate manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City.

7.6 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the Unity Council shall determine the land use type for each parcel based on the County Assessor's use code or other appropriate supplementary information. The parcel characteristics of lot square footage and building square footage shall similarly be based on the County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources. The frontage of each parcel shall be determined by reference to County Assessor's parcel maps or, if necessary, to GIS data.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type and building square footage.

7.7 Appeals

If a property owner believes the data used to calculate their assessment is inaccurate or that the identified land use type is incorrect, the property owner may submit, in writing, a request for review to the Unity Council. The property owner shall provide documentation needed to support the request for review. The Unity Council shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review

and must remain current during the review process. The property owner should continue to pay all amounts owed according to the County's due dates.

If the review results in changes to any parcel characteristics used to compute the assessment, the Unity Council shall recalculate the assessment. When recalculating the assessments, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The “fiscal year” shall follow the County’s fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the Unity Council.

> For example, if a request for review is submitted to the BID during Fiscal Year 2022/23, the Fiscal Year 2022/23 and 2021/22 assessments will be reviewed. The property owner credit shall be limited to any difference calculated for Fiscal Year 2022/23 (the current fiscal year) and Fiscal Year 2021/22 (the prior fiscal year).

The credit may be provided in the form of a check to the property owner, an adjustment to the current year’s property tax roll (if possible), or a credit to the succeeding year’s assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the Unity Council shall apply the recalculated assessment to the succeeding year’s property tax roll and no adjustments shall be made to the prior or current fiscal years’ assessments.

If a property owner is dissatisfied with the Unity Council’s decision on their appeal, the property owner may appeal the matter further to the City, who shall make a conclusive determination and whose decision shall be final.

8. APPENDICES

8.1 Proposed Boundary Map

PROPOSED BOUNDARIES OF
FRUITVALE BUSINESS IMPROVEMENT DISTRICT

CITY OF OAKLAND
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS ____ DAY OF _____, 20__.

_____
CITY CLERK
CITY OF OAKLAND
COUNTY OF ALAMEDA

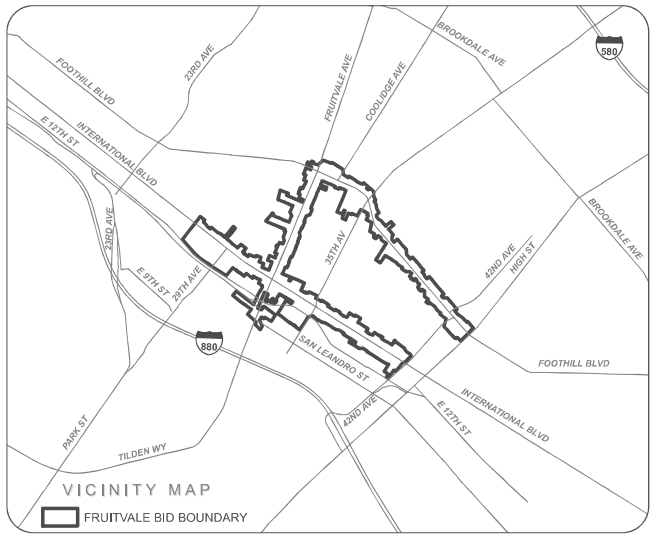
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF FRUITVALE BUSINESS IMPROVEMENT DISTRTICT, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK
CITY OF OAKLAND
COUNTY OF ALAMEDA

FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF __ O'CLOCK _M, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF ALAMEDA

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.



Source: Alameda County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California III FIPS 0403 Feet

NBS

8.2 Assessor's Parcel Listing

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
025 -0688-003-01	3132 E 12TH ST	Commercial	296.34	9,650	1,348	7.03	0.83	15.73	$4,435.66	1.09	0.22	1.30	$307.75	$4,743.41
025 -0689-001-01	3111 INTERNATIONAL BLVD	Commercial	481.64	27,273	2,886	11.43	2.35	27.57	7,772.12	3.07	0.47	3.54	834.56	8,606.68
025 -0689-003-01	1315 FRUITVALE AVE	Commercial	34.00	3,219	4,487	0.81	0.28	2.17	611.49	0.36	0.72	1.09	256.53	868.01
025 -0689-004-00	1311 FRUITVALE AVE	Commercial	40.47	2,699	2,699	0.96	0.23	2.39	672.84	0.30	0.44	0.74	174.57	847.41
025 -0689-005-00	1301 FRUITVALE AVE	Commercial	135.09	3,959	7,918	3.21	0.34	7.10	2,000.67	0.45	1.28	1.72	406.94	2,407.62
025 -0690-008-01	3053 INTERNATIONAL BLVD	Commercial	178.43	12,432	-	4.24	1.07	10.61	2,992.37	1.40	-	1.40	330.29	3,322.66
025 -0690-009-00	3073 INTERNATIONAL BLVD	Commercial	194.53	9,723	14,062	4.62	0.84	10.91	3,076.32	1.09	2.27	3.37	794.23	3,870.55
025 -0692-005-01	E 10TH ST	Public/Non-Profit	143.43	1,138	-	3.40	0.10	3.50	987.65	-	-	-	-	987.65
025 -0692-005-02	3134 E 10TH ST	Commercial	160.61	17,612	6,210	3.81	1.52	10.66	3,005.41	1.98	1.00	2.99	704.58	3,709.98
025 -0692-006-00	E 12TH ST	Public/Non-Profit	339.10	63,073	-	8.05	5.43	13.48	3,801.38	-	-	-	-	3,801.38
025 -0694-003-01	3031 INTERNATIONAL BLVD	Commercial	266.00	15,832	10,778	6.31	1.36	15.36	4,329.77	1.78	1.74	3.52	831.38	5,161.14
025 -0694-022-01	3001 INTERNATIONAL BLVD	Public/Non-Profit	334.41	29,821	7,996	7.94	2.57	10.51	2,962.48	-	-	-	-	2,962.48
025 -0695-021-01	1301 30TH AVE	Public/Non-Profit	949.81	132,231	37,028	22.55	11.39	33.94	9,568.49	-	-	-	-	9,568.49
025 -0700-001-03	2825 INTERNATIONAL BLVD	Public/Non-Profit	1,154.42	341,946	-	27.41	29.45	56.86	16,030.80	-	-	-	-	16,030.80
025 -0712-016-00	2720 INTERNATIONAL BLVD	Commercial	148.41	5,420	-	3.52	0.47	7.98	2,249.94	0.61	-	0.61	144.00	2,393.94
025 -0712-017-00	2712 INTERNATIONAL BLVD	Commercial	35.00	3,430	5,072	0.83	0.30	2.25	635.12	0.39	0.82	1.21	284.43	919.55
025 -0712-019-02	2700 INTERNATIONAL BLVD	Commercial	223.00	12,682	17,520	5.29	1.09	12.77	3,601.15	1.43	2.83	4.26	1,004.63	4,605.79
025 -0713-011-00	2764 INTERNATIONAL BLVD	Commercial	253.17	15,420	7,356	6.01	1.33	14.68	4,138.01	1.74	1.19	2.92	690.02	4,828.02
025 -0713-012-00	2758 INTERNATIONAL BLVD	Residential (< 5 Units)	141.58	4,968	3,038	3.36	0.43	3.79	1,068.28	-	-	-	-	1,068.28
025 -0714-018-00	2838 INTERNATIONAL BLVD	Commercial	210.00	11,000	6,320	4.99	0.95	11.87	3,345.43	1.24	1.02	2.26	533.10	3,878.54
025 -0714-019-00	2830 INTERNATIONAL BLVD	Residential (5+ Units)	48.00	19,800	17,248	1.14	1.71	5.69	1,604.22	2.23	2.79	5.01	1,183.38	2,787.59
025 -0714-020-00	2816 INTERNATIONAL BLVD	Commercial	35.00	3,409	6,031	0.83	0.29	2.25	634.10	0.38	0.97	1.36	320.42	954.52
025 -0714-021-00	2810 INTERNATIONAL BLVD	Commercial	35.00	3,430	2,594	0.83	0.30	2.25	635.12	0.39	0.42	0.80	189.99	825.11
025 -0714-022-00	1404 28TH AVE	Commercial	152.00	5,143	5,143	3.61	0.44	8.10	2,284.55	0.58	0.83	1.41	332.64	2,617.19
025 -0716-013-02	2920 INTERNATIONAL BLVD	Public/Non-Profit	40.00	3,893	10,800	0.95	0.34	1.28	362.27	-	-	-	-	362.27
025 -0716-014-00	2900 INTERNATIONAL BLVD	Commercial	200.02	10,000	5,104	4.75	0.86	11.22	3,163.27	1.13	0.82	1.95	460.19	3,623.46
025 -0716-016-00	2946 INTERNATIONAL BLVD	Public/Non-Profit	56.02	14,558	41,845	1.33	1.25	2.58	728.49	-	-	-	-	728.49
025 -0716-017-00	2950 INTERNATIONAL BLVD	Public/Non-Profit	75.98	11,943	-	1.80	1.03	2.83	798.58	-	-	-	-	798.58
025 -0718-003-00	1465 FRUITVALE AVE	Commercial	50.00	5,000	2,252	1.19	0.43	3.24	912.17	0.56	0.36	0.93	218.66	1,130.84
025 -0718-004-01	1457 FRUITVALE AVE	Commercial	33.85	3,385	3,360	0.80	0.29	2.19	617.54	0.38	0.54	0.92	217.98	835.52
025 -0718-004-02	1449 FRUITVALE AVE	Commercial	41.15	4,100	1,860	0.98	0.35	2.66	749.99	0.46	0.30	0.76	179.81	929.80
025 -0718-005-00	1433 FRUITVALE AVE	Commercial	50.00	5,000	2,691	1.19	0.43	3.24	912.17	0.56	0.43	1.00	235.39	1,147.57
025 -0718-007-00	3136 INTERNATIONAL BLVD	Commercial	147.17	4,633	11,150	3.49	0.40	7.79	2,195.12	0.52	1.80	2.32	548.03	2,743.14
025 -0718-008-01	3132 INTERNATIONAL BLVD	Commercial	100.00	9,115	6,467	2.37	0.79	6.32	1,781.36	1.03	1.04	2.07	488.63	2,269.99
025 -0718-009-01	3100 INTERNATIONAL BLVD	Public/Non-Profit	156.93	6,387	22,126	3.73	0.55	4.28	1,205.48	-	-	-	-	1,205.48
025 -0718-014-01	1479 FRUITVALE AVE	Residential (5+ Units)	349.86	14,990	30,457	8.31	1.29	19.19	5,411.47	1.69	4.92	6.61	1,559.00	6,970.46
025 -0719-007-01	3050 INTERNATIONAL BLVD	Public/Non-Profit	398.70	32,516	23,144	9.46	2.80	12.27	3,458.24	-	-	-	-	3,458.24
025 -0720-005-02	3022 INTERNATIONAL BLVD	Commercial	249.03	13,935	27,252	5.91	1.20	14.22	4,010.46	1.57	4.40	5.97	1,408.82	5,419.28
025 -0720-007-01	3000 INTERNATIONAL BLVD	Commercial	165.35	13,300	2,870	3.93	1.15	10.14	2,859.43	1.50	0.46	1.96	462.73	3,322.16
025 -0721-010-10	1545 FRUITVALE AVE	Residential (< 5 Units)	114.00	2,925	3,337	2.71	0.25	2.96	834.07	-	-	-	-	834.07
025 -0721-011-00	1537 FRUITVALE AVE	Public/Non-Profit	35.00	4,095	1,100	0.83	0.35	1.18	333.71	-	-	-	-	333.71
025 -0721-012-01	1531 FRUITVALE AVE	Public/Non-Profit	69.00	8,721	3,675	1.64	0.75	2.39	673.62	-	-	-	-	673.62
025 -0721-014-00	1521 FRUITVALE AVE	Public/Non-Profit	43.50	5,351	-	1.03	0.46	1.49	421.10	-	-	-	-	421.10
025 -0721-015-00	1515 FRUITVALE AVE	Public/Non-Profit	43.50	5,351	3,658	1.03	0.46	1.49	421.10	-	-	-	-	421.10
025 -0721-017-01	1501 FRUITVALE AVE	Public/Non-Profit	165.00	8,744	5,206	3.92	0.75	4.67	1,316.73	-	-	-	-	1,316.73
025 -0722-010-00	1669 FRUITVALE AVE	Commercial	145.00	4,750	2,206	3.44	0.41	7.70	2,171.75	0.53	0.36	0.89	210.27	2,382.02
025 -0722-011-00	1661 FRUITVALE AVE	Residential (5+ Units)	47.83	4,800	4,745	1.14	0.41	3.10	873.41	0.54	0.77	1.31	308.36	1,181.77
025 -0722-012-00	1651 FRUITVALE AVE	Residential (5+ Units)	47.84	4,500	9,008	1.14	0.39	3.05	858.97	0.51	1.45	1.96	462.86	1,321.83
025 -0722-013-00	1621 FRUITVALE AVE	Residential (5+ Units)	40.00	4,700	5,632	0.95	0.40	2.71	763.74	0.53	0.91	1.44	339.51	1,103.24
025 -0722-014-00	3038 E 16TH ST	Public/Non-Profit	205.50	10,300	5,208	4.88	0.89	5.77	1,625.60	-	-	-	-	1,625.60
025 -0722-026-00	FRUITVALE AVE	Public/Non-Profit	166.36	88,092	-	3.95	7.59	11.54	3,252.75	-	-	-	-	3,252.75
025 -0724-001-00	1723 FRUITVALE AVE	Commercial	50.00	6,500	6,500	1.19	0.56	3.49	985.02	0.73	1.05	1.78	420.41	1,405.44
025 -0724-002-00	1715 FRUITVALE AVE	Residential (5+ Units)	50.00	6,500	3,131	1.19	0.56	3.49	985.02	0.73	0.51	1.24	292.01	1,277.04
025 -0724-003-00	1701 FRUITVALE AVE	Residential (< 5 Units)	200.67	3,642	3,800	4.76	0.31	5.08	1,431.58	-	-	-	-	1,431.58
025 -0724-011-01	3031 E 18TH ST	Public/Non-Profit	146.33	80,526	-	3.47	6.94	10.41	2,934.95	-	-	-	-	2,934.95
025 -0725-010-00	1833 FRUITVALE AVE	Residential (< 5 Units)	131.00	3,100	2,622	3.11	0.27	3.38	952.10	-	-	-	-	952.10
025 -0725-011-00	1831 FRUITVALE AVE	Residential (< 5 Units)	31.50	3,200	1,742	0.75	0.28	1.02	288.55	-	-	-	-	288.55
025 -0725-012-00	1825 FRUITVALE AVE	Residential (5+ Units)	62.50	9,300	10,210	1.48	0.80	4.57	1,288.35	1.05	1.65	2.70	636.19	1,924.54
025 -0725-013-00	1821 FRUITVALE AVE	Residential (5+ Units)	37.50	5,510	6,366	0.89	0.47	2.73	769.61	0.62	1.03	1.65	389.00	1,158.61
025 -0725-014-00	1817 FRUITVALE AVE	Residential (< 5 Units)	35.00	5,075	2,060	0.83	0.44	1.27	357.51	-	-	-	-	357.51
025 -0725-025-00	1805 FRUITVALE AVE	Residential (< 5 Units)	84.50	1,774	1,430	2.01	0.15	2.16	608.66	-	-	-	-	608.66
025 -0725-026-00	1807 FRUITVALE AVE	Residential (< 5 Units)	37.50	1,800	1,237	0.89	0.16	1.05	294.71	-	-	-	-	294.71
025 -0726-008-00	3009 FOOTHILL BLVD	Commercial	50.01	7,000	5,650	1.19	0.60	3.58	1,009.44	0.79	0.91	1.70	401.30	1,410.74
025 -0726-009-00	3015 FOOTHILL BLVD	Commercial	50.00	5,045	4,912	1.19	0.43	3.24	914.36	0.57	0.79	1.36	321.23	1,235.59
025 -0726-010-00	1943 FRUITVALE AVE	Commercial	200.94	10,090	14,721	4.77	0.87	11.28	3,179.95	1.14	2.38	3.51	829.10	4,009.05
025 -0726-011-00	1921 FRUITVALE AVE	Commercial	60.00	9,000	2,400	1.42	0.78	4.40	1,240.31	1.01	0.39	1.40	330.57	1,570.89
025 -0726-012-00	1919 FRUITVALE AVE	Commercial	45.00	6,750	6,563	1.07	0.58	3.30	930.23	0.76	1.06	1.82	429.45	1,359.69
025 -0726-013-00	1911 FRUITVALE AVE	Residential (< 5 Units)	45.00	6,750	4,889	1.07	0.58	1.65	465.12	-	-	-	-	465.12
025 -0726-014-00	1901 FRUITVALE AVE	Public/Non-Profit	140.00	4,500	4,880	3.32	0.39	3.71	1,046.34	-	-	-	-	1,046.34
026 -0747-013-00	2001 FRUITVALE AVE	Commercial	199.90	9,273	-	4.75	0.80	11.09	3,126.35	1.04	-	1.04	246.36	3,372.71
026 -0747-014-00	3016 FOOTHILL BLVD	Commercial	36.84	4,145	4,519	0.87	0.36	2.46	694.48	0.47	0.73	1.20	282.35	976.82
026 -0747-015-03	3002 FOOTHILL BLVD	Residential (5+ Units)	106.41	2,850	3,096	2.53	0.25	5.54	1,562.88	0.32	0.50	0.82	193.71	1,756.59
026 -0747-015-04	3010 FOOTHILL BLVD	Commercial	27.20	1,771	1,499	0.65	0.15	1.60	450.13	0.20	0.24	0.44	104.18	554.31
027 -0837-012-01	2026 FRUITVALE AVE	Commercial	347.98	31,327	8,000	8.26	2.70	21.92	6,179.77	3.53	1.29	4.82	1,137.17	7,316.94
027 -0837-024-01	3232 FOOTHILL BLVD	Commercial	748.90	67,518	24,161	17.78	5.82	47.19	13,304.46	7.60	3.90	11.50	2,714.59	16,019.05
027 -0881-009-01	3340 FOOTHILL BLVD	Commercial	198.35	9,603	2,835	4.71	0.83	11.07	3,121.63	1.08	0.46	1.54	363.17	3,484.80

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
027 -0881-011-00	3326 FOOTHILL BLVD	Commercial	50.54	6,861	7,880	1.20	0.59	3.58	1,009.79	0.77	1.27	2.04	482.59	1,492.38
027 -0881-012-00	3320 FOOTHILL BLVD	Commercial	25.27	2,693	1,843	0.60	0.23	1.66	469.07	0.30	0.30	0.60	141.78	610.86
027 -0881-013-03	3300 FOOTHILL BLVD	Commercial	225.31	11,689	4,288	5.35	1.01	12.71	3,583.85	1.32	0.69	2.01	473.97	4,057.81
027 -0882-009-03	3400 FOOTHILL BLVD	Commercial	218.57	12,450	1,778	5.19	1.07	12.52	3,530.58	1.40	0.29	1.69	398.53	3,929.11
027 -0883-008-00	3464 FOOTHILL BLVD	Commercial	267.16	16,246	4,365	6.34	1.40	15.48	4,365.40	1.83	0.70	2.53	597.97	4,963.37
027 -0883-010-00	3440 FOOTHILL BLVD	Public/Non-Profit	51.77	6,600	5,403	1.23	0.57	1.80	506.79	-	-	-	-	506.79
027 -0883-011-00	3430 FOOTHILL BLVD	Public/Non-Profit	66.20	9,150	12,360	1.57	0.79	2.36	665.30	-	-	-	-	665.30
032 -2078-015-00	1901 41ST AVE	Residential (< 5 Units)	109.50	2,938	968	2.60	0.25	2.85	804.26	-	-	-	-	804.26
032 -2078-016-00	4080 FOOTHILL BLVD	Residential (< 5 Units)	43.00	5,375	1,176	1.02	0.46	1.48	418.34	-	-	-	-	418.34
032 -2078-017-00	4076 FOOTHILL BLVD	Residential (< 5 Units)	40.00	5,000	1,261	0.95	0.43	1.38	389.15	-	-	-	-	389.15
032 -2078-018-00	4070 FOOTHILL BLVD	Residential (< 5 Units)	40.00	5,000	1,768	0.95	0.43	1.38	389.15	-	-	-	-	389.15
032 -2078-019-00	4062 FOOTHILL BLVD	Residential (< 5 Units)	50.00	5,500	1,121	1.19	0.47	1.66	468.23	-	-	-	-	468.23
032 -2078-020-00	4050 FOOTHILL BLVD	Commercial	165.00	5,750	3,650	3.92	0.50	8.82	2,488.05	0.65	0.59	1.24	291.87	2,779.92
032 -2079-018-00	4134 FOOTHILL BLVD	Commercial	220.02	13,720	-	5.22	1.18	12.81	3,611.67	1.54	-	1.54	364.51	3,976.18
032 -2079-019-00	4114 FOOTHILL BLVD	Residential (< 5 Units)	40.00	5,000	1,873	0.95	0.43	1.38	389.15	-	-	-	-	389.15
032 -2079-020-01	4100 FOOTHILL BLVD	Commercial	215.00	11,250	2,108	5.10	0.97	12.15	3,424.51	1.27	0.34	1.61	379.22	3,803.73
032 -2083-024-00	4200 FOOTHILL BLVD	Commercial	221.04	5,830	3,782	5.25	0.50	11.50	3,242.12	0.66	0.61	1.27	299.02	3,541.15
032 -2084-046-00	1911 HARRINGTON AVE	Commercial	177.46	6,373	3,630	4.21	0.55	9.52	2,685.11	0.72	0.59	1.30	307.66	2,992.77
032 -2084-047-00	3658 FOOTHILL BLVD	Commercial	50.00	6,490	5,900	1.19	0.56	3.49	984.54	0.73	0.95	1.68	397.28	1,381.82
032 -2084-048-01	3642 FOOTHILL BLVD	Public/Non-Profit	50.05	6,397	-	1.19	0.55	1.74	490.35	-	-	-	-	490.35
032 -2084-049-01	FOOTHILL BLVD	Public/Non-Profit	110.50	26,465	-	2.62	2.28	4.90	1,382.29	-	-	-	-	1,382.29
032 -2084-050-00	3614 FOOTHILL BLVD	Public/Non-Profit	40.00	4,999	4,908	0.95	0.43	1.38	389.13	-	-	-	-	389.13
032 -2084-051-00	3600 FOOTHILL BLVD	Public/Non-Profit	210.00	10,625	2,794	4.99	0.92	5.90	1,663.61	-	-	-	-	1,663.61
032 -2086-010-00	1915 38TH AVE	Commercial	180.88	6,500	1,117	4.29	0.56	9.71	2,737.06	0.73	0.18	0.91	215.26	2,952.32
032 -2086-011-00	3744 FOOTHILL BLVD	Commercial	30.00	3,932	3,525	0.71	0.34	2.10	592.57	0.44	0.57	1.01	238.80	831.37
032 -2086-012-00	3740 FOOTHILL BLVD	Commercial	50.00	6,565	2,413	1.19	0.57	3.50	988.18	0.74	0.39	1.13	266.38	1,254.56
032 -2086-013-00	3724 FOOTHILL BLVD	Commercial	50.00	6,570	-	1.19	0.57	3.51	988.42	0.74	-	0.74	174.55	1,162.97
032 -2086-014-00	3714 FOOTHILL BLVD	Commercial	100.00	13,160	6,856	2.37	1.13	7.01	1,977.82	1.48	1.11	2.59	610.92	2,588.74
032 -2086-015-00	3700 FOOTHILL BLVD	Commercial	98.23	2,287	3,192	2.33	0.20	5.06	1,426.04	0.26	0.52	0.77	182.41	1,608.45
032 -2087-018-00	3940 FOOTHILL BLVD	Commercial	140.00	4,800	4,840	3.32	0.41	7.47	2,107.25	0.54	0.78	1.32	311.98	2,419.23
032 -2087-019-00	3932 FOOTHILL BLVD	Residential (< 5 Units)	50.00	6,450	2,020	1.19	0.56	1.74	491.30	-	-	-	-	491.30
032 -2087-020-01	3928 FOOTHILL BLVD	Residential (< 5 Units)	50.00	6,450	1,350	1.19	0.56	1.74	491.30	-	-	-	-	491.30
032 -2087-020-02	3918 FOOTHILL BLVD	Public/Non-Profit	50.00	6,452	3,600	1.19	0.56	1.74	491.35	-	-	-	-	491.35
032 -2087-021-01	3900 FOOTHILL BLVD	Commercial	100.00	12,944	6,300	2.37	1.11	6.98	1,967.33	1.46	1.02	2.47	583.99	2,551.32
032 -2087-023-00	3830 FOOTHILL BLVD	Commercial	25.00	3,241	834	0.59	0.28	1.75	492.08	0.36	0.13	0.50	117.89	609.97
032 -2087-024-01	3824 FOOTHILL BLVD	Commercial	30.00	3,892	2,077	0.71	0.34	2.09	590.63	0.44	0.34	0.77	182.56	773.18
032 -2087-025-01	3820 FOOTHILL BLVD	Commercial	30.00	3,896	2,496	0.71	0.34	2.10	590.82	0.44	0.40	0.84	198.63	789.45
032 -2087-026-00	3816 FOOTHILL BLVD	Residential (< 5 Units)	25.00	3,232	2,759	0.59	0.28	0.87	245.82	-	-	-	-	245.82
032 -2087-027-03	3810 FOOTHILL BLVD	Residential (5+ Units)	60.00	4,200	5,200	1.42	0.36	3.57	1,007.18	0.47	0.84	1.31	309.76	1,316.94
032 -2087-027-04	3800 FOOTHILL BLVD	Commercial	130.56	4,218	3,600	3.10	0.36	6.93	1,952.61	0.47	0.58	1.06	249.26	2,201.87
032 -2088-007-00	1909 ROSEDALE AVE	Commercial	169.40	5,346	3,160	4.02	0.46	8.96	2,527.33	0.60	0.51	1.11	262.46	2,789.79
032 -2088-008-00	4024 FOOTHILL BLVD	Residential (< 5 Units)	25.00	3,175	1,089	0.59	0.27	0.87	244.43	-	-	-	-	244.43
032 -2088-009-00	4020 FOOTHILL BLVD	Residential (< 5 Units)	25.00	3,200	864	0.59	0.28	0.87	245.04	-	-	-	-	245.04
032 -2088-010-00	4010 FOOTHILL BLVD	Commercial	100.00	12,757	-	2.37	1.10	6.95	1,958.25	1.44	-	1.44	338.92	2,297.17
032 -2088-011-00	4000 FOOTHILL BLVD	Commercial	114.00	3,200	4,377	2.71	0.28	5.96	1,681.49	0.36	0.71	1.07	251.83	1,933.32
032 -2115-037-01	3566 FOOTHILL BLVD	Public/Non-Profit	198.04	6,541	-	4.70	0.56	5.26	1,484.38	-	-	-	-	1,484.38
032 -2115-038-01	3550 FOOTHILL BLVD	Public/Non-Profit	212.64	11,893	6,937	5.05	1.02	6.07	1,712.07	-	-	-	-	1,712.07
032 -2116-011-02	3518 FOOTHILL BLVD	Commercial	209.36	8,237	20,969	4.97	0.71	11.36	3,202.67	0.93	3.39	4.31	1,017.99	4,220.66
032 -2116-013-01	3500 FOOTHILL BLVD	Commercial	190.00	9,219	3,209	4.51	0.79	10.61	2,991.20	1.04	0.52	1.56	367.22	3,358.43
033 -2117-001-01	1936 FRUITVALE AVE	Commercial	195.89	9,500	11,138	4.65	0.82	10.94	3,083.70	1.07	1.80	2.87	676.87	3,760.57
033 -2117-003-00	3221 FOOTHILL BLVD	Commercial	21.00	1,883	1,679	0.50	0.16	1.32	372.57	0.21	0.27	0.48	114.02	486.59
033 -2117-004-01	3225 FOOTHILL BLVD	Commercial	42.01	4,314	4,053	1.00	0.37	2.74	771.89	0.49	0.65	1.14	269.08	1,040.97
033 -2117-005-00	3237 FOOTHILL BLVD	Commercial	102.08	10,337	9,207	2.42	0.89	6.63	1,868.56	1.16	1.49	2.65	625.52	2,494.07
033 -2117-020-01	1706 FRUITVALE AVE	Public/Non-Profit	285.00	19,800	6,483	6.77	1.71	8.47	2,388.42	-	-	-	-	2,388.42
033 -2117-022-00	1722 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	1,886	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-023-00	1728 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	3,785	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-024-00	1800 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	1,943	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-025-00	1808 FRUITVALE AVE	Residential (5+ Units)	49.00	6,370	7,523	1.16	0.55	3.42	965.32	0.72	1.21	1.93	455.94	1,421.27
033 -2117-026-00	1814 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,584	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-027-00	1822 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,233	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-028-00	1832 FRUITVALE AVE	Residential (5+ Units)	49.00	6,370	3,107	1.16	0.55	3.42	965.32	0.72	0.50	1.22	287.65	1,252.97
033 -2117-029-00	1842 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,158	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-030-00	1846 FRUITVALE AVE	Residential (< 5 Units)	49.00	6,370	2,472	1.16	0.55	1.71	482.66	-	-	-	-	482.66
033 -2117-031-02	1900 FRUITVALE AVE	Public/Non-Profit	147.00	19,110	-	3.49	1.65	5.14	1,447.99	-	-	-	-	1,447.99
033 -2117-034-00	1930 FRUITVALE AVE	Residential (< 5 Units)	40.00	4,600	1,545	0.95	0.40	1.35	379.44	-	-	-	-	379.44
033 -2118-001-00	3301 FOOTHILL BLVD	Commercial	137.82	4,352	4,125	3.27	0.37	7.29	2,056.31	0.49	0.67	1.16	272.83	2,329.14
033 -2118-002-00	3321 FOOTHILL BLVD	Commercial	40.20	5,037	2,420	0.95	0.43	2.78	782.78	0.57	0.39	0.96	226.05	1,008.83
033 -2118-003-00	3327 FOOTHILL BLVD	Commercial	90.03	11,581	5,280	2.14	1.00	6.27	1,767.67	1.30	0.85	2.16	508.90	2,276.57
033 -2118-004-00	3347 FOOTHILL BLVD	Commercial	37.00	3,626	2,048	0.88	0.31	2.38	671.41	0.41	0.33	0.74	174.39	845.80
033 -2118-005-00	3359 FOOTHILL BLVD	Commercial	143.03	4,773	3,455	3.40	0.41	7.61	2,146.50	0.54	0.56	1.10	258.48	2,404.98
033 -2119-001-00	1642 FRUITVALE AVE	Public/Non-Profit	223.00	12,360	10,236	5.29	1.06	6.36	1,792.76	-	-	-	-	1,792.76
033 -2119-011-00	1606 FRUITVALE AVE	Residential (5+ Units)	187.67	8,544	4,748	4.46	0.74	10.38	2,927.23	0.96	0.77	1.73	407.94	3,335.17
033 -2119-012-00	1614 FRUITVALE AVE	Commercial	38.33	4,216	2,494	0.91	0.36	2.55	717.87	0.47	0.40	0.88	207.06	924.93
033 -2119-013-00	1620 FRUITVALE AVE	Residential (5+ Units)	55.00	12,807	14,517	1.31	1.10	4.82	1,358.28	1.44	2.34	3.79	893.51	2,251.79
033 -2119-014-00	1626 FRUITVALE AVE	Residential (5+ Units)	50.00	6,100	-	1.19	0.53	3.42	965.60	0.69	-	0.69	162.06	1,127.66
033 -2119-015-00	FRUITVALE AVE	Public/Non-Profit	40.01	4,881	-	0.95	0.42	1.37	386.33	-	-	-	-	386.33

Fruitvale Business Improvement District
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APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
033 -2121-001-00	1580 FRUITVALE AVE	Public/Non-Profit	281.00	20,900	12,827	6.67	1.80	8.47	2,388.36	-	-	-	-	2,388.36
033 -2121-022-00	1450 FRUITVALE AVE	Commercial	200.00	11,100	19,332	4.75	0.96	11.41	3,216.43	1.25	3.12	4.37	1,031.66	4,248.09
033 -2121-023-00	1470 FRUITVALE AVE	Public/Non-Profit	72.50	10,875	6,180	1.72	0.94	2.66	749.36	-	-	-	-	749.36
033 -2121-024-02	1480 FRUITVALE AVE	Commercial	42.50	6,375	1,992	1.01	0.55	3.12	878.55	0.72	0.32	1.04	245.29	1,123.84
033 -2121-025-01	1502 FRUITVALE AVE	Commercial	80.00	11,250	5,000	1.90	0.97	5.74	1,617.32	1.27	0.81	2.07	489.44	2,106.76
033 -2121-026-00	1512 FRUITVALE AVE	Commercial	50.00	6,750	6,511	1.19	0.58	3.54	997.17	0.76	1.05	1.81	427.47	1,424.64
033 -2121-027-00	1516 FRUITVALE AVE	Residential (< 5 Units)	45.00	7,425	3,446	1.07	0.64	1.71	481.51	-	-	-	-	481.51
033 -2121-028-00	1530 FRUITVALE AVE	Commercial	70.00	11,200	3,225	1.66	0.96	5.25	1,481.03	1.26	0.52	1.78	420.46	1,901.49
033 -2121-029-00	1536 FRUITVALE AVE	Residential (5+ Units)	75.00	12,000	13,496	1.78	1.03	5.63	1,586.82	1.35	2.18	3.53	833.16	2,419.97
033 -2121-030-00	1546 FRUITVALE AVE	Public/Non-Profit	45.00	6,750	-	1.07	0.58	1.65	465.12	-	-	-	-	465.12
033 -2121-031-00	1554 FRUITVALE AVE	Residential (< 5 Units)	84.00	11,256	4,060	1.99	0.97	2.96	835.58	-	-	-	-	835.58
033 -2123-001-00	3205 FARNAM ST	Commercial	130.00	3,000	-	3.09	0.26	6.69	1,885.96	0.34	-	0.34	79.70	1,965.66
033 -2123-002-00	3216 INTERNATIONAL BLVD	Commercial	265.35	22,000	15,641	6.30	1.89	16.39	4,620.64	2.48	2.53	5.00	1,180.58	5,801.22
033 -2123-003-00	3206 INTERNATIONAL BLVD	Commercial	63.41	7,927	8,296	1.51	0.68	4.38	1,233.85	0.89	1.34	2.23	526.77	1,760.62
033 -2123-004-00	3204 INTERNATIONAL BLVD	Commercial	121.97	6,758	3,663	2.90	0.58	6.96	1,960.99	0.76	0.59	1.35	319.14	2,280.13
033 -2123-005-00	1414 FRUITVALE AVE	Commercial	25.00	2,500	2,440	0.59	0.22	1.62	456.09	0.28	0.39	0.68	159.41	615.50
033 -2123-006-00	3256 INTERNATIONAL BLVD	Public/Non-Profit	106.51	9,273	14,500	2.53	0.80	3.33	938.09	-	-	-	-	938.09
033 -2123-008-00	3264 INTERNATIONAL BLVD	Commercial	30.58	3,343	3,195	0.73	0.29	2.03	571.73	0.38	0.52	0.89	210.58	782.31
033 -2123-009-00	3270 INTERNATIONAL BLVD	Commercial	54.07	5,300	3,180	1.28	0.46	3.48	981.23	0.60	0.51	1.11	262.00	1,243.23
033 -2123-011-01	3280 INTERNATIONAL BLVD	Commercial	90.84	9,141	5,208	2.16	0.79	5.89	1,660.00	1.03	0.84	1.87	441.34	2,101.34
033 -2123-012-00	3300 INTERNATIONAL BLVD	Commercial	85.54	8,950	12,140	2.03	0.77	5.60	1,579.78	1.01	1.96	2.97	700.45	2,280.22
033 -2123-016-03	1419 34TH AVE	Commercial	413.76	20,500	18,363	9.82	1.77	23.18	6,534.48	2.31	2.97	5.27	1,244.47	7,778.95
033 -2123-017-01	3332 INTERNATIONAL BLVD	Commercial	28.54	3,267	4,897	0.68	0.28	1.92	540.73	0.37	0.79	1.16	273.43	814.15
033 -2123-018-00	3322 INTERNATIONAL BLVD	Commercial	31.60	3,306	4,452	0.75	0.28	2.07	583.58	0.37	0.72	1.09	257.50	841.09
033 -2123-020-01	3310 INTERNATIONAL BLVD	Commercial	109.73	11,968	7,347	2.60	1.03	7.27	2,050.18	1.35	1.19	2.53	597.96	2,648.14
033 -2124-036-00	1409 35TH AVE	Commercial	138.19	3,926	7,333	3.28	0.34	7.24	2,040.57	0.44	1.18	1.63	383.77	2,424.34
033 -2124-037-01	3444 INTERNATIONAL BLVD	Commercial	128.21	12,200	4,089	3.04	1.05	8.19	2,308.83	1.37	0.66	2.03	479.96	2,788.79
033 -2124-038-00	3432 INTERNATIONAL BLVD	Commercial	25.00	2,500	2,125	0.59	0.22	1.62	456.09	0.28	0.34	0.62	147.40	603.49
033 -2124-039-00	3422 INTERNATIONAL BLVD	Commercial	33.00	4,678	2,970	0.78	0.40	2.37	668.96	0.53	0.48	1.01	237.47	906.43
033 -2124-040-00	3416 INTERNATIONAL BLVD	Commercial	32.00	2,880	4,212	0.76	0.25	2.02	568.25	0.32	0.68	1.00	237.04	805.29
033 -2124-041-03	3410 INTERNATIONAL BLVD	Commercial	38.00	4,300	4,200	0.90	0.37	2.54	717.53	0.48	0.68	1.16	274.31	991.84
033 -2124-042-01	3400 INTERNATIONAL BLVD	Commercial	121.09	3,528	3,420	2.87	0.30	6.36	1,792.33	0.40	0.55	0.95	224.07	2,016.40
033 -2127-015-01	3431 FOOTHILL BLVD	Public/Non-Profit	711.67	219,107	75,318	16.89	18.87	35.77	10,084.28	-	-	-	-	10,084.28
033 -2128-001-00	3509 FOOTHILL BLVD	Commercial	232.17	5,012	680	5.51	0.43	11.89	3,351.38	0.56	0.11	0.67	159.07	3,510.46
033 -2128-002-00	3525 FOOTHILL BLVD	Residential (< 5 Units)	129.28	3,000	2,378	3.07	0.26	3.33	938.16	-	-	-	-	938.16
033 -2128-003-00	1750 35TH AVE	Residential (< 5 Units)	103.60	5,990	-	2.46	0.52	2.98	838.89	-	-	-	-	838.89
033 -2128-004-00	3553 FOOTHILL BLVD	Commercial	52.00	2,887	-	1.23	0.25	2.97	836.32	0.32	-	0.32	76.70	913.02
033 -2128-006-01	3561 FOOTHILL BLVD	Commercial	81.57	5,460	3,450	1.94	0.47	4.81	1,357.13	0.61	0.56	1.17	276.54	1,633.67
033 -2128-007-00	1783 36TH AVE	Public/Non-Profit	31.64	3,416	1,010	0.75	0.29	1.05	294.73	-	-	-	-	294.73
033 -2130-030-00	1411 36TH AVE	Commercial	176.03	6,302	6,172	4.18	0.54	9.44	2,662.52	0.71	1.00	1.71	402.65	3,065.17
033 -2130-031-00	3538 INTERNATIONAL BLVD	Commercial	25.00	3,150	3,041	0.59	0.27	1.73	487.66	0.35	0.49	0.85	199.58	687.24
033 -2130-032-00	3534 INTERNATIONAL BLVD	Commercial	25.00	3,151	1,500	0.59	0.27	1.73	487.70	0.35	0.24	0.60	140.88	628.58
033 -2130-033-00	3524 INTERNATIONAL BLVD	Commercial	50.00	6,301	-	1.19	0.54	3.46	975.36	0.71	-	0.71	167.40	1,142.76
033 -2130-034-00	3512 INTERNATIONAL BLVD	Commercial	25.00	3,151	3,497	0.59	0.27	1.73	487.70	0.35	0.56	0.92	216.99	704.69
033 -2130-035-02	3510 INTERNATIONAL BLVD	Public/Non-Profit	122.30	3,532	-	2.90	0.30	3.21	904.36	-	-	-	-	904.36
033 -2132-027-00	1410 36TH AVE	Commercial	204.27	10,284	9,928	4.85	0.89	11.47	3,233.95	1.16	1.60	2.76	651.59	3,885.54
033 -2132-047-00	3646 INTERNATIONAL BLVD	Commercial	120.00	3,200	3,200	2.85	0.28	6.25	1,761.81	0.36	0.52	0.88	206.97	1,968.78
033 -2132-048-00	3642 INTERNATIONAL BLVD	Commercial	32.00	2,560	2,560	0.76	0.22	1.96	552.71	0.29	0.41	0.70	165.58	718.28
033 -2132-049-00	3636 INTERNATIONAL BLVD	Commercial	40.25	3,220	3,200	0.96	0.28	2.47	695.20	0.36	0.52	0.88	207.50	902.70
033 -2132-050-01	3618 INTERNATIONAL BLVD	Commercial	125.25	15,187	18,560	2.97	1.31	8.56	2,414.28	1.71	3.00	4.71	1,110.82	3,525.10
033 -2134-002-01	3615 FOOTHILL BLVD	Commercial	251.89	12,087	1,746	5.98	1.04	14.04	3,958.99	1.36	0.28	1.64	387.66	4,346.65
033 -2134-003-01	3625 FOOTHILL BLVD	Residential (< 5 Units)	47.70	5,011	1,016	1.13	0.43	1.56	440.96	-	-	-	-	440.96
033 -2134-004-00	3637 FOOTHILL BLVD	Residential (< 5 Units)	39.22	5,358	1,059	0.93	0.46	1.39	392.63	-	-	-	-	392.63
033 -2134-005-00	1843 BRIDGE AVE	Residential (< 5 Units)	75.83	3,431	1,160	1.80	0.30	2.10	590.87	-	-	-	-	590.87
033 -2135-001-00	3651 FOOTHILL BLVD	Commercial	139.21	3,639	3,253	3.30	0.31	7.24	2,040.28	0.41	0.53	0.93	220.65	2,260.94
033 -2135-002-00	3659 FOOTHILL BLVD	Commercial	34.87	1,025	590	0.83	0.09	1.83	516.57	0.12	0.10	0.21	49.72	566.29
033 -2135-026-02	FOOTHILL BLVD	Public/Non-Profit	121.60	47,829	-	2.89	4.12	7.01	1,975.40	-	-	-	-	1,975.40
033 -2135-028-01	3715 FOOTHILL BLVD	Public/Non-Profit	104.74	19,687	-	2.49	1.70	4.18	1,179.14	-	-	-	-	1,179.14
033 -2135-029-00	3733 FOOTHILL BLVD	Public/Non-Profit	52.00	8,600	1,697	1.23	0.74	1.98	556.90	-	-	-	-	556.90
033 -2135-030-00	3739 FOOTHILL BLVD	Public/Non-Profit	52.35	8,100	3,430	1.24	0.70	1.94	547.10	-	-	-	-	547.10
033 -2135-031-00	3755 FOOTHILL BLVD	Commercial	198.26	9,200	1,000	4.71	0.79	11.00	3,100.85	1.04	0.16	1.20	282.53	3,383.38
033 -2136-061-02	3758 INTERNATIONAL BLVD	Commercial	242.50	14,355	1,774	5.76	1.24	13.99	3,943.45	1.62	0.29	1.90	448.99	4,392.43
033 -2136-065-01	3700 INTERNATIONAL BLVD	Residential (5+ Units)	454.91	41,571	27,436	10.80	3.58	28.76	8,108.73	4.68	4.43	9.11	2,150.05	10,258.78
033 -2138-014-01	3848 INTERNATIONAL BLVD	Commercial	95.00	6,650	8,301	2.26	0.57	5.66	1,594.71	0.75	1.34	2.09	493.03	2,087.74
033 -2138-015-00	3842 INTERNATIONAL BLVD	Commercial	45.00	6,300	4,862	1.07	0.54	3.22	908.38	0.71	0.79	1.49	352.67	1,261.05
033 -2138-016-00	3838 INTERNATIONAL BLVD	Commercial	30.00	4,200	3,810	0.71	0.36	2.15	605.59	0.47	0.62	1.09	256.79	862.37
033 -2138-017-00	3830 INTERNATIONAL BLVD	Commercial	40.00	5,600	2,400	0.95	0.48	2.86	807.45	0.63	0.39	1.02	240.24	1,047.69
033 -2138-018-01	3800 INTERNATIONAL BLVD	Commercial	210.00	9,800	5,922	4.99	0.84	11.66	3,287.15	1.10	0.96	2.06	486.06	3,773.21
033 -2138-051-01	3801 FOOTHILL BLVD	Commercial	238.70	8,000	7,416	5.67	0.69	12.71	3,583.92	0.90	1.20	2.10	495.17	4,079.09
033 -2138-053-01	3815 FOOTHILL BLVD	Commercial	52.28	6,094	-	1.24	0.52	3.53	995.83	0.69	-	0.69	161.90	1,157.73
033 -2138-056-01	3829 FOOTHILL BLVD	Commercial	178.42	8,358	3,240	4.24	0.72	9.91	2,794.37	0.94	0.52	1.46	345.53	3,139.90
033 -2139-030-00	3958 INTERNATIONAL BLVD	Commercial	165.00	5,790	5,250	3.92	0.50	8.83	2,490.00	0.65	0.85	1.50	353.91	2,843.90
033 -2139-031-00	3940 INTERNATIONAL BLVD	Commercial	26.00	2,990	2,860	0.62	0.26	1.75	493.27	0.34	0.46	0.80	188.43	681.71
033 -2139-032-00	3934 INTERNATIONAL BLVD	Commercial	55.00	8,553	8,225	1.31	0.74	4.08	1,151.67	0.96	1.33	2.29	540.70	1,692.36
033 -2139-033-00	3914 INTERNATIONAL BLVD	Commercial	77.00	10,780	4,928	1.83	0.93	5.51	1,554.34	1.21	0.80	2.01	474.21	2,028.55
033 -2139-034-00	3900 INTERNATIONAL BLVD	Commercial	200.00	8,400	6,600	4.75	0.72	10.94	3,085.29	0.95	1.07	2.01	474.70	3,559.99

Fruitvale Business Improvement District
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APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
033 -2141-001-00	1898 39TH AVE	Residential (< 5 Units)	96.73	1,841	966	2.30	0.16	2.45	692.15	-	-	-	-	692.15
033 -2141-002-00	3909 FOOTHILL BLVD	Commercial	52.28	5,130	2,402	1.24	0.44	3.37	949.01	0.58	0.39	0.97	227.83	1,176.84
033 -2141-003-00	3921 FOOTHILL BLVD	Residential (< 5 Units)	36.60	3,990	1,274	0.87	0.34	1.21	341.87	-	-	-	-	341.87
033 -2141-004-00	3931 FOOTHILL BLVD	Residential (< 5 Units)	36.60	3,570	1,195	0.87	0.31	1.18	331.67	-	-	-	-	331.67
033 -2141-005-00	3941 FOOTHILL BLVD	Commercial	70.82	1,320	2,399	1.68	0.11	3.59	1,012.15	0.15	0.39	0.54	126.50	1,138.64
033 -2142-001-00	4001 FOOTHILL BLVD	Commercial	122.28	3,119	1,517	2.90	0.27	6.34	1,788.39	0.35	0.24	0.60	140.68	1,929.07
033 -2142-002-00	4009 FOOTHILL BLVD	Commercial	52.28	6,162	2,692	1.24	0.53	3.54	999.13	0.69	0.43	1.13	266.30	1,265.43
033 -2142-003-00	4021 FOOTHILL BLVD	Commercial	52.28	7,030	3,808	1.24	0.61	3.69	1,041.29	0.79	0.61	1.41	331.90	1,373.18
033 -2142-004-00	4033 FOOTHILL BLVD	Commercial	125.29	4,210	720	2.97	0.36	6.67	1,881.68	0.47	0.12	0.59	139.29	2,020.97
033 -2144-049-02	4028 INTERNATIONAL BLVD	Commercial	69.22	15,515	15,515	1.64	1.34	5.96	1,680.16	1.75	2.51	4.25	1,003.49	2,683.65
033 -2144-049-04	4030 INTERNATIONAL BLVD	Commercial	539.01	33,624	26,825	12.80	2.90	31.38	8,848.57	3.78	4.33	8.12	1,915.63	10,764.20
033 -2144-050-00	4016 INTERNATIONAL BLVD	Commercial	70.25	7,225	8,243	1.67	0.62	4.58	1,291.32	0.81	1.33	2.14	506.10	1,797.41
033 -2144-051-00	4006 INTERNATIONAL BLVD	Commercial	159.75	5,975	4,560	3.79	0.51	8.61	2,428.70	0.67	0.74	1.41	332.53	2,761.23
033 -2147-023-01	4108 INTERNATIONAL BLVD	Commercial	449.62	22,610	13,653	10.67	1.95	25.24	7,117.00	2.55	2.20	4.75	1,121.02	8,238.03
033 -2150-001-01	1838 41ST AVE	Commercial	184.40	6,256	7,155	4.38	0.54	9.83	2,772.33	0.70	1.16	1.86	438.89	3,211.22
033 -2150-002-00	4109 FOOTHILL BLVD	Public/Non-Profit	71.68	8,165	4,336	1.70	0.70	2.40	678.06	-	-	-	-	678.06
033 -2150-003-00	4119 FOOTHILL BLVD	Public/Non-Profit	35.84	4,974	-	0.85	0.43	1.28	360.68	-	-	-	-	360.68
033 -2150-004-00	4127 FOOTHILL BLVD	Residential (< 5 Units)	35.84	4,457	3,394	0.85	0.38	1.23	348.12	-	-	-	-	348.12
033 -2150-005-00	4133 FOOTHILL BLVD	Commercial	71.68	8,103	3,608	1.70	0.70	4.80	1,353.10	0.91	0.58	1.49	352.78	1,705.88
033 -2150-006-02	4149 FOOTHILL BLVD	Commercial	74.24	3,042	2,150	1.76	0.26	4.05	1,141.56	0.34	0.35	0.69	162.76	1,304.32
033 -2151-001-00	4051 FOOTHILL BLVD	Commercial	208.76	6,729	4,410	4.96	0.58	11.07	3,121.40	0.76	0.71	1.47	346.84	3,468.24
033 -2151-003-02	4065 FOOTHILL BLVD	Commercial	107.52	16,864	4,320	2.55	1.45	8.01	2,258.39	1.90	0.70	2.60	612.67	2,871.06
033 -2151-004-00	4075 FOOTHILL BLVD	Commercial	35.84	5,019	-	0.85	0.43	2.57	723.54	0.56	-	0.56	133.34	856.88
033 -2151-005-01	4079 FOOTHILL BLVD	Commercial	231.94	14,589	5,346	5.51	1.26	13.53	3,813.45	1.64	0.86	2.51	591.34	4,404.78
033 -2154-001-03	4117 INTERNATIONAL BLVD	Commercial	833.41	64,033	50,836	19.78	5.52	50.60	14,266.50	7.21	8.21	15.42	3,638.61	17,905.11
033 -2155-001-00	4001 INTERNATIONAL BLVD	Commercial	150.00	5,000	5,000	3.56	0.43	7.98	2,250.83	0.56	0.81	1.37	323.39	2,574.22
033 -2155-002-00	4011 INTERNATIONAL BLVD	Commercial	40.00	4,000	4,000	0.95	0.34	2.59	729.74	0.45	0.65	1.10	258.71	988.45
033 -2155-025-01	4021 INTERNATIONAL BLVD	Commercial	391.00	32,375	16,837	9.28	2.79	24.14	6,806.56	3.64	2.72	6.36	1,501.80	8,308.36
033 -2156-001-00	3901 INTERNATIONAL BLVD	Commercial	160.00	5,500	5,500	3.80	0.47	8.54	2,408.98	0.62	0.89	1.51	355.73	2,764.71
033 -2156-002-00	3905 INTERNATIONAL BLVD	Commercial	50.00	5,500	5,500	1.19	0.47	3.32	936.46	0.62	0.89	1.51	355.73	1,292.19
033 -2156-003-00	3915 INTERNATIONAL BLVD	Commercial	30.00	3,000	3,000	0.71	0.26	1.94	547.30	0.34	0.48	0.82	194.04	741.34
033 -2156-004-01	3927 INTERNATIONAL BLVD	Commercial	181.66	21,799	21,296	4.31	1.88	12.38	3,490.55	2.45	3.44	5.89	1,390.76	4,881.31
033 -2156-006-00	3947 INTERNATIONAL BLVD	Commercial	150.00	5,000	5,000	3.56	0.43	7.98	2,250.83	0.56	0.81	1.37	323.39	2,574.22
033 -2157-001-00	3801 INTERNATIONAL BLVD	Commercial	180.00	6,875	4,434	4.27	0.59	9.73	2,743.49	0.77	0.72	1.49	351.64	3,095.13
033 -2157-002-00	3815 INTERNATIONAL BLVD	Commercial	30.00	3,750	3,118	0.71	0.32	2.07	583.73	0.42	0.50	0.93	218.46	802.19
033 -2157-003-00	3829 INTERNATIONAL BLVD	Commercial	30.00	3,750	3,453	0.71	0.32	2.07	583.73	0.42	0.56	0.98	231.23	814.96
033 -2157-004-04	3851 INTERNATIONAL BLVD	Commercial	372.50	31,313	9,750	8.84	2.70	23.08	6,507.33	3.52	1.57	5.10	1,203.49	7,710.82
033 -2158-001-00	3701 INTERNATIONAL BLVD	Commercial	150.00	5,000	13,144	3.56	0.43	7.98	2,250.83	0.56	2.12	2.69	633.77	2,884.60
033 -2158-002-00	3715 INTERNATIONAL BLVD	Commercial	25.00	2,500	1,100	0.59	0.22	1.62	456.09	0.28	0.18	0.46	108.34	564.43
033 -2158-003-00	3725 INTERNATIONAL BLVD	Commercial	25.00	2,500	1,490	0.59	0.22	1.62	456.09	0.28	0.24	0.52	123.20	579.29
033 -2158-004-00	3729 INTERNATIONAL BLVD	Commercial	25.00	2,500	2,926	0.59	0.22	1.62	456.09	0.28	0.47	0.75	177.93	634.02
033 -2158-005-01	3751 INTERNATIONAL BLVD	Commercial	250.00	15,625	18,770	5.93	1.35	14.56	4,105.53	1.76	3.03	4.79	1,130.46	5,235.99
033 -2177-001-01	3609 INTERNATIONAL BLVD	Commercial	210.01	10,995	1,288	4.99	0.95	11.87	3,345.32	1.24	0.21	1.45	341.20	3,686.52
033 -2177-001-02	3617 INTERNATIONAL BLVD	Commercial	75.82	8,500	6,600	1.80	0.73	5.06	1,427.80	0.96	1.07	2.02	477.36	1,905.16
033 -2177-002-00	3625 INTERNATIONAL BLVD	Commercial	224.17	12,396	1,000	5.32	1.07	12.78	3,602.92	1.40	0.16	1.56	367.44	3,970.37
033 -2186-004-01	954 FRUITVALE AVE	Commercial	204.20	9,508	4,073	4.85	0.82	11.33	3,195.33	1.07	0.66	1.73	407.83	3,603.16
033 -2193-011-00	1006 FRUITVALE AVE	Residential (< 5 Units)	86.96	3,198	-	2.06	0.28	2.34	659.71	-	-	-	-	659.71
033 -2193-012-01	1014 FRUITVALE AVE	Commercial	50.68	6,319	3,000	1.20	0.54	3.49	985.34	0.71	0.48	1.20	282.21	1,267.55
033 -2193-016-01	FRUITVALE AVE	Public/Non-Profit	47.78	267	-	1.13	0.02	1.16	326.29	-	-	-	-	326.29
033 -2193-016-02	FRUITVALE AVE	Public/Non-Profit	57.82	13,459	-	1.37	1.16	2.53	713.85	-	-	-	-	713.85
033 -2193-025-00	33RD AVE	Public/Non-Profit	106.00	34,306	-	2.52	2.95	5.47	1,542.59	-	-	-	-	1,542.59
033 -2194-001-00	3209 INTERNATIONAL BLVD	Commercial	131.46	3,911	7,322	3.12	0.34	6.92	1,949.75	0.44	1.18	1.62	382.95	2,332.70
033 -2194-002-08	3215 INTERNATIONAL BLVD	Commercial	15.00	825	750	0.36	0.07	0.85	240.87	0.09	0.12	0.21	50.50	291.37
033 -2194-006-05	3251 INTERNATIONAL BLVD	Commercial	231.62	37,175	9,270	5.50	3.20	17.40	4,906.14	4.18	1.50	5.68	1,340.94	6,247.07
033 -2194-006-06	3263 INTERNATIONAL BLVD	Commercial	27.70	2,770	1,960	0.66	0.24	1.79	505.34	0.31	0.32	0.63	148.29	653.63
033 -2194-009-00	3271 INTERNATIONAL BLVD	Commercial	22.30	2,230	3,432	0.53	0.19	1.44	406.83	0.25	0.55	0.81	190.04	596.87
033 -2194-010-00	3281 INTERNATIONAL BLVD	Commercial	150.00	5,000	5,000	3.56	0.43	7.98	2,250.83	0.56	0.81	1.37	323.39	2,574.22
033 -2194-026-02	1204 FRUITVALE AVE	Commercial	93.18	2,400	2,358	2.21	0.21	4.84	1,363.92	0.27	0.38	0.65	153.63	1,517.55
033 -2194-027-00	1212 FRUITVALE AVE	Commercial	25.34	2,715	3,008	0.60	0.23	1.67	471.08	0.31	0.49	0.79	186.77	657.85
033 -2194-028-00	1220 FRUITVALE AVE	Commercial	25.34	2,845	3,197	0.60	0.25	1.69	477.39	0.32	0.52	0.84	197.43	674.82
033 -2194-029-00	1226 FRUITVALE AVE	Commercial	25.34	2,950	2,715	0.60	0.25	1.71	482.49	0.33	0.44	0.77	181.85	664.34
033 -2194-030-00	1230 FRUITVALE AVE	Commercial	25.34	2,550	2,390	0.60	0.22	1.64	463.07	0.29	0.39	0.67	158.83	621.90
033 -2194-033-00	1314 FRUITVALE AVE	Commercial	25.34	2,880	-	0.60	0.25	1.70	479.09	0.32	-	0.32	76.51	555.61
033 -2194-034-00	1324 FRUITVALE AVE	Commercial	25.34	2,986	1,649	0.60	0.26	1.72	484.24	0.34	0.27	0.60	142.18	626.42
033 -2194-035-00	1328 FRUITVALE AVE	Commercial	51.20	6,057	3,300	1.22	0.52	3.47	979.57	0.68	0.53	1.21	286.69	1,266.26
033 -2194-036-01	1352 FRUITVALE AVE	Commercial	145.92	14,772	2,159	3.46	1.27	9.47	2,670.82	1.66	0.35	2.01	474.74	3,145.56
033 -2195-001-00	3301 INTERNATIONAL BLVD	Commercial	165.00	5,250	3,492	3.92	0.45	8.74	2,463.77	0.59	0.56	1.15	272.56	2,736.33
033 -2195-002-00	3315 INTERNATIONAL BLVD	Public/Non-Profit	25.00	2,875	3,152	0.59	0.25	0.84	237.15	-	-	-	-	237.15
033 -2195-003-00	3323 INTERNATIONAL BLVD	Commercial	50.00	5,750	8,392	1.19	0.50	3.36	948.60	0.65	1.36	2.00	472.59	1,421.19
033 -2195-004-00	3347 INTERNATIONAL BLVD	Commercial	50.00	5,750	6,788	1.19	0.50	3.36	948.60	0.65	1.10	1.74	411.46	1,360.06
033 -2195-005-01	3357 INTERNATIONAL BLVD	Public/Non-Profit	337.19	13,054	17,300	8.00	1.12	9.13	2,573.92	-	-	-	-	2,573.92
033 -2195-020-03	1232 33RD AVE	Residential (< 5 Units)	169.46	2,662	1,873	4.02	0.23	4.25	1,198.89	-	-	-	-	1,198.89
033 -2195-025-00	34TH AVE	Public/Non-Profit	69.97	13,362	-	1.66	1.15	2.81	792.82	-	-	-	-	792.82
033 -2195-026-00	3301 E 12TH ST	Commercial	268.58	78,566	93,995	6.38	6.77	26.29	7,411.22	8.84	15.18	24.02	5,669.55	13,080.77
033 -2196-003-02	3419 INTERNATIONAL BLVD	Commercial	66.12	4,359	3,320	1.57	0.38	3.89	1,096.83	0.49	0.54	1.03	242.34	1,339.17
033 -2196-004-00	3429 INTERNATIONAL BLVD	Commercial	28.00	2,800	884	0.66	0.24	1.81	510.82	0.32	0.14	0.46	108.08	618.90

Fruitvale Business Improvement District
Fiscal Year 2021/22 Maximum Assessments

APN	Address	Land Use Type	Street Frontage	Lot Area	Bldg Area	Frontage Factor (Maintenance)	Lot Factor (Maintenance)	Maintenance Special Benefit Points	Maintenance Assessment	Lot Factor (Promotion)	Building Factor (Promotion)	Promotion Special Benefit Points	Promotion Assessment	Total 2021/22 Maximum Assessment
033 -2196-005-00	3431 INTERNATIONAL BLVD	Commercial	32.00	3,200	3,997	0.76	0.28	2.07	583.79	0.36	0.65	1.01	237.35	821.14
033 -2196-006-00	3445 INTERNATIONAL BLVD	Commercial	25.00	2,500	3,818	0.59	0.22	1.62	456.09	0.28	0.62	0.90	211.93	668.01
033 -2196-007-01	1243 35TH AVE	Commercial	294.33	9,004	5,461	6.99	0.78	15.53	4,377.38	1.01	0.88	1.90	447.34	4,824.72
033 -2196-021-05	3407 INTERNATIONAL BLVD	Residential (5+ Units)	316.13	13,772	23,976	7.50	1.19	17.38	4,900.78	1.55	3.87	5.42	1,279.64	6,180.42
033 -2196-024-00	3451 E 12TH ST	Public/Non-Profit	246.99	16,245	38,780	5.86	1.40	7.26	2,047.67	-	-	-	-	2,047.67
033 -2196-025-00	3401 E 12TH ST	Public/Non-Profit	276.24	51,984	60,531	6.56	4.48	11.04	3,111.35	-	-	-	-	3,111.35
033 -2197-001-00	3501 INTERNATIONAL BLVD	Commercial	152.00	5,198	9,152	3.61	0.45	8.11	2,287.22	0.59	1.48	2.06	486.89	2,774.11
033 -2197-002-00	3509 INTERNATIONAL BLVD	Commercial	50.00	4,995	5,000	1.19	0.43	3.23	911.93	0.56	0.81	1.37	323.26	1,235.19
033 -2197-004-00	3529 INTERNATIONAL BLVD	Commercial	42.50	6,366	6,648	1.01	0.55	3.11	878.12	0.72	1.07	1.79	422.49	1,300.61
033 -2197-005-00	3545 INTERNATIONAL BLVD	Commercial	197.64	7,187	7,150	4.69	0.62	10.62	2,994.78	0.81	1.15	1.96	463.43	3,458.22
033 -2197-015-03	1242 35TH AVE	Commercial	248.59	13,292	-	5.90	1.14	14.09	3,973.34	1.50	-	1.50	353.14	4,326.48
035 -2351-005-02	4280 FOOTHILL BLVD	Commercial	274.56	18,518	2,030	6.52	1.59	16.23	4,574.81	2.08	0.33	2.41	569.34	5,144.15
035 -2351-009-00	4246 FOOTHILL BLVD	Residential (< 5 Units)	33.50	4,680	1,086	0.80	0.40	1.20	337.88	-	-	-	-	337.88
035 -2351-010-00	4240 FOOTHILL BLVD	Residential (< 5 Units)	35.00	3,500	-	0.83	0.30	1.13	319.26	-	-	-	-	319.26
035 -2351-011-00	4236 FOOTHILL BLVD	Residential (< 5 Units)	35.00	3,500	1,034	0.83	0.30	1.13	319.26	-	-	-	-	319.26
035 -2351-012-00	4230 FOOTHILL BLVD	Residential (< 5 Units)	35.00	3,500	1,110	0.83	0.30	1.13	319.26	-	-	-	-	319.26
035 -2351-013-00	1918 COURTLAND AVE	Commercial	188.59	5,500	2,410	4.48	0.47	9.90	2,791.70	0.62	0.39	1.01	237.97	3,029.67
035 -2352-001-02	4201 FOOTHILL BLVD	Public/Non-Profit	37.52	11,927	-	0.89	1.03	1.92	540.77	-	-	-	-	540.77
035 -2352-002-04	4215 FOOTHILL BLVD	Public/Non-Profit	300.00	35,100	17,776	7.12	3.02	10.14	2,860.37	-	-	-	-	2,860.37
035 -2352-005-02	4233 FOOTHILL BLVD	Residential (< 5 Units)	120.00	13,800	2,120	2.85	1.19	4.04	1,138.32	-	-	-	-	1,138.32
035 -2352-006-03	4237 FOOTHILL BLVD	Residential (5+ Units)	130.00	13,600	8,790	3.09	1.17	8.51	2,400.79	1.53	1.42	2.95	696.31	3,097.10
035 -2352-008-01	4265 FOOTHILL BLVD	Commercial	322.80	26,310	524	7.66	2.27	19.86	5,599.03	2.96	0.08	3.05	718.96	6,317.99
			41,197.42	**3,784,955**	**1,955,780**	**978.00**	**326.00**	**2,154.87**	**$607,563.59**	**225.00**	**225.00**	**450.00**	**$106,206.02**	**$713,769.61**