

**Alameda Point  
3-Year Budget Planning**

Exhibit 2

Revised Jan 10, 2018

| <b>2018 Expenses</b> |           |                              |
|----------------------|-----------|------------------------------|
| Management           | \$        | 30,500 <i>(detail below)</i> |
| Carpools             | \$        | 10,000                       |
| RideReport           | \$        | 12,000                       |
| 1000 EZ Passes       | \$        | 45,000 <i>(Aug. start)</i>   |
| <b>Total</b>         | <b>\$</b> | <b>97,500</b>                |

| <b>Assessments &amp; Revenues:</b> |        |
|------------------------------------|--------|
| 90% storage                        | \$0.02 |
| Industrial                         | \$0.04 |
| Mixed Use                          | \$0.07 |
| Office/Retail                      | \$0.09 |

**Total Revenues \$ 98,123**

Excludes property sales for 2018.

| <b>2019 Expenses</b> |           |                |
|----------------------|-----------|----------------|
| Management           | \$        | 61,700         |
| Carpools             | \$        | 10,000         |
| RideReport           | \$        | 10,000         |
| 1000 EZ Passes       | \$        | 90,000         |
| <b>Total</b>         | <b>\$</b> | <b>171,700</b> |
| 3% increase          | \$        | 5,151          |
| <b>Total Expense</b> | <b>\$</b> | <b>176,851</b> |

| <b>Assessments &amp; Revenues:</b> |                   |
|------------------------------------|-------------------|
| 90% storage                        | \$0.05            |
| Industrial                         | \$0.08            |
| Mixed Use                          | \$0.12            |
| Office/Retail                      | \$0.15            |
| Sub-total                          | \$ 182,653        |
| Est. Property Sales*               | \$ 86,473         |
| <b>Total Est. Revenues</b>         | <b>\$ 269,126</b> |

\*Includes Bladium, Blg 91, Blg 9

| <b>2020 Expenses</b> |           |                |
|----------------------|-----------|----------------|
| Management           | \$        | 92,900         |
| Carpools             | \$        | 15,000         |
| RideReport           | \$        | 10,000         |
| 1500 EZ Passes (1)   | \$        | 135,000        |
| <b>Total</b>         | <b>\$</b> | <b>252,900</b> |
| 3% increase          | \$        | 7,587          |
| <b>Total Expense</b> | <b>\$</b> | <b>260,487</b> |

| <b>Assessments &amp; Revenues:</b> |                   |
|------------------------------------|-------------------|
| 90% storage                        | \$0.06            |
| Industrial                         | \$0.12            |
| Mixed Use                          | \$0.18            |
| Office/Retail                      | \$0.22            |
| Sub-total                          | \$ 265,821        |
| Est Property Sales*                | \$ 279,472        |
| <b>Total Est. Revenues</b>         | <b>\$ 545,293</b> |

\*Includes Blg 8, Bladium, Blg 91, Blg 9

| <b>TMA Management Detail</b> | <b>Total Cost</b> |
|------------------------------|-------------------|
| ED Contract                  | (grant funded)    |
| Insurance                    | \$ 5,000          |
| Office & meeting exp.        | \$ 3,000          |
| Accounting                   | \$ 12,000         |
| website and marketing        | \$ 5,000          |
| misc.                        | \$ 1,000          |
| annual surveys, counts       | \$ 35,000         |
| <b>Total</b>                 | <b>\$ 61,000</b>  |
| <b>50% Share*</b>            | <b>\$ 30,500</b>  |

| <b>2019</b>             |                  |
|-------------------------|------------------|
| ED Contract             | \$ 31,200        |
| Other Expenses          | \$ 30,500        |
| <b>Total Alameda Pt</b> | <b>\$ 61,700</b> |

| <b>2020</b>             |                  |
|-------------------------|------------------|
| ED Contract*            | \$ 62,400        |
| Other Expenses          | \$ 30,500        |
| <b>Total Alameda Pt</b> | <b>\$ 92,900</b> |

ED may be full time \$ 104,000

(1) assumes 500 more AC Transit passes

\*Alameda Pt pays 50% of common expenses

**Alameda Point 3 Year Assessment Plan**

*revised Dec 19,2017*

| Name                                | SF               | SF     | Blg #            | Address                      | Use              | 2018 Rate | Monthly        | Annual          | Annual     | 2019 Rate | Monthly    | Annual           | 2020 Rate | Monthly    | Annual           |
|-------------------------------------|------------------|--------|------------------|------------------------------|------------------|-----------|----------------|-----------------|------------|-----------|------------|------------------|-----------|------------|------------------|
| 707 West Tower Ave LLC              | 80,907           |        | 9                | 707/9 W. Tower Ave.          | Special          | \$0.55    |                |                 | \$0        | \$0.55    | 12         | \$44,499         | \$0.55    | 12         | \$44,499         |
| Advanced Roofing Services           | 4,000            |        | 612              | 1450 Viking St.              | Industrial       | \$0.04    | \$13           | \$160           |            | \$0.08    | \$26.67    | \$320            | \$0.12    | \$40       | \$480            |
| Aircraft Carrier Hornet Foundation* | 100,000          |        | Pier 3           | 1399 Ferry Point Pier 3      | Industrial       | \$0.04    | \$333          | \$4,000         |            | \$0.08    | \$666.67   | \$8,000          | \$0.12    | \$1,000    | \$12,000         |
| Alameda Development Corporation     | 314              |        | 1                | 950 W. Mall Sq.              | Business/Office  | \$0.09    | \$2            | \$28            |            | \$0.15    | \$3.93     | \$47             | \$0.22    | \$6        | \$69             |
| Alameda Naval Air Museum            | 21,136           |        | 77               | 2151 Ferry Pt                | Industrial       | \$0.04    | \$70           | \$845           |            | \$0.08    | \$140.91   | \$1,691          | \$0.12    | \$211      | \$2,536          |
| Alameda Point Collaborative         | 9,795            | 89,018 | 607              | 677 and 650 W. Ranger Av     | Business/Office  | \$0.09    | \$741          | \$8,893         |            | \$0.15    | \$1,235.16 | \$14,822         | \$0.22    | \$1,812    | \$21,739         |
| Alameda Point Redeveloper           | 270,000          |        | 8                | 2350 Saratoga St             | Special          | \$0.55    |                |                 | \$0        | \$0.55    | \$0.00     | \$0              | \$0.55    | \$12,375   | \$148,500        |
| Alameda Point Storage Inc.          | 229,420          |        | 50 & 51 Oriskany | 50 & 51 Oriskany Ave         | 90% Storage      | \$0.02    | \$382          | \$4,588         |            | \$0.05    | \$955.92   | \$11,471         | \$0.06    | \$1,147    | \$13,765         |
| Antiques By The Bay                 | 25,747           |        | 18 & NWT         | 2700 Saratoga St.            | Retail           | \$0.09    | \$193          | \$2,317         |            | \$0.15    | \$321.84   | \$3,862          | \$0.22    | \$472      | \$5,664          |
| Astra Space                         | 17,335           |        | 397              | 1690 Orion St.               | Industrial       | \$0.04    | \$58           | \$693           |            | \$0.08    | \$115.57   | \$1,387          | \$0.12    | \$173      | \$2,080          |
| Auctions By the Bay                 | 63,972           |        | 20               | 2701 Monarch St              | Mixed Use        | \$0.07    | \$373          | \$4,478         |            | \$0.12    | \$639.72   | \$7,677          | \$0.18    | \$960      | \$11,515         |
| Auctions By the Bay                 | 23,208           |        | 525              | 2751 Todd St                 | Mixed Use        | \$0.07    | \$135          | \$1,625         |            | \$0.12    | \$232.08   | \$2,785          | \$0.18    | \$348      | \$4,177          |
| Bay Ship & Yacht                    | 2,700            |        | 292              | 1450 Ferry Pt                | Industrial       | \$0.04    | \$9            | \$108           |            | \$0.08    | \$18.00    | \$216            | \$0.12    | \$27       | \$324            |
| Bladium Inc.                        | 104,000          |        | 40               | 800 W. Tower Ave.            | Special          | \$0.55    |                |                 | \$0        | \$0.55    | \$4,766.67 | \$57,200         | \$0.55    | \$4,767    | \$57,200         |
| Complete Coach Works                | 14,997           |        | 24               | 2301 Monarch St. Suite 100   | Industrial       | \$0.04    | \$50           | \$600           |            | \$0.08    | \$99.98    | \$1,200          | \$0.12    | \$150      | \$1,800          |
| Container Storage                   | 53,200           | 17,789 | 338 & 608        | 51 W. Hornet Ave & 50 W.     | 90% Storage      | \$0.02    | \$118          | \$1,420         |            | \$0.05    | \$295.79   | \$3,549          | \$0.06    | \$355      | \$4,259          |
| Delphi Productions                  | 106,000          |        | 39               | 950 W. Tower Ave.            | Industrial       | \$0.04    | \$353          | \$4,240         |            | \$0.08    | \$706.67   | \$8,480          | \$0.12    | \$1,060    | \$12,720         |
| Dreyfuss Capital                    | 8,107            |        | 29               | 1701 Monarch St              | 90% Storage      | \$0.02    | \$14           | \$162           |            | \$0.05    | \$33.78    | \$405            | \$0.06    | \$41       | \$486            |
| Faction Brewing LLC                 | 32,500           |        | 22               | 2501 Monarch St.             | Mixed Use        | \$0.07    | \$190          | \$2,275         |            | \$0.12    | \$325.00   | \$3,900          | \$0.18    | \$488      | \$5,850          |
| Ferrous Investment                  |                  |        |                  |                              |                  |           | \$0            | \$0             |            |           | \$0.00     | \$0              |           | \$0        | \$0              |
| Google                              | 16,888           |        | 19               | 2175 Monarch St              | Business/Office  | \$0.09    | \$127          | \$1,520         |            | \$0.15    | \$211.10   | \$2,533          | \$0.22    | \$310      | \$3,715          |
| Google                              | 110,561          |        | 11               | 1190 W. Tower Ave            | Business/Office  | \$0.09    | \$829          | \$9,950         |            | \$0.15    | \$1,382.01 | \$16,584         | \$0.22    | \$2,027    | \$24,323         |
| Google                              | 65,400           |        | 400A             | 1150 West Tower Avenue       | Industrial       | \$0.04    | \$218          | \$2,616         |            | \$0.08    | \$436.00   | \$5,232          | \$0.12    | \$654      | \$7,848          |
| Kai Concepts                        | 28,636           |        | 168              | 1651 Viking St.              | Business/Office  | \$0.09    | \$215          | \$2,577         |            | \$0.15    | \$357.95   | \$4,295          | \$0.22    | \$525      | \$6,300          |
| La Costa Pacifica Inc               | 18,160           |        | 25               | 1951 Monarch St Suite 300    | Industrial       | \$0.04    | \$61           | \$726           |            | \$0.08    | \$121.07   | \$1,453          | \$0.12    | \$182      | \$2,179          |
| Maritime Administration             | 88,783           |        | 168              | 1651 Viking St.              | Business/Office  | \$0.09    | \$666          | \$7,990         |            | \$0.15    | \$1,109.79 | \$13,317         | \$0.22    | \$1,628    | \$19,532         |
| Matson                              | 53,785           |        | 167              | 1500 Ferry Pt                | Industrial       | \$0.04    | \$179          | \$2,151         |            | \$0.08    | \$358.57   | \$4,303          | \$0.12    | \$538      | \$6,454          |
| Natel Energy                        | 65,000           |        | 23               | 2401 Monarch St              | Industrial       | \$0.04    | \$217          | \$2,600         |            | \$0.08    | \$433.33   | \$5,200          | \$0.12    | \$650      | \$7,800          |
| Navigator Systems                   | 31,394           |        | 14               | 1800 Ferry Point             | 90% Storage      | \$0.02    | \$52           | \$628           |            | \$0.05    | \$130.81   | \$1,570          | \$0.06    | \$157      | \$1,884          |
| North Waterfront Cove LLC           |                  |        |                  |                              |                  |           | \$0            | \$0             |            |           | \$0.00     | \$0              |           | \$0        | \$0              |
| NRC Environmental Services          | 16,603           |        | 15               | 1605 Ferry Pt                | Business/Office  | \$0.09    | \$125          | \$1,494         |            | \$0.15    | \$207.54   | \$2,490          | \$0.22    | \$304      | \$3,653          |
| NRC Environmental Services          | 1,800            |        | 68               | 1610 Ferry Pt.               | Business/Office  | \$0.09    | \$14           | \$162           |            | \$0.15    | \$22.50    | \$270            | \$0.22    | \$33       | \$396            |
| Pacific Automated                   | 37,234           |        | 25               | 1951 Monarch St. #200        | Industrial       | \$0.04    | \$124          | \$1,489         |            | \$0.08    | \$248.23   | \$2,979          | \$0.12    | \$372      | \$4,468          |
| Pacific Fine Foods                  | 2,965            |        | 42               | 2480 Monarch St              | Industrial       | \$0.04    | \$10           | \$119           |            | \$0.08    | \$19.77    | \$237            | \$0.12    | \$30       | \$356            |
| Pacific Pinball Museum              | 43,355           |        | 169              | 1680 Viking St               | Storage/Assembly | \$0.02    | \$72           | \$867           |            | \$0.05    | \$180.65   | \$2,168          | \$0.06    | \$217      | \$2,601          |
| Power Engineering                   | 55,471           |        | 166              | 1501 Viking St. Suite 200    | Industrial       | \$0.04    | \$185          | \$2,219         |            | \$0.08    | \$369.81   | \$4,438          | \$0.12    | \$555      | \$6,657          |
| Proximo/Hangar 1                    | 32,444           |        | 22               | 2505 Monarch St.             | Mixed Use        | \$0.07    | \$189          | \$2,271         |            | \$0.12    | \$324.44   | \$3,893          | \$0.18    | \$487      | \$5,840          |
| Rain Defense                        | 25,000           |        | Lot              | 2451 Hancock St.             | Industrial       | \$0.04    | \$83           | \$1,000         |            | \$0.08    | \$166.67   | \$2,000          | \$0.12    | \$250      | \$3,000          |
| Rock Wall Wine Company, Inc.        | 40,868           |        | 24               | 2301 Monarch St, Suite 100   | Mixed Use        | \$0.07    | \$238          | \$2,861         |            | \$0.12    | \$408.68   | \$4,904          | \$0.18    | \$613      | \$7,356          |
| Saildrone                           | 110,561          |        | 12 & 400         | 1050 W. Tower Ave & 1150     | Industrial       | \$0.04    | \$369          | \$4,422         |            | \$0.08    | \$737.07   | \$8,845          | \$0.12    | \$1,106    | \$13,267         |
| St. George Spirits Inc.             | 65,000           |        | 21               | 2601 Monarch St              | Mixed Use        | \$0.07    | \$379          | \$4,550         |            | \$0.12    | \$650.00   | \$7,800          | \$0.18    | \$975      | \$11,700         |
| Steeltown Winery LLC                | 5,220            |        | 43               | 2440 Monarch St.             | Industrial       | \$0.04    | \$17           | \$209           |            | \$0.08    | \$34.80    | \$418            | \$0.12    | \$52       | \$626            |
| Sustainable Technologies            | 12,156           | 1,640  | 163 & 414        | 1800 Orion St Ste. 101 & 115 | 90% Storage      | \$0.02    | \$23           | \$276           |            | \$0.05    | \$57.48    | \$690            | \$0.06    | \$69       | \$828            |
| Turn Key Show Productions           | 8,080            |        | 459              | 101 W. Tower Ave             | 90% Storage      | \$0.02    | \$13           | \$162           |            | \$0.05    | \$33.67    | \$404            | \$0.06    | \$40       | \$485            |
| WETA                                | 28,000           |        |                  | Pier 3                       | Business/Office  | \$0.09    | \$210          | \$2,520         |            | \$0.15    | \$350.00   | \$4,200          | \$0.22    | \$513      | \$6,160          |
| Williams Sonoma                     | 43,355           |        | 169              | 1680 Viking St               | Industrial       | \$0.04    | \$145          | \$1,734         |            | \$0.08    | \$289.03   | \$3,468          | \$0.12    | \$434      | \$5,203          |
| Wonky & Wonky Kitchen LLC           | 5,073            |        | 44               | 2400 Monarch St.             | Industrial       | \$0.04    | \$17           | \$203           |            | \$0.08    | \$33.82    | \$406            | \$0.12    | \$51       | \$609            |
| Wrightspeed Powertrains Inc.        | 109,293          |        | 41               | 650 W. Tower Ave             | Industrial       | \$0.04    | \$364          | \$4,372         |            | \$0.08    | \$728.62   | \$8,743          | \$0.12    | \$1,093    | \$13,115         |
| AP Building 91, LLC                 | 53,223           |        | 91               | 651 W Tower Ave              | Special          | \$0.55    | \$2,439        |                 | \$0        | \$0.55    | \$2,439.39 | \$29,273         | \$0.55    | \$2439.388 | \$29,273         |
| <b>TOTAL</b>                        | <b>2,341,646</b> |        |                  |                              |                  |           | <b>\$8,177</b> | <b>\$98,123</b> | <b>\$0</b> |           |            | <b>\$269,125</b> |           |            | <b>\$545,293</b> |

No special assessments  
in 2018