

**Alameda Point
3-Year Budget Planning**

Exhibit 2

Revised Jan 10, 2018

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

Assessments & Revenues:	
90% storage	\$0.02
Industrial	\$0.04
Mixed Use	\$0.07
Office/Retail	\$0.09

Total Revenues \$ 98,123

Excludes property sales for 2018.

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

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

*Includes Bladium, Blg 91, Blg 9

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

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

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

TMA Management Detail	Total Cost
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
Total	\$ 61,000
50% Share*	\$ 30,500

2019	
ED Contract	\$ 31,200
Other Expenses	\$ 30,500
Total Alameda Pt	\$ 61,700

2020	
ED Contract*	\$ 62,400
Other Expenses	\$ 30,500
Total Alameda Pt	\$ 92,900

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
TOTAL	2,341,646						\$8,177	\$98,123	\$0			\$269,125			\$545,293

No special assessments
in 2018