

# **CITY OF ALAMEDA**

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**Island City Landscaping and Lighting  
Maintenance District No. 84-2**

**Zone 4 (Park Street)**

**Fiscal Year 2019/20 Engineer's Report**

**March 2019**

Prepared by:



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# 1. ENGINEER'S LETTER

The City of Alameda (the "City") has engaged NBS to prepare and file an Engineer's Report. The purpose of the this Engineer's Report is to present the need for the increased assessments within the existing Island City Landscaping and Lighting District No. 84-2, Zone 4 (the "Zone"), for the Fiscal Year 2019/20 and all subsequent years.

This Engineer's Report presents the plans and specifications describing the improvements, services and activities, an estimate of the costs of the improvements, services and activities for the Zone for the 2019/20 Fiscal Year, a diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, services and activities, assessing the net amount upon all assessable lots and/or parcels within the Zone in proportion to the special benefit received. If the levy of the proposed increase in assessments within the Zone is not approved by the property owners, the existing Zone assessments shall remain in place.

The following maximum allowable assessment is proposed to be authorized in order to pay the estimated costs of the improvements, services and activities to be paid by the assessable real property within the boundaries of the Zone in proportion to the special benefit received. The following table summarizes the assessment within the Zone:

| Description   | FY 2019/20<br>Estimated<br>Maximum<br>Budget <sup>(1)</sup> | FY 2020/21<br>Estimated<br>Maximum<br>Budget <sup>(1)</sup> | FY 2021/22<br>Estimated<br>Maximum<br>Budget <sup>(1)</sup> |
|---|---|---|---|
| District Maintenance <sup>(2)</sup>                     | \$10,000.00   | \$10,000.00   | \$10,000.00   |
| Landscape Maintenance                                   | 11,530.00   | 11,530.00   | 11,530.00   |
| Irrigation – Electric                                   | 1,500.00  | 1,500.00  | 1,500.00  |
| Irrigation – Water                                      | 7,000.00  | 7,000.00  | 7,000.00  |
| Seasonal Decoration Installations                       | 8,480.00  | 8,480.00  | 8,480.00  |
| Public Litter Can Management                            | 2,450.00  | 2,450.00  | 2,450.00  |
| Sidewalk Pressure Washing                               | 10,000.00   | 10,000.00   | 10,000.00   |
| Incidental/Misc. Expenses                               | 1,748.00  | 1,748.00  | 1,748.00  |
| <u>Capital Improvements</u>                             |   |   |   |
| Landscape Capital Improvements <sup>(3)</sup>           | 15,640.00   | 15,640.00   | 15,640.00   |
| Beautification/Districtwide Improvements <sup>(4)</sup> | 20,529.00   | 20,529.00   | 20,529.00   |
| Tree Trimming and Treatment <sup>(5)</sup>              | 2,590.00  | 2,590.00  | 2,590.00  |
| Accounting, Engineering & Admin Costs                   | 13,857.48   | 14,273.20   | 14,701.40   |
| Reserve Fund Collection                                 | 5,266.22  | 7,287.01  | 8,808.42  |
| <u>General Benefit Contribution</u>                     | (3,338.79)  | (4,619.96)  | (5,584.54)  |
| <b>Estimated Costs and Expenses</b>                     | <b>\$107,251.91</b>   | <b>\$148,407.25</b>   | <b>\$179,392.28</b>   |
| <b>Total Zone Special Benefit Points</b>                | <b>1,885.70</b>   | <b>1,885.70</b>   | <b>1,885.70</b>   |
| <b>Maximum Allowable Assessment Per BP</b>              | <b>\$56.88</b>  | <b>\$56.88</b>  | <b>\$56.88</b>  |

(1) Actual total amounts may vary slightly due to rounding and changes to total benefit points.

(2) Includes litter and debris clean up on sidewalks and graffiti removal.

(3) Maintenance will occur every five years (includes demolition, irrigation, and new plantings)

(4) Ongoing yearly costs to support various beautification improvements.

(5) Maintenance will occur every five years, annual treatment cost of \$4,930 included in landscape maintenance.

In making the assessments contained herein pursuant to Chapter 3 Article V of The City of Alameda Municipal Code (the “Alameda Municipal Code”), Article XIID, section 4 of the Constitution of the State of California (“Article XIID”) and the Proposition 218 Omnibus Implementation Act (“Proposition 218”) (California Government Code section 53750 *et seq.*), (the Alameda Municipal Code, Article XIID, and Proposition 218 are collectively referred to as the “Assessment Law”):

1. I identified all parcels which will have a special benefit conferred upon them from the improvements described in this Engineer’s Report (the “Specially Benefited Parcels”). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in this Engineer’s Report.
2. I have assessed the costs and expenses of the improvements upon the Specially Benefited Parcels. In making such assessment:
  - a. The proportionate special benefit derived by each Specially Benefited Parcel from the improvements was determined in relationship to the entirety of the maintenance costs of the improvements;
  - 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 improvements; and
  - c. Any general benefits from the improvements have been 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 Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of Alameda and the Assessment Law.

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

## 2. INTRODUCTION

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### 2.1 Background

The Island City Landscaping and Lighting District No. 84-2 (the “District”) was formed in 1984 to finance the maintenance and servicing of various landscaping improvements located within the boundaries of the District. The District currently made up of six distinct benefit zones. The assessment rates within current Zone 4 (the “Zone”) of the District have not been increased since the implementation of Proposition 218 in 1997 and currently do not have sufficient revenue to keep up with the costs of the improvements.

### 2.2 Reason for Proposed Assessment

Approval of the proposed increase in assessments covered by this Engineer’s Report will generate the revenue necessary for the cleaning, safety, economic development, beautification, and management activities more fully described in Section 3.2. The Zone’s improvements, services and activities include all necessary services, operations and administration required to keep the Zone improvements and area in an operational and satisfactory condition as well as provide for the ongoing services and activities. The increase will also add an annual cost of living inflator beginning July 1, 2022. Currently, the Zone does not have an annual cost of living inflator included in the method of assessment. The establishment of an annual escalation clause for inflation is necessary in order to help ensure that the Zone can continue the level of maintenance and servicing of the improvements in future years as costs increase due to inflation or due to the increased cost of utilities beyond the City’s control.

### 2.3 Process for Proposed Assessment Increase

The City cannot increase assessments within the Zone without complying with the procedures specified in Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (California Government Code Section 53750 et seq.). In November 1996, the voters in the State of California added Article XIII D to the California Constitution imposing, among other requirements, the necessity for the City to conduct an assessment ballot procedure to enable the owners of each property on which assessments are proposed to be enacted or increased, the opportunity to express their support for, or opposition to, the proposed assessment or increase in such assessment. The basic steps of the assessment ballot procedure are outlined below.

The City must prepare a Notice of Public Hearing (“Notice”), which describes, along with other mandated information, the reason for the proposed assessments or increase 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 mark their assessment ballot either in support of, or in opposition to, the proposed assessment or increase. The Notice and assessment ballot are mailed to each affected property owner within the Zone a minimum of 45 days prior to the public hearing date as shown in the Notice.

After the Notice and assessment ballot are mailed, property owners are given until the close of the public hearing, stated in the Notice, to return their signed and marked 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 and the results are announced by the City Council.

Article XIID 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 or increase the assessments as proposed. A majority protest exists if the assessments represented by ballots submitted in opposition exceed those submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel.

If there is no majority protest as described above, the City Council may approve the proposed increase in assessments for the Zone. If there is a majority protest, as described above, the City will continue to levy the existing Zone assessments.

## 3. PLANS AND SPECIFICATIONS

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The Zone will provide for the ongoing cleaning, maintenance, safety, beautification, and management activities all located within the boundaries of the Zone.

### 3.1 Description of the Boundaries

#### Zone 4 (Park St.)

Zone 4 of the Island City Landscaping and Lighting Maintenance District 84-02 is located in the City of Alameda in the area generally located along Park Street southwest of the City limits to the intersection at San Jose Avenue and includes whole or partial blocks immediately east and west of Park Street along Lincoln Avenue, Santa Clara Avenue, Central Avenue, Alameda Avenue, and Encinal Avenue. The specific areas included in the boundaries are:

- Park Street from Blanding Ave to San Jose Avenue
- Blanding Avenue from Oak Street to Park Street (North side only)
- Lincoln Avenue from Oak Street to Everett Street
- Webb Avenue from Park Street to Everett Street
- Santa Clara Avenue from Oak Street to Broadway
- Central Avenue from Oak Street to Broadway
- Alameda Avenue from Oak Street to Park Street
- Encinal Avenue from Oak Street to Park Avenue
- Park Avenue from Santa Clara Avenue to Central Avenue
- Everett Street from Santa Clara Avenue to Central Avenue

### 3.2 Description of the Improvements and Services

The improvements provided within the Zone include, but are not limited to, the operating, maintaining, and servicing of all public landscaping improvements, consisting of trees, medians, refuse containers, sidewalks, plant materials, pathways, irrigation systems, lighting systems, and associated appurtenant facilities. Services include, but are not limited to, personnel, materials, contracting services, electrical energy, water required for all necessary maintenance, replacement, repair and administration, required to keep the above mentioned improvements in a healthy, vigorous and satisfactory condition.

The Maintenance and Cleaning Program includes regular sidewalk sweeping, alley cleaning, refuse removal, regularly scheduled steam cleanings, pressure washing, graffiti removal, tree pruning and watering, tree well weeding with crushed granite replenishment, as well as other related activities.

A team of maintenance workers will carry out the following tasks:

### 3.2.1 CLEANING AND MAINTENANCE

Services will be provided seven days a week, Monday through Sunday with the following frequencies:

#### DAILY:

- Removal of litter and trash from sidewalks and street furniture including recycling and disposal at proper facilities.
- Proper maintenance of public litter cans to include: tops and sides, space between litter can and internal liner, and any materials that may surround a litter can.
- Monitor public litter cans and remove excess waste from litter cans to prevent overflowing. Monitor waste hauler to ensure high level of service.
- Sidewalk sweeping with sweeping machine.
- Removal of graffiti from public property. Reporting of graffiti to private property owners.
- Removal of illegal signage.
- Removal and return of shopping carts.
- Monitor maintenance of landscaping and report any problems to the City.
- Remove weeds from sidewalks and other areas, as needed.
- Ensure staff is visible and present on the street, especially for visitors and business association members.

#### WEEKLY (AND/OR AS NEEDED):

- Recycling and Organics disposal at the proper facilities.
- Clean corners, steps, and drains at amenity plazas and bus stops.
- Sweep bus stops, wipe down street furniture and news racks.
- Maintain hanging flower baskets (Park St.)
- Trim sidewalk trees.
- Power Washing and Steam Cleaning of sidewalks and alleys. Spot power washing as needed to removes grime, gum, gum stains, and discoloration from the sidewalks and public litter cans.
- Parking Lot Sweeping and litter removal at the parking lot on Central Avenue located across from the Alameda Theater & Cineplex and the parking lot located at 2308 Encinal Avenue.

#### ANNUAL/SPECIAL EVENTS:

As directed, special signage will be prepared and posted for the following special events on Park Street:

- Spring Festival, second full weekend of May (Mother's Day Weekend).
- Art & Wine Faire, last full weekend of July.
- Classic Car Show, second Saturday of October.
- Free Parking every Saturday between Thanksgiving and Christmas.

## 3.3 Overhead

In addition to the hard costs of maintaining the improvements mentioned above, the City will incur costs for staff time and expenses related to the management and maintenance of the improvements within the Zone. Staff time includes oversight and coordination of both City and contractor provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly



related to the improvements, and without them the improvements could not be efficiently completed or properly maintained on an ongoing basis.

## 4. ESTIMATE OF COSTS

The estimated costs of installation, implementation and maintenance of the improvements, services and activities as described in Section 3 are outlined below. Each year, as part of the assessment levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

### 4.1 Zone 4 (Park Street) Cost Estimate Budget

The estimated cost budget for Fiscal Year 2019/20 through Fiscal Year 2021/22 for the installation, implementation and maintenance of the improvements, services and activities is as follows:

| Description   | 2019/20<br>Maximum<br>Budget <sup>(1)</sup> | 2020/21<br>Maximum<br>Budget <sup>(1)</sup> | 2021/22<br>Maximum<br>Budget <sup>(1)</sup> |
|---|---|---|---|
| District Maintenance <sup>(2)</sup>                     | \$10,000.00                                 | \$30,000.00                                 | \$50,000.00                                 |
| Landscape Maintenance                                   | 11,530.00                                   | 11,530.00                                   | 11,530.00                                   |
| Irrigation – Electric                                   | 1,500.00                                    | 1,500.00                                    | 1,500.00                                    |
| Irrigation – Water                                      | 7,000.00                                    | 7,000.00                                    | 7,000.00                                    |
| Seasonal Decoration Installations                       | 8,480.00                                    | 8,480.00                                    | 8,480.00                                    |
| Public Litter Can Management                            | 2,450.00                                    | 2,450.00                                    | 2,450.00                                    |
| Sidewalk Pressure Washing                               | 10,000.00                                   | 30,000.00                                   | 40,000.00                                   |
| Incidental/Misc. Expenses                               | 1,748.00                                    | 1,748.00                                    | 1,748.00                                    |
| <u>Capital Improvements</u>                             |   |   |   |
| Landscape Capital Improvements <sup>(3)</sup>           | 15,640.00                                   | 15,640.00                                   | 15,640.00                                   |
| Beautification/Districtwide Improvements <sup>(4)</sup> | 20,529.00                                   | 20,529.00                                   | 20,529.00                                   |
| Tree Trimming and Treatment <sup>(5)</sup>              | 2,590.00                                    | 2,590.00                                    | 2,590.00                                    |
| Accounting, Engineering & Admin Costs                   | 13,857.48                                   | 14,273.20                                   | 14,701.40                                   |
| Reserve Fund Collection                                 | 5,266.22                                    | 7,287.01                                    | 8,808.42                                    |
| <u>General Benefit Contribution</u>                     | <u>(3,338.79)</u>                           | <u>(4,619.96)</u>                           | <u>(5,584.54)</u>                           |
| <b>Estimated Costs and Expenses</b>                     | <b>\$107,251.91</b>                         | <b>\$148,407.25</b>                         | <b>\$179,392.28</b>                         |
| <b>Total Benefit Points</b>                             | <b>1,885.70</b>                             | <b>1,885.70</b>                             | <b>1,885.70</b>                             |
| <b>Maximum Assessment Per Benefit Point</b>             | <b>\$56.88</b>                              | <b>\$78.70</b>                              | <b>\$95.13</b>                              |
| <b>Annual Percent Increase<sup>(6)</sup></b>            | <b>-</b>                                    | <b>38.37%</b>                               | <b>20.88%</b>                               |

(1) Actual total amounts may vary slightly due to rounding and changes in total Benefit Points.

(2) Includes litter and debris clean up on sidewalks and graffiti removal.

(3) Maintenance will occur every five years (includes demolition, irrigation, and new plantings)

(4) Ongoing yearly costs to support various beautification improvements.

(5) Maintenance will occur every five years, annual treatment cost of \$4,930 included in landscape maintenance.

(6) Beginning in Fiscal Year 2022/23 the Annual Percent Increase will be equal to the Consumer Price Index as described in Section 7.5 of this Report.

## 5. SPECIAL AND GENERAL BENEFIT

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The improvements proposed in Section 3 are expected to confer certain special benefits to parcels within the Zone. The special benefits are described below.

### 5.1 Introduction

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the installation, implementation and maintenance of the improvements, services and activities shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the installation, implementation and maintenance of the improvements, services and activities.

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Proposition 218 requires that the City separate the general benefit from special benefit, so that only special benefit may be assessed to properties within the Zone. Furthermore, Article XIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

### 5.2 Identification of Benefit

The Park Street Pedestrian Districts are considered a high-priority in the City's Pedestrian Plan, representing their importance to the community as an area of pedestrian needs. These areas are designated as pedestrian districts/corridors due in part to their mix of land uses that encourage walking (Pedestrian Plan, 2009). In addition to providing a basic transportation route, sidewalks and pathways that are kept clean and free of litter and graffiti create appealing public spaces that reflect community pride and invite people to walk.

Landscaping was installed along the roadways and sidewalks within the Zone in order to enhance the overall visual appearance for adjacent parcels. According to City staff, this includes ground cover, turf and mulch. Trees and shrubs were included as part of the landscaping as well as sprinkler, irrigation and drainage systems. In addition, aesthetically pleasing landscaping welcomes users to walkways, and street and shade tree canopies encourages use even during the hottest times of the year. According to the City's Master Street Tree Plan (2009), street trees are one of the key factors making Alameda a desirable place to shop, work, visit, and live.

The ongoing maintenance, servicing and operation of the Zone's improvements, services, and activities will provide benefits to both those properties within the Zone boundaries and to the community as a whole. The benefit conferred to property within the Zone can be grouped into three primary benefit categories; aesthetic benefit, safety benefit and economic activity benefit. The three District benefit categories are further expanded upon in each section below.

### 5.2.1 AESTHETIC BENEFIT

The aesthetic benefit relates to the increase in the overall aesthetics as a result of the ongoing maintenance, servicing and operation of the improvements, services and activities provided to the Zone. The sidewalk services, trash services, graffiti abatement, and beautification activities will enhance the overall image and desirability of the properties within the Zone. The following aesthetic benefits will be provided as a result of the improvements, services and activities in the Zone:

- Maintained sidewalks will enhance the identity of the area, which will lead to a stronger and healthier corridor. The overall appeal of the Zone is enhanced when improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when improvements are not well-maintained, unsafe, or destroyed by the elements or vandalism.
- Street landscaping improvements improve the “livability”, commercial activity, appearance and desirability for properties within the Zone. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within the Zone.
- Litter removal and graffiti abatement are important for the aesthetics and preservation of community property and the well-being of the public.
- Uniform and well-maintained improvements, services and activities will create cohesion throughout the zone. This cohesion will enhance the retail and residential experience as well as encourage maximum use of building and lot area. A uniform maintenance management program will allow for consistent and reliable maintenance throughout the boundary of the Zone.
- Upgraded sidewalk amenities and other improvements, services and activities will enhance the appearance, desirability and “livability” of the property directly fronting the improvements provided throughout the Zone.

As a result of the Aesthetic benefit conferred by the continued maintenance of the improvements, services and activities, the overall “livability” of the Zone will increase. “Livability” encompasses several qualities and characteristics that are unique to a specific area. The Victoria Transport Policy Institute (VTPI, 2011) expands on the concept of “livability” and the various benefits associated with that designation. The Victoria Transport Policy Institute indicates that 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.

### 5.2.2 SAFETY BENEFIT

The maintained improvements within the Zone will provide an increased level of safety to the property, businesses, residents, and visitors to the Zone.

The following safety benefits will be provided as a result of the improvements, services and activities in the Zone:

- The improvements, services and activities will provide for clear and safe access to and from properties, as well as provide for safe pedestrian passage throughout the Zone.
- Well-maintained sidewalks, free of trash, provide a separation between vehicle and pedestrian as well as property and pedestrian, which provides a safety benefit for both property and pedestrian. In the City of Alameda between 2002 and 2007 there were an average of 40 pedestrian-involved motor vehicle collisions per year and pedestrian-involved motor vehicle collisions equaled five percent of total collisions (Pedestrian Plan, 2009). The U.S. Department of Transportation Federal Highway Administration (FHWA, n.d.) notes that roadways without sidewalks are more than twice as likely to have pedestrian involved accidents compared to sites with sidewalks on both sides of the street.
- Regular maintenance to the Zone improvements ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the sidewalks.
- Safety for pedestrians involves not only a degree of protection from vehicular accidents, but also from criminal activity. Well monitored areas mitigate crime, especially vandalism, and enhance pedestrian safety.
- Landscape improvements not only decrease in crash rates 46 percent across urban arterial and highway sites, there is also less graffiti, vandalism, and littering in outdoor spaces with natural landscapes than in comparable plant-less spaces (Wolf, 2010).
- According to the National Crime Prevention Council (NCPC, 2009) a climate of safety in a community can be created by designing a physical environment that positively influences human behavior and prevents crime. Picking up trash and the removal of graffiti deters crime and promotes more vibrant communities.

### 5.2.3 ECONOMIC ACTIVITY BENEFIT

The economic activity benefit relates to the increase in the Zone's economic activity and future property development potential as a result of the Zone's improvements, services and activities. The economic activity for property within the Zone can best be described as the ability for the property within the Zone to develop, redevelop and operate at the property's highest and best use.

Properties within the Zone will receive the following economic activity benefits as a result of the Zone's improvements, services and activities:

- Provide a cleaner more inviting environment to residents and consumers which will attract, retain and expand the retail and business climate throughout the Zone.
- The effort will reduce vacancy rates and increase lease rates and utilization of property within the Zone.

- Well-maintained and safe Zone areas will encourage an increase in the overall pedestrian activity.
- The area will become more pedestrian friendly, thus improving the retail environment by encouraging individuals to shop, dine, and stay within the Zone boundaries.
- Well maintained street landscape improvements not only make adjacent properties appear more stable and prosperous but can spur investment in the property. According to the FHWA, landscaped sidewalks create an inviting place for customers to shop and do business (FHWA, 2001).

Well-maintained and safe sidewalks and public right-of-ways not only make adjacent properties appear more stable and prosperous, but can spur investment in the property. The National Complete Streets Coalition (NCSC, n.d.) notes that street design that is inclusive of all modes of transportation, where appropriate, not only improves conditions for existing businesses, but also is a proven method for revitalizing an area and attracting new development. Washington, DC's Barracks Row was experiencing a steady decline of commercial activity due to uninviting sidewalks, lack of streetlights, and speeding traffic. After many design improvements, which included new patterned sidewalks, more efficient public parking, and new traffic signals, Barrack's Row attracted 44 new businesses and 200 new jobs. Economic activity on this three-quarter mile strip (measured by sales, employees, and number of pedestrians) has more than tripled since the inception of the project.

### **5.3 Separation of General Benefit**

Section 4 of Article XIID of the California Constitution provides 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," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the installation, implementation and maintenance of the Zone's improvements, services and activities to be provided by the assessments levied. The installation, implementation and maintenance of assessment funded Zone improvements, services and activities provided by the Zone will be located within the Zone boundaries only. There will be no installation, implementation and maintenance of assessment funded improvements, services and activities located outside of the Zone boundaries.

The ongoing installation, implementation and maintenance of Zone improvements, services and activities will provide aesthetic, safety and economic activity benefits to the property within the Zone. However, it is recognized that the ongoing installation, implementation and maintenance of Zone improvements, services and activities will also provide a level of benefit to some property and businesses within proximity to the Zone, as well as visitors and individuals passing through the Zone. Pedestrian traffic from property within and outside of the Zone as well as individuals passing through the Zone area will be able to utilize the safe and maintained sidewalks to not only access

property located within the Zone, but also to access public transportation at the bus stops within the Zone. Therefore, the general benefit created as a result of the Zone's improvements, services and activities has been considered.

## **5.4 Quantification of General Benefit**

As a result of the maintenance and operation of the improvements, there will be a level of general benefit to people that do not live in or intend to conduct business within the Zone. In order for property within the Zone to be assessed only for that portion of special benefits received from the Zone's maintenance activities, general benefits provided by the ongoing maintenance of the improvements needs to be quantified. The amount of general benefit that is provided from the Zone's maintenance activities cannot be funded via property owners' assessments.

There will be pedestrian traffic generated from property outside of the Zone that will utilize the maintained sidewalks in order to pass through the Zone and access property located outside of the Zone boundaries. In addition to accessing property located outside of the Zone, 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 Zone sidewalks serve as a pass through portion of their overall route traveled. The benefit provided to property and pedestrians, as a result of the maintained sidewalks serving as a pass through corridor, needs to be quantified.

The Zone encompasses the Park Street Business District, which offers shopping and dining experiences, professional services, and fun things to do including: car shows, music festivals, art faires, holiday festivities, theaters and the Cineplex.

The primary reason persons living outside the Zone would enter the Zone would be to access the commercial or entertainment properties within the Zone. The Park Street business district is on the City's primary commercial and entertainment districts. Even those individuals looking to use public transportation for the purpose of commuting out of Alameda will likely shop or dine in the Zone. Additionally, the presence of the improvements will act as a magnet to tourists or commuters traveling to the City who would otherwise just pass-through the areas.

While the improvements within the Zone are primarily a benefit to the properties within the Zone we must recognize the benefit received by those individuals just that may be just passing through with no intentions of utilizing the properties within the Zone. It is possible that people living in the neighborhoods around the Zone will walk into the Zone strictly for the purpose of commuting to work in a location outside the Zone.

The U.S. Census Bureau (2017) determined that there is an average of 2.52 persons per household in Alameda. The commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile (Walkscore, 2014). In order to determine the total number of persons who are within close proximity to the improvements, a quarter-mile radius of the Zone's boundary.

| Number of Households <sup>(1)</sup> | Neighborhood Population |
|-------------------------------------|-------------------------|
| 1,916                               | 4,836                   |

(1) Based upon land use and units from the 2018 Alameda County Secured Property Roll.

According to the City's Pedestrian Plan, approximately 16 percent of Alameda's employed residents utilize public transit to commute to work (Pedestrian Plan, 2009). In order to determine the number of persons that will enter the Zone walking with a purpose to access public transit for their commute to work in a location outside the Zone, the employed population of residents must be determined. If it is assumed that at least one person per household will be employed accounting for small children, retired, and unemployed residents, the number of households is equal to the employed population. To find the number of persons utilizing public transit for their commute, 16 percent is applied to the employed population residing within a quarter-mile radius of the Zone boundaries.

| Employed Population | Population Estimated to Commute to Work |
|---------------------|---|
| 1,916               | 307                                     |

After applying 16 percent to the number of employed residents within a quarter-mile of the Zone, the result is that an estimated 6.5 percent of the people residing in the areas surrounding the Zone will commute to work utilizing public transit.

| Neighborhood Population <sup>(1)</sup> | Population Estimated to Commute to Work <sup>(2)</sup> | Percent of Neighborhood Population Commuting <sup>(3)</sup> |
|--|--|---|
| 4,836                                  | 307  | 6.35%   |

(2) Estimate of households within a quarter-mile radius of the Zone multiplied by the 2.52 persons per household according to the 2017 U.S. Census.

(3) Estimated commuters assuming a minimum of 1 employed person per household within a quarter-mile radius of the Zone.

(4) Percent of employed persons estimated to use public transit to commute to work.

It is likely that many of those people will utilize the commercial, dining and entertainment services within the Zone on the way to and from the use of public transit. However, if we use a very conservative estimate that 50 percent of those commuters will never utilize the shops, restaurants or services provided by the properties within the Zone and will only ever pass through the Zone, then we can assume 3.17 percent of the surrounding populations will receive benefit from the improvements, and is therefore considered to be general benefit.

| General Benefit |
|-----------------|
| 3.17%           |

As such, the general benefit portion of the improved aesthetics, increase safety, and economic activity benefits resulting from improvements within the Zone is estimated to be 3.17 percent and the special benefit is estimated to be 96.83 percent.



## 6. APPORTIONING OF SPECIAL BENEFIT

As described in the Introduction, once special benefits are identified, they must 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 method of apportioning benefit to parcels within the Zone reflects the proportional special benefit assigned to each property from the Zone's improvements, services and activities based upon the various property characteristics for each parcel as compared to other properties within the Zone.

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

- Lot square footage
- Building square footage
- Linear frontage

It is believed parcels of the same use will experience different degrees of special benefit in relation to differences in their lot size, building size, and linear frontage. For example, a parcel with a large building will experience greater special benefit than a parcel with a small building. Accordingly, as lot size, building size, and linear frontage increase, parcels are considered to receive proportionately greater special benefit. Therefore, these parcel characteristics are deemed appropriate factors for determining proportional special benefit.

In order to relate differing parcel characteristics to one another, a relative factor is determined for each.

#### 6.1.1 LOT FACTOR

The average lot size in Zone 4 is approximately 9,783 square feet. Each parcel's actual lot size was divided by Zone 4's average lot size to determine a Lot Factor.

|                       |   |                                |   |                        |
|-----------------------|---|--------------------------------|---|------------------------|
| Parcel's<br>Lot Sq Ft | / | Zone 4<br>Average<br>Lot Sq Ft | = | Parcel's<br>Lot Factor |
|-----------------------|---|--------------------------------|---|------------------------|

#### 6.1.2 BUILDING FACTOR

The average building size in Zone 4 is approximately 6,066 square feet. Each parcel's actual building size was divided by Zone 4's average building size to determine a Building Factor.

|                                   |   |  |   |                                    |
|-----------------------------------|---|--|---|------------------------------------|
| Parcel's<br><b>Building Sq Ft</b> | / | Zone 4's<br>Average<br><b>Building Sq Ft</b> | = | Parcel's<br><b>Building Factor</b> |
|-----------------------------------|---|--|---|------------------------------------|

### 6.1.3 FRONTAGE FACTOR

The average linear frontage in Zone 4 is approximately 75.74 feet. Each parcel's actual linear frontage was divided by the Zone's average linear frontage to determine a Frontage Factor.

|                                |   |   |   |                                    |
|--------------------------------|---|---|---|------------------------------------|
| Parcel's<br><b>Frontage Ft</b> | / | Zone 4's<br>Average<br><b>Frontage Ft</b> | = | Parcel's<br><b>Frontage Factor</b> |
|--------------------------------|---|---|---|------------------------------------|

## 6.2 Land Use Types

In addition to lot size, building size, and linear frontage, a parcel's land use type will also affect the special benefits received. Following the calculation of each parcel characteristic factor, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in Section 5.

Each parcel within the proposed District is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use type categories to be assessed within the proposed District.

- **Non-Residential Property:** Non-Residential Property consists of parcels owned by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, hotel property, or paid parking lot. Properties that have residential units but have a primary commercial use are also considered Non-Residential Property.
- **Parking Lot Property:** Parking lot properties consist of parking lots that serve a neighboring residential or non-residential property. The intended use is not as a commercial parking lot or structure and as such does not receive economic benefit.
- **Residential Property:** Residential Property consists of single family dwellings, duplexes, triplexes, condominiums, and apartment units used exclusively for residential purposes.
- **Public Property:** Public Property consists of parcels owned by a state, regional, or city government entity; for example, police or fire stations, schools, libraries and government-owned office buildings. Non-Profit properties such as churches have a similar use and traffic pattern as Public Property and therefore have equivalent benefit factors to property classified as Public.
- **Special Use Property:** There is a church property that is similar in use and benefit to Public Property and will therefore be included into the Public Property category for the purpose of assigning special benefit. Additionally, there are three parking lots that are included as part of the improvements. These three parking lots will be exempted from the assessments as they do not receive special benefit.

By adjusting the assigned special benefit points assigned for each property land use category based on parcel characteristics, a more complete picture of the proportional special benefits received by each parcel within the Zone is presented.

### 6.2.1 LAND USE BENEFIT POINT SUMMARY

The table below summarizes the Land Use Benefit Points:

| Property Land Use        | Aesthetic Benefit Points | Safety Benefit Points | Economic Activity Benefit Points | Total Land Use Benefit Points |
|--------------------------|--------------------------|-----------------------|----------------------------------|-------------------------------|
| Non-Residential Property | 1.00                     | 1.00                  | 1.00                             | <b>3.00</b>                   |
| Parking Lot              | 1.00                     | 1.00                  | 0.00                             | <b>2.00</b>                   |
| Residential              | 0.25                     | 0.25                  | 0.25                             | <b>0.75</b>                   |
| Public Property          | 0.25                     | 0.25                  | 0.25                             | <b>0.75</b>                   |

### 6.3 Total Benefit Points

The calculation of Total Benefit Points for each parcel takes into account each component analyzed and described above, parcel characteristics and land use. The formula for determining each parcel's Total Benefit Points is as follows:

|   |            |   |                 |   |                 |   |   |                         |   |                      |
|---|------------|---|-----------------|---|-----------------|---|---|-------------------------|---|----------------------|
| ( | Lot Factor | + | Building Factor | + | Frontage Factor | ) | X | Land Use Benefit Points | = | Total Benefit Points |
|---|------------|---|-----------------|---|-----------------|---|---|-------------------------|---|----------------------|

The Total Benefit Points computed for each parcel in Zone 4 are 1,885.70.

### 6.4 Data Considerations and Parcel Changes

The use of the latest Assessor's Secured Roll information has been and shall be used in the future as the basis in determining each parcel's land use, lot square footage, building square footage and linear street frontage unless better data was or is available to the City. In addition, if any parcel within the Zone is determined by the Assessment Roll to be an invalid parcel number, the land use, lot square footage, building square footage and linear street frontage of the subsequent valid parcels shall serve as the basis in assigning special benefit points.

## 7. METHOD OF ASSESSMENT

### 7.1 Assessment Budget

In order to assess the parcels within the Zone for the special benefits received from the ongoing Zone improvements, services and activities, the general and special benefits must be separated. As previously quantified in Section 5.4 of this Engineer's Report, the general benefit received from the Zone improvements, services and activities is 3.17%. Accordingly, 96.83% of the benefits from the Zone improvements, services and activities are considered to provide special benefits to the properties within the Zone and thus could be subject to assessment therein.

Below is the calculation for the assessments utilizing the proposed Fiscal Year 2019/20 cost estimate.

#### Zone 4 (Park Street)

| Description of Assessment Amount                                       | Amount              |
|--|---------------------|
| Total 2019/20 Zone Improvements, Services and Activities Cost Estimate | \$110,590.70        |
| Less: General Benefit Contribution                                     | (3,338.79)          |
| <b>Total 2019/20 Assessment</b>  | <b>\$107,251.91</b> |
| Total Zone 4 Benefit Points  | <b>1,885.70</b>     |
| 2019/20 Assessment Per Benefit Point                                   | <b>\$56.88</b>      |

### 7.2 Maximum Assessment Rate per Special Benefit Point

The maximum assessment rate per special benefit point is calculated by dividing the total cost estimate by the total special benefit points assigned. The following formula provides the maximum assessment rate per special benefit point calculation:

$$\text{Total 2019/20 Cost Estimate} / \text{Total Special Benefit Points} =$$

$$\text{Maximum Assessment Rate per Special Benefit Point}$$

$$\$107,251.91 / 1,885.70 = \$56.88$$

Each parcel's actual assessment is determined by multiplying the actual assessment rate by the parcels total special benefit points. If the total special benefit points change in future years, the maximum allowable annual assessment rate will not be recalculated. The maximum allowable annual assessment rate, plus the annual cost of living inflator, will remain fixed. The actual annual assessment rate will be calculated by dividing the fiscal year's net cost estimate to be assessed by the fiscal year's total special benefit points, not to exceed the maximum allowable annual assessment rate for that fiscal year.

The individual assessments are shown on the assessment roll in Section 9 of this Engineer's Report.

### 7.3 Method of Assessment Spread

The method of assessment is based upon a formula that assigns the special benefits to each parcel, with special benefit points being adjusted by the parcel characteristics and land use as described in Section 6. The formula bellows provides a summary of the annual assessment calculation for each parcel in the Zone.

|   |                      |   |                           |   |                           |   |   |   |   |   |
|---|----------------------|---|---------------------------|---|---------------------------|---|---|---|---|---|
| ( | (A)<br>Lot<br>Factor | + | (B)<br>Building<br>Factor | + | (C)<br>Frontage<br>Factor | ) | X | (D)<br>Parcel's Land<br>Use Benefit<br>Points | = | (E)<br>Parcel's Total<br>Benefit Points |
|---|----------------------|---|---------------------------|---|---------------------------|---|---|---|---|---|

|   |   |                                      |   |  |   |   |
|---|---|--------------------------------------|---|--|---|---|
| Parcel's<br>Aesthetic<br>Benefit Points | + | Parcel's<br>Safety<br>Benefit Points | + | Parcel's<br>Economic<br>Activity<br>Benefit Points | = | (D)<br>Parcel's Land<br>Use Benefit<br>Points |
|---|---|--------------------------------------|---|--|---|---|

|                             |   |                                    |   |                        |
|-----------------------------|---|------------------------------------|---|------------------------|
| Parcel's Lot Sq<br>Ft       | / | Zone 4's Average<br>Lot Sq Ft      | = | (A)<br>Lot Factor      |
| Parcel's<br>Building Sq Ft  | / | Zone 4's Average<br>Building Sq Ft | = | (B)<br>Building Factor |
| Parcel's Linear<br>Frontage | / | Zone 4's Average<br>Frontage Sq Ft | = | (C)<br>Frontage Factor |

### 7.4 Applying the Method of Assessment Spread

The maximum assessment for each parcel in the Zone has been calculated by the following procedure:

**Step 1:** Assign each parcel its appropriate land use category based on the most recent Alameda County Assessor's Secured Roll data.

**Step 2:** Determine each parcel's land use benefit points based on the following table:

| Property Land Use        | Aesthetic<br>Benefit<br>Points | Safety<br>Benefit<br>Points | Economic<br>Activity<br>Benefit Points | Total Land<br>Use Benefit<br>Points |
|--------------------------|--------------------------------|-----------------------------|--|-------------------------------------|
| Non-Residential Property | 1.00                           | 1.00                        | 1.00                                   | <b>3.00</b>                         |
| Parking Lot              | 1.00                           | 1.00                        | 0.00                                   | <b>2.00</b>                         |
| Residential              | 0.25                           | 0.25                        | 0.25                                   | <b>0.75</b>                         |
| Public Property          | 0.25                           | 0.25                        | 0.25                                   | <b>0.75</b>                         |

**Step 3:** Sum the aesthetic benefit points, safety benefit points and economic benefit points for each parcel.

**Step 4:** Determine the appropriate lot factor, building factor and frontage factor based on the parcel's location to the improvements. The unit of measurement for each factor is shown in the following table:

|                 |   |   |
|-----------------|---|---|
| Lot Factor      | = | Parcel's Assigned Lot Square Footage      |
| Building Factor | = | Parcel's Assigned Building Square Footage |
| Frontage Factor | = | Parcel's Assigned Linear Street Frontage  |

**Step 5:** Multiply the total land use benefit points by the sum of lot factor, building factor and frontage factor to compute each parcel's total benefit points.

**Step 6:** Sum the result of Step 5 for all parcels

**Step 7:** Separate the general benefit from the special benefit by multiplying the total Zone budget times the special benefit percentage.

**Step 8:** Divide the portion of the budget representing special benefit calculated in Step 7 by the result of Step 6 to compute the rate per special benefit point.

**Step 9:** Multiply each parcel's total benefit points by the result of Step 8 to compute each parcel's assessment.

**Step 10:** In future years the rate per special benefit point will be adjusted by inflation. The maximum assessment amount is subject to an annual adjustment, in which the maximum assessment shall be increased by the percentage change in the February to February U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index for all Urban Consumers (CPI-U): San Francisco-Oakland-San Jose each fiscal year.

## 7.5 Cost of Living Inflator

For Fiscal Year's 2020/21 through 2021/22 the maximum annual assessment rate will increase according to the following table:

| Description                          | 2020/21 Increase | 2021/22 Increase |
|--------------------------------------|------------------|------------------|
| <b>Annual Percent Increase</b>       | <b>38.37%</b>    | <b>20.88%</b>    |
| Maximum Assessment Per Benefit Point | \$78.70          | \$95.13          |
| Total Assessment <sup>(1)</sup>      | \$148,407.25     | \$179,392.28     |

(1) Total Assessment amount may vary slightly due to rounding or changes in total Benefit Points.

Each fiscal year beginning Fiscal Year 2022/23, the maximum allowable assessment amount may be increased by the annual percentage change in the February to February Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area ("CPI") up to a maximum of 3.0% each fiscal year. If for any reason the percentage change is negative the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the Zone in any given year.

## 8. ASSESSMENT DIAGRAM

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An Assessment Diagram for the Zone is shown on the following pages. The lines and dimensions of each lot or parcel within the Zone are those lines and dimensions shown on the maps of the Assessor, at the time this report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.



MAP OF PROPOSED BOUNDARIES OF  
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET)

CITY OF ALAMEDA  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ALAMEDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY CLERK  
CITY OF ALAMEDA  
ALAMEDA COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET), CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMEDA, AT A MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY ITS RESOLUTION NO. \_\_\_\_\_.

CITY CLERK  
CITY OF ALAMEDA  
ALAMEDA COUNTY, CALIFORNIA

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, 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 OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF ALAMEDA, CALIFORNIA

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



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



MAP OF PROPOSED BOUNDARIES OF  
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET)

CITY OF ALAMEDA  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA





MAP OF PROPOSED BOUNDARIES OF  
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET)

CITY OF ALAMEDA  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



MAP OF PROPOSED BOUNDARIES OF  
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET)

CITY OF ALAMEDA  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

| Map ID No. | APN           | Map ID No. | APN           | Map ID No. | APN           | Map ID No. | APN           | Map ID No. | APN           | Map ID No. | APN           | Map ID No. | APN           |
|------------|---------------|------------|---------------|------------|---------------|------------|---------------|------------|---------------|------------|---------------|------------|---------------|
| 1          | 070 016902400 | 33         | 070 018402303 | 65         | 070 018801201 | 97         | 070 019002800 | 129        | 071 020001000 | 161        | 071 020300301 | 193        | 071 020500500 |
| 2          | 070 016902500 | 34         | 070 018402401 | 66         | 070 018801300 | 98         | 070 019002900 | 130        | 071 020001100 | 162        | 071 020300400 | 194        | 071 020500600 |
| 3          | 070 016902600 | 35         | 070 018500201 | 67         | 070 018801402 | 99         | 070 019003000 | 131        | 071 020001200 | 163        | 071 020300500 | 195        | 071 020500801 |
| 4          | 070 016902700 | 36         | 070 018500203 | 68         | 070 018801403 | 100        | 070 019003100 | 132        | 071 020001300 | 164        | 071 020300600 | 196        | 071 020500900 |
| 5          | 070 016902800 | 37         | 070 018500301 | 69         | 070 018801500 | 101        | 070 019003200 | 133        | 071 020001400 | 165        | 071 020300700 | 197        | 071 020501000 |
| 6          | 070 016903000 | 38         | 070 018500500 | 70         | 070 018801600 | 102        | 070 019003300 | 134        | 071 020100900 | 166        | 071 020300800 | 198        | 071 020501100 |
| 7          | 070 016903301 | 39         | 070 018502200 | 71         | 070 018900400 | 103        | 070 019100101 | 135        | 071 020101003 | 167        | 071 020300900 | 199        | 071 020501201 |
| 8          | 070 016903701 | 40         | 070 018502300 | 72         | 070 018900501 | 104        | 070 019101901 | 136        | 071 020101101 | 168        | 071 020301000 | 200        | 071 020600100 |
| 9          | 070 017000100 | 41         | 070 018502400 | 73         | 070 018900600 | 105        | 070 019102002 | 137        | 071 020101201 | 169        | 071 020301100 | 201        | 071 020600200 |
| 10         | 070 017000200 | 42         | 070 018502500 | 74         | 070 018900702 | 106        | 070 019102100 | 138        | 071 020101400 | 170        | 071 020301200 | 202        | 071 020600501 |
| 11         | 070 017000301 | 43         | 070 018502600 | 75         | 070 018900705 | 107        | 070 019103504 | 139        | 071 020101500 | 171        | 071 020301300 | 203        | 071 020600700 |
| 12         | 070 017000302 | 44         | 070 018502801 | 76         | 070 018900707 | 108        | 070 019103505 | 140        | 071 020200400 | 172        | 071 020301801 | 204        | 071 020600800 |
| 13         | 070 017000400 | 45         | 070 018502900 | 77         | 070 018900800 | 109        | 070 019103800 | 141        | 071 020200500 | 173        | 071 020301901 | 205        | 071 020600900 |
| 14         | 070 017000500 | 46         | 070 018503000 | 78         | 070 018900900 | 110        | 070 019104100 | 142        | 071 020200600 | 174        | 071 020302001 | 206        | 071 020601000 |
| 15         | 070 017000600 | 47         | 070 018600100 | 79         | 070 018901000 | 111        | 070 019200100 | 143        | 071 020200701 | 175        | 071 020400100 | 207        | 071 020601100 |
| 16         | 070 017000700 | 48         | 070 018700101 | 80         | 070 018901100 | 112        | 070 019202401 | 144        | 071 020201300 | 176        | 071 020400200 | 208        | 071 020700400 |
| 17         | 070 017000800 | 49         | 070 018700300 | 81         | 070 019000100 | 113        | 070 019300100 | 145        | 071 020201400 | 177        | 071 020400500 | 209        | 071 020700500 |
| 18         | 070 017000900 | 50         | 070 018700401 | 82         | 070 019000200 | 114        | 070 019301600 | 146        | 071 020201500 | 178        | 071 020400700 | 210        | 071 020700600 |
| 19         | 070 017001001 | 51         | 070 018700600 | 83         | 070 019000300 | 115        | 070 019301700 | 147        | 071 020201607 | 179        | 071 020400800 | 211        | 071 020700700 |
| 20         | 070 017001500 | 52         | 070 018700700 | 84         | 070 019000400 | 116        | 070 019301800 | 148        | 071 020201700 | 180        | 071 020400904 | 212        | 071 020700800 |
| 21         | 070 017001705 | 53         | 070 018700800 | 85         | 070 019000500 | 117        | 070 019302001 | 149        | 071 020201800 | 181        | 071 020401000 | 213        | 071 020700900 |
| 22         | 070 017001801 | 54         | 070 018700900 | 86         | 070 019000700 | 118        | 070 019302100 | 150        | 071 020201900 | 182        | 071 020401100 | 214        | 071 020701000 |
| 23         | 070 017001802 | 55         | 070 018701000 | 87         | 070 019001801 | 119        | 070 019400100 | 151        | 071 020202000 | 183        | 071 020401303 | 215        | 071 020701100 |
| 24         | 070 018100100 | 56         | 070 018701100 | 88         | 070 019001900 | 120        | 070 019401500 | 152        | 071 020202100 | 184        | 071 020401401 | 216        | 071 020800601 |
| 25         | 070 018400102 | 57         | 070 018701200 | 89         | 070 019002000 | 121        | 070 019401704 | 153        | 071 020202200 | 185        | 071 020401500 | 217        | 071 029001300 |
| 26         | 070 018400103 | 58         | 070 018701401 | 90         | 070 019002100 | 122        | 071 019800902 | 154        | 071 020202300 | 186        | 071 020401800 | 218        | 071 029001400 |
| 27         | 070 018401500 | 59         | 070 018701500 | 91         | 070 019002200 | 123        | 071 019801100 | 155        | 071 020202400 | 187        | 071 020401900 | 219        | 071 029001500 |
| 28         | 070 018401600 | 60         | 070 018800100 | 92         | 070 019002300 | 124        | 071 019801201 | 156        | 071 020202500 | 188        | 071 020500100 | 220        | 071 029001600 |
| 29         | 070 018401700 | 61         | 070 018800203 | 93         | 070 019002400 | 125        | 071 019901401 | 157        | 071 020202601 | 189        | 071 020500200 | 221        | 071 029001700 |
| 30         | 070 018401800 | 62         | 070 018800304 | 94         | 070 019002500 | 126        | 071 019901601 | 158        | 071 020202602 | 190        | 071 020500300 | 222        | 071 029001800 |
| 31         | 070 018401900 | 63         | 070 018801000 | 95         | 070 019002600 | 127        | 071 019901700 | 159        | 071 020202700 | 191        | 071 020500401 | 223        | 071 029002901 |
| 32         | 070 018402000 | 64         | 070 018801101 | 96         | 070 019002700 | 128        | 071 019901802 | 160        | 071 020203501 | 192        | 071 020500402 |            |               |

## 9. ASSESSMENT ROLL

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The assessment roll is a listing of the assessment apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor. The assessment roll for Fiscal Year 2019/20 for the Zone is listed on the following pages.

**CITY OF ALAMEDA**  
**LIGHTING MAINTENANCE DISTRICT NO 84-2**  
**ZONE 4 (PARK STREET)**  
**FISCAL YEAR 2019/20 ASSESSMENT ROLL**

| Assessor's    |  |                      |             | Total Land         |            |                 |                  |              |                | Total              | Total              | Proposed        | Proposed        | Proposed        |
|---------------|--|----------------------|-------------|--------------------|------------|-----------------|------------------|--------------|----------------|--------------------|--------------------|-----------------|-----------------|-----------------|
| Parcel Number | Owner  | Site Address         | Land Use    | Use Benefit Points | Lot Factor | Building Factor | Fronatage Factor | Total Factor | Benefit Points | Maximum Assessment | Maximum Assessment | 2019/20 Maximum | 2020/21 Maximum | 2021/22 Maximum |
| 070 016902400 | THOMPSON DAVID L & LINDA L TRS                     | 1501 BROADWAY        | NONRES      | 3.00               | 0.79       | 1.10            | 1.85             | 3.74         | 11.21          | \$637.44           | \$882.04           | \$637.44        | \$882.04        | \$1,066.20      |
| 070 016902500 | MITCHELL DANIEL B                                  | 2531 SANTA CLARA AVE | NONRES      | 3.00               | 0.45       | 0.48            | 0.53             | 1.46         | 4.37           | 248.72             | 344.17             | 248.72          | 344.17          | 416.02          |
| 070 016902600 | ALONSO ALEX  | 2527 SANTA CLARA AVE | NONRES      | 3.00               | 0.44       | 0.22            | 0.53             | 1.19         | 3.58           | 203.49             | 281.57             | 203.49          | 281.57          | 340.36          |
| 070 016902700 | PARKSIDE OFFICE BUILDING LLC                       | 2525 SANTA CLARA AVE | NONRES      | 3.00               | 0.44       | 0.41            | 0.53             | 1.38         | 4.15           | 236.07             | 326.66             | 236.07          | 326.66          | 394.86          |
| 070 016902800 | CALVARY BAPTIST CHURCH OF ALAMEDA                  | 2521 SANTA CLARA AVE | PUBLIC      | 0.75               | 1.77       | 2.18            | 1.06             | 5.01         | 3.76           | 213.82             | 295.86             | 213.82          | 295.86          | 357.64          |
| 070 016903000 | SMALL STEVEN P & RINGO DOLLY K ETAL                | 2511 SANTA CLARA AVE | NONRES      | 3.00               | 0.36       | 0.32            | 0.53             | 1.21         | 3.63           | 206.60             | 285.87             | 206.60          | 285.87          | 345.56          |
| 070 016903301 | SHERMAN JERRY D & DARLEEN B TRS                    | 2501 SANTA CLARA AVE | NONRES      | 3.00               | 1.33       | 0.28            | 1.74             | 3.35         | 10.06          | 572.38             | 792.02             | 572.38          | 792.02          | 957.38          |
| 070 016903701 | SF HOTEL 447 LP                                    | 2512 WEBB AVE        | NONRES      | 3.00               | 1.30       | 1.39            | 0.53             | 3.21         | 9.64           | 548.29             | 758.68             | 548.29          | 758.68          | 917.08          |
| 070 017000100 | RUSSUM W L & SANDRA E TRS                          | 2500 SANTA CLARA AVE | NONRES      | 3.00               | 0.77       | 0.68            | 0.69             | 2.14         | 6.41           | 364.40             | 504.24             | 364.40          | 504.24          | 609.51          |
| 070 017000200 | TAELS LLC  | 2504 SANTA CLARA AVE | NONRES      | 3.00               | 0.64       | 0.77            | 0.53             | 1.94         | 5.83           | 331.63             | 458.88             | 331.63          | 458.88          | 554.69          |
| 070 017000301 | WAGNER JACOB R 135-1-45A-POR 1                     | SANTA CLARA AVE      | PARKING LOT | 2.00               | 0.33       | 0.00            | 0.00             | 0.33         | 0.65           | 37.21              | 51.49              | 37.21           | 51.49           | 62.24           |
| 070 017000302 | WAGNER FREDERICK A & JACOB G                       | 2508 SANTA CLARA AVE | NONRES      | 3.00               | 0.29       | 0.20            | 0.53             | 1.01         | 3.03           | 172.59             | 238.82             | 172.59          | 238.82          | 288.68          |
| 070 017000400 | WAGNER JACOB G & FREDERICK A                       | 2510 SANTA CLARA AVE | NONRES      | 3.00               | 0.61       | 0.36            | 0.53             | 1.50         | 4.49           | 255.46             | 353.49             | 255.46          | 353.49          | 427.29          |
| 070 017000500 | MASON JANICE L TR                                  | 2514 SANTA CLARA AVE | NONRES      | 3.00               | 0.61       | 0.21            | 0.53             | 1.35         | 4.05           | 230.60             | 319.08             | 230.60          | 319.08          | 385.70          |
| 070 017000600 | KELLOGG RICHARD R & CAVANAUGH CHARLOTTE L TRS      | 2516 SANTA CLARA AVE | NONRES      | 3.00               | 0.61       | 0.44            | 0.53             | 1.58         | 4.73           | 269.30             | 372.64             | 269.30          | 372.64          | 450.44          |
| 070 017000700 | NG JOHN KAI TR ETAL                                | 2520 SANTA CLARA AVE | NONRES      | 3.00               | 0.61       | 0.83            | 0.53             | 1.98         | 5.93           | 337.20             | 466.59             | 337.20          | 466.59          | 564.00          |
| 070 017000800 | PEDERSON LANCE TR                                  | 2524 SANTA CLARA AVE | NONRES      | 3.00               | 0.61       | 0.87            | 0.53             | 2.01         | 6.04           | 343.78             | 475.69             | 343.78          | 475.69          | 575.01          |
| 070 017000900 | TANG WAI F TR                                      | 2528 SANTA CLARA AVE | NONRES      | 3.00               | 0.61       | 0.59            | 0.53             | 1.73         | 5.18           | 294.70             | 407.78             | 294.70          | 407.78          | 492.92          |
| 070 017001001 | 1415 BROADWAY ALAMEDA HOTEL LLC                    | 2544 SANTA CLARA AVE | NONRES      | 3.00               | 7.48       | 11.40           | 2.38             | 21.26        | 63.78          | 3,627.66           | 5,019.69           | 3,627.66        | 5,019.69        | 6,067.72        |
| 070 017001500 | APPLEGATE WYDNER PROPERTIES LLC                    | 2507 CENTRAL AVE     | PARKING LOT | 2.00               | 0.80       | 0.00            | 0.80             | 1.59         | 3.19           | 181.18             | 250.70             | 181.18          | 250.70          | 303.04          |
| 070 017001705 | APPLEGATE WYDNER PROPERTIES LLC                    | 2501 CENTRAL AVE     | NONRES      | 3.00               | 1.00       | 0.87            | 0.96             | 2.83         | 8.50           | 483.39             | 668.88             | 483.39          | 668.88          | 808.53          |
| 070 017001801 | PRYAL GEORGIANE J TR                               | 1414 EVERETT ST      | NONRES      | 3.00               | 0.72       | 0.58            | 0.70             | 1.99         | 5.98           | 340.29             | 470.87             | 340.29          | 470.87          | 569.18          |
| 070 017001802 | PRYAL GEORGIANE J TR                               | 1422 EVERETT ST      | NONRES      | 3.00               | 0.27       | 0.20            | 0.26             | 0.73         | 2.20           | 124.85             | 172.76             | 124.85          | 172.76          | 208.83          |
| 070 018100100 | THOMS ARTHUR W JR & DARLENE D                      | 1198 PARK ST         | NONRES      | 3.00               | 0.35       | 0.61            | 0.37             | 1.33         | 4.00           | 227.44             | 314.71             | 227.44          | 314.71          | 380.42          |
| 070 018400102 | HARMAN KFC INVESTMENT INC                          | 2424 ENCINAL AVE     | NONRES      | 3.00               | 1.25       | 0.33            | 1.21             | 2.79         | 8.37           | 476.08             | 658.76             | 476.08          | 658.76          | 796.30          |
| 070 018400103 | LIAONING BENEFIT PETROLEUM US CORPORATION          | 1260 PARK ST         | NONRES      | 3.00               | 2.10       | 0.27            | 3.83             | 6.20         | 18.60          | 1,057.77           | 1,463.66           | 1,057.77        | 1,463.66        | 1,769.25        |
| 070 018401500 | GARFINKLE M J & BLOCK SUSAN G ETAL                 | 1200 PARK ST         | NONRES      | 3.00               | 1.29       | 1.04            | 1.42             | 3.74         | 11.23          | 638.66             | 883.73             | 638.66          | 883.73          | 1,068.24        |
| 070 018401600 | BRUCE KARL TR                                      | 1212 PARK ST         | RES         | 0.75               | 0.38       | 0.24            | 0.42             | 1.04         | 0.78           | 44.40              | 61.44              | 44.40           | 61.44           | 74.27           |
| 070 018401700 | LEE YOUNG N & HYUN S TRUST                         | 1216 PARK ST         | NONRES      | 3.00               | 0.81       | 1.15            | 0.90             | 2.86         | 8.59           | 488.30             | 675.68             | 488.30          | 675.68          | 816.75          |
| 070 018401800 | KANIYE KEVIN TR                                    | 1222 PARK ST         | NONRES      | 3.00               | 0.60       | 0.66            | 0.66             | 1.92         | 5.76           | 327.41             | 453.05             | 327.41          | 453.05          | 547.64          |
| 070 018401900 | BAY ISLAND PROPERTIES LLC                          | 1226 PARK ST         | NONRES      | 3.00               | 0.59       | 1.93            | 0.66             | 3.18         | 9.55           | 543.23             | 751.69             | 543.23          | 751.69          | 908.63          |
| 070 018402000 | ON STEVEN & IVY H TRS                              | 1236 PARK ST         | NONRES      | 3.00               | 0.40       | 0.16            | 0.45             | 1.01         | 3.04           | 172.90             | 239.25             | 172.90          | 239.25          | 289.20          |
| 070 018402303 | EUSEBIO TEODORO E & WERLA B TRS                    | 1242 PARK ST         | NONRES      | 3.00               | 1.39       | 0.91            | 1.53             | 3.82         | 11.47          | 652.26             | 902.54             | 652.26          | 902.54          | 1,090.98        |
| 070 018402401 | FONG KENNY N & LINDA TRS                           | 1250 PARK ST         | NONRES      | 3.00               | 0.60       | 0.68            | 0.66             | 1.93         | 5.80           | 330.15             | 456.84             | 330.15          | 456.84          | 552.22          |
| 070 018500201 | PARK STREET PROPERTIES LLC                         | 2408 CENTRAL AVE     | PARKING LOT | 2.00               | 0.10       | 0.00            | 0.00             | 0.10         | 0.20           | 11.50              | 15.91              | 11.50           | 15.91           | 19.24           |
| 070 018500203 | PARK STREET PROPERTIES II LLC                      | 1364 PARK ST         | NONRES      | 3.00               | 2.34       | 5.00            | 2.91             | 10.24        | 30.73          | 1,748.05           | 2,418.82           | 1,748.05        | 2,418.82        | 2,923.83        |
| 070 018500301 | PARK STREET PROPERTIES II LLC                      | 2414 CENTRAL AVE     | PUBLIC      | 0.75               | 0.88       | 0.00            | 0.94             | 1.82         | 1.36           | 77.60              | 107.37             | 77.60           | 107.37          | 129.79          |
| 070 018500500 | G & L PROPERTIES                                   | 2418 CENTRAL AVE     | PUBLIC      | 0.75               | 0.98       | 2.51            | 1.06             | 4.55         | 3.41           | 194.07             | 268.54             | 194.07          | 268.54          | 324.61          |
| 070 018502200 | CHRISSANTHOS ZETTA P TR & PLACOURAKIS HELEN T ETAL | 2425 ENCINAL AVE     | NONRES      | 3.00               | 0.81       | 0.33            | 1.20             | 2.34         | 7.03           | 399.58             | 552.91             | 399.58          | 552.91          | 668.35          |
| 070 018502300 | NAGAREDA CATHERINE F TR & ARTIKASLAN GAIL S TR     | 2421 ENCINAL AVE     | NONRES      | 3.00               | 0.65       | 0.66            | 0.94             | 2.26         | 6.77           | 385.07             | 532.84             | 385.07          | 532.84          | 644.08          |
| 070 018502400 | CITY OF ALAMEDA                                    | 2407 ENCINAL AVE     | NONRES      | 3.00               | 1.03       | 2.00            | 1.03             | 4.05         | 12.16          | 691.89             | 957.38             | 691.89          | 957.38          | 1,157.27        |
| 070 018502500 | CITY OF ALAMEDA                                    | 1318 PARK ST         | NONRES      | 3.00               | 2.06       | 0.30            | 1.60             | 3.95         | 11.86          | 674.71             | 933.62             | 674.71          | 933.62          | 1,128.54        |
| 070 018502600 | PARK STREET PROPERTIES III LLC                     | 1328 PARK ST         | NONRES      | 3.00               | 1.33       | 2.59            | 1.01             | 4.93         | 14.79          | 841.31             | 1,164.14           | 841.31          | 1,164.14        | 1,407.20        |
| 070 018502801 | TIMBER DELL PROPERTIES LLC & COCORES DEV CO        | 1332 PARK ST         | NONRES      | 3.00               | 2.54       | 3.27            | 1.00             | 6.80         | 20.40          | 1,160.23           | 1,605.43           | 1,160.23        | 1,605.43        | 1,940.62        |
| 070 018502900 | PARK STREET PROPERTIES LLC                         | 1336 PARK ST         | NONRES      | 3.00               | 1.85       | 4.96            | 1.72             | 8.52         | 25.56          | 1,453.99           | 2,011.92           | 1,453.99        | 2,011.92        | 2,431.98        |
| 070 018503000 | KWONG DENNIS & STELLA TRS                          | 1348 PARK ST         | NONRES      | 3.00               | 0.28       | 0.72            | 0.33             | 1.34         | 4.01           | 227.92             | 315.37             | 227.92          | 315.37          | 381.22          |
| 070 018600100 | THE ALAMEDA ISLANDER LP                            | 2428 CENTRAL AVE     | NONRES      | 3.00               | 2.34       | 5.85            | 2.41             | 10.60        | 31.80          | 1,808.76           | 2,502.83           | 1,808.76        | 2,502.83        | 3,025.39        |
| 070 018700101 | ALAMEDA FIRST NATIONAL BANK                        | 2424 SANTA CLARA AVE | NONRES      | 3.00               | 1.23       | 1.34            | 1.32             | 3.88         | 11.65          | 662.74             | 917.05             | 662.74          | 917.05          | 1,108.52        |
| 070 018700300 | U S BANK NATIONAL ASSOCIATION                      | 2436 SANTA CLARA AVE | PARKING LOT | 2.00               | 0.98       | 0.00            | 1.06             | 2.04         | 4.08           | 231.95             | 320.96             | 231.95          | 320.96          | 387.97          |

**CITY OF ALAMEDA  
LIGHTING MAINTENANCE DISTRICT NO 84-2  
ZONE 4 (PARK STREET)  
FISCAL YEAR 2019/20 ASSESSMENT ROLL**

| Assessor's<br>Parcel Number | Owner  | Site Address         | Land Use    | Total Land<br>Use Benefit<br>Points | Lot<br>Factor | Building<br>Factor | Fronatage<br>Factor | Total<br>Factor | Total<br>Benefit<br>Points | Proposed<br>2019/20<br>Maximum<br>Assessment | Proposed<br>2020/21<br>Maximum<br>Assessment | Proposed<br>2021/22<br>Maximum<br>Assessment |
|-----------------------------|--|----------------------|-------------|-------------------------------------|---------------|--------------------|---------------------|-----------------|----------------------------|--|--|--|
| 070 018700401               | BERG WILLIAM L & SOLTANI SOPHIE TRS          | 2440 SANTA CLARA AVE | NONRES      | 3.00                                | 1.37          | 1.02               | 0.82                | 3.21            | 9.63                       | 547.87                                       | 758.10                                       | 916.38                                       |
| 070 018700600               | CERDAZEIN JOSE & CERDA JOSE                  | 1417 EVERETT ST      | RES         | 0.75                                | 0.44          | 0.15               | 0.46                | 1.05            | 0.79                       | 44.86  | 62.08  | 75.04  |
| 070 018700700               | PANG DONALD & SYLVIA TRS                     | 1413 EVERETT ST      | PARKING LOT | 2.00                                | 0.47          | 0.00               | 0.50                | 0.97            | 1.95                       | 110.76                                       | 153.26                                       | 185.26                                       |
| 070 018700800               | PANG DONALD & SYLVIA TRS                     | 1400 EVERETT ST      | PARKING LOT | 2.00                                | 0.62          | 0.00               | 0.66                | 1.28            | 2.55                       | 145.27                                       | 201.01                                       | 242.98                                       |
| 070 018700900               | PANG DONALD & SYLVIA TRS                     | 2433 CENTRAL AVE     | NONRES      | 3.00                                | 1.12          | 1.31               | 1.14                | 3.57            | 10.72                      | 610.00                                       | 844.07                                       | 1,020.30                                     |
| 070 018701000               | OVER EAGLE LLC                               | 2429 CENTRAL AVE     | NONRES      | 3.00                                | 0.66          | 0.84               | 0.72                | 2.21            | 6.64                       | 377.82                                       | 522.80                                       | 631.96                                       |
| 070 018701100               | HSRE 2417 CENTRAL MOB LLC                    | 1400 PARK AVE        | PARKING LOT | 2.00                                | 0.69          | 0.00               | 0.72                | 1.40            | 2.81                       | 159.75                                       | 221.06                                       | 267.21                                       |
| 070 018701200               | PARK WEST PROPERTY LLC                       | 1408 PARK AVE        | PARKING LOT | 2.00                                | 0.33          | 0.00               | 0.36                | 0.69            | 1.39                       | 79.05  | 109.38                                       | 132.22                                       |
| 070 018701401               | PARK WEST PROPERTY LLC                       | 1416 PARK AVE        | NONRES      | 3.00                                | 0.88          | 1.22               | 0.94                | 3.04            | 9.12                       | 518.87                                       | 717.97                                       | 867.87                                       |
| 070 018701500               | ALAMEDA FIRST NATIONAL BANK                  | 1418 PARK AVE        | PARKING LOT | 2.00                                | 0.60          | 0.00               | 0.64                | 1.25            | 2.50                       | 142.01                                       | 196.50                                       | 237.53                                       |
| 070 018800100               | NG BEN TR                                    | 2406 SANTA CLARA AVE | NONRES      | 3.00                                | 1.23          | 1.57               | 2.91                | 5.70            | 17.11                      | 973.00                                       | 1,346.36                                     | 1,627.46                                     |
| 070 018800203               | SKL 88 ENTERPRISES LLC                       | 2408 SANTA CLARA AVE | NONRES      | 3.00                                | 0.50          | 0.79               | 1.00                | 2.29            | 6.87                       | 390.60                                       | 540.48                                       | 653.33                                       |
| 070 018800304               | BELIAS TASOS & ERIKA TRS                     | 2420 SANTA CLARA AVE | NONRES      | 3.00                                | 1.13          | 2.50               | 1.09                | 4.71            | 14.13                      | 803.82                                       | 1,112.26                                     | 1,344.49                                     |
| 070 018801000               | HSRE 2417 CENTRAL MOB LLC                    | 2417 CENTRAL AVE     | NONRES      | 3.00                                | 2.11          | 4.49               | 1.86                | 8.45            | 25.35                      | 1,442.03                                     | 1,995.37                                     | 2,411.97                                     |
| 070 018801101               | ACCORNERO 1400 PARK STREET PARTNERS LLC      | 1402 PARK ST         | NONRES      | 3.00                                | 0.57          | 1.64               | 2.09                | 4.30            | 12.90                      | 733.60                                       | 1,015.10                                     | 1,227.03                                     |
| 070 018801201               | TIMBER DELL PROPERTIES LLC                   | 1410 PARK ST         | NONRES      | 3.00                                | 0.89          | 1.73               | 0.96                | 3.58            | 10.75                      | 611.18                                       | 845.70                                       | 1,022.27                                     |
| 070 018801300               | HANSEN MONA L TR                             | 1416 PARK ST         | NONRES      | 3.00                                | 0.53          | 0.79               | 0.85                | 2.17            | 6.50                       | 369.95                                       | 511.91                                       | 618.79                                       |
| 070 018801402               | WITTENAU MICHAEL R & JAMIE M ETAL            | 1424 PARK ST         | NONRES      | 3.00                                | 0.70          | 1.22               | 0.99                | 2.91            | 8.73                       | 496.77                                       | 687.39                                       | 830.91                                       |
| 070 018801403               | CITY OF ALAMEDA                              | PARK ST              | NONRES      | 3.00                                | 1.87          | 0.00               | 1.15                | 3.01            | 9.04                       | 514.33                                       | 711.69                                       | 860.28                                       |
| 070 018801500               | EAST BAY SAN RAFAEL LLC ETAL                 | 1428 PARK ST         | NONRES      | 3.00                                | 0.20          | 0.58               | 0.33                | 1.11            | 3.33                       | 189.65                                       | 262.42                                       | 317.21                                       |
| 070 018801600               | CITY OF ALAMEDA                              | PARK AVE             | PARKING LOT | 2.00                                | 0.58          | 0.00               | 0.20                | 0.78            | 1.56                       | 88.55  | 122.53                                       | 148.11                                       |
| 070 018900400               | KING CHRISTINE L & BERITZHOF TRS             | 2449 SANTA CLARA AVE | NONRES      | 3.00                                | 0.47          | 0.38               | 0.66                | 1.51            | 4.53                       | 257.43                                       | 356.22                                       | 430.59                                       |
| 070 018900501               | GOODMAN HELEN M TR                           | 2447 SANTA CLARA AVE | NONRES      | 3.00                                | 0.79          | 2.31               | 0.66                | 3.76            | 11.28                      | 641.84                                       | 888.13                                       | 1,073.55                                     |
| 070 018900600               | ALAMEDA FEDERAL SAVINGS & LOAN ASSOCIATION   | 2441 SANTA CLARA AVE | PARKING LOT | 2.00                                | 0.27          | 0.00               | 0.40                | 0.67            | 1.33                       | 75.82  | 104.92                                       | 126.82                                       |
| 070 018900702               | DARE CALVIN A & LINDA A TRS & DARE ALEXANDER | 2437 SANTA CLARA AVE | NONRES      | 3.00                                | 0.23          | 0.32               | 0.34                | 0.90            | 2.69                       | 152.92                                       | 211.60                                       | 255.77                                       |
| 070 018900705               | ALAMEDA FEDERAL SAVINGS & LOAN ASSOCIATION   | 2439 SANTA CLARA AVE | PARKING LOT | 2.00                                | 0.42          | 0.00               | 0.63                | 1.05            | 2.11                       | 119.96                                       | 166.00                                       | 200.65                                       |
| 070 018900707               | SARGENT ALVAN R & VIRGINIA TRS               | 2425 SANTA CLARA AVE | NONRES      | 3.00                                | 1.76          | 0.00               | 2.39                | 4.15            | 12.44                      | 707.82                                       | 979.43                                       | 1,183.91                                     |
| 070 018900800               | 2411 SANTA CLARA LLC                         | 2411 SANTA CLARA AVE | NONRES      | 3.00                                | 1.29          | 2.65               | 3.09                | 7.03            | 21.08                      | 1,199.20                                     | 1,659.37                                     | 2,005.81                                     |
| 070 018900900               | DUDUM JACK & SYLVIA TRS                      | 1510 PARK ST         | NONRES      | 3.00                                | 0.87          | 1.56               | 0.53                | 2.96            | 8.88                       | 504.87                                       | 698.60                                       | 844.46                                       |
| 070 018901000               | DUDUM JACK & SYLVIA TRS                      | 1514 PARK ST         | NONRES      | 3.00                                | 0.46          | 0.66               | 1.84                | 2.96            | 8.87                       | 504.44                                       | 698.01                                       | 843.74                                       |
| 070 018901100               | BANK OF AMERICA NT & SA                      | 2414 WEBB AVE        | NONRES      | 3.00                                | 0.61          | 0.00               | 0.79                | 1.41            | 4.22                       | 239.82                                       | 331.84                                       | 401.13                                       |
| 070 019000100               | WARREN ALAN TR & OBRIEN MAUREEN A            | 1544 PARK ST         | NONRES      | 3.00                                | 0.45          | 0.72               | 1.81                | 2.98            | 8.93                       | 508.04                                       | 702.98                                       | 849.76                                       |
| 070 019000200               | WRIGHT MICHAEL J & LINDA A                   | 2410 LINCOLN AVE     | NONRES      | 3.00                                | 0.64          | 1.05               | 0.66                | 2.35            | 7.04                       | 400.20                                       | 553.77                                       | 669.38                                       |
| 070 019000300               | WRIGHT MICHAEL J SR & MICHAEL J II           | 2416 LINCOLN AVE     | NONRES      | 3.00                                | 0.64          | 0.54               | 0.66                | 1.84            | 5.51                       | 313.40                                       | 433.66                                       | 524.20                                       |
| 070 019000400               | DUNN RONALD G & CYNTHIA S                    | 2418 LINCOLN AVE     | PARKING LOT | 2.00                                | 0.32          | 0.00               | 0.33                | 0.65            | 1.30                       | 73.88  | 102.24                                       | 123.58                                       |
| 070 019000500               | KAHL CYNTHIA J & PETER                       | 2420 LINCOLN AVE     | NONRES      | 3.00                                | 0.96          | 1.05               | 0.99                | 3.00            | 9.00                       | 511.87                                       | 708.29                                       | 856.17                                       |
| 070 019000700               | JONES JASON B & QUIRARTE ELIZABETH T         | 2436 LINCOLN AVE     | RES         | 0.75                                | 0.41          | 0.31               | 0.53                | 1.24            | 0.93                       | 53.04  | 73.40  | 88.72  |
| 070 019001801               | DUNN RONALD G & CYNTHIA TRS                  | 2413 WEBB AVE        | NONRES      | 3.00                                | 1.28          | 0.84               | 1.32                | 3.44            | 10.32                      | 587.20                                       | 812.52                                       | 982.17                                       |
| 070 019001900               | WEBB MANAGEMENT CO LLC                       | 2411 WEBB AVE        | NONRES      | 3.00                                | 0.51          | 0.65               | 0.66                | 1.82            | 5.45                       | 309.97                                       | 428.91                                       | 518.46                                       |
| 070 019002000               | JUNG JARRELL C & CHOI CHOONG S TRS           | 1522 PARK ST         | NONRES      | 3.00                                | 0.45          | 0.46               | 1.84                | 2.75            | 8.25                       | 469.34                                       | 649.44                                       | 785.03                                       |
| 070 019002100               | KANGAS MARGI L TR                            | 1526 PARK ST         | NONRES      | 3.00                                | 0.45          | 0.73               | 0.66                | 1.85            | 5.54                       | 314.98                                       | 435.85                                       | 526.85                                       |
| 070 019002200               | FANG LIANG H & FONG ANNA                     | 1532 PARK ST         | NONRES      | 3.00                                | 1.03          | 1.12               | 1.32                | 3.47            | 10.41                      | 592.17                                       | 819.40                                       | 990.48                                       |
| 070 019002300               | HAYNES STEPHEN E & MARGARET M                | 2426 LINCOLN AVE     | RES         | 0.75                                | 1.28          | 0.19               | 0.13                | 1.60            | 1.20                       | 68.43  | 94.70  | 114.47                                       |
| 070 019002400               | LEVAUX JANET P                               | 2426 LINCOLN AVE     | RES         | 0.75                                | 1.28          | 0.19               | 0.13                | 1.60            | 1.20                       | 68.43  | 94.70  | 114.47                                       |
| 070 019002500               | TONG HENRY                                   | 2426 LINCOLN AVE     | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |
| 070 019002600               | RAMOS MELANIE A                              | 2426 LINCOLN AVE     | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |
| 070 019002700               | MEIER ENRICO & SILVA GLAUCE                  | 2426 LINCOLN AVE     | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |
| 070 019002800               | BASCO DAVID & MARY G                         | 2426 LINCOLN AVE     | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |
| 070 019002900               | MINOR SCOTT M                                | 2426 LINCOLN AVE     | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |

**CITY OF ALAMEDA**  
**LIGHTING MAINTENANCE DISTRICT NO 84-2**  
**ZONE 4 (PARK STREET)**  
**FISCAL YEAR 2019/20 ASSESSMENT ROLL**

| Assessor's<br>Parcel Number | Owner   | Site Address     | Land Use    | Total Land<br>Use Benefit<br>Points | Lot<br>Factor | Building<br>Factor | Fronatage<br>Factor | Total<br>Factor | Total<br>Benefit<br>Points | Proposed<br>2019/20<br>Maximum<br>Assessment | Proposed<br>2020/21<br>Maximum<br>Assessment | Proposed<br>2021/22<br>Maximum<br>Assessment |
|-----------------------------|---|------------------|-------------|-------------------------------------|---------------|--------------------|---------------------|-----------------|----------------------------|--|--|--|
| 070 019003000               | WEBER LARA G & RICHARD H                            | 2426 LINCOLN AVE | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |
| 070 019003100               | WANG JIN  | 2426 LINCOLN AVE | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |
| 070 019003200               | JONES DEBORAH C                                     | 2426 LINCOLN AVE | RES         | 0.75                                | 1.28          | 0.18               | 0.13                | 1.59            | 1.19                       | 67.77  | 93.77  | 113.35                                       |
| 070 019003300               | COMMON AREA OF TRACT 3391                           | 2426 LINCOLN AVE | NONRES      | 3.00                                | 1.28          | 0.00               | 0.00                | 1.28            | 3.83                       | 218.02                                       | 301.68                                       | 364.67                                       |
| 070 019100101               | BALL JULIE B TR ETAL                                | 1650 PARK ST     | NONRES      | 3.00                                | 2.12          | 3.21               | 1.98                | 7.32            | 21.95                      | 1,248.41                                     | 1,727.45                                     | 2,088.12                                     |
| 070 019101901               | WANG WAYLEN K & LEE AMY K ETAL                      | 2437 LINCOLN AVE | NONRES      | 3.00                                | 1.10          | 0.79               | 1.43                | 3.32            | 9.96                       | 566.52                                       | 783.91                                       | 947.58                                       |
| 070 019102002               | SMITH BUFF A TR ETAL                                | 2431 LINCOLN AVE | NONRES      | 3.00                                | 0.61          | 0.39               | 0.53                | 1.53            | 4.58                       | 260.37                                       | 360.28                                       | 435.50                                       |
| 070 019102100               | ROBERTSON CARL L JR & NANCY J TRS & CASSANI C ETAL  | 2429 LINCOLN AVE | NONRES      | 3.00                                | 0.68          | 1.10               | 0.66                | 2.43            | 7.30                       | 415.34                                       | 574.72                                       | 694.71                                       |
| 070 019103504               | HAWTHORNE BROADWAY LLC                              | 1618 PARK ST     | NONRES      | 3.00                                | 5.55          | 2.72               | 2.10                | 10.37           | 31.11                      | 1,769.27                                     | 2,448.18                                     | 2,959.32                                     |
| 070 019103505               | FOLEY STREET INVESTMENTS LLC                        | 1618 PARK ST     | NONRES      | 3.00                                | 2.10          | 1.23               | 0.95                | 4.28            | 12.84                      | 730.42                                       | 1,010.70                                     | 1,221.72                                     |
| 070 019103800               | BALL JULIE B TR & BECK PETER R                      | 1646 PARK ST     | PARKING LOT | 2.00                                | 0.71          | 0.00               | 0.66                | 1.37            | 2.74                       | 156.00                                       | 215.86                                       | 260.93                                       |
| 070 019104100               | ARBOGAST CHARLENE Q TR                              | 2425 LINCOLN AVE | NONRES      | 3.00                                | 1.24          | 0.28               | 1.72                | 3.23            | 9.70                       | 551.92                                       | 763.71                                       | 923.16                                       |
| 070 019200100               | TYCA LLC  | 1726 PARK ST     | NONRES      | 3.00                                | 0.62          | 0.31               | 1.32                | 2.25            | 6.76                       | 384.37                                       | 531.87                                       | 642.91                                       |
| 070 019202401               | PARK VISTA SQUARE LLC                               | 1700 PARK ST     | NONRES      | 3.00                                | 3.48          | 4.13               | 2.64                | 10.26           | 30.77                      | 1,750.25                                     | 2,421.87                                     | 2,927.52                                     |
| 070 019300100               | DENG ZHEN & DENG NING Z                             | 1828 PARK ST     | NONRES      | 3.00                                | 0.57          | 0.91               | 0.66                | 2.14            | 6.42                       | 365.40                                       | 505.61                                       | 611.18                                       |
| 070 019301600               | WIEMKEN LLC   | 2405 EAGLE AVE   | NONRES      | 3.00                                | 0.46          | 0.33               | 0.13                | 0.92            | 2.76                       | 156.73                                       | 216.87                                       | 262.15                                       |
| 070 019301700               | GONSALVES WILLIAM M JR & PATRICIA A TRS             | 1800 PARK ST     | NONRES      | 3.00                                | 0.55          | 0.14               | 1.19                | 1.88            | 5.63                       | 320.45                                       | 443.42                                       | 536.00                                       |
| 070 019301800               | WIEMKEN LLC   | 1812 PARK ST     | NONRES      | 3.00                                | 0.70          | 0.30               | 0.66                | 1.66            | 4.99                       | 283.59                                       | 392.42                                       | 474.35                                       |
| 070 019302001               | MCDECO  | 1814 PARK ST     | NONRES      | 3.00                                | 0.86          | 1.00               | 0.99                | 2.85            | 8.55                       | 486.17                                       | 672.72                                       | 813.18                                       |
| 070 019302100               | RAVEN MEHDI & RAVAN ALI                             | 1820 PARK ST     | NONRES      | 3.00                                | 0.28          | 0.29               | 0.33                | 0.90            | 2.71                       | 154.15                                       | 213.30                                       | 257.84                                       |
| 070 019400100               | PARK ESQUINA LLC                                    | 1926 PARK ST     | PARKING LOT | 2.00                                | 0.68          | 0.00               | 0.66                | 1.34            | 2.69                       | 152.92                                       | 211.60                                       | 255.78                                       |
| 070 019401500               | PRICE SHERRY A TR & SAMPSON KIM TR                  | 1900 PARK ST     | NONRES      | 3.00                                | 1.04          | 0.36               | 0.99                | 2.38            | 7.15                       | 406.79                                       | 562.88                                       | 680.40                                       |
| 070 019401704               | YIP PAK L & SAU F TRS                               | 1914 PARK ST     | NONRES      | 3.00                                | 2.41          | 2.21               | 2.31                | 6.93            | 20.78                      | 1,181.67                                     | 1,635.10                                     | 1,976.49                                     |
| 071 019800902               | GOODE LEONARD A TR                                  | 1825 PARK ST     | NONRES      | 3.00                                | 3.34          | 0.76               | 1.92                | 6.02            | 18.07                      | 1,027.91                                     | 1,422.34                                     | 1,719.30                                     |
| 071 019801100               | DJJ FAMILY TRUST                                    | 1813 PARK ST     | NONRES      | 3.00                                | 0.60          | 0.28               | 0.66                | 1.54            | 4.62                       | 262.49                                       | 363.21                                       | 439.05                                       |
| 071 019801201               | GOODE LEONARD A TR                                  | 1801 PARK ST     | NONRES      | 3.00                                | 1.56          | 0.07               | 1.26                | 2.89            | 8.66                       | 492.58                                       | 681.60                                       | 823.91                                       |
| 071 019901401               | NEUMANN ENTERPRISES LLC                             | 2334 EAGLE AVE   | NONRES      | 3.00                                | 1.26          | 0.34               | 1.26                | 2.85            | 8.56                       | 487.13                                       | 674.06                                       | 814.79                                       |
| 071 019901601               | GERMAN AUTO SERVICE INC                             | 1719 PARK ST     | NONRES      | 3.00                                | 0.63          | 0.74               | 0.66                | 2.03            | 6.08                       | 345.98                                       | 478.75                                       | 578.70                                       |
| 071 019901700               | BRADFORD JAMES & MICHAEL                            | 1717 PARK ST     | NONRES      | 3.00                                | 0.69          | 0.92               | 0.66                | 2.27            | 6.81                       | 387.25                                       | 535.84                                       | 647.72                                       |
| 071 019901802               | ETS REALTY LLC                                      | 1701 PARK ST     | NONRES      | 3.00                                | 1.09          | 0.21               | 0.61                | 1.90            | 5.70                       | 324.24                                       | 448.66                                       | 542.33                                       |
| 071 020001000               | GOODE LEONARD A TR                                  | 1655 PARK ST     | PARKING LOT | 2.00                                | 0.66          | 0.00               | 0.66                | 1.32            | 2.65                       | 150.58                                       | 208.37                                       | 251.87                                       |
| 071 020001100               | BALL JULIE B TR & BECK PETER R                      | 1651 PARK ST     | PARKING LOT | 2.00                                | 0.74          | 0.00               | 0.86                | 1.60            | 3.20                       | 181.75                                       | 251.49                                       | 304.00                                       |
| 071 020001200               | COSTELLO JOHN M & LINDA P TRS                       | 1645 PARK ST     | NONRES      | 3.00                                | 0.38          | 1.21               | 0.47                | 2.06            | 6.17                       | 350.97                                       | 485.64                                       | 587.03                                       |
| 071 020001300               | COSTELLO JOHN M & LINDA P TRS & WRIGHT MICHAEL ETAL | 1639 PARK ST     | NONRES      | 3.00                                | 0.53          | 0.70               | 0.66                | 1.89            | 5.66                       | 322.05                                       | 445.63                                       | 538.67                                       |
| 071 020001400               | WRIGHT MICHAEL J & LINDA A                          | 1629 PARK ST     | NONRES      | 3.00                                | 1.08          | 1.52               | 1.32                | 3.92            | 11.75                      | 668.56                                       | 925.10                                       | 1,118.25                                     |
| 071 020100900               | JUN IN S & KYU J                                    | 1601 PARK ST     | NONRES      | 3.00                                | 0.40          | 0.59               | 1.51                | 2.49            | 7.48                       | 425.56                                       | 588.86                                       | 711.81                                       |
| 071 020101003               | COATS BENJAMIN F                                    | 2319 LINCOLN AVE | NONRES      | 3.00                                | 1.22          | 1.00               | 1.33                | 3.56            | 10.67                      | 606.98                                       | 839.90                                       | 1,015.25                                     |
| 071 020101101               | SOCIETY OF ST VINCENT DE PAUL OF ALAMEDA CO         | 2315 LINCOLN AVE | NONRES      | 3.00                                | 0.66          | 1.03               | 1.32                | 3.01            | 9.04                       | 514.24                                       | 711.56                                       | 860.13                                       |
| 071 020101201               | SEBANC ALLAN A & BEVERLY M TRS & MCCLOSKEY KE ETAL  | 2305 LINCOLN AVE | NONRES      | 3.00                                | 2.16          | 1.17               | 1.32                | 4.65            | 13.96                      | 794.09                                       | 1,098.81                                     | 1,328.22                                     |
| 071 020101400               | GEANEKOS ATHANASIOS C & ANA C                       | 2327 LINCOLN AVE | NONRES      | 3.00                                | 1.11          | 0.66               | 1.41                | 3.18            | 9.55                       | 543.39                                       | 751.90                                       | 908.89                                       |
| 071 020101500               | J&W LAU INVESTMENT PROPERTIES LLC                   | 2332 PACIFIC AVE | NONRES      | 3.00                                | 2.21          | 1.27               | 2.42                | 5.89            | 17.68                      | 1,005.55                                     | 1,391.41                                     | 1,681.91                                     |
| 071 020200400               | CITY OF ALAMEDA                                     | 2300 LINCOLN AVE | PARKING LOT | 2.00                                | 0.39          | 0.00               | 0.71                | 1.10            | 2.20                       | 124.99                                       | 172.95                                       | 209.05                                       |
| 071 020200500               | HOM JIMMY & DEBBIE L                                | 2320 LINCOLN AVE | NONRES      | 3.00                                | 0.44          | 0.47               | 2.66                | 3.56            | 10.69                      | 608.22                                       | 841.61                                       | 1,017.32                                     |
| 071 020200600               | M POWER CO  | 1541 PARK ST     | NONRES      | 3.00                                | 1.29          | 0.24               | 3.19                | 4.72            | 14.15                      | 804.92                                       | 1,113.79                                     | 1,346.33                                     |
| 071 020200701               | DO THERESA  | 1527 PARK ST     | NONRES      | 3.00                                | 1.04          | 0.08               | 1.05                | 2.17            | 6.52                       | 371.01                                       | 513.38                                       | 620.56                                       |
| 071 020201300               | HEIMANS CHERYLIN TR & HEIMANS CHERYLIN ETAL         | 1525 PARK ST     | NONRES      | 3.00                                | 0.56          | 0.66               | 0.49                | 1.71            | 5.13                       | 291.85                                       | 403.84                                       | 488.16                                       |
| 071 020201400               | TRENTO PROPERTIES 4 L P ETAL                        | 1517 PARK ST     | NONRES      | 3.00                                | 0.56          | 1.97               | 0.50                | 3.03            | 9.10                       | 517.31                                       | 715.82                                       | 865.27                                       |
| 071 020201500               | RANA KIRANJIT S TR                                  | 1515 PARK ST     | NONRES      | 3.00                                | 0.38          | 0.53               | 0.22                | 1.13            | 3.40                       | 193.63                                       | 267.92                                       | 323.86                                       |
| 071 020201607               | DAMEN THEODORE A & ARCELIA TRS                      | 1513 PARK ST     | NONRES      | 3.00                                | 0.38          | 0.50               | 0.66                | 1.54            | 4.62                       | 262.96                                       | 363.87                                       | 439.84                                       |



CITY OF ALAMEDA  
LIGHTING MAINTENANCE DISTRICT NO 84-2  
ZONE 4 (PARK STREET)  
FISCAL YEAR 2019/20 ASSESSMENT ROLL

| Assessor's<br>Parcel Number | Owner  | Site Address         | Land Use              | Total Land<br>Use Benefit<br>Points | Lot<br>Factor | Building<br>Factor | Fronatage<br>Factor | Total<br>Factor | Total<br>Benefit<br>Points | Proposed<br>2019/20<br>Maximum<br>Assessment | Proposed<br>2020/21<br>Maximum<br>Assessment | Proposed<br>2021/22<br>Maximum<br>Assessment |
|-----------------------------|--|----------------------|-----------------------|-------------------------------------|---------------|--------------------|---------------------|-----------------|----------------------------|--|--|--|
| 071 020201700               | DUDUM JACK & SYLVIA TRS                            | 1511 PARK ST         | NONRES                | 3.00                                | 0.71          | 1.10               | 0.66                | 2.47            | 7.42                       | 422.21                                       | 584.22                                       | 706.19                                       |
| 071 020201800               | DUREIN THOMAS & DUREIN DOUGLAS F TR ETAL           | 1507 PARK ST         | NONRES                | 3.00                                | 0.44          | 0.70               | 0.66                | 1.81            | 5.43                       | 308.67                                       | 427.11                                       | 516.28                                       |
| 071 020201900               | OAKLAND ENCINAL LODGE NO 3 OF THE 10OF INC         | 2329 SANTA CLARA AVE | PUBLIC                | 0.75                                | 0.34          | 1.61               | 1.59                | 3.53            | 2.65                       | 150.64                                       | 208.44                                       | 251.96                                       |
| 071 020202000               | 2325 SANTA CLARA AVENUE LLC                        | 2325 SANTA CLARA AVE | PARKING LOT           | 2.00                                | 0.32          | 0.00               | 0.46                | 0.78            | 1.55                       | 88.32  | 122.21                                       | 147.73                                       |
| 071 020202100               | NG DANIEL W & JANET W                              | 2323 SANTA CLARA AVE | NONRES                | 3.00                                | 0.43          | 0.96               | 0.46                | 1.85            | 5.55                       | 315.70                                       | 436.84                                       | 528.04                                       |
| 071 020202200               | CEDERBORG MARK L TR                                | 2319 SANTA CLARA AVE | NONRES                | 3.00                                | 0.40          | 1.23               | 0.46                | 2.09            | 6.27                       | 356.65                                       | 493.51                                       | 596.55                                       |
| 071 020202300               | MUSEO CHRISTOPHER J                                | 2317 SANTA CLARA AVE | NONRES                | 3.00                                | 0.92          | 2.47               | 0.46                | 3.84            | 11.53                      | 655.78                                       | 907.42                                       | 1,096.88                                     |
| 071 020202400               | CHIN ALLAN P & ERIN L TRS                          | 2315 SANTA CLARA AVE | NONRES                | 3.00                                | 0.36          | 0.50               | 0.33                | 1.19            | 3.56                       | 202.70                                       | 280.49                                       | 339.05                                       |
| 071 020202500               | KELLY BRIAN H TR & WINIECKE RAYMOND L II & JO ETAL | 2313 SANTA CLARA AVE | NONRES                | 3.00                                | 0.36          | 0.49               | 0.33                | 1.18            | 3.54                       | 201.07                                       | 278.23                                       | 336.32                                       |
| 071 020202601               | YU WAI C & CHUI AMANDA K TRS & CHUI ANDY ETAL      | 2309 SANTA CLARA AVE | NONRES                | 3.00                                | 0.77          | 0.89               | 0.66                | 2.33            | 6.98                       | 396.89                                       | 549.19                                       | 663.85                                       |
| 071 020202602               | TOWATA JOHN S JR TR                                | 2305 SANTA CLARA AVE | NONRES                | 3.00                                | 0.66          | 0.40               | 0.66                | 1.72            | 5.15                       | 292.86                                       | 405.24                                       | 489.85                                       |
| 071 020202700               | CHUN LILY A TR                                     | 2301 SANTA CLARA AVE | NONRES                | 3.00                                | 0.60          | 0.61               | 0.66                | 1.87            | 5.60                       | 318.69                                       | 440.97                                       | 533.04                                       |
| 071 020203501               | CITY OF ALAMEDA                                    | 2310 LINCOLN AVE     | NONRES                | 3.00                                | 3.59          | 7.51               | 2.66                | 13.76           | 41.27                      | 2,347.25                                     | 3,247.95                                     | 3,926.07                                     |
| 071 020300301               | LONGS DRUG STORES INC                              | 2314 SANTA CLARA AVE | NONRES                | 3.00                                | 4.45          | 2.63               | 2.64                | 9.72            | 29.17                      | 1,658.95                                     | 2,295.54                                     | 2,774.81                                     |
| 071 020300400               | STONE KRISTOPHER G & ERIK D TRS                    | 2318 SANTA CLARA AVE | NONRES                | 3.00                                | 0.84          | 1.50               | 0.98                | 3.33            | 9.98                       | 567.87                                       | 785.77                                       | 949.83                                       |
| 071 020300500               | YEE PETER K & JUDY Y                               | 2328 SANTA CLARA AVE | NONRES                | 3.00                                | 0.31          | 1.10               | 1.69                | 3.11            | 9.33                       | 530.44                                       | 733.98                                       | 887.23                                       |
| 071 020300600               | JY PARK LLC  | 1429 PARK ST         | NONRES                | 3.00                                | 1.26          | 2.03               | 1.89                | 5.18            | 15.54                      | 883.82                                       | 1,222.97                                     | 1,478.31                                     |
| 071 020300700               | KELLEY ROBERT J & EUNICE P TRUST                   | 1427 PARK ST         | NONRES                | 3.00                                | 0.71          | 0.92               | 0.46                | 2.09            | 6.28                       | 357.09                                       | 494.11                                       | 597.27                                       |
| 071 020300800               | NG JOHN K TR ETAL                                  | 1423 PARK ST         | NONRES                | 3.00                                | 0.29          | 0.40               | 0.31                | 1.00            | 2.99                       | 169.79                                       | 234.94                                       | 283.99                                       |
| 071 020300900               | GEORGE FRANK A & DEBORAH A TRS                     | 1419 PARK ST         | NONRES                | 3.00                                | 1.04          | 1.37               | 0.57                | 2.98            | 8.94                       | 508.59                                       | 703.75                                       | 850.68                                       |
| 071 020301000               | BECK PETER J & REGINA TRS                          | 1415 PARK ST         | NONRES                | 3.00                                | 0.70          | 0.75               | 0.57                | 2.02            | 6.06                       | 344.93                                       | 477.30                                       | 576.95                                       |
| 071 020301100               | LEAVITT J J & NANCY D & TAYLOR ROBERT M & JOYCE E  | 1413 PARK ST         | NONRES                | 3.00                                | 0.79          | 1.26               | 1.02                | 3.07            | 9.20                       | 523.01                                       | 723.70                                       | 874.79                                       |
| 071 020301200               | TAM MARK W & CLARA S TRS ETAL                      | 1407 PARK ST         | NONRES                | 3.00                                | 0.47          | 0.54               | 0.61                | 1.62            | 4.86                       | 276.63                                       | 382.78                                       | 462.70                                       |
| 071 020301300               | ALEXANDER MICHAEL TR                               | 1401 PARK ST         | NONRES                | 3.00                                | 0.47          | 0.90               | 1.84                | 3.20            | 9.61                       | 546.64                                       | 756.40                                       | 914.33                                       |
| 071 020301801               | CITY OF ALAMEDA                                    | 2305 CENTRAL AVE     | NONRES                | 3.00                                | 1.73          | 6.56               | 1.32                | 9.60            | 28.81                      | 1,638.56                                     | 2,267.32                                     | 2,740.69                                     |
| 071 020301901               | CITY OF ALAMEDA                                    | 2315 CENTRAL AVE     | NONRES                | 3.00                                | 1.06          | 0.00               | 0.66                | 1.72            | 5.17                       | 294.09                                       | 406.94                                       | 491.90                                       |
| 071 020302001               | CITY OF ALAMEDA                                    | 2319 CENTRAL AVE     | NONRES                | 3.00                                | 2.55          | 2.73               | 1.64                | 6.92            | 20.76                      | 1,180.96                                     | 1,634.12                                     | 1,975.30                                     |
| 071 020400100               | MARCHI PAUL F                                      | 2300 CENTRAL AVE     | NONRES                | 3.00                                | 0.82          | 0.42               | 0.99                | 2.24            | 6.71                       | 381.43                                       | 527.79                                       | 637.99                                       |
| 071 020400200               | MCAFFEE GLADYS D TR                                | 2306 CENTRAL AVE     | NONRES                | 3.00                                | 0.56          | 0.63               | 0.56                | 1.75            | 5.24                       | 298.29                                       | 412.75                                       | 498.93                                       |
| 071 020400500               | CENTRAL & PARK ASSOCIATES                          | 2318 CENTRAL AVE     | NONRES                | 3.00                                | 0.86          | 1.38               | 0.79                | 3.04            | 9.11                       | 517.94                                       | 716.69                                       | 866.33                                       |
| 071 020400700               | SEYEDEIN MIRRAHIM & MOJGAN                         | 1353 PARK ST         | NONRES                | 3.00                                | 0.51          | 0.71               | 0.65                | 1.87            | 5.60                       | 318.64                                       | 440.91                                       | 532.96                                       |
| 071 020400800               | 1349 PARK STREET LLC                               | 1349 PARK ST         | NONRES                | 3.00                                | 0.41          | 0.66               | 0.35                | 1.41            | 4.24                       | 241.41                                       | 334.05                                       | 403.79                                       |
| 071 020400904               | THOMAS CATHERINE A TR                              | 1347 PARK ST         | NONRES                | 3.00                                | 0.37          | 0.89               | 0.32                | 1.58            | 4.74                       | 269.54                                       | 372.98                                       | 450.85                                       |
| 071 020401000               | YEE FELTON & PHYLLIS M TRUST & YEE SANDRA          | 1343 PARK ST         | NONRES                | 3.00                                | 0.88          | 0.74               | 0.65                | 2.28            | 6.85                       | 389.32                                       | 538.72                                       | 651.19                                       |
| 071 020401100               | PASCOON PROPERTIES & GRAVESTOCK DONALD E & HE ETAL | 1339 PARK ST         | NONRES                | 3.00                                | 0.63          | 1.89               | 2.25                | 4.77            | 14.30                      | 813.26                                       | 1,125.33                                     | 1,360.29                                     |
| 071 020401303               | CITY OF ALAMEDA                                    | ALAMEDA AVE          | EXEMPT <sup>(1)</sup> | 0.00                                | 2.64          | 0.00               | 1.31                | 3.95            | 0.00                       | 0.00   | 0.00   | 0.00   |
| 071 020401401               | ALAMEDA AERIE 1076 FOE                             | 2305 ALAMEDA AVE     | NONRES                | 3.00                                | 0.78          | 1.75               | 0.67                | 3.21            | 9.62                       | 547.03                                       | 756.94                                       | 914.97                                       |
| 071 020401500               | NAGEL MARK L                                       | 2301 ALAMEDA AVE     | RES                   | 0.75                                | 0.55          | 0.48               | 0.66                | 1.69            | 1.27                       | 72.30  | 100.05                                       | 120.94                                       |
| 071 020401800               | CHEW LUN BENEVOLENT ASSOCIATION                    | 1357 PARK ST         | NONRES                | 3.00                                | 0.80          | 2.24               | 2.65                | 5.69            | 17.08                      | 971.52                                       | 1,344.31                                     | 1,624.99                                     |
| 071 020401900               | CALPESTRI ITALO A III & SUZANNE H TRS              | 2320 CENTRAL AVE     | NONRES                | 3.00                                | 0.17          | 0.29               | 0.24                | 0.71            | 2.12                       | 120.45                                       | 166.67                                       | 201.47                                       |
| 071 020500100               | THOMSON SLAVKA T TR                                | 2300 ALAMEDA AVE     | PARKING LOT           | 2.00                                | 0.49          | 0.00               | 0.88                | 1.36            | 2.73                       | 155.17                                       | 214.71                                       | 259.53                                       |
| 071 020500200               | THOMSON SLAVKA T TR                                | 2306 ALAMEDA AVE     | RES                   | 0.75                                | 0.38          | 0.21               | 0.47                | 1.06            | 0.79                       | 45.11  | 62.42  | 75.45  |
| 071 020500300               | THOMSON SLAVKA T TR                                | 2310 ALAMEDA AVE     | NONRES                | 3.00                                | 0.62          | 0.31               | 0.54                | 1.47            | 4.42                       | 251.32                                       | 347.76                                       | 420.37                                       |
| 071 020500401               | MASONIC HALL ASSOCIATION OF ALAMEDA                | 2312 ALAMEDA AVE     | NONRES                | 3.00                                | 1.87          | 5.39               | 1.82                | 9.09            | 27.26                      | 1,550.22                                     | 2,145.08                                     | 2,592.93                                     |
| 071 020500402               | NG JENA TR   | 1329 PARK ST         | NONRES                | 3.00                                | 0.64          | 2.42               | 2.17                | 5.22            | 15.67                      | 891.44                                       | 1,233.51                                     | 1,491.04                                     |
| 071 020500500               | REGAN MICHAEL J ETAL                               | 1325 PARK ST         | NONRES                | 3.00                                | 0.33          | 0.86               | 0.46                | 1.66            | 4.97                       | 282.72                                       | 391.21                                       | 472.89                                       |
| 071 020500600               | DO CHIEN C & HUOT L                                | 1321 PARK ST         | NONRES                | 3.00                                | 0.65          | 1.21               | 0.66                | 2.52            | 7.57                       | 430.82                                       | 596.13                                       | 720.59                                       |
| 071 020500801               | 1313-1315 PARK STREET LLC                          | 1313 PARK ST         | NONRES                | 3.00                                | 0.63          | 1.20               | 0.66                | 2.50            | 7.50                       | 426.33                                       | 589.92                                       | 713.09                                       |

**CITY OF ALAMEDA  
LIGHTING MAINTENANCE DISTRICT NO 84-2  
ZONE 4 (PARK STREET)  
FISCAL YEAR 2019/20 ASSESSMENT ROLL**

| Assessor's<br>Parcel Number  | Owner   | Site Address      | Land Use              | Total Land<br>Use Benefit<br>Points | Lot<br>Factor | Building<br>Factor | Fronatage<br>Factor | Total<br>Factor | Total<br>Benefit<br>Points | Proposed<br>2019/20<br>Maximum<br>Assessment | Proposed<br>2020/21<br>Maximum<br>Assessment | Proposed<br>2021/22<br>Maximum<br>Assessment |
|------------------------------|---|-------------------|-----------------------|-------------------------------------|---------------|--------------------|---------------------|-----------------|----------------------------|--|--|--|
| 071 020500900                | TAYLORAWG LLC                                     | 1309 PARK ST      | NONRES                | 3.00                                | 0.61          | 0.91               | 0.66                | 2.18            | 6.55                       | 372.28                                       | 515.14                                       | 622.69                                       |
| 071 020501000                | NICHOLS DAN                                       | 1303 PARK ST      | NONRES                | 3.00                                | 0.55          | 0.98               | 2.11                | 3.64            | 10.91                      | 620.32                                       | 858.35                                       | 1,037.56                                     |
| 071 020501100                | TAE SEUNG & JUNG                                  | 2309 ENCINAL AVE  | NONRES                | 3.00                                | 0.72          | 0.54               | 0.66                | 1.92            | 5.76                       | 327.64                                       | 453.36                                       | 548.01                                       |
| 071 020501201                | LOW STEVEN & CHU WINSON                           | 2301 ENCINAL AVE  | NONRES                | 3.00                                | 0.56          | 0.25               | 2.01                | 2.82            | 8.47                       | 481.74                                       | 666.60                                       | 805.77                                       |
| 071 020600100                | ENCINAL PLACE LLC                                 | 2300 ENCINAL AVE  | NONRES                | 3.00                                | 0.92          | 0.99               | 1.32                | 3.23            | 9.68                       | 550.57                                       | 761.83                                       | 920.89                                       |
| 071 020600200                | JOHNSON RICHARD TR ETAL                           | 2308 ENCINAL AVE  | EXEMPT <sup>(1)</sup> | 0.00                                | 0.72          | 0.00               | 0.66                | 1.38            | 0.00                       | 0.00   | 0.00   | 0.00   |
| 071 020600501                | PIERSON MARILYN A TR & SCHUNCK KARL E TR FBO ETAL | 1259 PARK ST      | NONRES                | 3.00                                | 1.91          | 0.43               | 3.60                | 5.94            | 17.82                      | 1,013.26                                     | 1,402.08                                     | 1,694.81                                     |
| 071 020600700                | HAHN MICHAEL D & MARIA M TRS                      | 1251 PARK ST      | NONRES                | 3.00                                | 0.26          | 0.14               | 0.33                | 0.73            | 2.20                       | 125.39                                       | 173.50                                       | 209.73                                       |
| 071 020600800                | HAHN MICHAEL D & MARIA M TRS                      | 1249 PARK ST      | PARKING LOT           | 2.00                                | 0.25          | 0.00               | 0.33                | 0.58            | 1.16                       | 66.16  | 91.54  | 110.65                                       |
| 071 020600900                | ENG KAI T & PAMELA M                              | 1247 PARK ST      | NONRES                | 3.00                                | 0.44          | 0.59               | 0.40                | 1.43            | 4.30                       | 244.52                                       | 338.35                                       | 408.99                                       |
| 071 020601000                | QUTOB HALA TR                                     | 1241 PARK ST      | NONRES                | 3.00                                | 0.62          | 1.16               | 0.79                | 2.58            | 7.74                       | 439.94                                       | 608.76                                       | 735.86                                       |
| 071 020601100                | TAYMUREE AHMAD S & QUDSIA A TRS                   | 1231 PARK ST      | NONRES                | 3.00                                | 0.35          | 0.54               | 0.46                | 1.35            | 4.04                       | 229.67                                       | 317.80                                       | 384.15                                       |
| 071 020700400                | TCHENG KATHY & LEE CUONG                          | 1227 PARK ST      | NONRES                | 3.00                                | 0.34          | 0.47               | 0.66                | 1.47            | 4.42                       | 251.62                                       | 348.17                                       | 420.87                                       |
| 071 020700500                | BARON JOEL A & JULIE A TRS                        | 1223 PARK ST      | NONRES                | 3.00                                | 0.31          | 0.33               | 0.33                | 0.98            | 2.93                       | 166.41                                       | 230.27                                       | 278.35                                       |
| 071 020700600                | YOJIMBO INC                                       | 1221 PARK ST      | NONRES                | 3.00                                | 0.30          | 0.59               | 0.33                | 1.22            | 3.65                       | 207.68                                       | 287.37                                       | 347.37                                       |
| 071 020700700                | LEE KA P  | 1219 PARK ST      | NONRES                | 3.00                                | 0.42          | 0.22               | 0.33                | 0.97            | 2.92                       | 166.01                                       | 229.71                                       | 277.67                                       |
| 071 020700800                | LAW SUNIA   | 1217 PARK ST      | NONRES                | 3.00                                | 0.41          | 0.25               | 0.33                | 1.00            | 2.99                       | 169.78                                       | 234.93                                       | 283.98                                       |
| 071 020700900                | PANG DONALD & SYLVIA TRS                          | 1215 PARK ST      | NONRES                | 3.00                                | 0.57          | 0.97               | 0.66                | 2.20            | 6.61                       | 376.13                                       | 520.47                                       | 629.13                                       |
| 071 020701000                | PANG DONALD & SYLVIA TRS                          | 1209 PARK ST      | NONRES                | 3.00                                | 0.55          | 1.31               | 0.27                | 2.12            | 6.37                       | 362.38                                       | 501.43                                       | 606.12                                       |
| 071 020701100                | HE WAN W  | 1203 PARK ST      | NONRES                | 3.00                                | 0.52          | 1.18               | 0.66                | 2.37            | 7.10                       | 403.62                                       | 558.49                                       | 675.10                                       |
| 071 020800601                | LIU YANG TR                                       | 1125 PARK ST      | NONRES                | 3.00                                | 1.73          | 1.45               | 1.32                | 4.51            | 13.53                      | 769.48                                       | 1,064.75                                     | 1,287.05                                     |
| 071 029001300                | GELTIS ARISTOMENIS M TR & GELTIS ARISTOMENIS M TR | 1903 PARK ST      | NONRES                | 3.00                                | 0.41          | 0.85               | 0.60                | 1.86            | 5.58                       | 317.62                                       | 439.50                                       | 531.26                                       |
| 071 029001400                | GELTIS ARISTOMENIS M TR & GELTIS ARISTOMENIS M TR | 1907 PARK ST      | NONRES                | 3.00                                | 0.48          | 0.41               | 0.66                | 1.55            | 4.66                       | 265.27                                       | 367.07                                       | 443.70                                       |
| 071 029001500                | MERCADO ARTHUR                                    | 1913 PARK ST      | NONRES                | 3.00                                | 0.50          | 0.81               | 0.66                | 1.97            | 5.91                       | 336.35                                       | 465.42                                       | 562.59                                       |
| 071 029001600                | MERCADO ARTHUR                                    | 1917 PARK ST      | NONRES                | 3.00                                | 0.52          | 0.25               | 0.66                | 1.43            | 4.29                       | 244.21                                       | 337.92                                       | 408.47                                       |
| 071 029001700                | FRANCHI ISABELLE J TR                             | 1919 PARK ST      | NONRES                | 3.00                                | 0.40          | 0.65               | 0.49                | 1.54            | 4.62                       | 262.66                                       | 363.45                                       | 439.33                                       |
| 071 029001800                | ACN & KBC INC                                     | 1927 PARK ST      | NONRES                | 3.00                                | 0.66          | 0.05               | 0.77                | 1.48            | 4.43                       | 252.01                                       | 348.71                                       | 421.51                                       |
| 071 029002901                | BALL JULIE B TR & BECK PETER R & TOTSY A TRS      | 2307 BLANDING AVE | NONRES                | 3.00                                | 15.81         | 6.33               | 11.48               | 33.61           | 100.84                     | 5,735.22                                     | 7,935.97                                     | 9,592.87                                     |
| <b>TOTALS <sup>(2)</sup></b> |   |                   |                       | <b>599.25</b>                       | <b>223.00</b> | <b>223.00</b>      | <b>223.00</b>       | <b>669.00</b>   | <b>1,885.70</b>            | <b>\$107,251.91</b>                          | <b>\$148,407.25</b>                          | <b>\$179,392.28</b>                          |

(1) Exempt land use due to being part of the improvements in Zone 4 as described in Section 3.2.1 of this report.

(2) Beginning in Fiscal Year 2022/23 the maximum assessment will increase by the Consumer Price Index as described in Section 7.5 of this report.

## 10. REFERENCES

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