



CONTRACTS/AGREEMENTS/GRANTS TRACKING FORM

Received Date: _____

Contracts and Compliance

This is your Work Order 16333 confirmation. Submitted on 01-24-2022
You have till the end of the business day to submit your documents to the office of Contracts and Compliance at 250 FHO Building, 3rd. Floor, Suite 3341.

** Please print this copy and attach to your document submittal. **

(All Work Order submitted after 2:00 PM of a business day will be processed on the next work day)

Date Submitted

01-24-2022

Work Order Number - 16333

Contact Department - Economic & Workforce Development

Resolution Number - 88781

Contract Title - Distribution agreement between the City of Oakland and the Oakland Chinatown Improvement Council

Recipient - Oakland Chinatown Improvement Council

Description - 10-year Business Improvement District Distribution agreement per City Council Resolution 88781

Amendment - No

Amendment No. - 0

Amended Contract Amount - \$0.00

Total Amount - \$0.00

Start Date - 12-15-2021

End Date - 12-31-2031

Due Date - 01-24-2022

Jan 26, 2022

Date Contract Signed -

When retrieving your signed contracts, please print your name and date at the bottom of this document and leave it with Contracts and Compliance.

Jonathan Spencer

Received By:

Jan 26, 2022

Received Date:

JC

Initial Review By:

1/25

Date:



SCHEDULE T CONTRACT SUMMARY TRANSMITTAL*

FOR USE BY ALL CITY AGENCIES AND DEPARTMENTS FOR PROCUREMENT, CONSTRUCTION AND PROFESSIONAL SERVICES CONTRACTS

1. Agency: City Administrators Office Department: Economic and Workforce Development

2. Project Name: Collection Agreement - Chinatown BID Project Amount: Pass through Property Taxes

3. Budget / Funding**: Fund #: 7999 Org #: 08721 Account #: 24224 Project #: 10000007 Program #: CBID

4. Project Manager / Responsible Employee Name: Micah Hinkle, Business Development Manager
 Title: _____ Phone: 510-917-9473 email: mhinkle@oaklandca.gov

5. Supervisor / Direct Report or Alternate Employee Contact:
 Name: Alexa Jeffress Phone: _____ email: ajeffress@oaklandca.gov

6. Consultant / Contractor Name: Oakland Chinatown Improvement Council (OCIC) - C/O Marco LiMandri
 Address: 211 West California Street, San Diego CA 92110 Phone: 888-356-2726 email: marco@newcityamerica.com

7. Type of Contract (Mark X): Professional Service: OTHER Construction: _____ Commodities: _____ Technology: _____

8. Statement of Contract Goal / Purpose: Collection agreement for community benefit district - property taxes

9. Actual or Estimated Notice To Proceed (NTP) Date: 12/15/21 Estimated Completion Date: 12/15/31 (10 year agreement)

10. Resolution Number: 88781 Resolution Date: 7/26/21

11. Location of the Contract Documents: City Clerk

THIS PORTION MUST BE COMPLETED BY THE AGENCY / DEPARTMENT AND/OR THE PROJECT MANAGER

Insert language below regarding the evaluation of performance and/or audit requirements. For example; This contract is subject to an independent audit initiated by the City of Oakland and/or this contract will be evaluated quarterly according to the deliverables defined below. Please attach separate sheets if required.

Performance, Inspection, Fiscal Reporting and Audit Requirements

Performance Evaluation:	
Inspection Requirement:	
Fiscal Reporting Requirement:	See Agreement Terms Section 4
Audit Requirement:	

Deliverables	Date Due	Completion Date	Responsible Source (Prime, Sub, Supplier, Other)	Performance
1				
2				
3				

City Representative: Micah Hinkle, Deputy Director EWD
 (Please Print)

City Representative Signature:

Date: 1/21/22

City Clerk: _____

City Clerk Signature:
 Nai Phan (Jan 26, 2022 17:02 PST)

Date: Jan 26, 2022

* Must be attached to the signed Contract / Agreement and the First and Final (last) Payment Requests

** Multiple Funding Sources: Complete Additional Funding Section on Page 2

CONTRACT SUMMARY TRANSMITTAL PROCEDURE

Note: This Contract Summary Transmittal form must be completed and attached to the signed Contract / Agreement

Note: Agency / Department - Project Managers are responsible and must ensure:

Contract Compliance and Employment Services performed the following:

- 1) Compliance Analysis
- 2) Equal Benefits Determination
- 3) Living Wage Determination

Note: Before submission of a Contract:

Schedule M (Part A and B) must be submitted to the City Attorney's Office for written approval

- 1) Consultant / Contractor must complete Schedule M – Part A
- 2) The City Agency / Department must complete Schedule M - Part B

Note: A photocopy of the completed Contract Summary Transmittal form must be attached to the first and final payment request:

- 1) Photocopy the front and back of the completed Contract Summary Transmittal form
- 2) Photocopy must be attached to the back-up documentation, on the first payment request and on the final payment request that is submitted to the Finance and Management Agency / Accounts Payable Section

Contract Transmittal Procedure	Date Received	Received Initials	Date Returned	Returned Initials
Contract: Send to the City Attorney's Office for First Review				
Contract: Send to the Consultant / Contractor				
Contract: Send to the City Attorney's Office for Final Signature				
Contract: Send to the Agency / Department Fiscal Services to Encumber Funds				
Contract: Send to the Finance and Management Agency / Purchasing Division ***				
Contract: Send to the Agency / Department for Director's Signature				
Contract: Send to City Administrator's Office for Approval (for contracts over \$15,000)				
Contract: Send to City Clerk's Office				

*** All Contracts are sent to the Finance and Management Agency / Purchasing Division to ensure the required Funds are encumbered. Funds that are not encumbered may result in a delayed payment to the Consultant and/or Contractor.

Additional Funding Section

Fund Number	Organization Number	Account Number	Project Number	Program Number

**DISBURSEMENT AGREEMENT
BETWEEN THE CITY OF OAKLAND
AND
THE OAKLAND CHINATOWN IMPROVEMENT COUNCIL**

This Disbursement Agreement (“Agreement”) is made and entered into as of December 15, 2021, between the CITY OF OAKLAND, a municipal corporation ("City"), and the OAKLAND CHINATOWN IMPROVEMENT COUNCIL, INC., a California non-profit corporation, California Entity No. C4795540 (“Recipient”) (together, the “Parties”).

RECITALS

- A. The City Council, by Resolution No. 88781 C.M.S. (July 26, 2021), approved the creation of the CHINATOWN BUSINESS IMPROVEMENT DISTRICT 2021 (“District”) pursuant to the City of Oakland Business Improvement Management District Ordinance (Oakland Municipal Code Chapter 4.48, Ordinance 12190, 1999).
- B. The District is intended to benefit the assessed parcels in the district area by providing them with improvements of particular benefit as more specifically identified in the District Management Plan (“District Plan”) attached hereto as **Exhibit A**, for the CHINATOWN BUSINESS IMPROVEMENT DISTRICT 2021, and approved annual reports and budgets on file with the City Clerk.
- C. The City Administrator finds that this Agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service of the City; and
- D. Recipient agrees to use good faith efforts to comply with City’s programs and policies as specified in this Agreement;

Now Therefore, the parties to this Agreement agree as follows:

- 1. Scope of Disbursement Duties. Recipient agrees to perform the tasks, responsibilities and obligations as specified in this Agreement, in the District Plan (“Disbursement Duties”) attached hereto as **Exhibit A** and on file with the City Clerk, and in the annual reports and budgets approved by the City. Recipient shall designate an individual who shall be responsible for communications with City for the duration of this Agreement.
- 2. Method of Performing Disbursement Duties. Recipient will determine the method, details and means of performing the Disbursement Duties described in **Exhibit A**.
- 3. Time of Performance. Recipient’s Disbursement Duties shall begin on December 15, 2021, and shall be completed by December 31, 2031, contingent upon the review and approval of the annual report submitted to the City pursuant to Section 4.9.1 of this Agreement and the annual collection of revenues generated from the District, or unless this Agreement is otherwise terminated pursuant to Section 12 of this Agreement.

4. Recipient Responsibilities.

- 4.1. Program Implementation and Operation. Recipient shall be fully responsible for developing, implementing, directing and executing the District Plan. Recipient assumes all responsibility for completing activities as required to implement the District Plan and its programs.
- 4.2. Procurement and Competitive Bidding. Recipient shall competitively bid all contracts over \$5,000 per year which use funds received pursuant to this Agreement. Recipient shall also abide by any competitive bidding policies that are outlined in the District Plan. When bidding contracts, Recipient shall (1) be as open and transparent to the BID assesseses and the public at large as is reasonably possible and, (2) shall adhere to a conflict of interest policy wherein board members shall recuse themselves for any vote in which a potential conflict of interest is apparent, including, but not limited to hiring or selecting the relatives or business associates of board members. Recipient shall also keep and provide copies of all bids submitted for review by any affected property owner or by the City upon request pursuant to provisions in Section 16.1 below. The lowest qualified bidder shall be awarded any service contract unless quality or other significant programmatic imperatives provide compelling reasons to select another bid and no service contract may extend beyond the term of this Agreement without the express written consent of the City and is subject to provisions in Section 4.9.3 below.
- 4.3. Separate Tracking of District Funds. All District funds received by Recipient pursuant to this Agreement shall be tracked separate and apart from any other funds administered by Recipient and shall be reported to the City in the format outlined in Section 4.10 below. Copies of all District bank account statements shall be made available to the City within 14 days upon request.
- 4.4. District Name on All Activities Funded by the District. The name of the District or an appropriate abbreviation shall appear on all special activities, marketing and promotional materials funded in whole or in part by District moneys. Prior to using the City's name on promotional materials related to any special event, Recipient shall first consult with City for use of City of Oakland name.
- 4.5. Reporting to Affected Property Owners. A statement of activities funded by District moneys and the cost of each shall be distributed to every affected property owner either by e-mail or by U.S. mail once a year within 60 days of each fiscal year end. A copy of this statement may also be made available at a local public library and shall be posted on Recipient's website within 60 days of each fiscal year end and a list of property owner names, addresses and/or e-mail addresses to which the notice was sent shall be made available to the City or the public upon request.

- 4.6. Ratepayer Survey. City may request that Recipient administer a ratepayer survey to all affected property owners in format acceptable to the City that will be substantially the same format attached as **Exhibit B**. Such survey shall be performed at a time specified by the City at its sole discretion but in no event shall such survey be required more than once every twelve (12) calendar months. Results of the survey shall be compiled by Recipient and a summary submitted to the City. The City may request that copies of each separate property owner's response also be submitted to the City by Recipient as an attachment to the summary report.
- 4.7. Open Meetings. Recipient shall comply with the open meeting requirements of the Ralph M. Brown Act (California Government Code Section 54950 *et seq.*) and the California Public Records Act (California Government Code Section 6250 *et seq.*) with regard to its performance of this Agreement.
- 4.8. Creation and Maintenance of Central Files and Records. Recipient shall create and maintain central files and records for the District that shall contain documents designated by the City. Such files and records shall be made available for inspection as specified in Section 16 below and shall at a minimum include current copies of this Agreement, the District Plan, the assessment database described in Sections 4.10.8 and 4.11 below, the latest annual report submitted by the District Advisory board and approved by the City, a list of Recipient board members, proof of insurance coverage required pursuant to this Agreement, and all other financial and operational records related to this Agreement, including, but not limited to, those required by the Ralph M. Brown Act pursuant to Section 4.7 above.
- 4.9. Program and Budget Reports.
- 4.9.1 Annual Report and Budget. Recipient shall submit to the City an annual report and budget for each fiscal year for which assessments are to be levied and collected, in a format to be designated by the City. The report shall be prepared in accordance with the City of Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999) as amended. Annual reports shall be submitted on or before March 1 of each year and shall describe improvements and activities provided in the prior fiscal year in addition to other information required by the above-referenced legislation. The District's next annual report and budget shall be submitted on or before March 1, 2023. Any proposed changes to the assessments, including allowable percentage increases, if any, shall not be implemented until the following fiscal year. If there are changes requested that would require a public hearing and/or a public meeting pursuant to state law as amended, then the report shall be submitted at a time to be determined by the City and in sufficient time prior to March 1 of each year to comply with public notice requirements and the City agenda processing timelines then in effect. The budget for any year shall not be effective until approved by the City as being in compliance with the District Plan as incorporated in Resolution No. 88781 C.M.S.

4.9.2 Budget. Each program specified in the Plan and succeeding budgets shall be implemented within the budget amount specified and in accordance with the District Plan in **Exhibit A**, and with subsequent annual reports and budgets approved by the City. Any obligations or expenditures for items not budgeted, or in excess of the line item amount budgeted shall not be paid from the assessments collected for the District without prior written agreement from the City. Recipient and City agree that amounts shown in the District Plan or subsequent annual reports reviewed and approved by the City were (or will be) the best estimates of the cost of those District related services, improvements and activities at the time the estimates were (or will be) made. The parties anticipate that deviations from those estimates may occur and that some District related services, improvements and activities may not be completed within the particular year budgeted, given normal delays that can be expected with these types of programs and changing circumstances. Recipient will use its best efforts to implement and complete all District programs specified in the District Plan and annual reports; however, it is possible that Recipient may not expend the precise amount budgeted for any particular line item in the approved annual budget. A ten percent (10%) deviation in a budget line item set forth in the approved annual report for any respective year will not be considered significant so as to constitute a material breach of this agreement. If deviation in a budget line item exceeds 10%, or if Recipient desires to make budget allocation changes that exceed 10% of the total budget for all District programs for a given fiscal year, and such changes would, in the opinion of the City, adversely impact the special benefits conferred on the affected District properties, Recipient will request that the City modify the District Plan or annual budget pursuant to Section 36450 *et al.* of California Streets and Highways Code.

4.9.3 General Fund Not Liable. Neither the General Fund of the City, nor any other fund, revenue source or monies whatsoever of the City, except the actual collected District assessment net revenue, shall be liable for payment of any obligations arising from this Agreement. Any obligations incurred by Recipient are not a debt of the City, nor a legal or equitable pledge, charge, lien or encumbrance upon any of its property or upon its income, receipts or revenues.

4.10 Financial Statements.

Within 90 days of each fiscal year end, Recipient shall submit a full disclosure financial statement in a form to be designated by the City and shall at a minimum include an Actual versus Total Annual Budgeted Expenditures statement indicating each line item expenditure versus the corresponding line item amount set forth in the annual report submitted to and approved by the City pursuant to Section 4.9.1 above. The financial statement shall also clearly indicate by line item any deviations between actual and budgeted expenditures. In addition to the above financial statement, for even numbered years, at no expense to the City, Recipient shall secure and submit to the City a Certified Public Accountant's (CPA) Review Report within 90 days of calendar year end, commencing with the year 2022-2023

4.10.1 The Review Report must be prepared by a qualified, independent, licensed CPA acceptable to the City. Upon the City's review of the CPA Review Report or financial statement, if the City is not satisfied with the statement or report or

with regard to the propriety of Recipient's commitment or expenditure of funds during the corresponding reporting period, then the City may request, at no expense to the City, that the Recipient provide either an Expanded Review of the District or require that the Recipient prepare full audited financial statements. For purposes of preparing the above financial statements and reports, Budgeted Expenditures shall mean expenditures approved by the City and on file with the Office of the City Clerk for the corresponding fiscal year, as amended by the City pursuant to applicable legislation.

- 4.10.2 Where applicable, the statement or audits must be conducted in accordance with current Government Auditing Standards (2021 and subsequent revisions) prescribed by the Comptroller General of the United States. All other reports and audits shall be prepared in accordance with Generally Accepted Accounting Principles in the United States of America.
- 4.10.3 If an audit is required, it must be conducted by a qualified, independent, licensed Certified Public Accounting (CPA) firm acceptable to the City. Recipient will make good faith efforts, to procure its reports and audits from qualified small, local and minority and women-owned Oakland firms.
- 4.10.4 The financial statement, CPA Review Report and/or audit may be funded from assessment proceeds as part of the general administration of the District. At all times the City shall reserve full rights of accounting of these funds.
- 4.10.5 If a full audited financial statement is required, a Management Letter shall be requested from the Certified Public Accounting firm and be presented to the City.
- 4.10.6 The statement, report or audited financial statement and the Management Letter shall be delivered to the City at the address provided in Section 25 of this Agreement.
- 4.10.7 Recipient shall make available on-line current copies of District's quarterly financial statements and an annual statement of activities funded by District moneys and the cost of each for access by all interested parties.
- 4.10.8 Assessment Records. Recipient shall maintain, including in the Central Files described in Section 4.8 above, complete records for each property assessed within the District. Said records will contain the following information:
 - (i) Assessor's parcel number
 - (ii) Street address
 - (iii) Name and address of owner of record
 - (iv) Amount of assessment levied
 - (v) Proportionate financial obligation imposed, compared to District
 - (vi) Assessment Calculation, including all variables used

- (vii) Such other information as the City or City's Treasury Division may require.
- (viii) Recipient agrees to maintain such information and make it available to property owners within the District during regular business hours.

4.11 Annual Assessment Preparation. In June of each operating year, Recipient shall supply the City with updated assessment data for the subsequent tax year (July 1 – June 30), in a format to be prescribed by the Treasury Division of the City's Financial Management Agency. The assessment data shall include any of the information required in "Assessment Records," paragraph 4.10.8, above, that is requested by the Treasury Divisions. Maintenance of the database for assessment billing and collection purposes shall be the responsibility of the Recipient. At least once each year Recipient shall update the assessment database for purposes of billing and collections to reflect changes that may have occurred in the assessment roll since the prior fiscal year. The City's Treasury Division may, at its discretion, provide assistance in compiling or correcting data or information relative to the assessments; however, the City shall not be obligated to prepare, produce or correct such data or information.

Any corrections or adjustments to the assessment database, as well as the accuracy of any such corrections or adjustments, shall be the responsibility of Recipient.

Upon request of the City, Recipient shall promptly complete requests for an investigation of discrepancies and make all reasonable efforts to obtain additional documentation related to the assessments upon any or all of the affected properties for which a correction or adjustment is requested.

4.12 Liaison with Community. Recipient shall maintain an ongoing relationship with the assessed District property owners and any affected residents and business owners, which shall include:

4.12.1 Annual Public Meeting. Recipient shall organize and conduct, at a minimum, one annual public meeting to be noticed in writing to all property owners of record in the District. Notice may be provided by U.S. mail, e-mail, or by posting of the notice on District's website. Such notice shall be in addition to the requirements of the Ralph M. Brown Act referenced in Section 4.7 above. The annual meeting shall be conducted at a location convenient to the District. A representative of the City Administrator or his/her designee may attend as a member of the panel to provide information and assistance.

4.12.2 Meetings with the District's Advisory Board as required and outlined in the District Plan and the City of Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999). For purposes of this section, Advisory Board shall mean the advisory board appointed by the City pursuant to Section 4.48.190 of the above City of Oakland Business Improvement Management District Ordinance.

4.12.3 Other Events and activities that involve the members of the District and that encourage attainment of the goals and objectives of the District Plan.

4.12.4 Recipient shall notify all assesses in writing when an increase in assessments is proposed prior to any increase of assessments being recommended to the City.

4.13 Cost and Expense Records. In accordance with generally accepted accounting principles, Recipient shall maintain full and complete records of activities performed under this Agreement. Such records shall be open to inspection by the City. Recipient agrees to maintain all such records a minimum of four years after the termination of this Agreement.

4.14 Program Coordination. Recipient shall complete Disbursement Duties and shall cooperate with the City Administrator or his/her designee and shall utilize and cooperate with such personnel as the City Administrator or his/her designee shall designate in the implementation of the District Plan and approved annual reports, including program development and coordination of District activities with City functions.

5. City Responsibilities.

5.1. Administration. This Agreement shall be administered by the City Administrator or his/her designee on behalf of the City. The City Administrator or his/her designee shall:

5.1.1 Coordinate the regular collection of the annual assessment through an Interagency Agreement with the County of Alameda. Manually bill tax-exempt entities that are not billed through the County of Alameda property tax billing procedures.

5.1.2 Provide general assistance, clarification, or information to Recipient, the assessed parties and the public.

5.1.3 Direct the disbursement of funds to Recipient in accordance with this Agreement and subsequent approved budgets. City shall promptly forward funds to Recipient in accordance with the terms of this Agreement.

5.1.4 Maintain a liaison with Recipient, including coordination of services with and from various City agencies, departments or divisions, as mutually agreed to by the City Administrator or his/her designee and Recipient.

5.2 Discrepancies and Assessment Disputes. The City Administrator or his/her designee may assist with the resolution of any discrepancies in individual assessment amounts or calculations. The City Administrator or his/her designee reserves the right to:

5.2.1 Conduct reviews of existing primary data; verify assessment data as compiled by any consultant, subcontractor or other party hired by Recipient; and perform field or on-site inspections to verify the accuracy of existing or secondary data, or to investigate the claim of any property owner in the District.

5.2.2 Recalculate the assessment amount due and direct the City Treasury Division to respond appropriately.

5.3 Disbursements. The annual District assessments will be collected through the City Treasury Division collection procedures and will be transmitted to Recipient less the City's cost of billing and collection, described in Paragraph 5.3.4, below. The City shall not be obligated to disburse amounts of the assessments not collected at the time called for pursuant to the schedule for disbursements. Upon request by Recipient and with approval of the City Administrator (or his or her designee), funds may be disbursed at an earlier time than provided for herein.

5.3.1 Schedule of Funds Disbursement. Of the annual appropriation, disbursements shall be in the following approximate percentages on or around the following dates, contingent upon receipt of funds from assessees:

First payment: December 31	Fifty percent (50%) of annual appropriation
Second payment: April 30	Forty percent (40%) of annual appropriation
Third payment: August 15	Ten percent (10%) of annual appropriation

5.3.2 Funds shall be disbursed automatically by the City to Recipient at the time and in the amounts designated in Section 5.3.1 above. Disbursements shall be contingent upon Recipient being in compliance with all provisions set forth in this Agreement. Disbursements shall include funds collected from the delinquent payment of assessments by any property owner in the District, less the applicable City costs and fees outlined in Section 5.3.4 below. The City reserves the right to request at any time a current financial summary of all District funds committed and/or spent during the previous quarter(s) from Recipient. Such financial summary shall be submitted by Recipient to the City within ten (10) business days of the City's request. The City reserves the right to review the summary and to refuse to disburse any further installments if it is not satisfied with the statement or with regard to the propriety of Recipient's commitment or expenditure during the previous quarter(s). This provision is solely for the benefit of the City and does not confer any rights or cause of action on behalf of any third parties including the Advisory Board or assessees of the district.

5.3.3 If there is an adjustment due to changes in the receipts of the District, it may be adjusted in the following year. The City shall not be responsible for delays in payment by affected assessees.

5.3.4 Costs and Expenses. The City of Oakland and the County of Alameda will deduct from the funds collected on behalf of the district the respective costs and fees of the City and County collection, including the City's costs of administering the District, except as provided herein. Such costs and fees shall include amounts charged by the County in addition to a 3% (three percent) fee charged by the City. The City's 3% fee shall be calculated on the basis of total funds received from the County on behalf of the District plus 3% of all amounts received from tax-exempt property owners billed directly by the City. Deduction for this 3% of the collected funds shall be made from the second payment as described in the schedule in Section 5.3.1 above. Such costs and fees will be withheld prior to making any distribution to Recipient. At the request of Recipient,

City shall provide Recipient with a detailed statement of any costs and fees incurred and deducted by City.

6. Ownership of Documents. The designs, plans, reports, files, invoices, investigation materials documents prepared or acquired by or for Recipient pursuant to this Agreement become the joint property of the City and Recipient. Recipient agrees to exercise diligence in providing for the secure storage of all such materials and to provide copies for official City records on request from City.
7. Independent Contractor. It is expressly agreed that in the performance of the Disbursement Duties necessary to carry out this Agreement, Recipient shall be, and is, an independent contractor, and is not an employee of the City. Recipient has and shall retain the right to exercise full control and supervision of the activities, and full control over the employment, direction, compensation and discharge of all persons assisting Recipient in the performance of its Disbursement Duties hereunder. Recipient shall be solely responsible for all matters relating to the payment of its employees, including compliance with social security, withholding and all other regulations governing such matters, and shall be solely responsible for Recipient's own acts and those of Recipient's subordinates and employees.
8. Recipient Not Agent of City. Neither Recipient nor any of its employees, agents, representatives, contractors or subcontractors is or shall be deemed to be an agent of the City for any purpose, including fulfillment of Recipient's obligations pursuant to this Agreement.
9. Recipient's Qualifications. Recipient represents that it has the qualifications and skills necessary to perform the Disbursement Duties under this Agreement in a competent and professional manner without the advice or direction of City. This means Recipient is able to fulfill the requirements of this Agreement. Failure to perform all of the Disbursement Duties required under this Agreement will constitute a material breach of the Agreement and may be cause for termination of the Agreement. Recipient has complete and sole discretion for the manner in which the work under this Agreement is performed. Recipient will arrange for any necessary staff and board training regarding Recipient's obligations under this Agreement, as well as the requirements of the City of Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999), as amended, relating to the operation of a Business Improvement Management District.
10. Non-Exclusive Relationship. Recipient may perform services for, and contract with, as many additional clients, persons or companies as Recipient, in its sole discretion, sees fit.

11. Compliance with the City of Oakland Business Improvement Management District Ordinance. Recipient shall comply with all requirements of the City of Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999); as amended (**Exhibit C**) relating to the operation of a Business Improvement Management District.
12. Termination on Notice. The City may terminate this Agreement for Recipient's breach of any provision of this Agreement. In addition to the foregoing,] the City Administrator or his/her designee may review the performance of Recipient under this Agreement annually and, at the City Administrator's or his/her designee's sole discretion, the City Administrator or his/her designee may terminate this Agreement without cause by giving sixty (60) days' written notice to Recipient. Notwithstanding any other provision of this Agreement, City may terminate this Agreement at any time upon request of the City-appointed District Advisory Board by giving thirty (30) days' written notice to Recipient. Such notice shall be made in accordance with the "Notices" section of this Agreement.
13. Agents/Brokers. Recipient warrants that it has not employed or retained any subcontractor, agent, company or person other than bona fide, full-time employees of Recipient working solely for it, to solicit or secure this Agreement, and that Recipient has not paid or agreed to pay any contractor, subcontractor, agent, company or persons other than bona fide employees any fee, commission, percentage, gifts or any other consideration, contingent upon or resulting from the award of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability or, in its discretion, to deduct from the agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage or gift.
14. Non-Discrimination/Equal Employment Practices. Recipient shall use good faith efforts to voluntarily comply with the City's Non-Discrimination/Equal Employment programs and policies specified as follows:
 - 14.1. Recipient shall not discriminate or permit discrimination against any person or group of persons in any manner prohibited by federal, state or local laws. During the performance of this Agreement. Recipient and Recipient's contractors, subcontractors, if any, shall not discriminate against any employee or applicant for employment because of age, marital status, religion, gender, sexual preference, race, creed, color, national origin, Acquired-Immune Deficiency Syndrome (AIDS), AIDS - Related Complex (ARC) or disability. This nondiscrimination policy shall include, but not be limited to, the following: employment, upgrading, failure to promote, demotion or transfer, recruitment advertising, layoffs, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.
15. Living Wage Ordinance. Recipient, at its discretion, will use good faith efforts to comply with payment of wage rates stipulated in the City's Living Wage Ordinance (Ord. 12050 § 1, 1998) on file with the Office of the City Clerk.

16. Inspection of Books and Records.

- 16.1. During the term of this Agreement, and for a period of four (4) years after the termination of this Agreement, or two (2) years after the closure of any disputed matter, whichever occurs later, (the "Audit Period"), Recipient shall maintain financial and operational records related to this Agreement. Recipient shall make all books and records open to inspection by the governing agency, City Auditor or their individually assigned designee during normal business hours at a location within a twenty-five (25) mile radius of the City of Oakland for the period designated.
- 16.2. During the Audit Period, Recipient hereby grants to City or its designee(s), upon one (1) day prior notice to Recipient, access to and the right to make copies of any of Recipient's books, statements, documents, papers or records ("Financial Information") that arise from or relate to the terms and conditions of this Agreement and the performance of any duties pursuant to this Agreement, or any other agreement between the parties, in order to permit City to conduct audits, examinations, excerpts and transition audits (collectively hereafter referred to as "Audit or Audits"). Recipient authorizes the City Auditor or his designee to obtain such information directly from these sources. City's right to Audit and to make copies shall apply whether such Financial Information is located at Recipient's offices or at Recipient's banks, financial institutions or lenders, or at the offices of Recipient's financial consultants, accountants or bookkeepers. For the purposes of such Audit, Recipient waives its right to the confidentiality of all Financial Information and Recipient authorizes the City or its designee(s) to access, obtain and make copies of Financial Information directly from Recipient's banks, financial institutions or lenders, or from Recipient's financial consultants, accountants or bookkeepers.
- 16.3. Such Audits may be performed by City through its employees or by its designees including, without limitation, a third-party auditor retained by City. City's right to Audit under this section is independent, separate and distinct from any right to audit such books and records reserved by law or contract, or as a condition of funding, by the county, state or federal government.
- 16.4. If any Audit reveals any variance from any financial record or report received from Recipient by City in excess of three percent (3%) of the amount shown on such financial record or report, Recipient shall immediately reimburse City for all costs and expenses incurred in conducting such Audit. Such reimbursement shall be paid for by Recipient using Recipient's own funds, separate and apart, from any funds received by Recipient pursuant to this Agreement. Failure to pay such variance and the cost of the Audit as required herein shall constitute a material breach of the Agreement and City may terminate the Agreement in accord with the termination provisions of Section 12 of this Agreement and Recipient shall be subject to a breach of contract claim for damages by City and a claim for return of all funds provided to Recipient by City pursuant to this Agreement.

17. Insurance. Unless a written waiver is obtained from the City's Risk Manager, Recipient must provide the insurance listed in **Schedule Q, as amended from time to time by the City, of Exhibit D** attached hereto and incorporated herein by reference.

18. Indemnification.

- 18.1. Notwithstanding any other provision of this Agreement, Recipient shall indemnify and hold harmless (and at City's request, defend) City, and each of their respective Councilmembers, officers, partners, agents, and employees, and Port, and its commissioners, officers, officials, employees, and agents (each of which persons and organizations are referred to collectively herein as "Indemnitees" or individually as "Indemnitee") from and against any and all liabilities, claims, lawsuits, losses, damages, demands, debts, liens, costs, judgments, obligations, administrative or regulatory fines or penalties, actions or causes of action, and expenses (including reasonable attorneys' fees) caused by or arising out of any:
- (i) Breach of Recipient's obligations, representations or warranties under this Agreement;
 - (ii) Act or failure to act in the course of performance by Recipient under this Agreement;
 - (iii) Negligent or willful acts or omissions in the course of performance by Recipient under this Agreement;
 - (iv) Claim for personal injury (including death) or property damage to the extent based on the strict liability or caused by any negligent act, error or omission of Recipient;
 - (v) Unauthorized use or disclosure by Recipient of confidential information that the City may provide Recipient; and
 - (vi) Claim of infringement or alleged violation of any United States patent right or copyright, trade secret, trademark, or service mark or other proprietary or intellectual property rights of any third party.
- 18.2. For purposes of the preceding Subsections (i) through (vi), the term "Recipient" includes Recipient, its officers, directors, employees, representatives, agents, servants, consultants, contractors and subcontractors.
- 18.3. City shall give Recipient prompt written notice of any such claim of loss or damage and shall cooperate with Recipient, in the defense and all related settlement negotiations to the extent that cooperation does not conflict with City's interests.
- 18.4. Notwithstanding the foregoing, if Recipient fails or refuses to defend City with Counsel acceptable to City, City shall have the right to engage its own counsel for the purposes of participating in the defense. In addition, City shall have the right to withhold any payments due Recipient in the amount of anticipated defense costs plus additional reasonable amounts as security for Recipient's obligations under this Section 18. In no event shall Recipient agree to the settlement of any claim described herein without the prior written consent of City.
- 18.5. Recipient acknowledges and agrees that it has an immediate and independent obligation to indemnify and defend Indemnitees from any action or claim that potentially falls within this indemnification provision, which obligation shall arise at the time any action or claim is tendered to Recipient by City and continues at all times thereafter, without regard to any alleged or actual contributory negligence of any Indemnitee. Notwithstanding anything to the contrary contained herein, Recipient's liability under this Agreement shall not apply to any action or claim arising from the negligence, active negligence or willful misconduct of an Indemnitee.

18.6. All of Recipient's obligations under this Section 18 are intended to apply to the fullest extent permitted by law (including, without limitation, California Civil Code Section 2782) and shall survive the expiration or earlier termination of this Agreement.

18.7. The indemnity set forth in this Section 18 shall not be limited by the City's insurance requirements contained in **Schedule Q, as amended from time to time by the City, of Exhibit D** hereof, or by any other provision of this Agreement. City's liability under this Agreement shall be limited to payment of Recipient in accord to the terms and conditions under this Agreement and shall exclude any liability whatsoever for consequential or indirect damages even if such damages are foreseeable.

19. **Political Prohibition.** Subject to applicable State and Federal laws, moneys paid pursuant to this agreement shall not be used for political purposes, sponsoring or conducting candidate's meetings, engaging in voter registration activity, nor for publicity or propaganda purposes designed to support or defeat legislation pending before federal, state or local government.

20. **Religious Prohibition.** There shall be no religious worship, instruction, or proselytization as part of, or in connection with the performance of the Agreement.

21. **Conflict of Interest**

21.1 Recipient

The following protections against conflict of interest will be upheld:

- (i) Recipient certifies that no member of, or delegate to the Congress of the United States shall be permitted to share or take part in this Agreement or in any benefit arising therefrom.
- (ii) Recipient certifies that no member, officer, or employee of the City or its designees or agents, and no other public official of the City who exercises any functions or responsibilities with respect to the programs or projects covered by this Agreement, shall have any interest, direct or indirect in this Agreement, or in its proceeds during his/her tenure or for one year thereafter.
- (iii) Recipient shall immediately notify the City of any real or possible conflict of interest between work performed for the City and for other clients served by Recipient.
- (iv) Recipient warrants and represents, to the best of its present knowledge, that no public official or employee of City who has been involved in the making of this Agreement, or who is a member of a City board or commission that has been involved in the making of this Agreement whether in an advisory or decision-making capacity, has or will receive a direct or indirect financial interest in this Agreement in violation of the rules contained in California Government Code Section 1090 *et seq.*, pertaining to conflicts of interest in public contracting. Recipient shall exercise due diligence to ensure that no such official will receive such an interest.
- (v) Recipient further warrants and represents, to the best of its present knowledge and excepting any written disclosures as to these matters already made by Recipient to City, that (1) no public official of City who has participated in decision-making concerning this Agreement or has used his or her official position to influence decisions regarding this Agreement, has an economic interest in Recipient or this

Agreement, and (2) this Agreement will not have a direct or indirect financial effect on said official, the official's spouse or dependent children, or any of the official's economic interests. For purposes of this paragraph, an official is deemed to have an "economic interest" in any (a) for-profit business entity in which the official has a direct or indirect investment worth \$2,000 or more, (b) any real property in which the official has a direct or indirect interest worth \$2,000 or more, (c) any for-profit business entity in which the official is a director, officer, partner, trustee, employee or manager, or (d) any source of income or donors of gifts to the official (including nonprofit entities) if the income or value of the gift totaled more than \$500 the previous year. Recipient agrees to promptly disclose to City in writing any information it may receive concerning any such potential conflict of interest. Recipient's attention is directed to the conflict of interest rules applicable to governmental decision-making contained in the Political Reform Act (California Government Code Section 87100 *et seq.*) and its implementing regulations (California Code of Regulations, Title 2, Section 18700 *et seq.*).

- (vi) Recipient understands that in some cases Recipient or persons associated with Recipient may be deemed a "city officer" or "public official" for purposes of the conflict of interest provisions of Government Code Section 1090 and/or the Political Reform Act. Recipient further understands that, as a public officer or official, Recipient or persons associated with Recipient may be disqualified from future City contracts to the extent that Recipient is involved in any aspect of the making of that future contract (including preparing plans and specifications or performing design work or feasibility studies for that contract) through its work under this Agreement.
- (vii) Recipient shall incorporate or cause to be incorporated into all subcontracts for work to be performed under this Agreement a provision governing conflict of interest in substantially the same form set forth herein.

21.2 No Waiver

Nothing herein is intended to waive any applicable federal, state or local conflict of interest law or regulation.

21.3 Remedies and Sanctions

In addition to the rights and remedies otherwise available to the City under this Agreement and under federal, state and local law, Recipient understands and agrees that the City may impose remedies or sanctions on a case-by-case basis if the City reasonably determines that the Recipient breached this Agreement by failing to comply with one or more of the terms of this Agreement, including but not limited to: causing an improper conflict of interest, or is (b) acting in bad faith. Recipient understands and agrees that, if the City reasonably determines that Recipient has failed to make a good faith effort to avoid an improper conflict of interest situation or is responsible for the conflict situation, The City may (1) suspend payments under this Agreement, (2) terminate this Agreement, or (3) require reimbursement by Recipient to the City of any amounts disbursed under this Agreement.

22. Assignment. Recipient shall not assign or otherwise transfer any rights, duties, obligations or interest in this Agreement or arising hereunder to any person, persons, entity or entities whatsoever without the prior written consent of City and any attempt to assign or transfer without

such prior written consent shall be void. Consent to any single assignment or transfer shall not constitute consent to any further assignment or transfer.

23. Business Tax Certificate. Recipient shall obtain and provide proof of a valid City business tax certificate, if applicable. Said certificate must remain valid during the duration of this Agreement.
24. Governing Law. This Agreement shall be governed by the laws of the State of California.
25. Notice. If either party shall desire or be required to give notice to the other, such notice shall be given in writing, by prepaid U.S. certified or registered postage, addressed to recipient as follows:

For the City of Oakland:

City of Oakland
Economic and Workforce Development Department
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
ATTN: Micah Hinkle, BID Program

For Recipient:

OAKLAND CHINATOWN IMPROVEMENT COUNCIL
c/o Marco LiMandri
2011 West California Street
San Diego, CA 92110

26. Entire Agreement of the Parties. Subject to Section 1 of this Agreement, this Agreement supersedes any and all agreements, either oral or written, between the parties with respect to the rendering of Disbursement Duties by Recipient for City with regard to the District and contains all of the representations, covenants and agreements between the parties with respect to the rendering of those duties. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any parties, that are not contained in this Agreement, and that no other agreement, statement or promise not contained in this Agreement will be valid or binding.
27. Modification. Any modification of this Agreement will be effective only if it is in a writing signed by both parties.
28. Partial Invalidity. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.

29. Approval. If the terms of this Agreement are acceptable to Recipient and City, then sign and date below.

CITY:

CITY OF OAKLAND,
a municipal corporation

RECIPIENT:

OAKLAND CHINATOWN
IMPROVEMENT COUNCIL,
a California nonprofit corporation
California Entity No. C4795540

Mary Mayberry
By: _____
Name:
Title:

Jan 26, 2022

(Date)

Alpoff

(Department Head Signature)

St By: STEWART CHEN
Name: _____
Title: President, OCIC

12/8/21

(Date)

~~*[Signature]*~~

OAKLAND CHINATOWN
IMPROVEMENT COUNCIL

88781 C.M.S.
City Resolution Number

Approved as to form and legality:

Mitesh Bhakta
MiteshBhakta (Jan 25, 2022 14:30 PST)

(City Attorney's Office)
3119737v4

**DISBURSEMENT AGREEMENT
BETWEEN THE CITY OF OAKLAND
AND
THE OAKLAND CHINATOWN IMPROVEMENT COUNCIL**

Exhibits:

- Exhibit A:** Chinatown Business Improvement District Management Plan
- Exhibit B:** Rate Payer Survey
- Exhibit C:** Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999)
- Exhibit D:** Schedule Q Insurance Requirements



**THE OAKLAND CHINATOWN COMMUNITY BENEFIT DISTRICT
MANAGEMENT DISTRICT PLAN**

Final Plan (Revised)– July 22, 2021

*Prepared pursuant to the City of Oakland's
Business Improvement Management District Ordinance of 1999
12190, Under Municipal Code Chapter 4.48
for the Chinatown Oakland Business and Property Owners*

Prepared for:

The Oakland Chinatown Chamber of Commerce
Oakland Chinatown CBD Steering Committee
City of Oakland

Prepared by:

New City America, Inc.
The Oakland Chinatown Community Benefit District Steering Committee



Corporate Office ▪ 2011 W. California Street ▪ San Diego, CA 92110 ▪ 619-233-5009 ▪
Midwest Office ▪ 300 N. State Street ▪ Ste 4710 ▪ Chicago ILL. ▪ 60654 ▪ 888-356-2726
New England Office: 42 Pearl Street, ▪ New Bedford, MA ▪ 02740
mail@newcityamerica.com ▪ www.newcityamerica.com ▪ Facebook: New City America, Inc.

The Oakland Chinatown Community Benefit District 2021 Management District Plan

Section Number

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Attachment:

A. Engineer's Report

Section 1

Management District Plan Summary

The name of this Community Benefit District (“CBD”) is the Oakland Chinatown Community Benefit District (“Oakland Chinatown CBD” or the “District”). The District is formed under the Business Improvement Management District Ordinance of 1999 # 12190, Under Municipal Code Chapter 4.48 of the Oakland City Code relating to the establishment of Business Improvement Districts.

The levy of assessments on real property within the proposed District will fund physical improvements to individual properties, attract new customers, tenants, and increase business sales resulting in stabilized rents, particularly after the impact of COVID 19 on property owners throughout Chinatown. The assessments will fund maintenance, special events and activities, and other special benefits within the District, revitalizing the Oakland Chinatown area and creating jobs, attracting and retaining businesses, and reducing crime.

Oakland Chinatown CBD Steering Committee

Since the fall of 2020, the Oakland Chinatown Chamber of Commerce, who has led the effort to investigate and form the Chinatown Community Benefit District, has worked to gauge support within the community for a new *Special Benefit District* for both the Chinatown property owners and business community alike. The Chamber hired New City America – a company specializing in *Special Benefit District* formation and management - to work with the Chinatown business and property owners to investigate the viability of a new Community Benefit District in Oakland’s historic Chinatown.

Since the initiation of work last fall, the Oakland Chinatown Community Benefit District Steering Committee has worked diligently to outreach to property owners and build a level of support for the new CBD. The Oakland Chinatown CBD Steering Committee, has met multiple times, has reviewed five versions of a management plan and finalized the boundaries, services, costs and term at its March 23rd, 2021, Steering Committee meeting. The CBD Steering Committee met on the following dates via video conferencing (due to COVID restrictions) in Chinatown to discuss the final plan:

November 15th, 2020
November 19th
December 10th
January 14th, 2021
February 4th
February 23rd
March 2nd
March 4th
March 15th
March 23rd

The highest number of meeting attendants at these Steering Committee Zoom meetings was 35 participants.

Priority Special Benefit Services/Survey

This past December, a survey was sent out to all the property owners in the proposed CBD area, to ascertain their level of conceptual support for the services that would be funded through the establishment of a new Chinatown CBD. The support for the concept of a new Oakland Chinatown CBD was very strong. The survey tallied the support based upon the property variables that would be assessed in the ultimate funding of the special benefit services of the district. Those property variables include a parcel's lot size, linear frontage and building square footage. The results were as follows:

The survey, which was translated into Chinese, was mailed to almost 1,100 property owners and asked a variety of specific questions regarding property owner-funding of services over and above what the City was currently providing. We received 248 responses which supported the following priority services: outlined by the **responding property owners**:

- The number 1 priority special benefit service included regular sidewalk and gutter sweeping, graffiti removal and pressure washing by the new CBD. *(Approved with 67% of the respondents)*
- Number 2 was hiring special ambassadors or private security to walk and bike throughout Chinatown *(Approved by 58% of the respondents)*.
- Number 3 was supporting special events, holiday décor, street festivals, etc. *(Approved by 56% of the respondents)*
- Number 4 was funding special benefit services to respond to homeless, panhandling and loitering in Chinatown *(Approved by 56% of the respondents)*

Based upon these results, the Oakland Chinatown CBD Steering Committee determined that there was enough support to come up with a preliminary Management District plan. Based upon the survey results, the following property owners (as determined by their parcel dimensions and ownership), supported the formation of the new Chinatown CBD. *(The goal was to receive 30% support by linear frontage, 30% by lot size and 30% by building square footage).*

Survey results in support of the Chinatown CBD:

34% of the building square footage.

36% of the lot size.

28% of the linear frontage.

Average support level: 32.6% of the overall property variables in the study area.

Changes in Oakland's Chinatown

In 2011, the State Legislature dismantled 408 redevelopment agencies, redirecting the flow of funds back to the counties, school districts, and cities rather than reinvesting back into redevelopment areas. The California League of Cities filed a lawsuit to stop this elimination, resulting in a 2011 California Supreme Court ruling ceasing the operations of all redevelopment agencies by February 2012.

Consequently, the method of financing used previously by the City of Oakland to fund Chinatown improvements no longer exists. In the past, the opportunity to fund pedestrian lighting, new sidewalks, and public improvements in Chinatown was typically been through this redevelopment, tax-increment financing. In light of the loss of that historic funding mechanism, the investigation of a new Chinatown CBD centered on these six questions:

1. *How to fund the programs that will make Oakland's Chinatown district brand become more positive in Alameda County.*
2. *How to create greater demand for Chinatown's buildings resulting in greater rental rates and commerce to businesses and tenants, particularly in light of the devastating impact of the COVID 19 pandemic, the demonstrations last summer that greatly impacted Chinatown, as well as the increasing violence against the Asian, particularly Chinese- American community throughout the country.*
3. *How to ensure that issues in the public rights of way, including people demonstrating questionable behavior, will be managed more consistent with standards in other communities.*
4. *How to drive more tenants to the buildings in Chinatown and attract more customers and visitors to rebuild the retail and restaurant sectors here.*
5. *How to ensure that the public rights of way will become more orderly and attractive and promote the culture and history of Oakland's Chinatown.*
6. *How to attract new mixed-use developments and new housing that will be built within walking district of the Chinatown/Lake Merritt BART station.*

How can a new CBD benefit property owners in Oakland's Chinatown?

In summary, a Oakland Chinatown CBD is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and control the assessments they generate through the CBD. *The CBD will not replace current City services, but it can fund solutions to supplement City services in the areas including:*

- Safety, petty criminal and homeless/vacancy problems
- Sidewalk cleanliness
- Increase the trimming and replacement of damaging trees and landscaping
- Install/improve decorative amenities such as street furniture/fixtures/equipment/lighting
- Promote and enhance the brand/image of Oakland Chinatown
- Manage events at in and around the the cultural facilities throughout the district
- Create a strong social media presence, and facilitate public relations for Oakland Chinatown businesses
- *Provide parking directional services and other mobility related activities*

- *Promote the many cultural amenities and cultural activities throughout Chinatown including current events (pre-covid), as well as the reopening of the Oakland Museum and the soon to be opened Kaiser Convention Center.*
- *Promoting public space development and placemaking*

MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE EXISTING CITY SERVICES IN CHINATOWN AND WILL BE CONTROLLED BY A NEW NON-PROFIT CORPORATION OF PROPERTY AND BUSINESS OWNERS, ESTABLISHED AFTER THE DISTRICT IS VOTED IN BY PROPERTY OWNERS.

Special Benefit Budget Category Analysis

The Oakland Chinatown *Management District Plan* gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Chinatown evolves and re-emerges from the negative impact of COVID 19, services that are needed one year may not be needed the next. *Therefore, “bundles” or categories of special benefit funding are created and divided into four broad categories.*

The proposed Oakland Chinatown Community Benefit District, will fund special benefit services, over and above, what the City of Oakland and Alameda County are currently providing. Special benefits and supplemental to the general benefits paid for out of the City and County budgets. Those bundles including the following:

CIVIL SIDEWALKS

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

- Funding and implementation of the Chinatown Ambassador Program:
 - *Increase neighborhood vibrancy through beautification and relationship building with merchants, workers and residents, including but not limited to:*
 - *Provide safe passage to and from destinations within Chinatown by providing escorts, directions/wayfinding, and general assistance*
 - *Address non-criminal complaints and de-escalate when possible (loud noises, illegal dumping, etc.). Otherwise, contact medical and emergency services.*
 - *Conduct wellness checks of individuals in need, provide linkages and referrals to social services.*
 - *Provide local workforce development opportunities*
 - *Foster multiracial and intergenerational relationships to deepen and widen investment, care, and connection to Chinatown*
 - *Engage, integrate, and manage volunteers who want to be trained in beautification, safety strolling, de-escalation, data collection, and relationship building with local residents and merchants.*
- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district

- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not park of the City of Oakland Park responsibilities
- Installation of and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage the in-house or contracted maintenance and/or security teams.

DISTRICT IDENTITY AND PLACEMAKING

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

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

ADMINISTRATION/PROGRAM MANAGEMENT

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

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

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

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

- Delinquencies, City/County fees, reserves

Each section will give the property owner management corporation the overall percentages per services for the life of the District, but the flexibility to prioritize or minimize a line item service found within that category during the life of the District. The four categories of services include Civil Sidewalks, District Identity and Placemaking, Administration, and Contingency.

The categories of services and their percentages represent the service plan the Chinatown property owners will be voting on when the District comes up for a mail ballot later this Spring or during the summer.

METHOD OF FINANCING

The financing of the Oakland Chinatown CBD is based upon the levy of special assessments on real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage, on all sides of the parcel (excluding alleys)
- Lot size or the footprint of the parcel
- Building square footage. (with deductions made for internal, private parking structures within a building)
- Current and future residential condominiums that will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determined assessments based upon the anticipated benefit with the current land uses:

1. Single family residential parcels on their own parcel, will be assessed for linear frontage, on all sides, only.
2. Residential condominiums will be assessed for their specific parcel building square footage only.
3. Multi-Residential units with 4 units or less will be assessed for linear frontage on all sides in Benefit Zone 2 only.
4. All public and ecumenically owned and operated parcels will be assessed for linear frontage and lot size only.
5. The Oakland Museum and Kaiser Convention Center, (both owned by the City of Oakland and leased to third parties), which are in Benefit Zone 2, will have their assessments applied to their massive building and linear frontages, as well as lot size that matches their building footprint.
6. Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or \$0.10 per building square foot regardless of the Benefit Zone location. Those buildings though will pay full linear frontage and full lot size costs but will be paying \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full assessment costs based upon their Benefit Zone. It will be up to the property owners to identify all legally assigned affordable housing units, either to the consultant writing this plan or the district management corporation once the CBD has been approved.

Data and Benefit Zones

There are 1,116 individual parcels owned by 858 property owners in the proposed Oakland Chinatown Community Benefit District.

The data that was obtained by Alameda County as well as input from the various property owners in Chinatown have yielded the following information which is to be used as the basis for the generation of revenue to fund the special benefits outlined in this Management Plan.

That data, as of July 22, 2021, is as follows:

1,453 in linear feet for single family residences.
333,164 in building square footage for residential condominiums
3,055,299 in building square footage overall
2,982,893 in lot size
47,725 linear feet in linear frontage

The following description summarizes the two different Benefit Zones within the proposed Oakland Chinatown Community Benefit District. Both of the Benefit Zones are geographically based, additionally specific land uses will have different assessments based upon the ownership, use and function of the parcel(s). In general, the benefit one boundaries are proposed as follows:

- Zone 1. **Core Area:** The core properties, in general that run from the east side of Franklin (except between 6th and 8th street where both sides of the street are assessed), up to 11th Street, then including both sides of Webster Street up to 13th Street, heading east on 13th Street from Webster Street to Lakeside Drive, then running south down Fallon Street, stopping at 12th Street. Parcels south of 10th Street, (except the Oakland Museum and Kaiser Convention Center) shall be in Zone 2. The boundary for Zone 1 continues along the north side of 10th Street, westward to Alice Street, which then turns south including all parcels on the west side of Alice southward to 6th Street and the 880 Freeway. Continuing along the north side of the 880 freeway at Alice Street, running westward to the parcels on the west side of Franklin Street at 6th Street. *The western boundary is uneven due to the fact that the Downtown Community Benefit District included various parcels within the historic Chinatown boundaries when the renewed in 2018. The boundaries do not include many of the parcels on Broadway from the 880 freeway offramp at 6th Street, up to 11th Street on Broadway.*
- Zone 2. **Peripheral area:** The parcels, including the majority of single-family residential land uses south of the Lake Merritt BART station including all parcels on the east side of Alice Street to Fallon Street (west side of Fallon only and not including Laney College), and including all of the parcels between the north side of the 880 freeway to the south side of 10th Street between Alice Street and the east end of the Kaiser Convention Center. Benefit Zone 2 parcels include the BART station and related parking lots, the Kaiser Convention Center and the Oakland Museum.

Costs:

The costs per parcel are based upon the five factors listed on Page 8 above. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

Proposed First Year Chinatown CBD Budget – 2022

Category of Special Benefit Services	Annual Amount First Year	Percentage of total budget
Civil Sidewalks	\$809,000	66%
District Identity/Placemaking	\$171,000	14%
Administration	\$184,000	15%
Contingency	\$ 61,983	5%
Total	\$ 1,225,983	100%

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.20	\$0.15
Lot size	\$0.15	\$0.08
Linear Frontage	\$5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Residential with 4 units or less Linear Frontage Only		\$5.00

Reimbursement of Formation Funds

This plan authorizes the repayment of formation funds advanced by Chinatown stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, approval by the CBD Steering Committee, the Assessment Engineers report, the petition drive and the balloting process to be conducted by the City of Oakland. An amount not to exceed \$120,000 shall be reimbursed to those property owners who invested in this process, and they shall be repaid in the first three years of the formation of the district, based upon request and need.

Cap

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to profitable land uses, the demolition of buildings, building improvements that increase square footages, and new

building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Bonds

The District will not issue any bonds related to any program.

District Formation

Under the local enabling ordinance, District formation requires a submission of petitions from property owners in the proposed district representing more than 30% of the total assessments to be paid into the CBD.

Once the City verifies the petitions totaling a minimum of 30% (\$367,795.00) of the first year annual budget which is projected to be \$1,225,983.00 in assessments to the District, the Oakland City Council may adopt a **Resolution of Intention** to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the ballots. The Oakland Chinatown CBD will be formed if the weighted majority of all returned mail ballots support District formation and if the City Council adopts a **Resolution of Formation** to levy the assessments on the benefiting parcels. The date for that public hearing has not been scheduled but is assumed that it will be held in late July 2021, based upon the successful completion of the petition drive.

Term

Under the Oakland local enabling ordinance,, the District may be established for a maximum of 10 years. State law and the local enabling ordinance permits an annual disestablishment of the District based upon petition and vote of the property owners. The threshold needed to trigger the balloting for the formation of the district is the same as the process for disestablishment of the district.

Time and Manner for Collecting Assessments

The Oakland Chinatown CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of Alameda. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

Government Assessments

The Oakland Chinatown CBD Management Plan assumes that the City of Oakland, the Successor Agency to the Redevelopment Agency of the City of Oakland, BART, the County of Alameda, East Bay MUD, the Oakland Unified School District will pay assessments for the

public property they own in the District. Article XIII D, Section 4 of the California Constitution provides that public agencies such as the City and Successor Agency are not exempt from the assessments.

Parcels owned by the City of Oakland, the County, BART, East Bay MUD and the Unified School District and other public agencies identified in Section 7 will receive benefits commensurate with assessments they pay in linear frontage and lot size. These publicly owned parcels are presumed to benefit for the civil sidewalks and administration services to the privately-owned parcels with respect to the special benefit services outlined in this Management District Plan.

Governance

Pursuant to Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation must file Annual Reports with the City of Oakland and will oversee the day-to-day implementation of services as defined in the Management District Plan.

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets & Highway. Code § 36612.)

A new public benefit non-profit corporation (501c3), will be established once the district has been approved by the property owners and they will serve in the capacity of the Owners Association to run the day to day operations of the district.

Disestablishment

Under the local enabling ordinance, the Oakland Chinatown CBD property owners will have an annual period in which to submit petitions to the City Council to disestablish the CBD. If the property owners vote by weighted majority to disestablish the District, assessments will be removed from the parcels the following fiscal year. Unexpended surplus funds will be returned to property owners based upon a parcel's percentage contribution to the previous fiscal year's assessments.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment. This Plan acknowledges the special benefit that CBD assessments may have on various land uses within the boundaries of the District.

Section 2 Oakland Chinatown Community Benefit District Boundaries

Boundaries

The proposed Oakland Chinatown CBD consists of approximately 52 square blocks consisting of 1,116 parcels owned by 858 property owners, including parcels owned by the City of Oakland. See the Oakland Chinatown proposed CBD map in Section 2, pages 15 and 16. The District is generally bounded by:

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

Benefit Zones

The District consists of two benefit zones.

District Boundary Rationale

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

Northern Boundary

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

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

Western Boundary

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

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

Southern Boundary

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

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

Eastern Boundary

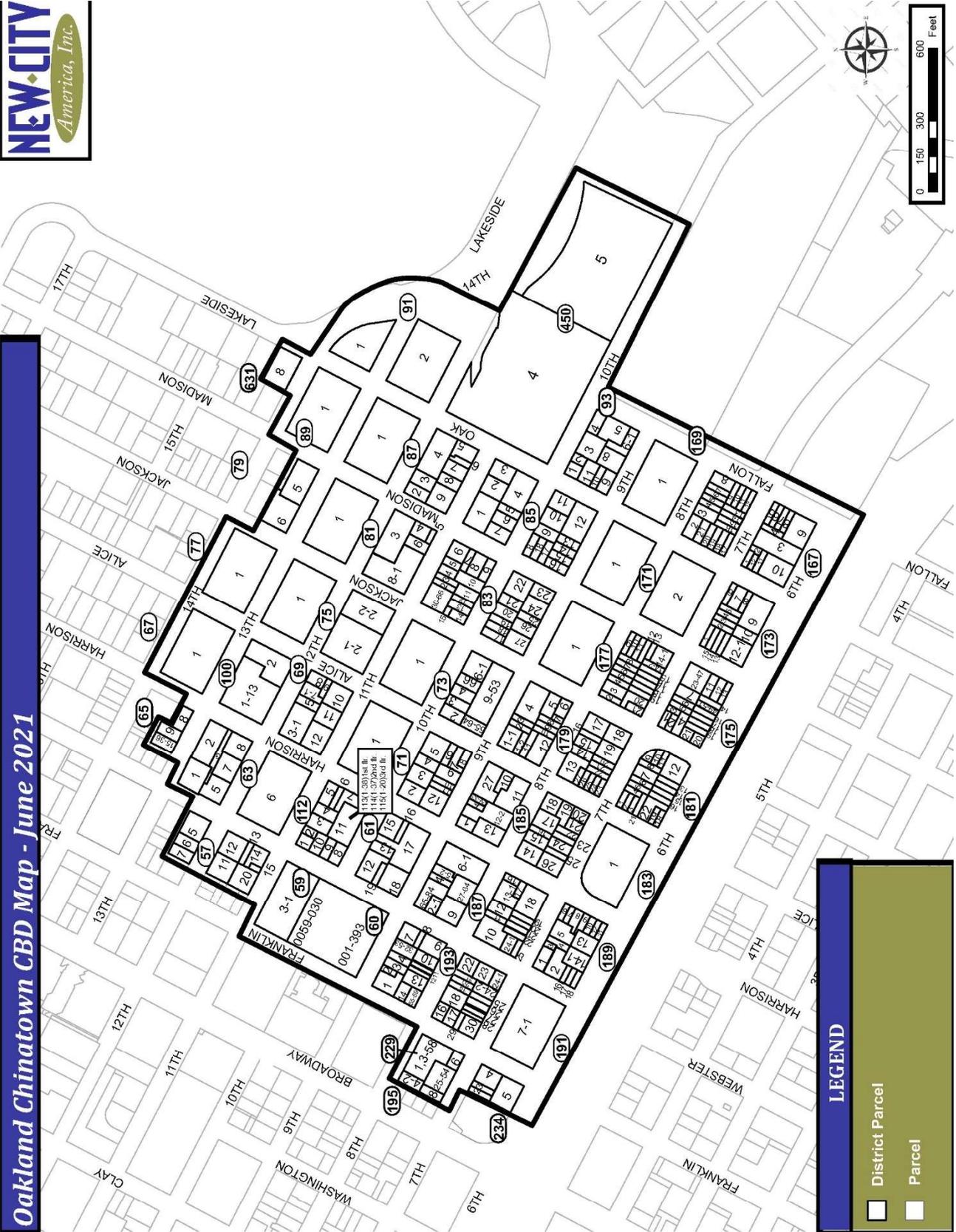
The eastern boundary of the CBD begins at the parcel at the intersection of Fallon and 6th Street, parcel number 001-167-009 and continues northward on the west side of Fallon Street up to the intersection of 10th Street and Fallon Street. (Does not include any frontage around Laney College). The eastern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

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

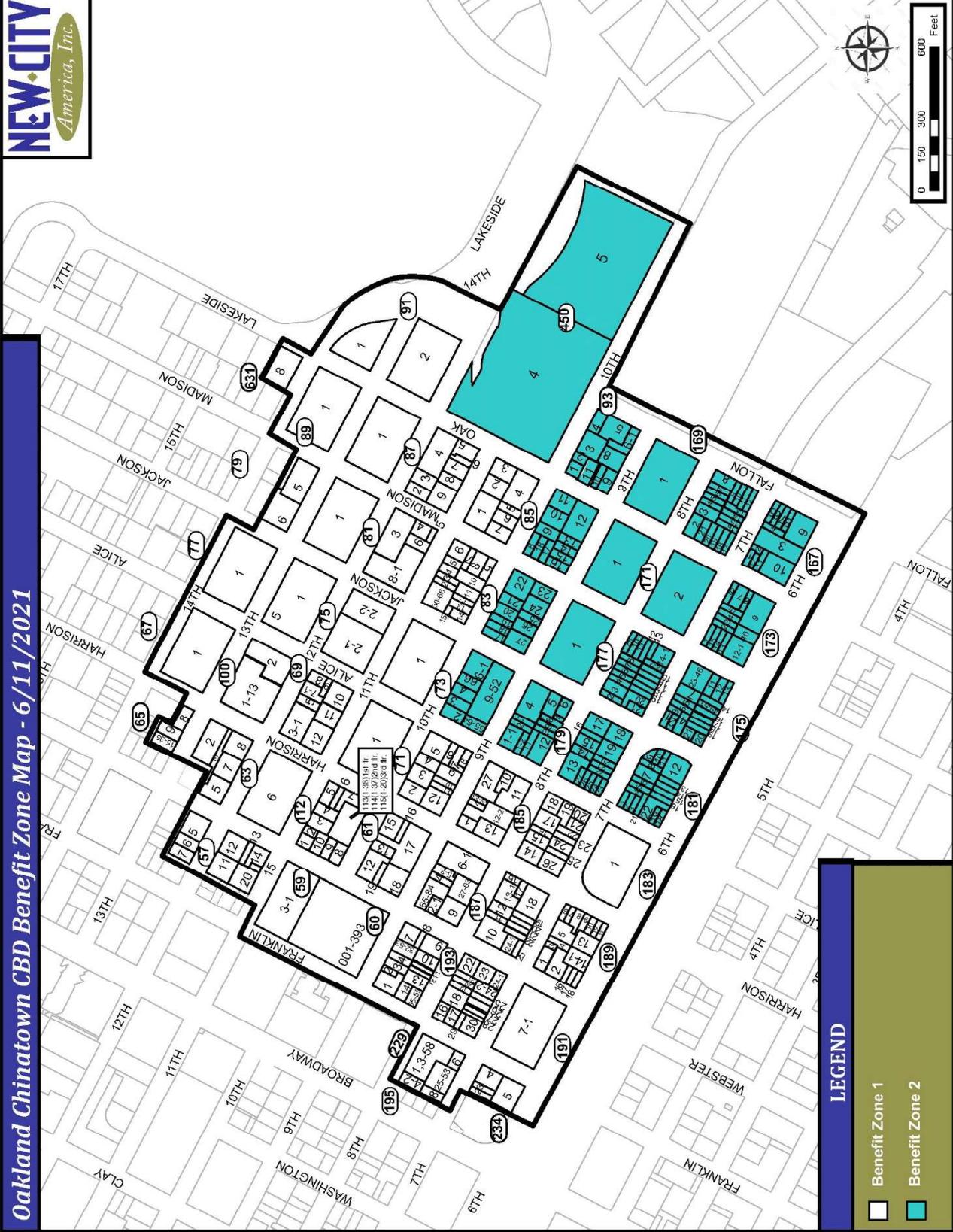
Summation

A list of all parcels included in the proposed Oakland Chinatown CBD are shown as Appendix 1, attached to this report identified by their respective Alameda County assessor parcel numbers. The boundary of the proposed Oakland Chinatown CBD is shown on the map to be found on pages 15 and 16 of this report. All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Management District Plan. All Oakland Chinatown CBD funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District.

Oakland Chinatown CBD Map - June 2021



Oakland Chinatown CBD Benefit Zone Map - 6/11/2021



LEGEND

- Benefit Zone 1
- Benefit Zone 2

Section 3

District Improvement and Activity Plan

Explanation of Special Benefit Services

All of the improvements and activities detailed below are provided only to properties within the boundaries of the Oakland Chinatown CBD, as the improvements and activities will provide special benefits to the owners of these properties.

The City will continue to provide *general benefit services* from the general fund in Chinatown which will include public safety programs, street sweeping, tree trimming, roadwork repairs, sidewalk repair, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from Chinatown unless they are withdrawn by an equal frequency City wide. ***The CBD funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of Oakland.***

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the properties within the District to support increased commerce, business attraction and retention, to retain and increase commercial property rentals, attract new residential developments, enhance safety and cleanliness in the District, improve District identity, and eventually fund specialized beautification and enhanced services for the property owners, businesses, visitors and residents within the District.

Special Benefit Budget Category Analysis

This Plan gives property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Oakland's Chinatown evolves, services that are needed one year may not be needed the next. Therefore, "bundles" or categories of special benefit funding have been created and divided into four broad categories – Civil Sidewalks, District Identity and Placemaking, Administration and Contingency. The bundles are allocated funding percentages with the flexibility to prioritize or minimize a service within each bundle.

The bundles or categories of services and their percentages represent the service plan the Chinatown property owners will be voting on when the Chinatown CBD comes up for a mail ballot later this summer.

The proposed “bundles” of special benefit services are listed below and are supplemental to current City services.

CIVIL SIDEWALKS

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

Funding and implementation of the Chinatown Ambassador Program:

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

DISTRICT IDENTITY AND PLACEMAKING

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

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

ADMINISTRATION/PROGRAM MANAGEMENT

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

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

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

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

- Delinquencies, City/County fees, reserves

METHOD OF FINANCING

The financing of the Oakland Chinatown CBD is based upon the levy of special assessments upon real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage on all sides excluding alleys
- Lot size or the footprint of the parcel
- Building square footage. (with deductions made for internal, private parking structures within a building)
- Current and future residential condominiums that will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determined assessments based upon the anticipated based upon the current land uses:

1. Single family residential parcels regardless of Benefit Zone location, will be assessed for linear frontage, on all sides, only.
2. Residential condominiums will be assessed for their specific parcel building square footage only.
3. Multi-Residential units with 4 units or less will be assessed for linear frontage on all sides in Benefit Zone 2 only.
4. All public and ecumenically owned and operated parcels will be assessed for linear frontage and lot size only.
5. The Oakland Museum and Kaiser Convention Center, (both owned by the City of Oakland and leased to third parties), which are in Benefit zone 2, will have their assessments applied to their massive building square footage and linear frontages, as well as lot size that matches their building footprint.
6. Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or .10 per building square foot regardless of the benefit zone location. Those buildings though will pay full

linear frontage and full lot size costs but will be paying only \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full building assessment costs based upon their benefit zone. *It will be up to the individual property owners to identify all legally assigned affordable housing building square footage, either to the consultant writing this plan or the district management corporation once the CBD has been approved.*

Data and Benefit Zones

There are 1,116 individual parcels owned by 858 property owners in the proposed Oakland Chinatown Community Benefit District.

The data that was obtained by Alameda County as well as input from the various property owners in Chinatown have yielded the following information which is to be used as the basis for the generation of revenue to fund the special benefits outlined in this Management Plan. That data, as of July 22, 2021, is as follows:

- 1,453 in linear frontage for single family residences.*
- 333,164 in building square footage for residential condominiums*
- 3,055,299 in building square footage overall*
- 2,982,893 in lot size*
- 47,725 linear feet in linear frontage*

Costs

The costs per parcel are based upon the five factors listed on page 19. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

Proposed First Year Chinatown CBD Budget - 2020

Category of Special Benefit Services	Annual Amount First Year	Percentage of total budget
Civil Sidewalks	\$809,000	66%
District Identity/Placemaking	\$171,000	14%
Administration	\$184,000	15%
Contingency	\$61,983	5%
Total	\$ 1,225,983	100%

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$ 0.20	\$0.15
Lot size	\$ 0.15	\$0.08
Linear Frontage	\$ 5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Unit Residential with 4 units or less Linear Frontage Only		\$5.00

Reimbursement of Formation Funds

This plan authorizes the repayment of formation funds advanced by Chinatown stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, the Assessment Engineers report, the petition drive and the balloting process to be conducted by the City of Oakland. An amount not to exceed \$120,000 shall be reimbursed to those property owners who invested in this process, and they shall be repaid within the first three years after the formation of the district, based upon request and need.

Cap

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to profitable land uses, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur due to changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums, offices, visitor related buildings.

Bonds

The District will not issue any bonds related to any program.

Operating Budget

A projected operating budget, based upon the local enabling ordinance, has a ten-year term. New City America has listed the maximum percentage of allowable annual increases based upon the current data within the district, with the following assumptions:

- Assessments *may be subject to annual increase*, based upon the action of the new District management corporation Board, not to exceed 5% per year.

- Changes in land use, demolition of existing buildings, and new development will occur and will change the improvements to that parcel, normally due to redevelopment of the site and the addition of new building square footage which shall be assessed based upon the provisions laid out in this Management Plan.

The budget for specific programs may be reallocated within each budget category by up to 10% during the term of the District. The Management Corporation Board may alter the budget based upon service needs and such changes shall be included in the Annual report and submitted to the Oakland City Council for review and approval.

Ten-Year Projection of Maximum Assessment for the Oakland Chinatown CBD

	Civil Sidewalks	District Identity	Administration	Contingency	TOTAL
Y1	\$ 809,000.00	\$ 171,000.00	\$ 184,000.00	\$ 61,983.00	\$ 1,225,983.00
Y2	\$ 849,450.00	\$ 179,550.00	\$ 193,200.00	\$ 65,082.15	\$ 1,287,282.15
Y3	\$ 891,922.50	\$ 188,527.50	\$ 202,860.00	\$ 68,336.26	\$ 1,351,646.26
Y4	\$ 936,518.63	\$ 197,953.88	\$ 213,003.00	\$ 71,753.07	\$ 1,419,228.57
Y5	\$ 983,344.56	\$ 207,851.57	\$ 223,653.15	\$ 75,340.72	\$ 1,490,190.00
Y6	\$ 1,032,511.78	\$ 218,244.15	\$ 234,835.81	\$ 79,107.76	\$ 1,564,699.50
Y7	\$ 1,084,137.37	\$ 229,156.35	\$ 246,577.60	\$ 83,063.15	\$ 1,642,934.47
Y8	\$ 1,138,344.24	\$ 240,614.17	\$ 258,906.48	\$ 87,216.31	\$ 1,725,081.20
Y9	\$ 1,195,261.45	\$ 252,644.88	\$ 271,851.80	\$ 91,577.12	\$ 1,811,335.26
Y10	\$ 1,255,024.53	\$ 265,277.12	\$ 285,444.39	\$ 96,155.98	\$ 1,901,902.02

Notes:

- Assumes a possible 5% maximum yearly increase on all budget items, if approved annually by the District Management Corporation Board of Directors
- Any accrued interest or delinquent payments will be expended in the above categories.

Section 4

Assessment Methodology

The proposed Oakland Chinatown CBD is a property-based special benefit assessment district being established pursuant to the Oakland local enabling ordinance. Due to the special benefit nature of assessments levied within a CBD, program costs are to be distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected.

The state constitution refers to the requirement that relative benefit received from CBD funded programs and activities be used to determine the amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

General vs. Special Benefits

As provided by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. "Special Benefit" as defined by the California State Constitution, Article XIII (d), means "*a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.*" For the purposes of this analysis, "General Benefits" are benefits provided within Chinatown that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other city parcels receive.

General benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. "At large" means not limited to any particular person – and means all members of the public - including those who live, work, and shop within the district - and not simply transient visitors.

The property uses within the boundaries of the proposed Oakland Chinatown CBD which will receive special benefits from CBD funded programs and services are currently a mix of retail, service, office, religious, residential, public visitor related, cultural and parking. Services, programs and improvements provided by the Oakland Chinatown CBD are primarily designed to provide special benefits to identified parcels within the boundaries of the District.

Parcels that receive the special benefit programs, services and improvements outlined in this Management District Plan will attract more customers, employees, tenants and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, occupancies, and rental income, and for future residents, make Chinatown more walkable, attractive and livable. These benefits are particular and distinct in that they are not provided to non-assessed parcels within or outside of the District. Because these

programs, services and improvements will only be provided to each individual assessed parcel within the Oakland Chinatown CBD boundaries, these programs, services and improvements will constitute "special benefits."

Existing City of Oakland services will not be replaced or duplicated by the Oakland Chinatown CBD funded services. The purpose of this District is to fund supplemental programs, improvements and services within the Chinatown boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The assessments to be levied on parcels within the Oakland Chinatown CBD are for services, programs and improvements directly benefiting each individual parcel within this area and support increased cleanliness, commerce, business attraction and retention, increased commercial property rental income and improved District identity. No CBD funded services, activities or programs will be provided beyond the Chinatown CBD boundaries.

While every attempt is made to provide CBD services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution, Article XIII (d), was amended via Proposition 218 to provide that general benefits exist, either by design or unintentionally, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business or residing within the District or interest in the District itself. Empirical assessment engineering analysis throughout California has found that general benefits within a given similar special benefit district tend to range from 1-5% of the total costs.

There are three methods that have been used by the Oakland Chinatown CBD Assessment Engineer for determining general and special benefit values within assessment districts:

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

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

Oakland Chinatown CBD Programs and Improvements

The total special and general benefit program activities and budget allocations that will be provided to each individual parcel assessed in the proposed Oakland Chinatown CBD are shown in the chart below:

Total Year 1 – 2022 Special + General Benefit Costs

Table 4-A

Category of Special Benefit Services	Year 1 Annual Amount (assessments to fund special benefits)	Year 1 Non-Assessment Costs (general benefits ratio)	Year 1 Total Costs (special and general benefits)	% of Total
Civil Sidewalks	\$809,000	\$ 16,510	\$ 825,510	66%
District Identity/Placemaking	\$ 171,000	\$ 3,490	\$ 174,490	14%
Administration	\$ 184,000	\$ 3,755	\$ 187,755	15%
Contingency	\$ 61,983	\$ 1,265	\$ 63,248	5%
Total	\$ 1,225,983.00	\$ 25,020.00	\$1,251,003.00	100%

All program costs associated with general benefits will be derived from sources or credits other than CBD assessments. Sample “other” revenue sources can be derived from special events, grants, volunteer hours and must simply equal a total of \$ 25,020 per year which would equal the general benefit cost of 2% of the computed total CBD cost of \$ 1,251,003 from the table above. Here, program costs are spread among property variables that are common to each parcel include linear frontage, lot or parcel size and building square footage, and residential condominium parcels and benefit zone. Assessed valuation cannot be used as the basis for revenue generation in the state of California since Proposition 13 sets the assessed valuation at the time of purchase of the parcel, therefore adjacent parcels may be similar in size, but have different assessed valuations. We must therefore spread the assessments among the consistent factors of each parcel, based upon 2021 data.

Benefit Zones

State law and the State constitution, Article XIII D require that special assessments be levied according to the special benefit each individual parcel receives. There are two benefit zones in the proposed Oakland Chinatown CBD.

Assessable Data in the Oakland Chinatown CBD
Table 4-B

Benefit Zone	Building Sq. Ft.	Lot SF	Linear frontage
1	2,213,079	1,992,114	30,941
2	842,220	990,779	16,784
Single Family Residential	NA	NA	1,453
Residential Condos	333,164	NA	NA
Total	3,388,463	2,982,893	49,178

Assessment District Revenue Generation in Fiscal Year 2022 from Each Assessable Property Variable:
Table 4 - C

Property Variable	Total Revenue Generated	Percentage of budget
Building Sq. Ft.	\$568,949	46%
Lot Sq. Ft.	\$378,079	32%
Linear Frontage	\$205,057	16%
Residential Condos Bldg. Sq. Ft.	\$66,632	5%
Single Family Residential/ Linear Frontage Only	\$7,265	1%
Total	\$ 1,225,983	100%

Annual Costs per property variable and Benefit Zone, first year, FY 2022
Table 4 – D

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$ 0.20	\$0.15
Lot size	\$ 0.15	\$0.08
Linear Frontage	\$ 5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Unit Residential with 4 units or less Linear Frontage Only		\$5.00

Explanation of Costs

Benefit Zone 1 parcels will be assessed at a higher rate since they will have the highest frequency of Civil Sidewalks and District Identity services due to the amount of foot traffic in and around the parcels in the western and northern areas of the District. Benefit Zone 1 properties are the historic core of Oakland's Chinatown dating back almost 100 years built around Broadway. Zone 1 properties which include retail, restaurants, residential, office, hotel and warehouses are in a dramatic stage of transition with new residential developments replacing former industrial and warehouse parcels. These parcels will benefit the most from the CBD special benefit services, therefore their assessments have been set to fund the costs of services to these parcels.

Benefits Zone 2 parcels represent the peripheral blocks in the southeastern portion of the district, in and around the BART station. The predominant uses of Benefit Zone 2 parcels are as single-family residential units, the BART station and related parking lot, the Oakland Museum and the Kaiser Convention Center. The costs in Benefit Zone 2 are lower than that of Benefit Zone 1 due to the lack of density in this portion of the district and the lack of intense pedestrian activity that is found in Benefit Zone 1 properties.

Single Family residential units on their own parcels, throughout the district will be assessed for linear frontage only due to the fact that the only special benefit services there will be receiving are cleaning services surrounding their properties.

Multi-Family Residential with 4 units or less in Benefit Zone 2 will be assessed for linear frontage only due to the fact that the only special benefit services there will be receiving are cleaning service surrounding their properties.

Legally mandated affordable housing apartments will be assessed at the rate of \$0.10 per square foot for those portions of the building that are dedicated to this affordable housing use. These buildings though will pay the full cost of lot size and linear frontage based upon their location in one of the two benefit zones.

Linear Frontage Defined

Individual parcels will be assessed for all sides of each parcel fronting on a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive Civil Sidewalks special benefit services based upon the frequency of services articulated in this plan, linear front footage data was obtained from the County Assessor's parcel maps.

Building Square Footage Defined

Building square footage is defined as gross building square footage throughout the Oakland Chinatown CBD. The percentage of building square footage that is dedicated to private or internal tenant parking needs may be deducted from the gross building square footage, based upon documentation provided by the parcel owner. Apartment buildings within the boundaries of the Oakland Chinatown CBD will be assessed as commercial buildings since there is a landlord/tenant relationship in that property. Legally mandated affordable housing apartments will pay \$0.10 per square foot for their building square footage dedicated to this affordable housing use.

Lot Square Footage Defined

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor's parcel maps.

Commercial Condominium Parcels Defined

Ground floor commercial condominiums will be treated as independent "mini" commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment, based upon which geographic benefit zone they are within.

Current and Future Residential Condominium Unit Parcels Defined

Current and future residential condominium units building square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the other commercial parcels within the Oakland Chinatown CBD. Unlike the other commercial parcels in the district, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Current and future residential condominium parcels are assessed as a separate category. These residential condominium individual parcels will be assessed *for their building square footage only at the rate of \$0.20 per square foot per year for the first year of the CBD, or possibly higher if assessments have been increased annually as provided in this plan and completed in future years.* The rationale for assessing future residential condominiums only for the building square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, market rate apartment rental buildings as well as legally mandated affordable units due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condominium buildings where individual property owners own separate "air space parcels" on a single floor. Future residential apartment buildings can be bought or sold just as like commercial buildings whereas residential condominium individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condominium owners based upon "separate interests" (i.e., ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condominium unit owners demonstrate greater care for their property and concerns about quality of life issues due to their investment in real estate.*

3. *Residential owners and have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condominium owners are required to contribute to legally established Homeowners Associations to oversee building maintenance, tenants are not.*
5. *Residential tenants may have their dwelling units sold or have their rent raised arbitrarily due the lack of ownership of their residential units.*

The assessment methodology has been written to confer special benefits to current and future residential condominium individual assessed parcels since future residential condominium owners have unique expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest. The future residential condominiums' special assessment methodology ensures that a fund will be established to maintain high levels of special benefit services that apply directly and proportional to the blocks that demand virtually seven days per week, 365 days per year special benefits.

Exemptions or Reductions in Rates

Under this Management Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits due to the establishment of a property assessment district shall be exempted from payment. This Plan acknowledges the special benefit impact that CBD assessments may have on various land uses within the boundaries of the District. Please see the explanation of costs on page 28 and 29 to understand the reduction in various rate per Benefit Zone or land uses.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitution Article XIII D, Section 2(i), "Special Benefit," means a and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable, and these benefits must be separated from any general benefits. Properties are assessed as defined on the County Assessor's most current parcel maps. The preceding methodology is applied to the database of parcels within the District. The process for compiling the property database includes the following steps:

- A report was generated from data obtained from the Alameda County Tax Assessors office.
- A list of properties to be included within the District is provided in Section 7.

First Year (2022) Parcel Assessment Calculation

The annual assessment method to calculate all parcels for Benefit Zone 1 will be:

$$\begin{aligned} & \text{Total Linear Frontage X \$5.00 per foot} \\ & \quad + \\ & \text{Total Building Square footage X \$0.20 per square foot} \\ & \quad + \\ & \text{Total Lot Size x 0.15 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate all parcels for Benefit Zone 2 will be:

$$\begin{aligned} & \text{Total Linear Frontage x 3.00 per square foot} \\ & \quad + \\ & \text{Total Building Square footage X \$0.15 per square foot} \\ & \quad + \\ & \text{Total Lot Size x \$0.08 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the residential condominiums throughout the district will be:

$$\begin{aligned} & \text{Total Condo Building Square footage X \$0.20 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the single-family residential units in both Benefit Zones and multi-family residential units with 4 units or less in Benefit Zone 2, will be:

$$\begin{aligned} & \text{Total SFR or Multi-family Residential with 4 units or less is} \\ & \quad \text{Linear frontage (all sides) X \$ 5.00 per linear foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

Future Development

As a result of continued new development, the Oakland Chinatown CBD will experience the addition or subtraction of assessable commercial and residential buildings or the conversion of vacant parcels into new commercial and residential units. The Management District Plan assessment methodology will reflect any and all land use changes in the District with annual adjustments being submitted to the City, as these assessment calculation and property variable alterations occur.

Maximum Assessment

Assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the CBD District Management Corporation and will vary between 0% and 5% in any given year. The maximum the assessments may be increased is 5% over the previous fiscal year’s base assessments. The absence of increase in any given year does not give the District Management Corporation the authority to accumulate increases above 5% in any successive year. The following projections illustrate a potential 5% annual increase.

**Maximum Assessments by Property Variable
Table 4 – E**

Projected Assessments – Benefit Zone 1

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Bldg. Sq. Ft.	SFR Linear Frontage
Y1	\$ 0.150	\$ 5.000	\$ 0.200	\$ 0.20	\$ 5.00
Y2	\$ 0.158	\$ 5.250	\$ 0.210	\$ 0.21	\$ 5.25
Y3	\$ 0.165	\$ 5.513	\$ 0.221	\$ 0.22	\$ 5.51
Y4	\$ 0.174	\$ 5.788	\$ 0.232	\$ 0.23	\$ 5.79
Y5	\$ 0.182	\$ 6.078	\$ 0.243	\$ 0.24	\$ 6.08
Y6	\$ 0.191	\$ 6.381	\$ 0.255	\$ 0.26	\$ 6.38
Y7	\$ 0.201	\$ 6.700	\$ 0.268	\$ 0.27	\$ 6.70
Y8	\$ 0.211	\$ 7.036	\$ 0.281	\$ 0.28	\$ 7.04
Y9	\$ 0.222	\$ 7.387	\$ 0.295	\$ 0.30	\$ 7.39
Y10	\$ 0.233	\$ 7.757	\$ 0.310	\$ 0.31	\$ 7.76

Projected Assessments- Benefit Zone 2

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Bldg. Sq. Ft.	SFR Linear Frontage	MFR with 4 Units or less
Y1	\$ 0.080	\$ 3.000	\$ 0.150	\$ 0.20	\$ 5.00	\$ 5.00
Y2	\$ 0.084	\$ 3.150	\$ 0.158	\$ 0.21	\$ 5.25	\$ 5.25
Y3	\$ 0.088	\$ 3.308	\$ 0.165	\$ 0.22	\$ 5.51	\$ 5.51
Y4	\$ 0.093	\$ 3.473	\$ 0.174	\$ 0.23	\$ 5.79	\$ 5.79
Y5	\$ 0.097	\$ 3.647	\$ 0.182	\$ 0.24	\$ 6.08	\$ 6.08
Y6	\$ 0.102	\$ 3.829	\$ 0.191	\$ 0.26	\$ 6.38	\$ 6.38
Y7	\$ 0.107	\$ 4.020	\$ 0.201	\$ 0.27	\$ 6.70	\$ 6.70
Y8	\$ 0.113	\$ 4.221	\$ 0.211	\$ 0.28	\$ 7.04	\$ 7.04
Y9	\$ 0.118	\$ 4.432	\$ 0.222	\$ 0.30	\$ 7.39	\$ 7.39
Y10	\$ 0.124	\$ 4.654	\$ 0.233	\$ 0.31	\$ 7.76	\$ 7.76

Term

Under the local enabling ordinance, the District may be established for a maximum of 10 years. The district will commence on or before January 1st, 2022, and end on December 31st, 2031. The local enabling ordinance permits an annual disestablishment of the District upon submittal of a petition to the City and vote of the property owners.

Budget Adjustments

Annual budget surpluses, if any, will be rolled into the following year's budget. Assessments will be set annually. Revenues from delinquent accounts may be expended in the year they are received.

Time and Manner for Collecting Assessments

In September 2021, the Oakland Chinatown CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of Alameda. The assessments have the same lien priority and penalties for delinquent payment as the ad valorem property taxes.

Disestablishment

California Streets and Highways Code section 36670 provides for the disestablishment of a District. Provisions for annual disestablishment of the District are provided for in the local enabling ordinance. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the District, in the same method in which they petitioned the City Council to establish it.

Section 36670 of the State Streets and Highway Code states:

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

Unexpended surplus funds will be returned to property owners based upon each property owner's percentage contribution to the previous fiscal year's assessments.

Government Assessments

The Oakland Chinatown CBD Management Plan assumes that the City of Oakland, the Successor Agency, Alameda County, BART, East Bay Municipal Utility District, the Oakland Unified School District the Housing Authority, and any other publicly owned parcels will pay assessments for the public property they own within the boundaries of the District as per the methodology within this plan. Article XIII D, Section 4 of the California Constitution was added in November of 1996 to provide that such publicly owned parcels are not exempt from such assessments.

Table 4 - F
Government Owned Parcels in the Oakland Chinatown CBD

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0075-002-01	COUNTY OF ALAMEDA	1	235 12TH ST	\$8,357.45	0.682%
002 -0075-002-02	COUNTY OF ALAMEDA	1	1111 JACKSON ST	\$5,647.20	0.461%
002 -0081-001-00	COUNTY OF ALAMEDA	1	165 13TH ST	\$14,035.55	1.145%
002 -0087-001-00	COUNTY OF ALAMEDA	1	1221 OAK ST	\$14,104.25	1.150%
002 -0087-002-00	COUNTY OF ALAMEDA	1	149 12TH ST	\$1,500.00	0.122%
002 -0087-004-00	COUNTY OF ALAMEDA	1	125 12TH ST	\$4,300.00	0.351%
002 -0087-008-00	COUNTY OF ALAMEDA	1	130 11TH ST	\$1,012.50	0.083%
002 -0087-009-00	COUNTY OF ALAMEDA	1	140 11TH ST	\$2,500.00	0.204%
002 -0091-002-00	COUNTY OF ALAMEDA	1	1225 FALLON ST	\$13,765.25	1.123%
002 -0631-008-00	COUNTY OF ALAMEDA	1	1401 LAKESIDE DRIVE	\$3,523.10	0.287%
			Total	\$68,745.30	5.607%
001 -0177-001-00	CITY OF OAKLAND	2	163 9TH ST	\$7,809.04	0.637%
001 -0179-001-01	CITY OF OAKLAND	2	822 ALICE ST	\$1,069.92	0.087%
001 -0179-001-02	CITY OF OAKLAND	2	ALICE ST	\$329.92	0.027%
001 -0183-001-00	CITY OF OAKLAND	1	640 HARRISON ST	\$13,528.80	1.104%
002 -0060-004-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-005-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-006-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0071-001-00	CITY OF OAKLAND	1	250 10TH ST	\$14,053.85	1.146%
002 -0089-001-00	CITY OF OAKLAND	1	125 14TH ST	\$12,465.50	1.017%
002 -0091-001-00	CITY OF OAKLAND	1	OAK ST	\$6,829.65	0.557%
002 -0100-002-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-003-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-005-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-011-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$4,041.10	0.330%
018 -0450-004-00	CITY OF OAKLAND	2	1000 OAK ST	\$43,225.00	3.526%
			Total	\$103,352.78	8.430%
001 -0167-003-00	BART REAL ESTATE DEPT	2	7TH ST	\$2,834.80	0.231%
001 -0169-001-00	BART REAL ESTATE DEPT	2	9TH ST	\$7,809.04	0.637%
001 -0171-001-00	BART REAL ESTATE DEPT	2	MADISON ST	\$7,809.04	0.637%
001 -0171-002-00	BART REAL ESTATE DEPT	2	8TH ST	\$13,134.04	1.071%
			Total	\$31,586.92	2.576%

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0071-002-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$2,000.00	0.163%
002 -0071-003-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$1,499.85	0.122%
002 -0071-010-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002 -0071-011-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002 -0071-012-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	HARRISON ST	\$2,396.10	0.195%
002 -0073-001-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$14,093.90	1.150%
			Total	\$20,987.75	1.712%
002 -0059-003-01	EAST BAY MUNICIPAL UTILITY DISTRICT	1	11TH ST	\$10,033.70	0.818%
			Total	\$10,033.70	0.818%

Section 5

District Rules and Regulations and Governance

There are no specific rules and regulations prescribed for the proposed Oakland Chinatown Community Benefit District Management Corporation except that it will adhere to the open meeting and open records provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the CBD assesses and the public at large as is reasonably possible.

Pursuant to Article V and Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of Oakland and will oversee the day-to-day implementation of services as defined in the Management District Plan.

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Sts. & Hy. Code § 36612.)

A new Oakland Chinatown CBD District Management Corporation (501c3), will be established once the district has been formed and shall serve in the capacity of the Owners Association consistent with State Statute and the local enabling ordinance.

Section 6

Implementation Timetable

The Oakland Chinatown CBD is expected to be established and begin assessing benefiting parcels as of the second fiscal year quarter of 2022. Due to the timing of revenue collection by the City of Oakland (for the first year of operation) and the need to establish the contract between the Owners' Association and the City of Oakland, implementation of the Management District Plan and the delivery of services is scheduled to commence in or around the winter of 2022.

Section 7

Assessment Roll of Properties Included

APN	Annual Assessment				
		001 -0173-009-00	\$6,086.10	001 -0175-049-00	\$123.60
		001 -0173-010-00	\$550.00	001 -0175-050-00	\$278.00
		001 -0173-012-01	\$2,810.00	001 -0175-051-00	\$282.80
001 -0167-001-00	\$450.00	001 -0173-013-00	\$125.00	001 -0177-001-00	\$7,809.04
001 -0167-002-00	\$75.00	001 -0173-014-00	\$125.00	001 -0177-002-00	\$375.00
001 -0167-003-00	\$2,834.80	001 -0173-015-00	\$125.00	001 -0177-003-00	\$150.00
001 -0167-004-00	\$75.00	001 -0175-001-00	\$525.00	001 -0177-004-00	\$125.00
001 -0167-005-00	\$1,377.85	001 -0175-002-00	\$150.00	001 -0177-005-00	\$532.85
001 -0167-006-00	\$125.00	001 -0175-003-00	\$75.00	001 -0177-006-00	\$125.00
001 -0167-007-00	\$125.00	001 -0175-004-00	\$120.00	001 -0177-007-00	\$633.05
001 -0167-008-00	\$75.00	001 -0175-005-00	\$125.00	001 -0177-008-00	\$75.00
001 -0167-009-00	\$2,991.40	001 -0175-006-00	\$75.00	001 -0177-009-00	\$1,381.70
001 -0167-010-00	\$1,866.10	001 -0175-007-00	\$1,274.50	001 -0177-010-00	\$75.00
001 -0167-011-00	\$75.00	001 -0175-011-00	\$114.00	001 -0177-011-00	\$848.90
001 -0167-012-00	\$215.00	001 -0175-012-00	\$114.00	001 -0177-012-00	\$643.25
001 -0169-001-00	\$7,809.04	001 -0175-013-00	\$375.00	001 -0177-013-00	\$225.00
001 -0169-002-00	\$1,329.10	001 -0175-014-00	\$125.00	001 -0177-014-01	\$1,525.23
001 -0169-003-00	\$2,050.00	001 -0175-016-00	\$75.00	001 -0177-014-02	\$75.00
001 -0169-004-00	\$747.50	001 -0175-017-00	\$125.00	001 -0177-015-00	\$125.00
001 -0169-005-00	\$1,112.45	001 -0175-018-00	\$75.00	001 -0177-016-00	\$125.00
001 -0169-006-00	\$125.00	001 -0175-019-00	\$75.00	001 -0177-017-00	\$125.00
001 -0169-007-00	\$125.00	001 -0175-020-00	\$1,575.50	001 -0177-018-00	\$125.00
001 -0169-008-00	\$1,521.70	001 -0175-021-00	\$150.00	001 -0177-019-00	\$125.00
001 -0169-009-00	\$125.00	001 -0175-023-00	\$246.00	001 -0177-020-00	\$1,297.50
001 -0169-010-00	\$125.00	001 -0175-024-00	\$166.80	001 -0177-021-00	\$360.00
001 -0169-011-00	\$125.00	001 -0175-025-00	\$123.20	001 -0179-001-01	\$1,069.92
001 -0169-012-00	\$1,073.15	001 -0175-026-00	\$123.20	001 -0179-001-02	\$329.92
001 -0169-013-00	\$75.00	001 -0175-027-00	\$181.00	001 -0179-002-00	\$275.00
001 -0169-014-00	\$125.00	001 -0175-028-00	\$181.00	001 -0179-003-00	\$275.00
001 -0169-015-00	\$75.00	001 -0175-029-00	\$123.20	001 -0179-004-00	\$1,895.00
001 -0169-016-00	\$75.00	001 -0175-030-00	\$123.20	001 -0179-005-00	\$2,187.05
001 -0169-017-00	\$575.00	001 -0175-031-00	\$181.00	001 -0179-006-00	\$375.00
001 -0169-018-00	\$87.00	001 -0175-032-00	\$166.80	001 -0179-007-00	\$75.00
001 -0169-019-00	\$145.00	001 -0175-033-00	\$123.20	001 -0179-008-00	\$275.00
001 -0169-020-00	\$90.00	001 -0175-034-00	\$123.20	001 -0179-009-00	\$275.00
001 -0169-021-00	\$111.00	001 -0175-035-00	\$181.00	001 -0179-010-00	\$275.00
001 -0171-001-00	\$7,809.04	001 -0175-036-00	\$181.00	001 -0179-011-00	\$155.00
001 -0171-002-00	\$13,134.04	001 -0175-037-00	\$123.20	001 -0179-012-00	\$1,274.48
001 -0173-001-00	\$625.00	001 -0175-038-00	\$123.20	001 -0179-013-00	\$1,484.00
001 -0173-002-00	\$125.00	001 -0175-039-00	\$181.00	001 -0179-014-00	\$114.00
001 -0173-003-00	\$125.00	001 -0175-040-00	\$240.00	001 -0179-015-00	\$550.00
001 -0173-004-00	\$125.00	001 -0175-041-00	\$211.20	001 -0179-016-00	\$75.00
001 -0173-005-00	\$125.00	001 -0175-042-00	\$181.00	001 -0179-017-00	\$2,698.20
001 -0173-006-00	\$375.00	001 -0175-043-00	\$181.00	001 -0179-018-00	\$2,194.95
001 -0173-007-00	\$150.00	001 -0175-044-00	\$123.20	001 -0179-019-00	\$2,088.90
001 -0173-008-00	\$75.00	001 -0175-045-00	\$123.20	001 -0179-020-00	\$75.00
		001 -0175-046-00	\$181.00	001 -0179-021-00	\$125.00

001 -0179-022-00	\$125.00	001 -0185-032-00	\$266.80	001 -0187-057-00	\$132.60
001 -0179-023-00	\$500.00	001 -0185-033-00	\$266.80	001 -0187-058-00	\$132.60
001 -0179-024-00	\$125.00	001 -0187-002-01	\$2,352.05	001 -0187-059-00	\$166.60
001 -0179-025-00	\$75.00	001 -0187-004-00	\$1,149.60	001 -0187-060-00	\$118.60
001 -0179-026-00	\$125.00	001 -0187-005-02	\$1,314.65	001 -0187-061-00	\$132.60
001 -0179-027-00	\$125.00	001 -0187-006-01	\$14,834.00	001 -0187-062-00	\$127.20
001 -0181-001-00	\$300.00	001 -0187-009-00	\$8,419.30	001 -0187-063-00	\$165.80
001 -0181-002-00	\$125.00	001 -0187-010-00	\$6,596.65	001 -0187-065-00	\$341.25
001 -0181-003-00	\$75.00	001 -0187-011-00	\$1,455.00	001 -0187-066-00	\$178.60
001 -0181-004-00	\$75.00	001 -0187-012-00	\$2,780.00	001 -0187-067-00	\$417.20
001 -0181-005-00	\$125.00	001 -0187-013-01	\$1,697.50	001 -0187-068-00	\$174.80
001 -0181-006-00	\$75.00	001 -0187-016-00	\$1,888.20	001 -0187-069-00	\$0.00
001 -0181-007-00	\$1,255.00	001 -0187-017-00	\$941.50	001 -0187-070-00	\$174.80
001 -0181-008-00	\$75.00	001 -0187-018-00	\$4,706.00	001 -0187-071-01	\$190.00
001 -0181-009-00	\$937.88	001 -0187-019-00	\$2,191.00	001 -0187-071-02	\$186.00
001 -0181-010-00	\$93.00	001 -0187-020-00	\$1,940.00	001 -0187-071-03	\$178.00
001 -0181-011-00	\$75.00	001 -0187-021-00	\$500.00	001 -0187-072-00	\$561.05
001 -0181-012-00	\$2,584.55	001 -0187-022-00	\$500.00	001 -0187-073-00	\$133.20
001 -0181-013-00	\$600.65	001 -0187-024-01	\$2,901.50	001 -0187-074-00	\$210.00
001 -0181-014-00	\$650.00	001 -0187-025-00	\$1,434.85	001 -0187-075-00	\$0.00
001 -0181-015-00	\$75.00	001 -0187-027-00	\$778.50	001 -0187-076-00	\$233.10
001 -0181-016-00	\$75.00	001 -0187-028-00	\$676.30	001 -0187-077-00	\$210.00
001 -0181-018-00	\$300.00	001 -0187-029-00	\$653.20	001 -0187-078-00	\$349.40
001 -0181-019-00	\$75.00	001 -0187-030-00	\$645.50	001 -0187-079-00	\$126.60
001 -0181-021-00	\$75.00	001 -0187-031-00	\$410.30	001 -0187-080-00	\$169.60
001 -0181-022-00	\$375.00	001 -0187-032-00	\$139.60	001 -0187-081-00	\$0.00
001 -0183-001-00	\$13,528.80	001 -0187-033-00	\$97.80	001 -0187-082-00	\$187.60
001 -0185-001-00	\$2,687.50	001 -0187-034-00	\$129.00	001 -0187-083-00	\$172.00
001 -0185-004-00	\$1,139.00	001 -0187-035-00	\$142.00	001 -0187-084-00	\$0.00
001 -0185-010-00	\$1,659.05	001 -0187-036-00	\$196.20	001 -0189-001-00	\$5,500.00
001 -0185-011-00	\$3,588.35	001 -0187-037-00	\$152.20	001 -0189-002-00	\$1,275.00
001 -0185-012-02	\$2,343.75	001 -0187-038-00	\$147.00	001 -0189-003-00	\$312.50
001 -0185-013-00	\$2,652.25	001 -0187-039-00	\$264.00	001 -0189-004-00	\$889.50
001 -0185-014-00	\$2,243.60	001 -0187-040-00	\$136.20	001 -0189-005-00	\$1,947.45
001 -0185-015-00	\$2,000.00	001 -0187-041-00	\$132.60	001 -0189-006-00	\$781.25
001 -0185-016-00	\$1,665.20	001 -0187-042-00	\$132.60	001 -0189-007-00	\$406.25
001 -0185-017-00	\$1,500.00	001 -0187-043-00	\$166.60	001 -0189-008-00	\$1,152.85
001 -0185-018-00	\$4,857.50	001 -0187-044-00	\$118.60	001 -0189-009-00	\$525.00
001 -0185-019-00	\$2,203.90	001 -0187-045-00	\$127.20	001 -0189-010-00	\$933.10
001 -0185-020-00	\$2,256.00	001 -0187-046-00	\$127.20	001 -0189-011-00	\$125.00
001 -0185-021-00	\$1,460.60	001 -0187-047-00	\$165.80	001 -0189-012-00	\$1,436.45
001 -0185-022-00	\$1,016.80	001 -0187-048-00	\$136.20	001 -0189-013-00	\$2,684.00
001 -0185-023-00	\$1,005.20	001 -0187-049-00	\$132.60	001 -0189-014-01	\$2,700.00
001 -0185-024-00	\$1,802.40	001 -0187-050-00	\$132.60	001 -0189-016-00	\$1,531.25
001 -0185-025-00	\$500.00	001 -0187-051-00	\$166.60	001 -0189-017-00	\$125.00
001 -0185-026-00	\$2,000.00	001 -0187-052-00	\$118.60	001 -0189-018-00	\$1,206.65
001 -0185-027-00	\$5,100.00	001 -0187-053-00	\$127.20	001 -0191-007-01	\$25,486.20
001 -0185-029-00	\$65.00	001 -0187-054-00	\$127.20	001 -0193-001-00	\$5,440.00
001 -0185-030-00	\$266.80	001 -0187-055-00	\$165.80	001 -0193-002-00	\$970.00
001 -0185-031-00	\$266.80	001 -0187-056-00	\$136.20	001 -0193-003-00	\$1,502.50

001 -0193-004-00	\$1,793.60	001 -0195-004-02	\$980.00	001 -0229-021-00	\$136.20
001 -0193-007-00	\$4,607.15	001 -0195-006-00	\$3,437.50	001 -0229-022-00	\$136.20
001 -0193-008-00	\$1,306.25	001 -0195-008-00	\$740.00	001 -0229-023-00	\$136.20
001 -0193-009-00	\$4,741.00	001 -0195-025-00	\$4,502.50	001 -0229-024-00	\$130.80
001 -0193-010-00	\$2,250.00	001 -0195-026-00	\$249.00	001 -0229-025-00	\$173.40
001 -0193-011-00	\$966.40	001 -0195-027-00	\$193.60	001 -0229-026-00	\$136.40
001 -0193-012-00	\$936.00	001 -0195-028-00	\$195.40	001 -0229-027-00	\$136.40
001 -0193-013-00	\$2,964.00	001 -0195-029-00	\$267.20	001 -0229-028-00	\$136.40
001 -0193-014-00	\$1,562.50	001 -0195-030-00	\$759.00	001 -0229-029-00	\$136.40
001 -0193-016-00	\$1,935.10	001 -0195-031-00	\$135.60	001 -0229-030-00	\$136.40
001 -0193-017-00	\$2,252.50	001 -0195-032-00	\$137.00	001 -0229-031-00	\$135.80
001 -0193-018-00	\$4,420.00	001 -0195-033-00	\$140.40	001 -0229-032-00	\$200.80
001 -0193-019-00	\$1,850.00	001 -0195-034-00	\$131.60	001 -0229-033-00	\$170.00
001 -0193-020-00	\$1,875.00	001 -0195-035-00	\$219.20	001 -0229-034-00	\$114.40
001 -0193-021-00	\$2,441.20	001 -0195-036-00	\$147.40	001 -0229-035-00	\$136.20
001 -0193-022-00	\$3,785.75	001 -0195-037-00	\$234.20	001 -0229-036-00	\$136.20
001 -0193-023-00	\$3,318.75	001 -0195-038-00	\$135.20	001 -0229-037-00	\$136.20
001 -0193-024-01	\$2,059.10	001 -0195-039-00	\$137.00	001 -0229-038-00	\$130.80
001 -0193-024-02	\$1,000.00	001 -0195-040-00	\$140.40	001 -0229-039-00	\$152.00
001 -0193-025-00	\$1,428.60	001 -0195-041-00	\$0.00	001 -0229-040-00	\$136.40
001 -0193-026-00	\$1,203.20	001 -0195-042-00	\$221.40	001 -0229-041-00	\$136.40
001 -0193-027-00	\$420.00	001 -0195-043-00	\$146.40	001 -0229-042-00	\$136.40
001 -0193-028-00	\$320.00	001 -0195-044-00	\$114.40	001 -0229-043-00	\$136.40
001 -0193-029-00	\$1,438.25	001 -0195-045-00	\$150.20	001 -0229-044-00	\$136.40
001 -0193-030-00	\$3,843.75	001 -0195-046-00	\$135.20	001 -0229-045-00	\$135.80
001 -0193-032-00	\$810.65	001 -0195-047-00	\$137.00	001 -0229-046-00	\$200.80
001 -0193-033-00	\$865.25	001 -0195-048-00	\$140.40	001 -0229-048-00	\$0.00
001 -0193-034-00	\$896.60	001 -0195-049-00	\$129.60	001 -0229-049-00	\$0.00
001 -0193-035-00	\$193.00	001 -0195-050-00	\$222.40	001 -0229-050-00	\$0.00
001 -0193-036-00	\$13.20	001 -0195-051-00	\$147.00	001 -0229-051-00	\$0.00
001 -0193-037-00	\$215.80	001 -0195-052-00	\$114.00	001 -0229-052-00	\$0.00
001 -0193-039-01	\$0.00	001 -0195-053-00	\$150.00	001 -0229-053-00	\$0.00
001 -0193-040-00	\$60.40	001 -0229-001-00	\$4,135.60	001 -0229-054-00	\$0.00
001 -0193-041-00	\$82.80	001 -0229-003-00	\$138.60	001 -0229-055-00	\$0.00
001 -0193-042-00	\$193.00	001 -0229-005-00	\$170.00	001 -0229-056-00	\$0.00
001 -0193-043-00	\$0.00	001 -0229-006-00	\$124.80	001 -0229-057-00	\$0.00
001 -0193-044-00	\$0.00	001 -0229-007-00	\$137.40	001 -0229-058-00	\$0.00
001 -0193-045-00	\$0.00	001 -0229-008-00	\$137.40	001 -0234-002-00	\$1,490.00
001 -0193-046-00	\$0.00	001 -0229-009-00	\$137.40	001 -0234-003-00	\$500.00
001 -0193-047-00	\$0.00	001 -0229-010-00	\$133.80	001 -0234-004-00	\$2,000.00
001 -0193-048-00	\$0.00	001 -0229-011-00	\$173.40	001 -0234-005-00	\$3,000.75
001 -0193-049-00	\$149.80	001 -0229-012-00	\$136.40	002 -0057-005-00	\$5,021.80
001 -0193-050-00	\$0.00	001 -0229-013-00	\$136.40	002 -0057-006-00	\$2,633.60
001 -0193-051-00	\$0.00	001 -0229-014-00	\$136.40	002 -0057-007-00	\$5,196.20
001 -0193-052-00	\$0.00	001 -0229-015-00	\$136.40	002 -0057-011-00	\$4,800.00
001 -0193-053-00	\$0.00	001 -0229-016-00	\$136.40	002 -0057-012-00	\$6,228.80
001 -0193-055-00	\$755.00	001 -0229-017-00	\$135.80	002 -0057-013-00	\$1,990.00
001 -0193-056-00	\$755.00	001 -0229-018-00	\$200.80	002 -0057-014-00	\$5,505.50
001 -0193-057-00	\$880.00	001 -0229-019-00	\$170.00	002 -0057-015-00	\$1,062.50
001 -0193-058-00	\$725.60	001 -0229-020-00	\$114.40	002 -0057-020-00	\$14,318.60

002-0059-003-01	\$10,033.70	002-0060-050-00	\$138.60	002-0060-100-00	\$173.20
002-0060-001-00	\$0.00	002-0060-051-00	\$178.00	002-0060-101-00	\$117.60
002-0060-002-00	\$0.00	002-0060-052-00	\$133.00	002-0060-102-00	\$161.20
002-0060-003-00	\$0.00	002-0060-053-00	\$122.40	002-0060-103-00	\$179.20
002-0060-004-00	\$0.00	002-0060-054-00	\$121.20	002-0060-104-00	\$150.00
002-0060-005-00	\$0.00	002-0060-055-00	\$226.20	002-0060-105-00	\$175.20
002-0060-006-00	\$0.00	002-0060-056-00	\$150.00	002-0060-106-00	\$123.00
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002-0060-008-00	\$117.60	002-0060-058-00	\$123.00	002-0060-108-00	\$167.20
002-0060-009-00	\$173.40	002-0060-059-00	\$178.40	002-0060-109-00	\$172.00
002-0060-010-00	\$109.40	002-0060-060-00	\$167.20	002-0060-110-00	\$123.00
002-0060-011-00	\$234.40	002-0060-061-00	\$172.00	002-0060-111-00	\$184.40
002-0060-012-00	\$119.60	002-0060-062-00	\$123.00	002-0060-112-00	\$123.00
002-0060-013-00	\$123.60	002-0060-063-00	\$184.40	002-0060-113-00	\$112.60
002-0060-014-00	\$172.00	002-0060-064-00	\$123.00	002-0060-114-00	\$123.00
002-0060-015-00	\$123.00	002-0060-065-00	\$117.00	002-0060-115-00	\$174.40
002-0060-016-00	\$184.40	002-0060-066-00	\$123.00	002-0060-116-00	\$150.00
002-0060-017-00	\$178.40	002-0060-067-00	\$178.40	002-0060-117-00	\$175.20
002-0060-018-00	\$117.00	002-0060-068-00	\$149.40	002-0060-118-00	\$123.00
002-0060-019-00	\$149.40	002-0060-069-00	\$184.20	002-0060-119-00	\$182.00
002-0060-020-00	\$173.00	002-0060-070-00	\$173.20	002-0060-120-00	\$168.80
002-0060-021-00	\$177.60	002-0060-071-00	\$183.00	002-0060-121-00	\$172.00
002-0060-022-00	\$177.60	002-0060-072-00	\$174.20	002-0060-122-00	\$124.60
002-0060-023-00	\$132.60	002-0060-073-00	\$207.40	002-0060-123-00	\$184.40
002-0060-024-00	\$120.80	002-0060-074-00	\$117.40	002-0060-124-00	\$123.00
002-0060-025-00	\$135.20	002-0060-075-00	\$206.00	002-0060-125-00	\$112.60
002-0060-026-00	\$178.00	002-0060-076-00	\$174.40	002-0060-126-00	\$123.00
002-0060-027-00	\$133.00	002-0060-077-00	\$118.80	002-0060-127-00	\$177.80
002-0060-028-00	\$122.40	002-0060-078-00	\$117.80	002-0060-128-00	\$150.00
002-0060-029-00	\$121.20	002-0060-079-00	\$222.80	002-0060-129-00	\$175.20
002-0060-030-00	\$226.20	002-0060-080-00	\$150.00	002-0060-130-00	\$123.00
002-0060-031-00	\$150.00	002-0060-081-00	\$175.20	002-0060-131-00	\$182.00
002-0060-032-00	\$117.60	002-0060-082-00	\$123.00	002-0060-132-00	\$168.80
002-0060-033-00	\$173.40	002-0060-083-00	\$178.40	002-0060-133-00	\$172.00
002-0060-034-00	\$109.40	002-0060-084-00	\$167.20	002-0060-134-00	\$124.60
002-0060-035-00	\$234.40	002-0060-085-00	\$172.00	002-0060-135-00	\$184.40
002-0060-036-00	\$119.60	002-0060-086-00	\$123.00	002-0060-136-00	\$123.00
002-0060-037-00	\$123.60	002-0060-087-00	\$184.40	002-0060-137-00	\$116.20
002-0060-038-00	\$172.00	002-0060-088-00	\$123.00	002-0060-138-00	\$123.00
002-0060-039-00	\$123.00	002-0060-089-00	\$117.00	002-0060-139-00	\$177.80
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002-0060-041-00	\$178.40	002-0060-091-00	\$178.40	002-0060-141-00	\$175.20
002-0060-042-00	\$117.00	002-0060-092-00	\$149.40	002-0060-142-00	\$123.00
002-0060-043-00	\$149.40	002-0060-093-00	\$184.20	002-0060-143-00	\$182.00
002-0060-044-00	\$184.20	002-0060-094-00	\$173.20	002-0060-144-00	\$168.80
002-0060-045-00	\$173.20	002-0060-095-00	\$184.40	002-0060-145-00	\$172.00
002-0060-046-00	\$189.00	002-0060-096-00	\$183.00	002-0060-146-00	\$124.60
002-0060-047-00	\$177.60	002-0060-097-00	\$206.20	002-0060-147-00	\$184.40
002-0060-048-00	\$136.20	002-0060-098-00	\$117.40	002-0060-148-00	\$123.00
002-0060-049-00	\$120.80	002-0060-099-00	\$206.00	002-0060-149-00	\$116.20

002-0060-150-00	\$123.00	002-0060-200-00	\$234.40	002-0060-250-00	\$158.00
002-0060-151-00	\$177.80	002-0060-201-00	\$171.80	002-0060-251-00	\$105.00
002-0060-152-00	\$150.20	002-0060-202-00	\$123.40	002-0060-252-00	\$164.20
002-0060-153-00	\$175.40	002-0060-203-00	\$184.40	002-0060-253-00	\$156.40
002-0060-154-00	\$173.40	002-0060-204-00	\$122.00	002-0060-254-00	\$168.00
002-0060-155-00	\$171.60	002-0060-205-00	\$121.80	002-0060-255-00	\$163.20
002-0060-156-00	\$227.40	002-0060-206-00	\$188.00	002-0060-256-00	\$155.00
002-0060-157-00	\$171.80	002-0060-207-00	\$143.40	002-0060-325-00	\$0.00
002-0060-158-00	\$123.40	002-0060-208-00	\$120.20	002-0060-326-00	\$84.60
002-0060-159-00	\$184.40	002-0060-209-00	\$111.80	002-0060-327-00	\$85.20
002-0060-160-00	\$122.00	002-0060-210-00	\$102.40	002-0060-328-00	\$84.60
002-0060-161-00	\$116.20	002-0060-211-00	\$154.00	002-0060-329-00	\$82.60
002-0060-162-00	\$179.60	002-0060-212-00	\$105.20	002-0060-330-00	\$254.40
002-0060-163-00	\$150.20	002-0060-213-00	\$107.40	002-0060-331-00	\$277.40
002-0060-164-00	\$179.00	002-0060-214-00	\$105.40	002-0060-332-00	\$265.00
002-0060-165-00	\$177.20	002-0060-215-00	\$156.40	002-0060-333-00	\$132.80
002-0060-166-00	\$178.60	002-0060-216-00	\$164.20	002-0060-334-00	\$373.60
002-0060-167-00	\$234.40	002-0060-217-00	\$163.20	002-0060-335-00	\$106.20
002-0060-168-00	\$173.40	002-0060-218-00	\$168.00	002-0060-336-00	\$85.60
002-0060-169-00	\$125.20	002-0060-219-00	\$154.40	002-0060-337-00	\$85.20
002-0060-170-00	\$186.00	002-0060-220-00	\$104.20	002-0060-338-00	\$94.80
002-0060-171-00	\$123.60	002-0060-221-00	\$135.40	002-0060-339-00	\$108.60
002-0060-172-00	\$116.20	002-0060-222-00	\$111.80	002-0060-340-00	\$44.40
002-0060-173-00	\$179.60	002-0060-223-00	\$111.80	002-0060-341-00	\$242.20
002-0060-174-00	\$150.20	002-0060-224-00	\$154.00	002-0060-342-00	\$311.20
002-0060-175-00	\$179.00	002-0060-225-00	\$105.20	002-0060-343-00	\$103.40
002-0060-176-00	\$177.20	002-0060-226-00	\$107.40	002-0060-344-00	\$76.00
002-0060-177-00	\$178.60	002-0060-227-00	\$105.40	002-0060-345-00	\$616.60
002-0060-178-00	\$234.40	002-0060-228-00	\$156.40	002-0060-346-00	\$90.60
002-0060-179-00	\$173.40	002-0060-229-00	\$164.20	002-0060-347-00	\$94.40
002-0060-180-00	\$125.20	002-0060-230-00	\$163.20	002-0060-348-00	\$153.00
002-0060-181-00	\$186.00	002-0060-231-00	\$168.00	002-0060-349-00	\$327.40
002-0060-182-00	\$123.60	002-0060-232-00	\$155.00	002-0060-350-00	\$1,223.40
002-0060-183-00	\$116.20	002-0060-233-00	\$189.00	002-0060-351-00	\$71.00
002-0060-184-00	\$179.60	002-0060-234-00	\$120.20	002-0060-352-00	\$264.80
002-0060-185-00	\$150.20	002-0060-235-00	\$106.80	002-0060-353-00	\$175.60
002-0060-186-00	\$175.40	002-0060-236-00	\$155.00	002-0060-354-00	\$171.20
002-0060-187-00	\$173.40	002-0060-237-00	\$107.00	002-0060-355-00	\$67.20
002-0060-188-00	\$178.60	002-0060-238-00	\$161.40	002-0060-356-00	\$78.80
002-0060-189-00	\$234.40	002-0060-239-00	\$108.60	002-0060-357-00	\$50.80
002-0060-190-00	\$171.80	002-0060-240-00	\$164.20	002-0060-358-00	\$795.60
002-0060-191-00	\$123.40	002-0060-241-00	\$156.40	002-0060-359-00	\$527.20
002-0060-192-00	\$184.40	002-0060-242-00	\$168.00	002-0060-360-00	\$381.80
002-0060-193-00	\$122.00	002-0060-243-00	\$163.20	002-0060-361-00	\$336.60
002-0060-194-00	\$121.80	002-0060-244-00	\$155.00	002-0060-362-00	\$81.60
002-0060-195-00	\$188.00	002-0060-245-00	\$189.00	002-0060-363-00	\$115.00
002-0060-196-00	\$150.20	002-0060-246-00	\$120.20	002-0060-364-00	\$438.80
002-0060-197-00	\$175.40	002-0060-247-00	\$106.80	002-0060-365-00	\$202.20
002-0060-198-00	\$173.40	002-0060-248-00	\$155.00	002-0060-366-00	\$129.60
002-0060-199-00	\$178.60	002-0060-249-00	\$107.00	002-0060-367-00	\$136.40

002-0060-368-00	\$136.40	002-0065-024-00	\$164.20	002-0073-020-00	\$114.90
002-0060-369-00	\$129.60	002-0065-025-00	\$215.20	002-0073-021-00	\$118.20
002-0060-370-00	\$371.60	002-0065-026-00	\$198.40	002-0073-022-00	\$90.90
002-0060-371-00	\$103.00	002-0065-027-00	\$193.80	002-0073-023-00	\$0.00
002-0060-372-00	\$200.40	002-0065-028-00	\$164.20	002-0073-024-00	\$91.35
002-0060-373-00	\$448.40	002-0065-029-00	\$215.20	002-0073-025-00	\$117.90
002-0060-374-00	\$266.40	002-0065-030-00	\$198.40	002-0073-026-00	\$111.75
002-0060-375-00	\$303.40	002-0065-031-00	\$193.80	002-0073-027-00	\$114.75
002-0060-376-00	\$297.00	002-0065-032-00	\$164.20	002-0073-028-00	\$134.70
002-0060-377-00	\$436.80	002-0065-033-00	\$215.20	002-0073-029-00	\$134.70
002-0060-378-00	\$71.80	002-0065-034-00	\$198.40	002-0073-030-00	\$117.00
002-0060-379-00	\$71.80	002-0065-035-00	\$193.80	002-0073-031-00	\$115.20
002-0060-380-00	\$405.00	002-0067-001-00	\$41,049.40	002-0073-032-00	\$122.55
002-0060-381-00	\$477.80	002-0069-002-00	\$6,460.00	002-0073-033-00	\$89.25
002-0060-382-00	\$132.40	002-0069-003-01	\$3,500.00	002-0073-034-00	\$89.25
002-0060-383-00	\$128.40	002-0069-005-00	\$2,492.30	002-0073-035-00	\$122.55
002-0060-384-00	\$146.20	002-0069-007-01	\$1,866.20	002-0073-036-00	\$114.90
002-0060-385-00	\$123.20	002-0069-008-00	\$1,975.95	002-0073-037-00	\$118.20
002-0060-386-00	\$202.80	002-0069-009-00	\$125.00	002-0073-038-00	\$90.90
002-0060-387-00	\$156.60	002-0069-010-00	\$3,150.00	002-0073-039-00	\$90.45
002-0060-388-00	\$80.60	002-0069-011-00	\$5,010.00	002-0073-040-00	\$91.35
002-0060-389-00	\$100.80	002-0069-012-00	\$4,511.60	002-0073-041-00	\$169.80
002-0060-390-00	\$773.20	002-0071-001-00	\$14,053.85	002-0073-042-00	\$111.75
002-0060-391-00	\$300.00	002-0071-002-00	\$2,000.00	002-0073-043-00	\$114.75
002-0060-392-00	\$1,570.60	002-0071-003-00	\$1,499.85	002-0073-044-00	\$134.70
002-0060-393-00	\$1,396.40	002-0071-004-00	\$1,000.00	002-0073-045-00	\$134.70
002-0061-012-00	\$5,031.00	002-0071-005-00	\$8,500.00	002-0073-046-00	\$117.00
002-0061-013-00	\$2,970.00	002-0071-006-00	\$1,299.80	002-0073-047-00	\$115.20
002-0061-015-00	\$5,000.00	002-0071-007-00	\$1,551.80	002-0073-048-00	\$122.55
002-0061-016-00	\$1,650.40	002-0071-008-00	\$1,565.50	002-0073-049-00	\$89.25
002-0061-017-01	\$4,425.00	002-0071-009-00	\$2,338.40	002-0073-050-00	\$89.25
002-0061-018-00	\$6,260.00	002-0071-010-00	\$498.95	002-0073-051-00	\$122.55
002-0061-019-00	\$1,034.05	002-0071-011-00	\$498.95	002-0073-052-00	\$119.85
002-0063-002-00	\$6,593.95	002-0071-012-00	\$2,396.10	002-0073-055-00	\$259.35
002-0063-003-00	\$782.50	002-0073-001-00	\$14,093.90	002-0073-056-00	\$336.30
002-0063-005-00	\$6,024.15	002-0073-002-00	\$1,704.00	002-0073-057-00	\$363.90
002-0063-006-00	\$58,798.60	002-0073-003-00	\$1,904.90	002-0073-058-00	\$257.85
002-0063-007-00	\$3,833.55	002-0073-004-00	\$153.00	002-0073-059-00	\$342.45
002-0063-008-00	\$9,526.30	002-0073-006-01	\$3,875.00	002-0073-060-00	\$107.40
002-0065-008-00	\$3,500.00	002-0073-009-00	\$114.54	002-0073-061-00	\$107.40
002-0065-009-00	\$1,000.00	002-0073-010-00	\$232.30	002-0073-062-00	\$336.30
002-0065-015-00	\$259.20	002-0073-011-00	\$234.14	002-0073-063-00	\$555.91
002-0065-016-00	\$256.60	002-0073-012-00	\$250.70	002-0073-064-00	\$148.05
002-0065-017-00	\$195.40	002-0073-013-00	\$507.15	002-0073-066-00	\$153.00
002-0065-018-00	\$190.20	002-0073-014-00	\$551.31	002-0075-001-00	\$9,084.00
002-0065-019-00	\$335.30	002-0073-015-00	\$69.00	002-0075-002-01	\$8,357.45
002-0065-020-00	\$164.20	002-0073-016-00	\$343.62	002-0075-002-02	\$5,647.20
002-0065-021-00	\$215.20	002-0073-017-00	\$69.00	002-0077-001-00	\$58,984.55
002-0065-022-00	\$198.40	002-0073-018-00	\$69.00	002-0079-005-00	\$3,900.00
002-0065-023-00	\$193.80	002-0073-019-00	\$69.00	002-0079-006-00	\$18,962.40

002 -0081-001-00	\$14,035.55	002 -0083-049-00	\$227.40	002 -0093-003-00	\$4,404.80
002 -0081-003-00	\$4,500.00	002 -0083-050-00	\$135.20	002 -0093-004-00	\$2,470.90
002 -0081-004-00	\$2,811.40	002 -0083-051-00	\$148.00	002 -0093-005-00	\$1,166.00
002 -0081-005-00	\$1,917.90	002 -0083-052-00	\$155.40	002 -0093-006-01	\$1,428.60
002 -0081-006-00	\$2,840.00	002 -0083-053-00	\$169.00	002 -0093-008-00	\$240.00
002 -0081-008-01	\$15,719.75	002 -0083-054-00	\$140.80	002 -0093-009-00	\$850.00
002 -0083-002-00	\$125.00	002 -0083-055-00	\$139.20	002 -0093-010-00	\$926.55
002 -0083-003-00	\$125.00	002 -0083-056-00	\$224.20	002 -0093-011-00	\$1,862.85
002 -0083-004-00	\$1,060.20	002 -0083-057-00	\$134.40	002 -0100-001-00	\$0.00
002 -0083-005-00	\$1,104.55	002 -0083-058-00	\$149.80	002 -0100-002-00	\$0.00
002 -0083-006-00	\$1,593.75	002 -0083-059-00	\$155.40	002 -0100-003-00	\$0.00
002 -0083-007-00	\$1,182.20	002 -0083-060-00	\$169.00	002 -0100-004-00	\$0.00
002 -0083-008-00	\$2,085.60	002 -0083-061-00	\$140.20	002 -0100-005-00	\$0.00
002 -0083-009-00	\$2,855.90	002 -0083-062-00	\$139.20	002 -0100-006-00	\$0.00
002 -0083-010-00	\$2,629.70	002 -0083-063-00	\$222.00	002 -0100-007-00	\$1,238.30
002 -0083-011-00	\$2,000.00	002 -0083-064-00	\$133.80	002 -0100-008-00	\$232.30
002 -0083-012-00	\$1,500.00	002 -0083-065-00	\$149.80	002 -0100-009-00	\$3,916.50
002 -0083-013-00	\$2,065.00	002 -0083-066-00	\$0.00	002 -0100-010-00	\$0.00
002 -0083-014-00	\$2,225.00	002 -0085-001-00	\$6,500.00	002 -0100-011-00	\$4,041.10
002 -0083-015-00	\$1,175.00	002 -0085-002-00	\$1,600.00	002 -0100-012-00	\$1,818.40
002 -0083-017-00	\$405.00	002 -0085-003-00	\$6,144.20	002 -0100-013-00	\$9,000.00
002 -0083-018-00	\$99.00	002 -0085-004-00	\$6,500.00	002 -0112-001-00	\$1,704.00
002 -0083-019-00	\$99.00	002 -0085-005-00	\$720.00	002 -0112-002-00	\$504.00
002 -0083-020-00	\$1,282.75	002 -0085-006-00	\$2,024.40	002 -0112-003-00	\$2,400.00
002 -0083-021-00	\$1,060.60	002 -0085-007-00	\$4,700.00	002 -0112-004-00	\$2,868.00
002 -0083-022-00	\$2,057.00	002 -0085-008-00	\$399.00	002 -0112-005-00	\$3,495.20
002 -0083-023-00	\$3,138.90	002 -0085-009-00	\$1,045.00	002 -0112-006-00	\$970.00
002 -0083-024-00	\$3,207.90	002 -0085-010-00	\$3,048.75	002 -0112-007-00	\$4,382.85
002 -0083-025-00	\$972.25	002 -0085-011-00	\$1,125.00	002 -0112-008-00	\$2,871.60
002 -0083-026-00	\$165.00	002 -0085-012-00	\$5,841.45	002 -0112-009-00	\$1,628.00
002 -0083-027-00	\$3,291.30	002 -0085-013-00	\$979.31	002 -0112-010-00	\$2,453.00
002 -0083-030-00	\$907.05	002 -0085-014-00	\$111.00	002 -0113-001-00	\$658.75
002 -0083-031-00	\$138.00	002 -0085-015-00	\$111.00	002 -0113-002-00	\$131.65
002 -0083-032-00	\$132.00	002 -0085-016-00	\$740.00	002 -0113-003-00	\$78.80
002 -0083-033-00	\$141.80	002 -0085-017-00	\$165.00	002 -0113-004-00	\$104.70
002 -0083-034-00	\$139.20	002 -0085-018-00	\$99.00	002 -0113-005-00	\$104.70
002 -0083-035-00	\$227.40	002 -0087-001-00	\$14,104.25	002 -0113-006-00	\$104.70
002 -0083-036-00	\$135.20	002 -0087-002-00	\$1,500.00	002 -0113-007-00	\$104.70
002 -0083-037-00	\$148.00	002 -0087-003-00	\$1,990.00	002 -0113-008-00	\$104.70
002 -0083-038-00	\$155.40	002 -0087-004-00	\$4,300.00	002 -0113-009-00	\$190.80
002 -0083-039-00	\$169.00	002 -0087-005-00	\$4,091.90	002 -0113-010-00	\$111.35
002 -0083-040-00	\$141.80	002 -0087-006-00	\$1,922.05	002 -0113-011-00	\$113.10
002 -0083-041-00	\$139.20	002 -0087-007-00	\$1,192.50	002 -0113-012-00	\$113.10
002 -0083-042-00	\$227.40	002 -0087-008-00	\$1,012.50	002 -0113-013-00	\$113.10
002 -0083-043-00	\$135.20	002 -0087-009-00	\$2,500.00	002 -0113-014-00	\$128.85
002 -0083-044-00	\$148.00	002 -0089-001-00	\$12,465.50	002 -0113-015-00	\$60.25
002 -0083-045-00	\$155.40	002 -0091-001-00	\$6,829.65	002 -0113-016-00	\$123.95
002 -0083-046-00	\$169.00	002 -0091-002-00	\$13,765.25	002 -0113-017-00	\$60.95
002 -0083-047-00	\$141.80	002 -0093-001-00	\$1,900.65	002 -0113-018-00	\$110.30
002 -0083-048-00	\$139.20	002 -0093-002-00	\$997.80	002 -0113-019-00	\$60.95

002 -0113-020-00	\$110.30	002 -0114-009-00	\$48.40	002 -0114-036-00	\$37.60
002 -0113-021-00	\$60.95	002 -0114-010-00	\$97.60	002 -0114-037-00	\$27.60
002 -0113-022-00	\$110.30	002 -0114-011-00	\$52.80	002 -0115-001-00	\$144.00
002 -0113-023-00	\$65.50	002 -0114-012-00	\$53.80	002 -0115-002-00	\$128.00
002 -0113-024-00	\$120.45	002 -0114-013-00	\$53.80	002 -0115-003-00	\$134.80
002 -0113-025-00	\$60.60	002 -0114-014-00	\$106.00	002 -0115-004-00	\$90.00
002 -0113-026-00	\$109.60	002 -0114-015-00	\$59.40	002 -0115-005-00	\$108.00
002 -0113-027-00	\$122.20	002 -0114-016-00	\$74.20	002 -0115-006-00	\$90.00
002 -0113-028-00	\$65.50	002 -0114-017-00	\$74.20	002 -0115-007-00	\$147.00
002 -0113-029-00	\$132.70	002 -0114-018-00	\$74.20	002 -0115-008-00	\$75.60
002 -0113-030-00	\$132.70	002 -0114-019-00	\$74.20	002 -0115-009-00	\$147.00
002 -0113-031-00	\$132.70	002 -0114-020-00	\$74.20	002 -0115-010-00	\$96.00
002 -0113-032-00	\$132.70	002 -0114-021-00	\$60.00	002 -0115-011-00	\$147.00
002 -0113-033-00	\$62.70	002 -0114-022-00	\$60.00	002 -0115-012-00	\$96.00
002 -0113-034-00	\$62.70	002 -0114-023-00	\$112.20	002 -0115-013-00	\$147.00
002 -0113-035-00	\$131.65	002 -0114-024-00	\$26.80	002 -0115-014-00	\$96.00
002 -0113-036-00	\$131.65	002 -0114-025-00	\$27.80	002 -0115-015-00	\$131.80
002 -0113-037-00	\$131.65	002 -0114-026-00	\$65.20	002 -0115-016-00	\$91.00
002 -0113-038-00	\$122.20	002 -0114-027-00	\$65.20	002 -0115-017-00	\$72.00
002 -0114-001-00	\$100.00	002 -0114-028-00	\$65.20	002 -0115-018-00	\$92.60
002 -0114-002-00	\$61.40	002 -0114-029-00	\$71.40	002 -0115-019-00	\$125.00
002 -0114-003-00	\$60.00	002 -0114-030-00	\$30.80	002 -0115-020-00	\$134.40
002 -0114-004-00	\$35.80	002 -0114-031-00	\$19.00	002 -0631-008-00	\$3,523.10
002 -0114-005-00	\$48.40	002 -0114-032-00	\$63.20	018 -0450-004-00	\$43,225.00
002 -0114-006-00	\$48.40	002 -0114-033-00	\$65.20	018 -0450-005-00	\$47,257.00
002 -0114-007-00	\$48.40	002 -0114-034-00	\$61.20		
002 -0114-008-00	\$48.40	002 -0114-035-00	\$54.60		

Exhibit B

Chinatown Benefit District Property Owner Annual Priorities Survey

The Oakland Chinatown Improvement Council is contracted by the City of Oakland to manage and operate the Chinatown Business Improvement District 2021 (CBD) funded primarily by a special property assessment that raises approximately \$1,225,983 each year. As a Chinatown CBD property owner, we are seeking to gauge your overall satisfaction with special district services and your input into resource allocation decisions for the district's next service year, which begins January 2023.

Please take about 10 minutes to complete this survey and **return it prior to (indicate date) via fax at _____** or by mail to: _____ Oakland, CA, 9_____. Thank you for your interest in and support for the Downtown Oakland Community Benefit District.

PART I: HOW ARE WE DOING?

1. Overall, do you think that the following characteristics of the Chinatown CBD are better or worse during the past 12 months?

	<u>Much Better</u>	<u>Slightly Better</u>	<u>No Change</u>	<u>Slightly Worse</u>	<u>Much Worse</u>	<u>Don't Know</u>
... Cleanliness	<input type="checkbox"/>					
... Overall Appearance	<input type="checkbox"/>					
... Safety: Perception	<input type="checkbox"/>					
... Safety: Reality	<input type="checkbox"/>					
... Economic Climate	<input type="checkbox"/>					
... Overall Image	<input type="checkbox"/>					
... Overall Vitality	<input type="checkbox"/>					

2. How would you rate each of the following services administered by _____ on behalf of the Chinatown CBD?

	<u>Very Good</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Very Poor</u>	<u>Don't Know</u>
Cleaning Program	<input type="checkbox"/>					
Marketing Program	<input type="checkbox"/>					
Safety Program	<input type="checkbox"/>					
Special Events	<input type="checkbox"/>					
Overall Customer Service	<input type="checkbox"/>					

3. Overall, how would you grade the _____ with regard to their administration of the Chinatown CBD?

- "A" Services are excellent and I am very satisfied with _____.
- "B" Services are good, but there is room for improvement.
- "C" Services are fair and there is much room for improvement.
- "D" Services are poor and I am dissatisfied with the _____.
- "F" Services are very poor and the _____ has been a failure.
- "I" Incomplete – I do not know if services are good or poor.

Why? _____

Exhibit B

PART II: PRIORITIES FOR THE NEXT FISCAL YEAR

4. The following chart shows how the Downtown Oakland CBD spends each program dollar of its budget. In the empty column at the right, please insert how you would recommend we spend each program dollar for the next fiscal year.

Program Activity	Percentage of Total	Suggested Budget for Next Year (per program dollar)
Civil Sidewalks	66%	
District Identity/Placemaking	14%	
Administration	15%	
Contingency	5%	
TOTAL	100%	

5. Do you think the following Chinatown CBD marketing and special event programs are effective?

<u>Program</u>	<u>Very Effective</u>	<u>Somewhat Effective</u>	<u>Not At All Effective</u>	<u>Don't Know</u>
Clean and Safe Enhancements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing and Economic Enhancements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Administration/Corporate Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. If you could change or add one thing to positively affect the Chinatown Community Benefit District, what would it be?

7. Are you a Chinatown property owner, business or both?
(Please check all boxes that apply)

Commercial property owner

Business owner

Other (please list): _____

Exhibit B

8. Which of the following best characterizes your business or property tenants? (Please check all boxes that apply)

- Office
- Retail
- Restaurant
- Residential
- Government
- Parking
- Vacant Land
- Non-Profit/Charitable
- Other: _____

9. To deliver special services to the Chinatown CBD _____ receives funding through a special assessment on properties. To the best of your knowledge, how much in annual assessments do you pay into the Chinatown CBD?

- Nothing
- Less than \$500 per year
- \$500 to \$2,500 per year
- \$2,500 to \$10,000 per year
- More than \$10,000 per year
- Don't know

10. Please provide any other comments/feedback you would like to share below:

11. (OPTIONAL) For database purposes, please help us verify the names and contact persons for Chinatown CBD property owners:

Property/Business Owner Name: _____
Mailing Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____ Email: _____

Contact Person (if different from above) _____
Phone: _____ Fax: _____
Email: _____

Chapter 4.48 BUSINESS IMPROVEMENT MANAGEMENT DISTRICTS

Sections:

4.48.010 Title.

This chapter may be referred to as the "the city of Oakland business improvement management district ordinance."

(Ord. 12190 § 1, 1999)

4.48.020 General provision.

Whenever the public interest or convenience may require, the city council of the city assist specifically defined and boundaried commercial districts of the city in the formation of business improvement management districts. The city shall determine and declare the district to be benefitted by the improvements, maintenance and activities including all expenses incurred incidentally thereto, upon the lots or parcels of real property in proportion to the estimated benefits to be received, as specified in the management district plan.

(Ord. 12190 § 2, 1999)

4.48.030 Alternative procedures.

The procedures established in this Chapter shall be additional or alternative to any other procedure established by ordinance or state law. The election to proceed under this Chapter shall be expressed in the resolution of intention to form the district which shall be referred to as a business improvement management district ("BIMD" or "district").

(Ord. 12190 § 3, 1999)

4.48.040 Definitions.

"Activities" which benefit real property located in the district, means, but is not limited to, all of the following:

1. Promotion of public events which benefit businesses or real property in the district;
2. Furnishing of music in any public place within the district;
3. Promotion of tourism within the district;
4. Marketing and economic development, including business retention and recruitment;
5. Providing security, sanitation, graffiti removal, street and sidewalk cleaning and other municipal services supplemental to those normally provided by the municipality.

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

1. Parking facilities;

-
2. Benches, booths, kiosks, display cases, pedestrian shelters and signs, trash receptacles and public restrooms;
 3. Lighting and heating facilities;
 4. Decorations;
 5. Fountains;
 6. Planting areas;
 7. Minor modification of existing streets;
 8. Facilities or equipment or both, to enhance security of persons and property within the area; ramps, sidewalks, plazas, town centers or pedestrian malls;
 9. Rehabilitation or removal of existing public structures;
 10. Installation or planting of landscaping;
 11. The installation or construction of statuary, fountains and other ornamental structures and facilities;
 12. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limiting to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks or paving, or water, irrigation, drainage or electrical facilities;

"Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

1. Repair, removal, or replacement of any part of the improvement;
2. Providing for the life, growth, health and beauty of landscaping including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
3. The removal of trimmings, rubbish, debris and other solid waste;
4. The cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti.

(Ord. 12190 § 4, 1999)

4.48.050 Establishment.

- A. Upon the submission of written petitions, signed and acknowledged by of the property owners in the proposed district who will pay more than 30 percent of the assessments proposed to be levied, the City Council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district.
- B. The petition of property owners required under subdivision A shall include a summary of the Management District Plan. That summary shall include all of the following:
 1. A map showing the boundaries of the proposed district;
 2. Information specifying where the complete Management District Plan can be obtained at no cost;
 3. A list of all affected parcels showing the corresponding amount of the proposed assessments;
 4. A summary of the activities, improvements, and/or services that would be funded by the proposed assessment;
 5. The proposed duration of the proposed district;

-
6. The amount of proposed annual assessment increases and any annual cap; and
 7. The proposed first-year budget to pay for proposed activities, improvements, and/or services that will be provided.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 5, 1999)

4.48.060 Management district plan—Contents.

The management district plan to be submitted before the City Council can take any action on the establishment of a BIMD under this Chapter shall contain all of the following:

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

(Ord. 12190 § 6, 1999)

4.48.070 Procedures.

- A. The City Council shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement or the maintenance and operation expense of a public improvement or for the cost of the property service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Parcels within a district that are owned or used by any governmental agency, the state, or the United States shall not be exempt from assessment unless the City Council finds that it has been demonstrated, by clear and convincing evidence, that such publicly owned parcels in fact receive no special benefit.
- B. All assessments must be supported by a detailed engineer's report prepared by a registered professional engineer certified by the state. The engineer's report may be incorporated in the management district plan.
- C. The amount of the proposed assessment for each identified parcel shall be calculated and the recorded owner of each parcel shall be given written notice by mail of the proposed assessment, the total amount

(Supp. No. 89, 10-21)

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thereof chargeable to the entire district, the amount chargeable to the owner's particular parcel, the duration of such payments, the reason for such assessment and the basis upon which the proposed assessment was calculated together with the date, time and location of a public hearing on the proposed assessment.

- D. Each notice shall also include, in a conspicuous place thereon, a summary of the procedures applicable to the completion, return and tabulation of the ballots required including a disclosure statement that the existence of a majority protest will result in the assessment not be imposed.
- E. Each such notice mailed to owners of identified parcels within the district shall contain a ballot which includes the agency's address for receipt of any such ballot once completed by any owner receiving such notice whereby each such owner may indicate his or her name, reasonable identification or the parcel and support or opposition to the proposed assessment.
- F. The City Council shall conduct a public hearing upon the proposed assessment not less than forty-five (45) days after mailing the notice of the proposed assessment to record owners of each identified parcel. At the public hearing, the agency shall consider all protests against the proposed assessment and tabulate the ballots. The City Council shall not impose an assessment if there is a majority protest.
- G. A majority protests exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted in proportion to the assessment upon the affected property.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 7, 1999)

4.48.080 Resolution of intention—Contents.

Before the City Council can establish a BIMD pursuant to this Chapter, the City Council shall pass a resolution declaring its intention to do so. Such resolution, in addition to all other matters it is herein required to contain, shall briefly describe the proposed improvements, state the period of time, which shall not exceed ten years, for which the proposed improvements are to be made, and contain a description of the district to be benefited thereby and to be assessed to pay the costs and expenses thereof. The resolution of intention shall further do all of the following:

- A. State that a BIMD is proposed to be established pursuant to this Chapter and describe the boundaries of the proposed district and boundaries of each separate benefit zone to be established within the district. The boundaries may be described by reference to the map and description contained in the preliminary report of the City Administrator on file in the office of the City Clerk;
- B. State the name of the proposed district;
- C. State the type or types of improvements and activities proposed to be funded by the levy of assessments on property owners within the district, including any improvements to be acquired;
- D. State the amount of the proposed assessment for the entire district, the amount chargeable to the owner's particular parcel, the duration of the payments, the reason for such assessment and the basis upon which the proposed assessment was calculated;
- E. State the date, time and location of a public hearing on the proposed assessment;
- F. Include a ballot as described in Section 4.48.070.E;
- G. State, in a conspicuous place, a summary of the procedures applicable to the completion, return and tabulation of the ballots, including a disclosure statement that the existence of a majority protest will result in the assessment not being imposed;

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- H. State that the public hearing the testimony of all interested persons for or against the establishment of the district, the boundaries of the district, or the furnishing of specified types of improvements or activities will be heard;
 - I. Refer to the preliminary report of the City Administrator on file in the office of the City Clerk;
 - J. State the manner of collection of the assessment.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 8, 1999)

4.48.090 Preliminary report of the City Administrator.

Before the City Council can take any action on such resolution of intention, the City Administrator shall prepare and file a report in writing, proposing that the proceeding be commenced as requested in the petition, designating the plans and specifications of the proposed maintenance, improvements and activities for the proposed district and an estimate of the cost and expenses of said work for each year during which the proposed work will be done; including a certified engineer's report stating the district establishment is consistent with the provisions of Article XIII of the State Constitution in that each lot or parcel within said district to be assessed is being assessed in proportion to the estimated benefit to be received; and containing a diagram showing the boundaries of the proposed assessment district and each lot or parcel of land within said district proposed to be assessed.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 9, 1999)

Editor's note(s)—Ord. No. 13322, § 2, adopted July 21, 2015, changed the title of Section 4.48.090 from "Preliminary report of the City Clerk" to "Preliminary report of the City Administrator." The historical notation has been preserved for reference purposes.

4.48.100 Approval by the City Council.

Upon a demonstrated show of support, through petition, of more than 30 percent of the weighted property owners who will pay into the proposed assessment district, the City Administrator will bring the issue of the proposed district to the City Council.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 10, 1999)

4.48.110 Resolution of intention notice—Mail and publication.

- A. A complete copy of the resolution of intention shall be mailed by first-class mail to each property owner in the proposed district, and to each local chamber of commerce and business organization known by the City Council to be located within the proposed district, no later than forty-five (45) days before the public hearing.
- B. In addition to first class mailed notice to each property owner, chamber of commerce and business organization within the proposed district, the City Council shall publish the Resolution of Intention in a newspaper of general circulation in the City once, at least seven days before the public hearing.

(Ord. 12190 § 11, 1999)

4.48.120 Hearing of protests—Majority protest.

- A. At any time prior to the date set for hearing protests, any person affected by the proposed assessment may make a written protest stating his or her objections thereto. Such protests must contain the information contained in the ballot mailed to the property owner in sufficient detail to allow the City Clerk and/or its designee to identify the owner, the parcel and the amount of the proposed assessment.
- B. At the time set for hearing protests, or any time to which the hearing may be continued, the City Council shall proceed to hear and pass up on all such protests. The City Council shall not impose an assessment if there is a majority protest as defined in Subsection 4.48.120.B.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 12, 1999)

4.48.130 Record of notice and map of assessment district.

Following adoption of the resolution of intention, the City Clerk shall record a notice and map describing the assessment district pursuant to California Streets and Highways Code Division 4.5 (commencing with Section 3100). All the provisions of that Division 4.5 apply to the district established pursuant to this Chapter.

(Ord. 12190 § 13, 1999)

4.48.140 Establishment of district and levying of assessment.

Not earlier than 30 days after the adoption of the resolution of intention to establish the proposed district and if there is no majority protest as described in Section 4.48.120, and after effective date of the resolution of intention, the City Council shall adopt a resolution establishing the district, consistent with the resolution of intention. The adoption of the resolution establishing the district and levying the assessment, or if the district has been previously established, levying the new assessment, and recordation of the notice and map pursuant to Section 4.48.130, shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan. This resolution shall contain all of the following:

- A. The management district plan;
- B. The number, date of adoption, and title of the resolution of intention;
- C. The time and place where the public hearing was held concerning the establishment of the district or the levying of a new assessment;
- D. A determination regarding any protests received;
- E. A state that a BIMD has been established;
- F. A statement that the improvements and activities to be provided in the district will be funded by the levy of assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the City Council at the hearing concerning the establishment of the district;
- G. A finding that the property within the BIMD will be benefited by the improvements and activities funded by the assessment to be levied.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 14, 1999)

4.48.150 Contesting of validity of an assessment.

The validity of an assessment levied under the provisions of this Chapter shall not be contested in any action or proceeding unless the same is commenced within thirty (30) days after the time said assessment is levied, and any appeal from a final judgment in such action or proceeding must be perfected within thirty (30) days after entry of such judgment.

(Ord. 12190 § 15, 1999)

4.48.160 Administration.

The City Administrator and/or his/her designee shall administer the BIMD. The property owners at the time of balloting for the assessment ballot procedure shall determine whether they want the City to conduct or contract for some or all of the landscaping, security, programming or maintenance activities or improvements for the district or whether they want the City to contract with a designated nonprofit organization, comprised of the assesses themselves, to conduct the landscaping, security programming or maintenance activities or improvements. Any nonprofit corporation designated by the property owners shall enter into a contract with the City which will set forth the responsibilities and contractual obligations of the parties.

(Ord. No. 13322, § 2, 7-21-2015; Ord. 12190 § 16, 1999)

4.48.170 Special fund advance.

The city may advance funds for the first quarter of a new district so that the district can commence work prior to the initial collection of the assessments. The funds advanced will not exceed one quarter of the total assessment for the first year. The funds advanced will then be deducted from the first year's assessment collections.

(Ord. 12190 § 17, 1999)

4.48.180 Collection of assessment—Time and manner.

The collection of assessments levied pursuant to this Chapter shall be made at the time and in the manner set forth by the City Council in the resolution of intention. The assessment may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment.

(Ord. 12190 § 18, 1999)

4.48.190 Advisory board—Appointment and duties.

- A. Before adopting a resolution establishing the district, the City Council shall appoint an advisory board which shall make a recommendation to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments. The City Council may designate existing advisory boards or commissions to serve as the advisory board for the district or may create a new advisory board for that purpose. At least one member of the advisory board shall be a business licensee within the district who is not also a property owner within the district.

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- B. Any advisory board appointed by the City Council pursuant to subsection A of this Section shall comply with provisions of the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division of Title 5 of the Government Code).

(Ord. 12190 § 19, 1999)

4.48.200 Advisory board—Report, contents.

- A. The advisory board shall cause to be prepared a report of each fiscal year for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The report may propose changes, including, but not limited to, the boundaries of the BIMD or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, if a classification is used.
- B. The report shall be filed with the City Clerk and shall refer to the BIMD by name, specify the fiscal year to which the report applies, and with respect to that fiscal year, shall contain all of the following information:
1. Any proposed changes in the boundaries of the BIMD or in any benefits zones within the district;
 2. The improvements and activities to be provided for that fiscal year;
 3. An estimate of the cost of providing the improvements and the activities for that fiscal year;
 4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
 5. The amount of any surplus or deficit revenues to be carried over from a previous fiscal year;
 6. The amount of any contributions to be made from sources other than assessments levied pursuant to this part.
- C. The City Council may approve the report as filed by advisory board or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Section 4.48.140, except that any proposed increase in the amount of the levy above levels previously noticed and approved must be approved as provided in Sections 4.48.070 through 4.48.140. The City Council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessment.

(Ord. 12190 § 20, 1999)

4.48.210 Modification of boundaries, assessments, improvements or activities.

- A. Request for Modification of Management District Plan. The advisory board may, at any time, request that the City Council modify the management district plan. Any modification of the management district plan shall be made pursuant to this Section.
- B. Modification by Adoption of Resolution—Written Request of Advisory Board—Hearing.
1. Upon the written request of the advisory board, the City Council may modify the management district plan by adopting a resolution after holding hearings on the proposed modification pursuant to Sections 4.48.070 through 4.48.140.
 2. The City Council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this Section. The public hearing shall be held not more than sixty (60) days after the adoption of the resolution of intention. Notice of the public hearing shall be provided in Section 4.48.110. The public hearing shall be conducted as provided in Section 4.48.120.

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- C. Modification of Improvements and Activities Funded—Adoption of Resolution—Hearing.
 - 1. The City Council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. Notice of the public hearing and the proposed modifications shall be published as provided in Section 4.48.110.
 - 2. The public hearing shall be conducted as provided in Section 4.48.120.
 - D. Subsequent Modification of Resolution—Reflection in Notices and Maps. Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100 of the California Streets and Highways Code).

(Ord. 12190 § 21, 1999)

4.48.220 Dissolution of district.

- A. Any district established or extended pursuant to the provisions of this Chapter, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution of the City Council in either of the following circumstance:
 - 1. If the City Council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment. The notice and hearing shall be held pursuant to Sections 4.48.110 and 4.48.120.
 - 2. During the operation of the district, there shall be a thirty (30) day period each year in which the assessed property owners may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for a thirty (30) day period. The next such thirty (30) day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a thirty (30) day period. Upon the written petition of the owners of real property in the area who pay thirty (30) percent or more of the assessments levied, the City Council shall notice a hearing on disestablishment. The notice and hearing shall be held pursuant to Sections 4.48.110 and 4.48.120.
- B. The City Council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this Section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The public hearing shall be held not less than thirty (30) or more than sixty (60) days after the adoption of the resolution of intention. Notice of the public hearing shall be published as provided in Section 4.48.110.
- C. Upon the disestablishment of a district, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be refunded to the owners of the property then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district was disestablished. If the disestablishment occurs before and assessment is levied for the fiscal year, the method and basis that was used to calculate the assessment levied in the immediate prior fiscal year shall be used to calculate the amount of refund.
- D. Notice of the disestablishment of a district shall be published once in a newspaper of general circulation in the city, not later than fifteen (15) days after the resolution disestablishing the district is adopted.

(Ord. 12190 § 22, 1999)

Schedule Q

INSURANCE REQUIREMENTS

(Revised 09/12/2019)

a. General Liability, Automobile, Workers' Compensation and Professional Liability

Contractor shall procure, prior to commencement of service, and keep in force for the term of this contract, at Contractor's own cost and expense, the following policies of insurance or certificates or binders as necessary to represent that coverage as specified below is in place with companies doing business in California and acceptable to the City. If requested, Contractor shall provide the City with copies of all insurance policies. The insurance shall at a minimum include:

- i. **Commercial General Liability insurance** shall cover bodily injury, property damage and personal injury liability for premises operations, independent contractors, products-completed operations personal & advertising injury and contractual liability. Coverage shall be on an occurrence basis and at least as broad as Insurance Services Office Commercial General Liability coverage (occurrence Form CG 00 01)

Limits of liability: Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$2,000,000 each occurrence. If such CGL insurance contains a general aggregate limit, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

- ii. **Automobile Liability Insurance.** Contractor shall maintain automobile liability insurance for bodily injury and property damage liability with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of any auto (including owned, hired, and non-owned autos). Coverage shall be at least as broad as Insurance Services Office Form Number CA 0001.

- iii. **Workers' Compensation insurance** as required by the laws of the State of California, with statutory limits, and statutory coverage may include Employers' Liability coverage, with limits not less than \$1,000,000 each accident, \$1,000,000 policy limit bodily injury by disease, and \$1,000,000 each employee bodily injury by disease. The Contractor certifies that he/she is aware of the provisions of section 3700 of the California Labor Code, which requires every employer to provide Workers' Compensation coverage, or to undertake self-insurance in accordance with the provisions of that Code. The Contractor shall comply with the provisions of section 3700 of the California Labor Code before commencing performance of the work under this Agreement and thereafter as required by that code.

- iv. **Professional Liability/ Errors and Omissions insurance, if determined to be required by HRM/RMD**, appropriate to the contractor's profession with limits not less than \$2,000,000 each claim and \$2,000,000 aggregate. If the professional liability/errors and omissions insurance is written on a claims-made form:
- a. The retroactive date must be shown and must be before the date of the contract or the beginning of work.
 - b. Insurance must be maintained, and evidence of insurance must be provided for at least three (3) years after completion of the contract work.
 - c. If coverage is cancelled or non-renewed and not replaced with another claims made policy form with a retroactive date prior to the contract effective date, the contractor must purchase extended period coverage for a minimum of three (3) years after completion of work.
- v. **Contractor's Pollution Liability Insurance:** If the Contractor is engaged in: environmental remediation, emergency response, hazmat cleanup or pickup, liquid waste remediation, tank and pump cleaning, repair or installation, fire or water restoration or fuel storage dispensing, then for small jobs (projects less than \$500,000), the Contractor must maintain Contractor's Pollution Liability Insurance of at least \$500,000 for each occurrence and in the aggregate. If the Contractor is engaged in environmental sampling or underground testing, then Contractor must also maintain Errors and Omissions (Professional Liability) of \$500,000 per occurrence and in the aggregate.
- vi. **Sexual/Abuse insurance.** If Contractor will have contact with persons under the age of 18 years, or provides services to persons with Alzheimer's or Dementia, or provides Case Management services, or provides Housing services to vulnerable groups (i.e., homeless persons) Contractor shall maintain sexual/molestation/abuse insurance with a limit of not less than \$1,000,000 each occurrence and \$1,000,000 in the aggregate. Insurance must be maintained, and evidence of insurance must be provided for at least three (3) years after completion of the contract work.
- vii. **Technology Professional Liability (Errors and Omissions) OR Cyber Liability Insurance, if determined to be required by HRM/RMD**, appropriate to the Consultant's profession, with limits not less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Consultant in this agreement and shall include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and

penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations.

- viii. **Commercial Crime Insurance, if determined to be required by HRM/RMD**, shall cover loss due to employee dishonesty, computer and funds transfer fraud, forgery or alteration, money and securities, and theft of a client's property. Coverage shall be on an occurrence basis with limits not less than \$1,000,000 each occurrence.

b. Terms Conditions and Endorsements

The aforementioned insurance shall be endorsed and have all the following conditions:

- i. Insured Status (Additional Insured): Contractor shall provide insured status naming the City of Oakland, its Councilmembers, directors, officers, agents, employees and volunteers as insureds under the Commercial General Liability policy. General Liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 (11/85) or both CG 20 10 and CG 20 37 forms, if later revisions used). If Contractor submits the ACORD Insurance Certificate, the insured status endorsement must be set forth on an ISO form CG 20 10 (or equivalent). A STATEMENT OF ADDITIONAL INSURED STATUS ON THE ACORD INSURANCE CERTIFICATE FORM IS INSUFFICIENT AND WILL BE REJECTED AS PROOF OF MEETING THIS REQUIREMENT; and
- ii. Coverage afforded on behalf of the City, Councilmembers, directors, officers, agents, employees and volunteers shall be primary insurance. Any other insurance available to the City Councilmembers, directors, officers, agents, employees and volunteers under any other policies shall be excess insurance (over the insurance required by this Agreement); and
- iii. Cancellation Notice: Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the Entity; and
- iv. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the contractor, its employees, agents and subcontractors; and
- v. Certificate holder is to be the same person and address as indicated in the "Notices" section of this Agreement; and
- vi. Insurer shall carry insurance from admitted companies with an A.M. Best Rating of A VII, or better.

c. Replacement of Coverage

In the case of the breach of any of the insurance provisions of this Agreement, the City may, at the City's option, take out and maintain at the expense of Contractor, such insurance in the name of Contractor as is required pursuant to this Agreement,

and may deduct the cost of taking out and maintaining such insurance from any sums which may be found or become due to Contractor under this Agreement.

d. Insurance Interpretation

All endorsements, certificates, forms, coverage and limits of liability referred to herein shall have the meaning given such terms by the Insurance Services Office as of the date of this Agreement.

e. Proof of Insurance

Contractor will be required to provide proof of all insurance required for the work prior to execution of the contract, including copies of Contractor's insurance policies if, and when, requested. Failure to provide the insurance proof requested or failure to do so in a timely manner shall constitute ground for rescission of the contract award.

f. Subcontractors

Should the Contractor subcontract out the work required under this agreement, they shall include all subcontractors as insureds under its policies or shall maintain separate certificates and endorsements for each subcontractor. As an alternative, the Contractor may require all subcontractors to provide at their own expense evidence of all the required coverages listed in this Schedule. If this option is exercised, both the City of Oakland and the Contractor shall be named as additional insured under the subcontractor's General Liability policy. All coverages for subcontractors shall be subject to all the requirements stated herein. The City reserves the right to perform an insurance audit during the project to verify compliance with requirements.

g. Deductibles and Self-Insured Retentions

Any deductible or self-insured retention must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductible or self-insured retentions as respects the City, its Councilmembers, directors, officers, agents, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

h. Waiver of Subrogation

Contractor waives all rights against the City of Oakland and its Councilmembers, officers, directors, employees and volunteers for recovery of damages to the extent these damages are covered by the forms of insurance coverage required above.

i. Evaluation of Adequacy of Coverage

The City of Oakland maintains the right to modify, delete, alter or change these requirements, with reasonable notice, upon not less than ninety (90) days prior written notice.

J. Higher Limits of Insurance

If the contractor maintains higher limits than the minimums shown above, The City shall be entitled to coverage for the higher limits maintained by the contractor.

**City of Oakland
Department of Human Resources Management
Risk & Benefits Division**

INSURANCE REQUIREMENTS MODIFICATION REQUEST

PROJECT MANAGER: Complete Items #1 through 8, then send/deliver completed form with all the attachments shown in Item #6 below to: DHRM-Risk & Benefits Division, 150 Frank Ogawa Plaza, Suite 2352, Oakland, CA 94612. Phone (510) 238-7165/Fax (510) 238-2275.

- 1 Name of Consultant: Oakland Chinatown Improvement Council (OCIC)
- 2 Project Name & Number: BID Collection Agreement
- 3 Start & End Date of Contract: 1/7/21 to 1/7/22 with extensions
- 4 Project Description: Council directed collection agreement for property assesments

5 Reason for Insurance Modification Requested: (Complete all that apply)

Commercial General Liability:

- Waive Justification: _____
- Reduce to: \$ _____

Workers' Compensation:

- Waive Justification: No employees

Automobile Liability:

- Waive Justification: Vehicle not required for services.
- Reduce to: \$ _____

Other:

- Waive Justification: _____
- Reduce to: \$ _____

6 Attachments Required:

- Schedule A – Scope of Services Schedule M – Independent Contractor’s Questionnaire
- Schedule Q – Insurance Requirements Existing insurance documentation from Contractor
- Signed statement from Contractor on company letterhead verifying reason for waiver or reduction of each insurance requirement.

7 Other Comments: _____

8 Micah Hinkle _____	Deputy Director, EWDD _____	1.5.22 _____
Project Manager	Title/Department	Date of Request
510-917-9473 _____	_____	mhinkle@oakalndca.gov _____
Phone	Fax	E-Mail

TO BE COMPLETED BY THE RISK/INSURANCE MANAGER:

9 Identify Risk to the City: _____

- Request Granted Request Denied

MJ Bailey _____ January 12, 2022 _____
Authorizing Signature Date

Hinkle, Micah

From: Stewart Chen <stewart.chen@ocic-ca.org>
Sent: Wednesday, January 5, 2022 5:27 PM
To: Hinkle, Micah; Marco Li Mandri; Suzie Lee
Subject: Waiver

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Micah

Per your request, we , Oakland Chinatown Improvement Council, are asking that the City of Oakland give us a waiver on Workers Compensation and Auto liability insurance . We currently do not have any staff or employees, nor do we own vehicles in our organization.

If you have any other questions regarding this matter, please do not hesitate to contact us.

Thank you.

Stewart Chen, DC

President, OCIC

Oakland Chinatown Improvement Council

A Community Benefit District



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/14/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Michael Ehrenfeld Company Insurance Agents An Acrisure Agency CA 0K07568 2655 Camino Del Rio North #200 San Diego CA 92108		CONTACT NAME: Kimberly Dautremont PHONE (A/C, No, Ext): (619) 683-9990 E-MAIL ADDRESS: kd@ehrenfeldinsurance.com FAX (A/C, No): (619) 683-9999	
INSURED Oakland Chinatown Improvement Council 388 9th Street Suite #290 Oakland CA 94607		INSURER(S) AFFORDING COVERAGE INSURER A: ACE Property And Casualty Insurance Company INSURER B: United States Liability Ins. Co. INSURER C: Federal Insuranc Company INSURER D: INSURER E: INSURER F:	
		NAIC # 20699 25895 20281	

COVERAGES

CERTIFICATE NUMBER: 21-22

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	D96707976	12/09/2021	12/09/2022	EACH OCCURRENCE	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB			D96707988	12/09/2021	12/09/2022	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$ 1,000,000
	DED RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
B	Directors & Officers Liability Retention: \$500 Each Claim			NDO1588600	11/23/2021	11/23/2022	Each Claim:	1,000,000
							Aggregate:	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Disbursement Agreement between The City of Oakland and the Oakland Chinatown Improvement Council / Contract Agreement Effective December 15, 2021

Additional Insured status City of Oakland, its Councilmembers, directors, officers, agents, employees and volunteers as respects the General Liability is addressed by policy endorsement Businessowners Liability Enhancements Endorsement BOP-47635a (07/16), attached. Waiver of Subrogation as respects General Liability is also addressed by above endorsement. Primary and NonContributory coverage as respects General Liability is addressed by BP 14 88 07 13, attached.

CERTIFICATE HOLDER**CANCELLATION**

City of Oakland One Frank Ogawa Plaza Oakland CA 94612	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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AGENCY CUSTOMER ID: 00017617

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY Michael Ehrenfeld Company Insurance Agents		NAMED INSURED Oakland Chinatown Improvement Council	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

C) Crime Effective 1/4/2022 to 1/4/2023 / Policy Limit \$1,000,000 / Deductible \$5,000

BUSINESSOWNERS LIABILITY ENHANCEMENTS ENDORSEMENT

Named Insured OAKLAND CHINATOWN IMPROVEMENT COUNCIL			Endorsement Number BOP47635a0716
Policy Symbol CLU	Policy Number D96707976	Policy Period 12-09-2021 to 12-09-2022	Effective Date of Endorsement 12-09-2021
Issued By (Name of Insurance Company) ACE Property And Casualty Insurance Company			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

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This endorsement modifies the coverages provided under the Businessowners Coverage Form.

Notwithstanding anything to the contrary, the provisions of the Businessowners Coverage Form apply, except as provided in this endorsement. The titles of the various paragraphs of this endorsement are inserted solely for convenience or reference and are not to be deemed in any way to limit or affect the provisions to which they relate.

A. SUPPLEMENTARY PAYMENTS – BAIL BONDS AND BONDS TO APPEAL JUDGMENTS - NO SUBLIMIT

In **Section II - Liability**, Paragraph **A. Coverages, 1. f. Coverage Extension – Supplementary Payments**, subparagraphs **(1)(b) and (c)** are replaced by the following:

- (b)** The cost of bail bonds, but only for bond amounts within the available limit of insurance. We do not have to furnish these bonds.

(c) The cost of bonds to appeal judgments or release attachments, but only for amounts within the available limit of insurance. We do not have to furnish these bonds.

B. MEDICAL EXPENSES – THREE YEARS TO REPORT EXPENSES

In **Section II – Liability**, Paragraph **A. Coverages, 2. Medical Expenses**, subparagraph **a.(b)** is replaced by the following:

(b) The expenses are incurred and reported to us within three years of the date of the accident; and

C. NON-OWNED WATERCRAFT UNDER 55 FEET

In **Section II - Liability**, Paragraph **B. Exclusions**, subparagraph (2) of Exclusion **1.g. Aircraft, Auto Or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 55 feet long; and

(b) Not being used to carry persons or property for a charge;

D. NON-OWNED AIRCRAFT

In **Section II - Liability**, Paragraph **B. Exclusions**, the following exception is added to Exclusion **1.g. Aircraft, Auto or Watercraft in Section II – Liability**:

This exclusion does not apply to an aircraft you do not own provided:

1. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating that person as a commercial or airline transport pilot;
2. It is rented with a trained, paid crew; and
3. It does not transport persons or cargo for a charge.

E. DAMAGE TO PROPERTY - EXCEPTION FOR EQUIPMENT LOANED OR RENTED TO THE INSURED

In **Section II - Liability**, Paragraph **B. Exclusions**, the following exception is added to Exclusion **1.k. Damage To Property**:

Paragraphs (3) and (4) of this exclusion do not apply to “property damage” to equipment rented or loaned to the insured, provided such equipment is not being used to perform any operations at a construction job site.

F. WHO IS AN INSURED - SUBSIDIARIES OR NEWLY ACQUIRED OR FORMED ORGANIZATIONS

In **Section II - Liability**, Paragraph **C. Who is an Insured** is amended to include the following:

If there is no other insurance available, each of the following is also a Named Insured:

1. A subsidiary organization of the first Named Insured shown in the Declarations of which, at the beginning of the policy period and at the time of loss, the first Named Insured controls, either directly or indirectly, more than 50 percent of the interests entitled to vote generally in the election of the governing body of such organization; or
2. A subsidiary organization of the first Named Insured shown in the Declarations that the first Named Insured acquires or forms during the policy period, if at the time of loss the first Named Insured controls, either directly or indirectly, more than 50 percent of the interests entitled to vote generally in the election of the governing body of such organization.

G. WHO IS AN INSURED - EMPLOYEES (INCLUDING CPR AND FIRST AID) AND VOLUNTEER WORKERS

In **Section II - Liability**, Paragraph **C. Who is an Insured**, Paragraph **2.a.** is replaced by the following:

2. Each of the following is also an insured:
 - a. Your "employees" but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, no "employee" is an insured for:
 - (1) "Bodily injury" or "personal and advertising injury":
 - (a) To you, to any of your directors, managers, members, "executive officers" or partners (whether or not an "employee") or to any co-"employee" while such injured person is either in the course of his or her employment or while performing duties related to the conduct of your business;
 - (b) To the brother, child, parent, sister or spouse of such injured person as a consequence of any injury described in Paragraph (a) above; or
 - (c) For which there is any obligation to share damages with or repay someone else who must pay damages because of any injury described in Paragraph (a) or (b) above.

With respect to "bodily injury" only, the limitations described in Paragraph **2.a.(1)** above do not apply to you or to your directors, managers, members, "executive officers", partners or supervisors as insureds. The limitations also do not apply to your "employees" as insureds, with respect to such damages caused by cardiopulmonary resuscitation or first aid services administered by such an "employee".

- (2) "Property damage" to any property owned, occupied or used by you or by any of your directors, managers, members, "executive officers" or partners (whether or not an "employee") or by any of your "employees". This limitation does not apply to "property damage" to premises while rented to you or temporarily occupied by you with the permission of the owner.
- b. Your "volunteer workers", but only while acting within the scope of their activities for you and at your direction.

H. ADDITIONAL INSUREDS

In **Section II - Liability**, Paragraph **C. Who is an Insured**, the following is added:

2. Each of the following is also an insured:

LESSOR OF LEASED EQUIPMENT

- e. Any person or organization from whom you lease equipment, but only with respect to liability for “bodily injury”, “property damage” or “personal and advertising injury” caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization and only if you are required by a contract or agreement to provide them with such insurance as is afforded by this policy.

However, the insurance afforded to such additional insured:

- (1) Only applies to the extent permitted by law; and
- (2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

MANAGERS OR LESSORS OF PREMISES

- f. Any person or organization from whom you lease premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and only if you are required by a contract or agreement to provide them with such insurance as is afforded by this policy.

However, the insurance afforded to such additional insured:

- (1) Only applies to the extent permitted by law; and
- (2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

- (1) Any “occurrence” that takes place after you cease to be a tenant in such premises.
- (2) Structural alterations, new construction or demolition operations performed by or for such additional insureds.

VENDORS

- g. Any person or organization who is a vendor of “your products”, but only with respect to “bodily injury” or “property damage” arising out of “your products” which are distributed or sold in the regular course of the vendor’s business.

However:

- (1) The insurance afforded to such vendor only applies to the extent permitted by law; and
- (2) If coverage provided to the vendor is required by a contract or agreement, the

insurance afforded to such vendor will not be broader than that which you are required by the contract or agreement to provide for such vendor.

With respect to the insurance afforded to these vendors, the following additional exclusions apply:

- (1) This insurance afforded the vendor does not apply to:
 - (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to the liability for damages that the vendor would have in the absence of the contract or agreement;
 - (b) Any express warranty unauthorized by you;
 - (c) Any physical or chemical change in the product made intentionally by the vendor;
 - (d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
 - (e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - (f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
 - (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
 - (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - (i) The exceptions contained in Subparagraph (d) or (f); or
 - (ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
- (2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container entering into, accompanying or containing such products.

With respect to the insurance afforded to these vendors, the following is added to Paragraph **D. Liability And Medical Expenses Limits Of Insurance:**

If coverage provided by the vendor is required by a contract or agreement, the most we will pay on behalf of the vendor is the amount of insurance:

- (1) Required by the contract or agreement; or
- (3) Available under the applicable Limits Of Insurance shown in the Declarations;

whichever is less.

This shall not increase the applicable Limits Of Insurance shown in the Declarations.

OTHER PERSONS OR ORGANIZATIONS PURSUANT TO CONTRACT OR AGREEMENT

h. Any persons or organizations that you are required by a contract or agreement to provide with such insurance as is afforded by this policy. However, such a person or organization is an insured only:

- (1) To the extent such contract or agreement requires the additional insured to be afforded status as an insured; and
- (2) For activities that did not occur, in whole or in part, before the execution of the contract or agreement.

No person or organization is an insured under this provision:

- (1) That is more specifically identified under any other provision of Paragraph **C. Who Is An Insured** (regardless of any limitation applicable thereto).
- (2) With respect to any assumption of liability in a contract or agreement. This limitation does not apply to the liability for damages the additional insured would have in the absence of the contract or agreement.

However, the insurance afforded to such persons or organizations:

- (1) Only applies to the extent permitted by law; and
- (2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

The following is added at the end of Paragraph **C. Who Is An Insured**:

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

However, no person or organization is an insured with respect to the:

- a.** Ownership, maintenance or use of any assets; or
- b.** Conduct of any person or organization whose assets, business or organization;

any Named Insured acquires, either directly or indirectly, for any:

- (1) "Bodily injury" or "property damage" that occurred; or
- (2) "Personal and advertising injury" arising out of an offense first committed;

in whole or in part, before such acquisition is executed.

With respect to the insurance afforded to the persons or organizations described in Paragraphs **e.**, **f.**, and **h.** above, the following is added to Paragraph **D. Liability And Medical Expenses Limits Of Insurance**:

The most we will pay on behalf of such person or organization is the amount of insurance:

- (1) Required by the contract or agreement; or
 - (2) Available under the applicable Limits Of Insurance shown in the Declarations;
- whichever is less.

This shall not increase the applicable Limits Of Insurance shown in the Declarations.

I. DAMAGE TO PREMISES RENTED TO YOU – \$1,000,000

In **Section II - Liability**, Paragraph **D. Liability and Medical Expenses Limits of Insurance**, Paragraphs **3.** and **4.** are deleted and replaced with the following:

- 3.** Subject to the **Liability And Medical Expenses Limits Of Insurance**, the most we will pay under Business Liability Coverage for damages because of "property damage" to any one premises while rented to you or while temporarily occupied by you with permission of the owner is \$1,000,000.

4. Aggregate Limits

The most we will pay for:

- a.** All "bodily injury" and "property damage" that is included in the "products-completed operations hazard" is twice the Liability and Medical Expenses limit.
- b.** All:
 - (1) "Bodily injury" and "property damage" except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard";
 - (2) Plus medical expenses;
 - (3) Plus all "personal and advertising injury" caused by offenses committed;is twice the Liability and Medical Expenses Limit.

The Limits of Insurance of Section II – Liability apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

J. PER LOCATION GENERAL AGGREGATE LIMIT WITH COMBINED TOTAL AGGREGATE LIMIT

In **Section II - Liability**, Paragraph **D. Liability and Medical Expenses Limits of Insurance**, the following is added:

- 1.** Subject to the Combined Total Aggregate Limit shown in the Declarations, for the sum of all damages that the insured becomes legally obligated to pay for all "bodily injury" and "property damage" caused by "occurrences" under Paragraph **A.1.** Business Liability, and for all medical expenses caused by accidents under Paragraph **A.2.** Medical Expenses, which can be attributed only to a single "location":

- a. A separate Location General Aggregate Limit will apply to each "location", and that limit is equal to the Other than Products/Completed Operations Aggregate Limit shown in the Declarations.
 - b. The separate Location General Aggregate Limit is the most we will pay for the sum of all damages for "bodily injury" or "property damage" under Paragraph **A.1. Business Liability**, except in connection with "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Paragraph **A.2. Medical Expenses**, regardless of the number of:
 - (1) Insureds;
 - (2) Claims made or "suits" brought; or
 - (3) Persons or organizations making claims or bringing "suits".
 - c. Any payments made under Paragraph **A.1.** or under Paragraph **A.2. Medical Expenses** shall reduce the separate Location General Aggregate Limit for that "location". Such payments shall not reduce the Other Than Products/Completed Operations Aggregate Limit shown in the Declarations nor shall they reduce the separate Location General Aggregate Limit for any other "location".
 - d. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the Other Than Products/Completed Operations Aggregate Limit shown in the Declarations, such limits will be subject to the applicable separate Location General Aggregate Limit.
2. Subject to the Combined Total Aggregate Limit shown in the Declarations, for the sum of all damages that the Insured becomes legally obligated to pay for all "bodily injury" or "property damage" caused by occurrences under Paragraph **A.1. Business Liability** and for all medical expenses caused by accidents under Paragraph **A.2.**, which cannot be attributed only to operations at a single "location".
 - a. Any payments made under Paragraph **A.1. Business Liability** for damages or under Paragraph **A.2.** for medical expenses shall reduce the amount available under the Other Than Products/Completed Operations Aggregate Limit or the Products/Completed Operations Aggregate Limit, whichever is applicable; and
 - b. Such payments shall not reduce the separate Location General Aggregate Limit applicable to a single "location".
 3. Subject to the separate Location General Aggregate Limit and all other applicable limits, the Combined Total Aggregate Limit shown in the Declarations is the most we will pay for the combined sum of amounts described above, regardless of the number of "locations".
 4. Any payments we make for "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-Completed Operations Aggregate Limit regardless of the number of "locations", and not reduce the Other Than Products/Completed Operations Aggregate Limit nor the separate Location General Aggregate Limit applicable to a single "location."
 5. As used in this endorsement, "location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.
 6. The provisions of Paragraph **D. Liability and Medical Expenses Limits Of Insurance** not otherwise modified by this endorsement shall continue to apply as stipulated.

K. KNOWLEDGE/NOTICE OF OCCURRENCE

In **Section II - Liability**, Paragraph **E. Liability and Medical Expenses General Conditions, 2. Duties In the Event Of Occurrence, Offense, Claim or Suit** is amended to include the following:

- e. Knowledge of an “occurrence” or offense by an agent or “employee” of the insured will not constitute knowledge by the insured, unless an “executive officer” (whether or not an “employee”) of any insured or an “executive officer’s” designee knows about such “occurrence” or offense. Failure of an agent or “employee” of the insured, other than an “executive officer” (whether or not an “employee”) of any insured or an “executive officer’s” designee, to notify us of an “occurrence” or offense that such person knows about will not affect the insurance afforded to you.
- f. If a claim or loss does not reasonably appear to involve this insurance, but it later develops into a claim or loss to which this insurance applies, the failure to report it to us will not violate this condition, provided the insured gives us immediate notice as soon as the insured is aware that this insurance may apply to such loss or claim.

L. BODILY INJURY, INCLUDING RESULTING MENTAL ANGUISH

In **Section II - Liability**, Paragraph **F. Liability and Medical Expenses Definitions**, paragraph **3**. is deleted and replaced with the following:

3. "Bodily injury" means physical:

- a. Injury;
- b. Sickness; or
- c. Disease;

sustained by a person, including resulting death, humiliation, mental anguish, mental injury or shock at any time. All such loss shall be deemed to occur at the time of the physical injury, sickness or disease.

M. COVERAGE TERRITORY, LIMITED WORLDWIDE

In **Section II - Liability**, Paragraph **F. Liability and Medical Expenses Definitions**, paragraph **4**. is deleted and replaced by the following:

4. "Coverage territory" means all parts of the world.

However, “coverage territory” does not include any:

- a. “Bodily injury” or “property damage” that takes place or any offense committed outside of the United States of America (including its possessions and territories), Canada and Puerto Rico, unless the insured’s responsibility to pay damages is determined by a “suit” on the merits that is brought in the United States of America (including its possessions and territories), Canada or Puerto Rico; or
- b. Injury or damage in connection with any “suit” brought outside the United States of America (including its possessions and territories), Canada and Puerto Rico.

N. PERSONAL INJURY, INCLUDING DISCRIMINATION, HARASSMENT AND SEGREGATION

In **Section II - Liability**, Paragraph **F. Liability and Medical Expenses Definitions**, paragraph **14**. is amended to include the following:

- h. Discrimination, harassment or segregation based on a person’s age, color, national origin, race, religion or sex unless committed by or at the direction of any “executive officer”, director, stockholder, partner or member of the insured.

O. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

In **Section III – Common Policy Conditions**, Paragraph **C. Concealment, Misrepresentation or Fraud** is amended to include the following additional paragraph:

Unintentional failure of an “employee” of the insured to disclose a hazard or other material information will not violate this condition, unless an “executive officer” (whether or not an “employee”) of any insured knows about such hazard or other material information.

P. OTHER INSURANCE, INCLUDING PRIMARY PROVISION

In **Section III – Common Policy Conditions**, Paragraph **H. Other Insurance**, subparagraphs **2.** and **3.** are replaced by the following:

H. Other Insurance

If other valid and collectible insurance is available to the insured for a loss we cover under this insurance, our obligations are limited as follows:

1. Primary Insurance

This insurance is primary except when Paragraph 2 below applies. If this insurance is primary, our obligations are not affected unless any of the other insurance is also primary. Then, we will share with all that other insurance by the method described in Paragraph 3 below.

2. Excess Insurance

a. This insurance is excess over:

(1) Any of the other insurance, whether primary, excess, contingent or on any other basis:

(a) That is Fire, Extended Coverage, Builder’s Risk, Installation Risk or similar coverage for “your work”;

(b) That is insurance that applies to “property damage” to premises rented to you or temporarily occupied by you with permission of the owner; or

(c) If the loss arises out of aircraft, “autos” or watercraft to the extent not subject to Exclusion **g.** of Section II.B. Exclusions, 1. Applicable to Business Liability Coverage; or

(2) Any other primary insurance available to you covering liability for damages arising out of the premises or operations for which you have been added as an additional insured.

b. When this insurance is excess, we will have no duty to defend the insured against any “suit” if any other insurer has a duty to defend the insured against that “suit.” If no other insurer defends, we will undertake to do so, but we will be entitled to the insured’s rights against all those other insurers.

c. When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance;

(2) The total of all deductible and self-insured amounts under all that other insurance.

- d. We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not brought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

3. Method of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

Q. WAIVER OF SUBROGATION REQUIRED BY CONTRACT

In **Section III – Common Policy Conditions**, Paragraph **K. Transfer of Rights of Recovery Against Others To Us**, subparagraph **2.** is replaced by the following:

2. Applicable to Businessowners Liability Coverage:

We will waive the rights of recovery we would otherwise have had against another person or organization, for loss to which this insurance applies, provided the insured has waived their rights of recovery against such person or organization in a contract or agreement that is executed before such loss.

To the extent that the insured's rights to recover all or part of any payment made under this Coverage Part have not been waived, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. This paragraph does not apply to Medical Expenses Coverage.

All other terms and conditions of the policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

The following is added to Paragraph H. **Other Insurance** of **Section III – Common Policy Conditions** and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

1. The additional insured is a Named Insured under such other insurance; and

2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

ENDORSEMENT/RIDER

Coverage Section: ForeFront Portfolio for Not-for-Profit Organizations Crime Coverage Section (Federal)

Effective date of
this endorsement/rider: January 4, 2022

Federal Insurance Company

Endorsement/Rider No. 10

To be attached to and
form a part of Policy No. 8262-7065

Issued to: Oakland Chinatown Improvement Council

LOSS PAYEE ENDORSEMENT

In consideration of the premium charged, it is agreed that any payment in satisfaction of loss covered pursuant to this Coverage Section involving **Money, Securities, or Property** in which City of Oakland One Frank Ogawa Plaza, Oakland, CA 94612.

has an interest, shall be paid at the written request of the **Organization** by an instrument issued to City of Oakland

One Frank Ogawa Plaza,
Oakland, CA 94612.

as the sole loss payee subject to the following conditions and limitations:

(A) the coverage afforded pursuant to this Coverage Section is for the sole use and benefit of the **Organization**; and

(B) City of Oakland
One Frank Ogawa Plaza,
Oakland, CA 94612.

shall not be considered an **Insured** under this Coverage Section nor shall it otherwise have any rights or benefits hereunder.

The title and any headings in this endorsement/rider are solely for convenience and form no part of the terms and conditions of coverage.

All other terms, conditions and limitations of this Policy shall remain unchanged.



Authorized Representative



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Business Search

Search By: Value:

Account #	Business Name	Expire Date	Address
00174876	KUMON OAKLAND CHINATOWN	12/31/2017	211 10TH ST STE 302, OAKLAND, CA 94607-4429
00194149	KUMON OF OAKLAND CHINATOWN	12/31/2021	211 10TH ST STE 302, OAKLAND, CA 94607-4429
00016047	OAKLAND CHINATOWN CHAMBER OF COMMERCE	12/31/2021	388 9TH ST 290, OAKLAND, CA 94607-4295
00244254	OCIC	12/31/2022	--ON FILE--

Total businesses found: 4

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#OaklandLoveLife
Oakland Library
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Oakland Museum

For Assistance

Email: btwebsupport@oaklandca.gov
Phone: (510) 238-3704

City of Oakland

250 Frank H Ogawa Plaza, Suite 1320
Oakland, CA 94612

Hours:

8:00 AM-4:00 PM

Monday, Tuesday, Thursday, Friday

9:30 AM-4:00 PM Wednesdays.

Have a question?



FILED
OFFICE OF THE CITY CLERK
OAKLAND

21 JUL 27 PM 1:08

APPROVED AS TO FORM AND LEGALITY


CITY ATTORNEY'S OFFICE

AS AMENDED AT THE JULY 26, 2021 CITY COUNCIL MEETING

OAKLAND CITY COUNCIL

RESOLUTION NO. 88781 C.M.S.

RESOLUTION MAKING A DETERMINATION REGARDING ANY PROTESTS RECEIVED FOR THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021 ("CHINATOWN BID 2021"), APPROVING THE CHINATOWN BID 2021 MANAGEMENT PLAN, APPROVING THE ASSESSMENTS FOR CHINATOWN BID 2021, DIRECTING RECORDING OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, ESTABLISHING THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021, AND APPOINTING THE ADVISORY BOARD FOR THE CHINATOWN BID 2021

WHEREAS, the City Council of the City of Oakland enacted the City of Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999) establishing the procedures for the formation of Business Improvement Districts; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District ("NBID") Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business and property owners in the City to assist in the formation of such districts; and

WHEREAS, the property owners in the Downtown district have duly petitioned to form the Chinatown Community Benefit Business Improvement District 2021 ("Chinatown BID 2021") under the BIMD Ordinance and have proposed the Management Plan for the operation of the District ("Chinatown BID Plan as Amended July 20, 2021") (*Exhibit A*); and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021 contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California; and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021 was prepared in accordance with the provisions of Article XIII of the California Constitution, and has been filed with the City Clerk for proceedings in formation of this district; and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021 was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the Chinatown BID 2021 as referenced above, and has been filed with the City Clerk for proceedings in formation of this District; and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021, incorporated by this reference, provides for cleaning, security, marketing and promotional activities, and improvements of particular benefit to the properties located within the Chinatown BID 2021 (as more specifically identified in the Chinatown BID 2021 Plan as Amended July 20, 2021 attached hereto); and

WHEREAS, the Chinatown BID 2021 includes the following sixteen (16) City-owned properties upon which approximately \$104,781.38 of fiscal year 2021-2022 assessments are to be levied: 163 9th Street APN 001-0177-001-00; 822 Alice Street APN 001-0179-001-01; Alice Street APN 001-0179-001-02; 640 Harrison Street APN 001-0183-001-00; Franklin Street APN 002-0060-004-00; Franklin Street APN 002-0060-005-00; Franklin Street APN 002-0060-006-00; 250 10th Street APN 002-0071-001-00; 125 14th Street APN 002-0089-001-00; Oak Street APN 002-0091-001-00; 52 9th Street APN 002-0093-006-01; 1220 Harrison Street APN 002-0100-002-00; 1220 Harrison Street APN 002-0100-003-00; 1220 Harrison Street APN 002-0100-005-00; 1220 Harrison Street APN 002-0100-011-00; 1000 Oak Street APN 018-0450-004-00; and

WHEREAS, the City Council of the City of Oakland adopted on June 1, 2021 a Resolution of Intention to form the Chinatown Community Benefit Business Improvement District 2021 (Resolution No. 88666 C.M.S.) with the title of the Resolution of Intention as follows:

RESOLUTION:

- 1) **DECLARING AN INTENTION TO FORM THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021 ("CHINATOWN BID 2021"); AND**
- 2) **GRANTING PRELIMINARY APPROVAL OF THE CHINATOWN BID 2021 MANAGEMENT PLAN; AND**
- 3) **DIRECTING FILING OF THE PROPOSED CHINATOWN BID 2021 ASSESSMENT DISTRICT BOUNDARY DESCRIPTION WITH THE CITY CLERK; AND**
- 4) **DIRECTING DISTRIBUTION OF A BALLOT TO ALL AFFECTED PROPERTY OWNERS IN THE PROPOSED CHINATOWN BID 2021 TO DETERMINE WHETHER A MAJORITY PROTEST EXISTS; AND**
- 5) **SCHEDULING A PUBLIC HEARING FOR JULY 20, 2021.**

; and

WHEREAS, Notice was given to all interested parties that a Public Hearing would be held at 1:00 p.m. on July 20, 2021, at City Hall, One Frank H. Ogawa Plaza, Oakland California, or via teleconference as required by State or County emergency health orders, in the City

Council Chambers, to hear all public comments, protests, count the returned ballots as to the formation of the Chinatown BID 2021, appoint the Advisory Board for the Chinatown BID 2021, and take final action as to the formation of the Chinatown BID 2021; and

WHEREAS, A copy of the preliminary report of the City Clerk is on file in the office of the City Clerk relating to the formation of the Chinatown BID 2021; and

WHEREAS, On or before June 5, 2021, the following documents were mailed to each affected property owner in the proposed Chinatown BID 2021 and to each local Chamber of Commerce and business organization known to be located with the proposed boundaries of Chinatown BID 2021: 1) the Resolution of Intention to form the Chinatown BID 2021; 2) notice of the public hearing to take place at 1:00 p.m. on July 20, 2021 or as soon thereafter as the matter can be heard; 3) a ballot to vote on formation of the Chinatown BID 2021; 4) and instructions on procedures for completion and return of ballots; and

WHEREAS, At the July 20, 2021 hearing the testimony of all interested persons for or against the establishment of the Chinatown BID 2021, the boundaries of the Chinatown BID 2021, or the furnishing of the specified types of improvements or activities was heard; now, therefore, be it

RESOLVED: That the City Council finds that a majority protest does not exist within the meaning of Oakland Municipal Code section 4.48.070.G because the ballots submitted in favor of the assessment exceed the ballots submitted in opposition to the assessment; and be it

FURTHER RESOLVED: That the City Council of the City of Oakland finds that the Management Plan for the Chinatown Community Benefit Business Improvement District 2021 as Amended July 20, 2021 has been prepared in compliance with Chapter 4.48 of the Oakland Municipal Code, the laws of the State of California and the California Constitution with regard to the formation of Business Improvement Districts; and be it

FURTHER RESOLVED: That the Plan for the Chinatown BID 2021, is approved and the assessments for the first year shall be as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and in the assessment roll contained in Section VII of *Exhibit A as Amended July 20, 2021* to the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and are incorporated herein by this reference; and be it

FURTHER RESOLVED: That the Chinatown Business Improvement District 2021 is hereby established pursuant to Chapter 4.48 of the Oakland Municipal Code with the boundaries as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk, a copy of which is attached hereto as *Exhibit A*; and be it

FURTHER RESOLVED: That the name of the Business Improvement District shall be the Chinatown Community Benefit Business Improvement District 2021; and be it

FURTHER RESOLVED: That the reasons for the assessments and the types of the improvements and activities proposed to be funded and acquired by the levy of assessments on properties within the Chinatown BID 2021 and the time period for which the proposed improvements are to be made are those specified in Sections IV and V of the Chinatown BID

2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk and attached hereto (*Exhibit A*); and be it

FURTHER RESOLVED: That the improvements and activities to be provided in the Chinatown BID 2021 will be funded by the levy of annual assessments to pay for all improvements and activities within the area; and be it

FURTHER RESOLVED: That the revenue from the levy of assessments within the Chinatown BID 2021 shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, including modifications, if any, by the City Council at the hearing concerning the establishment of the district as specified in this Resolution; and be it

FURTHER RESOLVED: That the boundaries of the Chinatown BID 2021 and of each separate benefit zone within the district are delineated in Section IV of the Chinatown BID 2021 Plan as Amended July 20, 2021, including a map outlining each affected lot, which is on file in the office of the City Clerk and a copy of which is attached hereto (*Exhibit A*); and be it

FURTHER RESOLVED: That the proposed method and basis of levying the assessments to be levied against each property in the Chinatown BID 2021 is based on lot square footage, building square footage, linear frontage, and land use of each parcel located within the Chinatown BID 2021, and the assessments proposed for each property are contained in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

FURTHER RESOLVED: That the assessments for the entire Chinatown BID 2021 equal One Million Three Hundred Nine Thousand Eight Hundred Thirty-Seven dollars (\$1,309,837) for the first year of the Chinatown Community Benefit Business Improvement District 2021 and the amount chargeable to each parcel are as shown in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021, on file in the office of the City Clerk and attached hereto as *Exhibit A*; and be it

FURTHER RESOLVED: That the Chinatown BID 2021 shall be in existence for a period of ten (10) years during which a maximum five percent (5%) increase per year, beginning in year two, in the amount of the assessment on each property shall be allowable with City Council approval, as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

FURTHER RESOLVED: The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases, as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, through a special municipal billing; and be it

FURTHER RESOLVED: That the City Council finds, determines and declares that the Chinatown BID 2021 and each parcel therein is benefited by the improvements, maintenance, and activities funded by the assessment to be levied, including all expenses incurred incidentally thereto, upon the lots and parcels of real property in proportion to the estimated benefits to be

derived as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, and the engineer's report as Amended July 20, 2021 included therein; and be it

FURTHER RESOLVED: That the City Clerk shall record a notice and map describing the assessment district pursuant to California Streets and Highways Code Division 4.5 (commencing with Section 3100); and be it

FURTHER RESOLVED: That properties in the Chinatown BID 2021 shall be subject to any amendments to Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

FURTHER RESOLVED: The City Administrator is hereby authorized to enter into a contract with any nonprofit corporation comprised of the assessees themselves and designated by affected property owners to conduct or contract for the cleaning, security, marketing and promotions, or other activities and improvements for the Chinatown BID 2021 as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

FURTHER RESOLVED: That the Board of Directors for the above designated non-profit corporation shall serve as the Advisory Board for the Chinatown BID 2021 until further notice by the Oakland City Council as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

FURTHER RESOLVED: That the Advisory Board for the Chinatown BID 2021 shall also have at least one member who is a business licensee within the Chinatown BID 2021 who is not also a property owner within the Chinatown BID 2021, and one member who is a community-serving nonprofit organization within the Chinatown BID 2021.

3084280v3

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE: **JUL 26 2021**

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND
PRESIDENT FORTUNATO BAS 

NOES - 

ABSENT - 

ABSTENTION - 

ATTEST:



ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

AS AMENDED AT THE JULY 26, 2021 CITY COUNCIL MEETING

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION MAKING A DETERMINATION REGARDING ANY PROTESTS RECEIVED FOR THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021 (“CHINATOWN BID 2021”), APPROVING THE CHINATOWN BID 2021 MANAGEMENT PLAN, APPROVING THE ASSESSMENTS FOR CHINATOWN BID 2021, DIRECTING RECORDING OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, ESTABLISHING THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021, AND APPOINTING THE ADVISORY BOARD FOR THE CHINATOWN BID 2021

WHEREAS, the City Council of the City of Oakland enacted the City of Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999) establishing the procedures for the formation of Business Improvement Districts; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District (“NBID”) Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business and property owners in the City to assist in the formation of such districts; and

WHEREAS, the property owners in the Downtown district have duly petitioned to form the Chinatown Community Benefit Business Improvement District 2021 (“Chinatown BID 2021”) under the BIMD Ordinance and have proposed the Management Plan for the operation of the District (“Chinatown BID Plan as Amended July 20, 2021”) (*Exhibit A*); and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021 contains a detailed engineer’s report prepared by a registered professional engineer recognized by the State of California; and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021 was prepared in accordance with the provisions of Article XIII of the California Constitution, and has been filed with the City Clerk for proceedings in formation of this district; and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021 was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the Chinatown BID 2021 as referenced above, and has been filed with the City Clerk for proceedings in formation of this District; and

WHEREAS, the Chinatown BID 2021 Plan as Amended July 20, 2021, incorporated by this reference, provides for cleaning, security, marketing and promotional activities, and improvements of particular benefit to the properties located within the Chinatown BID 2021 (as more specifically identified in the Chinatown BID 2021 Plan as Amended July 20, 2021 attached hereto); and

WHEREAS, the Chinatown BID 2021 includes the following sixteen (16) City-owned properties upon which approximately \$104,781.38 of fiscal year 2021-2022 assessments are to be levied: 163 9th Street APN 001-0177-001-00; 822 Alice Street APN 001-0179-001-01; Alice Street APN 001-0179-001-02; 640 Harrison Street APN 001-0183-001-00; Franklin Street APN 002-0060-004-00; Franklin Street APN 002-0060-005-00; Franklin Street APN 002-0060-006-00; 250 10th Street APN 002-0071-001-00; 125 14th Street APN 002-0089-001-00; Oak Street APN 002-0091-001-00; 52 9th Street APN 002-0093-006-01; 1220 Harrison Street APN 002-0100-002-00; 1220 Harrison Street APN 002-0100-003-00; 1220 Harrison Street APN 002-0100-005-00; 1220 Harrison Street APN 002-0100-011-00; 1000 Oak Street APN 018-0450-004-00; and

WHEREAS, the City Council of the City of Oakland adopted on June 1, 2021 a Resolution of Intention to form the Chinatown Community Benefit Business Improvement District 2021 (Resolution No. 88666 C.M.S.) with the title of the Resolution of Intention as follows:

RESOLUTION:

- 1) **DECLARING AN INTENTION TO FORM THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021 ("CHINATOWN BID 2021"); AND**
- 2) **GRANTING PRELIMINARY APPROVAL OF THE CHINATOWN BID 2021 MANAGEMENT PLAN; AND**
- 3) **DIRECTING FILING OF THE PROPOSED CHINATOWN BID 2021 ASSESSMENT DISTRICT BOUNDARY DESCRIPTION WITH THE CITY CLERK; AND**
- 4) **DIRECTING DISTRIBUTION OF A BALLOT TO ALL AFFECTED PROPERTY OWNERS IN THE PROPOSED CHINATOWN BID 2021 TO DETERMINE WHETHER A MAJORITY PROTEST EXISTS; AND**
- 5) **SCHEDULING A PUBLIC HEARING FOR JULY 20, 2021.**

; and

WHEREAS, Notice was given to all interested parties that a Public Hearing would be held at 1:00 p.m. on July 20, 2021, at City Hall, One Frank H. Ogawa Plaza, Oakland California, or via teleconference as required by State or County emergency health orders, in the City

Council Chambers, to hear all public comments, protests, count the returned ballots as to the formation of the Chinatown BID 2021, appoint the Advisory Board for the Chinatown BID 2021, and take final action as to the formation of the Chinatown BID 2021; and

WHEREAS, A copy of the preliminary report of the City Clerk is on file in the office of the City Clerk relating to the formation of the Chinatown BID 2021; and

WHEREAS, On or before June 5, 2021, the following documents were mailed to each affected property owner in the proposed Chinatown BID 2021 and to each local Chamber of Commerce and business organization known to be located with the proposed boundaries of Chinatown BID 2021: 1) the Resolution of Intention to form the Chinatown BID 2021; 2) notice of the public hearing to take place at 1:00 p.m. on July 20, 2021 or as soon thereafter as the matter can be heard; 3) a ballot to vote on formation of the Chinatown BID 2021; 4) and instructions on procedures for completion and return of ballots; and

WHEREAS, At the July 20, 2021 hearing the testimony of all interested persons for or against the establishment of the Chinatown BID 2021, the boundaries of the Chinatown BID 2021, or the furnishing of the specified types of improvements or activities was heard; now, therefore, be it

RESOLVED: That the City Council finds that a majority protest does not exist within the meaning of Oakland Municipal Code section 4.48.070.G because the ballots submitted in favor of the assessment exceed the ballots submitted in opposition to the assessment; and be it

FURTHER RESOLVED: That the City Council of the City of Oakland finds that the Management Plan for the Chinatown Community Benefit Business Improvement District 2021 as Amended July 20, 2021 has been prepared in compliance with Chapter 4.48 of the Oakland Municipal Code, the laws of the State of California and the California Constitution with regard to the formation of Business Improvement Districts; and be it

FURTHER RESOLVED: That the Plan for the Chinatown BID 2021, is approved and the assessments for the first year shall be as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and in the assessment roll contained in Section VII of *Exhibit A as Amended July 20, 2021* to the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and are incorporated herein by this reference; and be it

FURTHER RESOLVED: That the Chinatown Business Improvement District 2021 is hereby established pursuant to Chapter 4.48 of the Oakland Municipal Code with the boundaries as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk, a copy of which is attached hereto as *Exhibit A*; and be it

FURTHER RESOLVED: That the name of the Business Improvement District shall be the Chinatown Community Benefit Business Improvement District 2021; and be it

FURTHER RESOLVED: That the reasons for the assessments and the types of the improvements and activities proposed to be funded and acquired by the levy of assessments on properties within the Chinatown BID 2021 and the time period for which the proposed improvements are to be made are those specified in Sections IV and V of the Chinatown BID

2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk and attached hereto (*Exhibit A*); and be it

FURTHER RESOLVED: That the improvements and activities to be provided in the Chinatown BID 2021 will be funded by the levy of annual assessments to pay for all improvements and activities within the area; and be it

FURTHER RESOLVED: That the revenue from the levy of assessments within the Chinatown BID 2021 shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, including modifications, if any, by the City Council at the hearing concerning the establishment of the district as specified in this Resolution; and be it

FURTHER RESOLVED: That the boundaries of the Chinatown BID 2021 and of each separate benefit zone within the district are delineated in Section IV of the Chinatown BID 2021 Plan as Amended July 20, 2021, including a map outlining each affected lot, which is on file in the office of the City Clerk and a copy of which is attached hereto (*Exhibit A*); and be it

FURTHER RESOLVED: That the proposed method and basis of levying the assessments to be levied against each property in the Chinatown BID 2021 is based on lot square footage, building square footage, linear frontage, and land use of each parcel located within the Chinatown BID 2021, and the assessments proposed for each property are contained in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

FURTHER RESOLVED: That the assessments for the entire Chinatown BID 2021 equal One Million Three Hundred Nine Thousand Eight Hundred Thirty-Seven dollars (\$1,309,837) for the first year of the Chinatown Community Benefit Business Improvement District 2021 and the amount chargeable to each parcel are as shown in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021, on file in the office of the City Clerk and attached hereto as *Exhibit A*; and be it

FURTHER RESOLVED: That the Chinatown BID 2021 shall be in existence for a period of ten (10) years during which a maximum five percent (5%) increase per year, beginning in year two, in the amount of the assessment on each property shall be allowable with City Council approval, as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

FURTHER RESOLVED: The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases, as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, through a special municipal billing; and be it

FURTHER RESOLVED: That the City Council finds, determines and declares that the Chinatown BID 2021 and each parcel therein is benefited by the improvements, maintenance, and activities funded by the assessment to be levied, including all expenses incurred incidentally thereto, upon the lots and parcels of real property in proportion to the estimated benefits to be

derived as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, and the engineer's report as Amended July 20, 2021 included therein; and be it

FURTHER RESOLVED: That the City Clerk shall record a notice and map describing the assessment district pursuant to California Streets and Highways Code Division 4.5 (commencing with Section 3100); and be it

FURTHER RESOLVED: That properties in the Chinatown BID 2021 shall be subject to any amendments to Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

FURTHER RESOLVED: The City Administrator is hereby authorized to enter into a contract with any nonprofit corporation comprised of the assessees themselves and designated by affected property owners to conduct or contract for the cleaning, security, marketing and promotions, or other activities and improvements for the Chinatown BID 2021 as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

FURTHER RESOLVED: That the Board of Directors for the above designated non-profit corporation shall serve as the Advisory Board for the Chinatown BID 2021 until further notice by the Oakland City Council as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

FURTHER RESOLVED: That the Advisory Board for the Chinatown BID 2021 shall also have at least one member who is a business licensee within the Chinatown BID 2021 who is not also a property owner within the Chinatown BID 2021, and one member who is a community-serving nonprofit organization within the Chinatown BID 2021.

3084280v3

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND
PRESIDENT FORTUNATO BAS

NOES -

ABSENT -

ABSTENTION -

ATTEST:

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

ATTACHMENT 1

THE OAKLAND CHINATOWN COMMUNITY BENEFIT DISTRICT

ASSESSMENT ENGINEER'S REPORT

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

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

July 23, 2021

v 4.0

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

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

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



Edward V. Henning

RPE #26549 July 23 2021

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

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

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

Background

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

Supplemental Article XIID Section 4(b) California Constitution Proposition 218 Procedures and Requirements

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

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

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

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

Boundaries

The proposed OCTCBD consists of approximately 52 square blocks consisting of 1,116 parcels (1073 assessed) owned by 858 property owners, including parcels owned by the City of Oakland. See the OCTCBD map in Appendix 2 of this Report.

The OCTCBD is generally bounded by:

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

Benefit Zones

The OCTCBD consists of two benefit zones.

OCTCBD Boundary Rationale

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

Northern Boundary

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

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

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Western Boundary

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

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

Southern Boundary

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

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

Eastern Boundary

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

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

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

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

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

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

QUANTITATIVE BENEFIT ANALYSIS

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

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

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

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

BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL	%
%	65.9879%	13.9480%	15.0084%	5.0558%	100%	
1	\$632,704.34	\$133,736.02	\$143,903.09	\$48,475.80	\$958,819.50	78.2082%
2	\$176,295.66	\$37,263.98	\$40,096.91	\$13,507.22	\$267,163.52	21.7918%
TOTAL	\$809,000.00	\$171,000.00	\$184,000.00	\$61,983.02	\$1,225,983.02	100.00%

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

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

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

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

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

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

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

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

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

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

General Benefit – Assessed Parcels within the OCTCBD

OCTCBD funded programs are narrowly designed and carefully implemented to specially benefit the assessed OCTCBD parcels and are only provided for the special benefit to each and every assessed parcel within the OCTCBD. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the OCTCBD are distinct and special but in the case of the OCTCBD, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the OCTCBD funded programs and services are specially geared to the unique needs of each assessed parcel within the OCTCBD and are directed specially only to these assessed parcels within the OCTCBD. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the OCTCBD as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the OCTCBD equates to \$3,065 or (.25% x \$1,225,983).

General Benefits – Outside Parcels

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

The 52 parcels directly outside the OCTCBD boundaries can reasonably be assumed to receive some indirect general benefit as a result of OCTCBD funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 1,116 parcels within the OCTCBD, a benefit factor of 0.05 be attributed to general benefits conferred on the 40 non-OCTCBD commercial parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD, a benefit factor of 0.01 be attributed to general benefits conferred on the 8 non-OCTCBD residential parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD and, a benefit factor of 0.01 be attributed to general

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benefits conferred on the 5 non-OCTCBD publicly owned parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD. The cumulative dollar value of this general benefit type equates to \$2,340 (\$2,197 + \$55 + \$88) as delineated in the following Table:

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Parcels within CTCBD	1116	1.000	1,116.00	99.8095%	\$1,225,983
Commercial parcels outside of CTCBD	40	0.050	2.00	0.1789%	\$2,197
Public parcels outside of CTCBD	5	0.010	0.05	0.0045%	\$55
Residential use parcels outside of CTCBD	8	0.010	0.08	0.0072%	\$88
TOTAL			1,118.13	100.00%	\$1,228,323

General Benefit - Public At Large

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

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

Based on experience curves and the nature of the proposed OCTCBD funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that districtwide general benefit factors for each of the OCTCBD funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percent value of districtwide general benefits to the public at large. The total dollar value of this general benefit type, public at large, equates to \$17,955 as delineated in the following Table:

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
CIVIL SIDEWALKS	\$809,000	2.00%	0.020	\$16,180
DISTRICT IDENTITY & PLACEMAKING	\$171,000	0.50%	0.005	\$855
ADMINISTRATION	\$184,000	0.50%	0.005	\$920
CONTINGENCY	<u>\$61,983</u>	0.50%	0.005	<u>\$310</u>
TOTAL	\$1,225,983			\$17,955

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Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of districtwide general benefits conferred on assessed parcels within the OCTCBD, on parcels outside the OCTCBD, and on the public at large, equates to \$23,360 (\$3,065 + \$17,955 + \$2,340) or 1.8698%. For the purposes of this analysis, the districtwide general benefit factor of 1.8698% will be rounded up to 2% or \$25,020. This leaves a value of 98% assigned to special benefit related costs. The districtwide general benefit value of \$25,020 when added to the special benefit value of \$1,225,983 (Year 1 – 2022 assessments) equates to a total Year 1 – 2022 program cost of \$1,251,003. Remaining costs that are attributed to districtwide general benefits, will need to be derived from other non-assessment sources.

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

A breakdown of projected special and districtwide general benefits for each year of the 10-year term, assuming a 5% maximum annual assessment rate increase is shown in the following Table:

10-Year Special + Districtwide General Benefits

(Assumes 5% max rate increase per year)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2022	1	CIVIL SIDEWALKS	\$632,704	\$12,913	\$645,617	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$133,736	\$2,729	\$136,465	13.9480%
		ADMINISTRATION	\$143,903	\$2,937	\$146,840	15.0084%
		CONTINGENCY	\$48,476	\$989	\$49,465	5.0558%
		SUBTOTAL	\$958,819	\$19,568	\$978,387	100%
	2	CIVIL SIDEWALKS	\$176,296	\$3,598	\$179,894	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$37,264	\$760	\$38,024	13.9480%
		ADMINISTRATION	\$40,097	\$818	\$40,915	15.0084%
		CONTINGENCY	\$13,507	\$276	\$13,783	5.0558%
		SUBTOTAL	\$267,164	\$5,452	\$272,616	100%
	1&2	CIVIL SIDEWALKS	\$809,000	\$16,511	\$825,511	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$171,000	\$3,489	\$174,489	13.9480%
		ADMINISTRATION	\$184,000	\$3,755	\$187,755	15.0084%
		CONTINGENCY	\$61,983	\$1,265	\$63,248	5.0558%
		TOTAL YEAR 1 - 2022	\$1,225,983	\$25,020	\$1,251,003	100%
YR 2 - 2023	1	CIVIL SIDEWALKS	\$664,339	\$13,559	\$677,898	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$140,423	\$2,865	\$143,288	13.9480%
		ADMINISTRATION	\$151,098	\$3,084	\$154,182	15.0084%
		CONTINGENCY	\$50,900	\$1,038	\$51,938	5.0558%
		SUBTOTAL	\$1,006,760	\$20,546	\$1,027,306	100%

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	2	CIVIL SIDEWALKS	\$185,111	\$3,778	\$188,889	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$39,127	\$798	\$39,925	13.9480%
		ADMINISTRATION	\$42,102	\$859	\$42,961	15.0084%
		CONTINGENCY	\$14,182	\$290	\$14,472	5.0558%
		SUBTOTAL	\$280,522	\$5,725	\$286,247	100%
	1&2	CIVIL SIDEWALKS	\$849,450	\$17,337	\$866,787	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$179,550	\$3,663	\$183,213	13.9480%
		ADMINISTRATION	\$193,200	\$3,943	\$197,143	15.0084%
		CONTINGENCY	\$65,082	\$1,328	\$66,410	5.0558%
		TOTAL YEAR 2 - 2023	\$1,287,282	\$26,271	\$1,313,553	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 3 - 2024	1	CIVIL SIDEWALKS	\$697,556	\$14,237	\$711,793	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$147,444	\$3,008	\$150,452	13.9480%
		ADMINISTRATION	\$158,653	\$3,238	\$161,891	15.0084%
		CONTINGENCY	\$53,445	\$1,090	\$54,535	5.0558%
		SUBTOTAL	\$1,057,098	\$21,573	\$1,078,671	100%
	2	CIVIL SIDEWALKS	\$194,367	\$3,967	\$198,334	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$41,083	\$838	\$41,921	13.9480%
		ADMINISTRATION	\$44,207	\$902	\$45,109	15.0084%
		CONTINGENCY	\$14,891	\$305	\$15,196	5.0558%
		SUBTOTAL	\$294,548	\$6,012	\$300,560	100%
	1&2	CIVIL SIDEWALKS	\$891,923	\$18,204	\$910,127	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$188,527	\$3,846	\$192,373	13.9480%
		ADMINISTRATION	\$202,860	\$4,140	\$207,000	15.0084%
		CONTINGENCY	\$68,336	\$1,395	\$69,731	5.0558%
		TOTAL YEAR 3 - 2024	\$1,351,646	\$27,585	\$1,379,231	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 4 - 2025	1	CIVIL SIDEWALKS	\$732,434	\$14,949	\$747,383	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$154,816	\$3,158	\$157,974	13.9480%
		ADMINISTRATION	\$166,586	\$3,400	\$169,986	15.0084%
		CONTINGENCY	\$56,117	\$1,145	\$57,262	5.0558%
		SUBTOTAL	\$1,109,953	\$22,652	\$1,132,605	100%
	2	CIVIL SIDEWALKS	\$204,085	\$4,165	\$208,250	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$43,137	\$880	\$44,017	13.9480%
		ADMINISTRATION	\$46,417	\$947	\$47,364	15.0084%
		CONTINGENCY	\$15,636	\$320	\$15,956	5.0558%
		SUBTOTAL	\$309,275	\$6,312	\$315,587	100%
	1&2	CIVIL SIDEWALKS	\$936,519	\$19,114	\$955,633	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$197,953	\$4,038	\$201,991	13.9480%
		ADMINISTRATION	\$213,003	\$4,347	\$217,350	15.0084%
		CONTINGENCY	\$71,753	\$1,465	\$73,218	5.0558%
		TOTAL YEAR 4 - 2025	\$1,419,228	\$28,964	\$1,448,192	100%

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YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 5 - 2026	1	CIVIL SIDEWALKS	\$769,056	\$15,696	\$784,752	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$162,557	\$3,316	\$165,873	13.9480%
		ADMINISTRATION	\$174,915	\$3,570	\$178,485	15.0084%
		CONTINGENCY	\$58,923	\$1,202	\$60,125	5.0558%
		SUBTOTAL	\$1,165,451	\$23,784	\$1,189,235	100%
	2	CIVIL SIDEWALKS	\$214,289	\$4,373	\$218,662	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$45,294	\$924	\$46,218	13.9480%
		ADMINISTRATION	\$48,738	\$994	\$49,732	15.0084%
		CONTINGENCY	\$16,418	\$336	\$16,754	5.0558%
		SUBTOTAL	\$324,739	\$6,627	\$331,366	100%
	1&2	CIVIL SIDEWALKS	\$983,345	\$20,069	\$1,003,414	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$207,851	\$4,240	\$212,091	13.9480%
		ADMINISTRATION	\$223,653	\$4,564	\$228,217	15.0084%
		CONTINGENCY	\$75,341	\$1,538	\$76,879	5.0558%
		TOTAL YEAR 5 - 2026	\$1,490,190	\$30,411	\$1,520,601	100%
YR 6 - 2027	1	CIVIL SIDEWALKS	\$807,509	\$16,481	\$823,990	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$170,685	\$3,482	\$174,167	13.9480%
		ADMINISTRATION	\$183,661	\$3,749	\$187,410	15.0084%
		CONTINGENCY	\$61,869	\$1,262	\$63,131	5.0558%
		SUBTOTAL	\$1,223,724	\$24,974	\$1,248,698	100%
	2	CIVIL SIDEWALKS	\$225,003	\$4,592	\$229,595	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$47,559	\$970	\$48,529	13.9480%
		ADMINISTRATION	\$51,175	\$1,044	\$52,219	15.0084%
		CONTINGENCY	\$17,239	\$353	\$17,592	5.0558%
		SUBTOTAL	\$340,976	\$6,959	\$347,935	100%
	1&2	CIVIL SIDEWALKS	\$1,032,512	\$21,073	\$1,053,585	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$218,244	\$4,452	\$222,696	13.9480%
		ADMINISTRATION	\$234,836	\$4,793	\$239,629	15.0084%
		CONTINGENCY	\$79,108	\$1,615	\$80,723	5.0558%
		TOTAL YEAR 6 - 2027	\$1,564,700	\$31,933	\$1,596,633	100%
YR 7 - 2028	1	CIVIL SIDEWALKS	\$847,884	\$17,305	\$865,189	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$179,219	\$3,656	\$182,875	13.9480%
		ADMINISTRATION	\$192,844	\$3,936	\$196,780	15.0084%
		CONTINGENCY	\$64,962	\$1,325	\$66,287	5.0558%
		SUBTOTAL	\$1,284,909	\$26,222	\$1,311,131	100%
	2	CIVIL SIDEWALKS	\$236,253	\$4,822	\$241,075	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$49,937	\$1,019	\$50,956	13.9480%
		ADMINISTRATION	\$53,734	\$1,096	\$54,830	15.0084%

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		CONTINGENCY	\$18,101	\$371	\$18,472	5.0558%
		SUBTOTAL	\$358,025	\$7,308	\$365,333	100%
	1&2	CIVIL SIDEWALKS	\$1,084,137	\$22,127	\$1,106,264	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$229,156	\$4,675	\$233,831	13.9480%
		ADMINISTRATION	\$246,578	\$5,032	\$251,610	15.0084%
		CONTINGENCY	\$83,063	\$1,696	\$84,759	5.0558%
		TOTAL YEAR 7 - 2028	\$1,642,934	\$33,530	\$1,676,464	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 8 - 2029	1	CIVIL SIDEWALKS	\$890,278	\$18,170	\$908,448	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$188,180	\$3,839	\$192,019	13.9480%
		ADMINISTRATION	\$202,486	\$4,133	\$206,619	15.0084%
		CONTINGENCY	\$68,210	\$1,391	\$69,601	5.0558%
		SUBTOTAL	\$1,349,154	\$27,533	\$1,376,687	100%
	2	CIVIL SIDEWALKS	\$248,066	\$5,063	\$253,129	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$52,434	\$1,070	\$53,504	13.9480%
		ADMINISTRATION	\$56,421	\$1,151	\$57,572	15.0084%
		CONTINGENCY	\$19,006	\$390	\$19,396	5.0558%
		SUBTOTAL	\$375,927	\$7,674	\$383,601	100%
	1&2	CIVIL SIDEWALKS	\$1,138,344	\$23,233	\$1,161,577	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$240,614	\$4,909	\$245,523	13.9480%
		ADMINISTRATION	\$258,907	\$5,284	\$264,191	15.0084%
		CONTINGENCY	\$87,216	\$1,781	\$88,997	5.0558%
		TOTAL YEAR 8 - 2029	\$1,725,081	\$35,207	\$1,760,288	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 9 - 2030	1	CIVIL SIDEWALKS	\$934,792	\$19,079	\$953,871	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$197,589	\$4,031	\$201,620	13.9480%
		ADMINISTRATION	\$212,610	\$4,340	\$216,950	15.0084%
		CONTINGENCY	\$71,621	\$1,461	\$73,082	5.0558%
		SUBTOTAL	\$1,416,612	\$28,911	\$1,445,523	100%
	2	CIVIL SIDEWALKS	\$260,469	\$5,316	\$265,785	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$55,056	\$1,124	\$56,180	13.9480%
		ADMINISTRATION	\$59,242	\$1,209	\$60,451	15.0084%
		CONTINGENCY	\$19,956	\$410	\$20,366	5.0558%
		SUBTOTAL	\$394,723	\$8,059	\$402,782	100%
	1&2	CIVIL SIDEWALKS	\$1,195,261	\$24,395	\$1,219,656	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$252,645	\$5,155	\$257,800	13.9480%
		ADMINISTRATION	\$271,852	\$5,549	\$277,401	15.0084%
		CONTINGENCY	\$91,577	\$1,871	\$93,448	5.0558%
		TOTAL YEAR 9 - 2030	\$1,811,335	\$36,970	\$1,848,305	100%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 10 - 2031	1	CIVIL SIDEWALKS	\$981,532	\$20,033	\$1,001,565	65.9879%

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		DISTRICT IDENTITY & PLACEMAKING	\$207,468	\$4,233	\$211,701	13.9480%
		ADMINISTRATION	\$223,241	\$4,557	\$227,798	15.0084%
		CONTINGENCY	\$75,202	\$1,534	\$76,736	5.0558%
		SUBTOTAL	\$1,487,443	\$30,357	\$1,517,800	100%
	2	CIVIL SIDEWALKS	\$273,492	\$5,582	\$279,074	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$57,809	\$1,180	\$58,989	13.9480%
		ADMINISTRATION	\$62,204	\$1,269	\$63,473	15.0084%
		CONTINGENCY	\$20,954	\$431	\$21,385	5.0558%
		SUBTOTAL	\$414,459	\$8,462	\$422,921	100%
	1&2	CIVIL SIDEWALKS	\$1,255,024	\$25,615	\$1,280,639	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$265,277	\$5,413	\$270,690	13.9480%
		ADMINISTRATION	\$285,445	\$5,826	\$291,271	15.0084%
		CONTINGENCY	\$96,156	\$1,965	\$98,121	5.0558%
		TOTAL YEAR 10 - 2031	\$1,901,902	\$38,819	\$1,940,721	100%

OCTCBD WORK PLAN

Overview

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

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

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

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

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WORK PLAN DETAILS

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

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

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

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

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

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

Civil Sidewalks \$809,000 66%

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

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

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

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District Identity & Placemaking \$171,000 14%

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

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

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

Administration \$184,000 15%

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

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

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

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

Contingency \$61,983 5%

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

- Delinquencies,
- City/County fees,
- Reserves

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

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

WORK PLAN BUDGET

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

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

BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL	%
%	65.9879%	13.9480%	15.0084%	5.0558%	100%	
1	\$632,704.34	\$133,736.02	\$143,903.09	\$48,475.80	\$958,819.50	78.2082%
2	\$176,295.66	\$37,263.98	\$40,096.91	\$13,507.22	\$267,163.52	21.7918%
TOTAL	\$809,000.00	\$171,000.00	\$184,000.00	\$61,983.02	\$1,225,983.02	100.00%

In order to carry out the OCTCBD programs outlined in the previous section, a Year 1-2022 assessment budget of \$1,225,983 is projected. Since the OCTCBD is planned for a 10-year term, projected program costs for future years (Years 2-10) are set at the inception of the OCTCBD. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per year, commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the 10-year OCTCBD term.

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

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

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

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

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

(Assumes 5% max rate increase per year)

YEAR	BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL
	%	65.9879%	13.9480%	15.0084%	5.0558%	100.00%
1	1	\$632,704	\$133,736	\$143,903	\$48,476	\$958,820
2022	2	\$176,296	\$37,264	\$40,097	\$13,507	\$267,164
	TOTAL	\$809,000	\$171,000	\$184,000	\$61,983	\$1,225,983
2	1	\$664,339	\$140,423	\$151,098	\$50,900	\$1,006,761
2023	2	\$185,111	\$39,127	\$42,102	\$14,182	\$280,522
	TOTAL	\$849,450	\$179,550	\$193,200	\$65,082	\$1,287,283
3	1	\$697,556	\$147,444	\$158,653	\$53,445	\$1,057,099
2024	2	\$194,367	\$41,083	\$44,207	\$14,891	\$294,548
	TOTAL	\$891,923	\$188,527	\$202,860	\$68,336	\$1,351,647
4	1	\$732,434	\$154,816	\$166,586	\$56,117	\$1,109,954
2025	2	\$204,085	\$43,137	\$46,417	\$15,636	\$309,275
	TOTAL	\$936,519	\$197,953	\$213,003	\$71,753	\$1,419,229
5	1	\$769,056	\$162,557	\$174,915	\$58,923	\$1,165,452
2026	2	\$214,289	\$45,294	\$48,738	\$16,418	\$324,739
	TOTAL	\$983,345	\$207,851	\$223,653	\$75,341	\$1,490,191
6	1	\$807,509	\$170,685	\$183,661	\$61,869	\$1,223,725
2027	2	\$225,003	\$47,559	\$51,175	\$17,239	\$340,976
	TOTAL	\$1,032,512	\$218,244	\$234,836	\$79,108	\$1,564,701
7	1	\$847,884	\$179,219	\$192,844	\$64,962	\$1,284,911
2028	2	\$236,253	\$49,937	\$53,734	\$18,101	\$358,025
	TOTAL	\$1,084,137	\$229,156	\$246,578	\$83,063	\$1,642,936
8	1	\$890,278	\$188,180	\$202,486	\$68,210	\$1,349,157
2029	2	\$248,066	\$52,434	\$56,421	\$19,006	\$375,926
	TOTAL	\$1,138,344	\$240,614	\$258,907	\$87,216	\$1,725,083
9	1	\$934,792	\$197,589	\$212,610	\$71,621	\$1,416,615
2030	2	\$260,469	\$55,056	\$59,242	\$19,956	\$394,722
	TOTAL	\$1,195,261	\$252,645	\$271,852	\$91,577	\$1,811,337

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10	1	\$981,532	\$207,468	\$223,241	\$75,202	\$1,487,446
2031	2	\$273,492	\$57,809	\$62,204	\$20,954	\$414,458
	TOTAL	\$1,255,024	\$265,277	\$285,445	\$96,156	\$1,901,904

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

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

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

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

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

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

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

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

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

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

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

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

Publicly Owned Parcels

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0075-002-01	COUNTY OF ALAMEDA	1	235 12TH ST	\$8,357.45	0.682%
002 -0075-002-02	COUNTY OF ALAMEDA	1	1111 JACKSON ST	\$5,647.20	0.461%
002 -0081-001-00	COUNTY OF ALAMEDA	1	165 13TH ST	\$14,035.55	1.145%
002 -0087-001-00	COUNTY OF ALAMEDA	1	1221 OAK ST	\$14,104.25	1.150%
002 -0087-002-00	COUNTY OF ALAMEDA	1	149 12TH ST	\$1,500.00	0.122%
002 -0087-004-00	COUNTY OF ALAMEDA	1	125 12TH ST	\$4,300.00	0.351%

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002 -0087-008-00	COUNTY OF ALAMEDA	1	130 11TH ST	\$1,012.50	0.083%
002 -0087-009-00	COUNTY OF ALAMEDA	1	140 11TH ST	\$2,500.00	0.204%
002 -0091-002-00	COUNTY OF ALAMEDA	1	1225 FALLON ST	\$13,765.25	1.123%
002 -0631-008-00	COUNTY OF ALAMEDA	1	1401 LAKESIDE DRIVE	\$3,523.10	0.287%
			Total	\$68,745.30	5.607%
001 -0177-001-00	CITY OF OAKLAND	2	163 9TH ST	\$7,809.04	0.637%
001 -0179-001-01	CITY OF OAKLAND	2	822 ALICE ST	\$1,069.92	0.087%
001 -0179-001-02	CITY OF OAKLAND	2	ALICE ST	\$329.92	0.027%
001 -0183-001-00	CITY OF OAKLAND	1	640 HARRISON ST	\$13,528.80	1.104%
002 -0060-004-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-005-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-006-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0071-001-00	CITY OF OAKLAND	1	250 10TH ST	\$14,053.85	1.146%
002 -0089-001-00	CITY OF OAKLAND	1	125 14TH ST	\$12,465.50	1.017%
002 -0091-001-00	CITY OF OAKLAND	1	OAK ST	\$6,829.65	0.557%
002 -0100-002-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-003-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-005-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-011-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$4,041.10	0.330%
018 -0450-004-00	CITY OF OAKLAND	2	1000 OAK ST	\$43,225.00	3.526%
			Total	\$103,352.78	8.430%
001 -0167-003-00	BART REAL ESTATE DEPT	2	7TH ST	\$2,834.80	0.231%
001 -0169-001-00	BART REAL ESTATE DEPT	2	9TH ST	\$7,809.04	0.637%
001 -0171-001-00	BART REAL ESTATE DEPT	2	MADISON ST	\$7,809.04	0.637%
001 -0171-002-00	BART REAL ESTATE DEPT	2	8TH ST	\$13,134.04	1.071%
			Total	\$31,586.92	2.576%

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0071-002-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$2,000.00	0.163%
002 -0071-003-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$1,499.85	0.122%
002 -0071-010-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002 -0071-011-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002 -0071-012-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	HARRISON ST	\$2,396.10	0.195%
002 -0073-001-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$14,093.90	1.150%
			Total	\$20,987.75	1.712%
002 -0059-003-01	EAST BAY MUNICIPAL UTILITY DISTRICT	1	11TH ST	\$10,033.70	
			Total	\$10,033.70	0.818%

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

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

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

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

Assessment Formula Methodology

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

Background - Assessment Formula Development

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

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

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

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

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

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

OCTCBD Assessment Formula

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

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

In the opinion of this Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 80% of the total OCTCBD revenue (78.2082% when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of this Assessment Engineer, the targeted weight of Zone B revenue to match the projected costs of Zone B services, should generate approximately 20% of the total OCTCBD revenue (21.7918% when adjusted for precise parcel measurements and program costs and service levels).

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

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Building area (Benefit Unit A & D) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on OCTCBD funded activities. The combined weight of Units A & D is 51.842611%. Unit A will generate 46.40756% of the overall assessment revenue. Unit D will generate 5.435051% of the overall assessment revenue

Land area (Benefit Unit B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on OCTCBD funded activities. Unit B will generate 30.838879% of the overall assessment revenue.

Street frontage (Benefit Unit C & E) is a direct measure of each parcel’s corresponding impact or draw on OCTCBD funded activities. The combined weight of Units C & E is 17.31851%. Unit C will actually generate 16.725925% of the overall assessment revenue. Unit E will actually generate 0.592585% of the overall assessment revenue.

Special Assessment Circumstances

1. Internal Structured Parking Building Area

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

2. Residential Condominiums

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

3. Residential Parcels with 1-4 Units

There are 45 parcels with single family (non-condo) residential (SFR) uses on them within the OCTCBD. In addition there are 56 multi-unit complexes with 2-4 units on them. It is the opinion of this Assessment Engineer that these parcels with 1-4 units (non-condo) on them will proportionately specially benefit from OCTCBD funded programs and activities, but differently than commercial parcels and other residential parcels with 5+ units on them. It is the opinion of this Assessment Engineer that parcels with 1-4 residential (non-condo) units on them shall be assessed only on street frontage and not building nor land area.

4. Multi-Unit Residential (5+ Units)

In the opinion of this Engineer, parcels with multi-unit residential uses (5+ units) within the proposed OCTCBD, will proportionately specially benefit from OCTCBD funded programs, services and improvements similar to commercial parcels and uses. In the opinion of this Engineer, the level of benefit for the proposed OCTCBD funded programs, services and improvements for multi-unit residential use parcels is the same as the respective zone rates of commercial parcels and uses.

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5. Non-Profit and Publicly Owned Parcels

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

6. Affordable Multi-Unit Residential Parcels

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

5. Commercial and Mixed-Use Condominiums

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

Multi-Floor Commercial Only Condominiums (Upper Floors)

- Building area assessed at respective building area rate

Multi-Floor Mixed-Use Condominiums

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

Changes to Building and/or Parcel Size

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

Other Future Development

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

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other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

Step 2. Quantify Total Basic Benefit Units

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

Year 1 – 2022 - Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (SQ FT)	LAND AREA (SQ FT)	STREET FRONTAGE (LN FT)	RESID CONDO BLDG AREA (SQ FT)	SFR STREET FRONTAGE (LN FT)	# of PARCELS
1	2,213,079	1,992,114	30,941	310,283	125	860
2	842,220	990,779	16,784	22,881	1,328	256
TOTAL	3,055,299	2,982,893	47,725	333,164	1,453	1116

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

Year 1 – 2022 - Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	RESID CONDO BLDG AREA REVENUE	SFR STREET FRONTAGE REVENUE	TOTAL REVENUE	%
1	\$442,615.80	\$298,817.10	\$154,705.00	\$62,056.60	\$625.00	\$958,819.50	78.2082%
2	\$126,333.00	\$79,262.32	\$50,352.00	\$4,576.20	\$6,640.00	\$267,163.52	21.7918%
TOTAL	\$568,948.80	\$378,079.42	\$205,057.00	\$66,632.80	\$7,265.00	\$1,225,983.02	100.000%
1	36.102931%	24.373674%	12.618853%	5.061783%	0.050979%	78.2082%	
2	10.304629%	6.465205%	4.107072%	0.373268%	0.541606%	21.7918%	
TOTAL	46.407560%	30.838879%	16.725925%	5.435051%	0.592585%	100.0000%	

Step 3. Calculate Benefit Units for Each Property.

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

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Step 4. Determine Assessment Formula

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

$$\begin{aligned}
 \text{Assessment} &= \text{Building Area (Unit A) Sq Ft x Unit A Rate, plus} \\
 &\quad \text{Land Area (Unit B) Sq Ft x Unit B Rate, plus} \\
 &\quad \text{Street Frontage (Unit C) Lin Ft x Unit C Rate} \\
 &\quad \text{or} \\
 &= \text{Residential Condo Building Area (Unit D) Sq Ft x Unit D Rate} \\
 &\quad \text{or} \\
 &= \text{1-4 Unit Street Frontage (Unit E) Lin Ft x Unit E Rate}
 \end{aligned}$$

Assessment Formula Unit Rates

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

YEAR 1 –2022 Assessment Rates

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LN FT)	RESID CONDO BLDG AREA ASSMT RATE (\$/SQ FT)	1-4 RESID UNIT STREET FRONTAGE ASSMT RATE (\$/LN FT)
<u>YEAR 1</u>					
1	\$0.200000	\$0.150000	\$5.000000	\$0.200000	\$5.000000
2	\$0.150000	\$0.080000	\$3.000000	\$0.200000	\$5.000000

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

Step 5. Estimate Total OCTCBD Costs

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

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

Total Year 1 special and districtwide general benefit related costs are estimated at \$1,251,003. Districtwide general benefits are factored at 2% of the total benefit value (see Finding 2 of this Report) with special benefits set at 98%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit value is computed to be \$25,020 with a resultant 98% special benefit limit computed at \$1,225,983. *Based on*

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current property data and land uses, this is the maximum amount of Year 1 (2022) revenue that can be derived from property assessments from the subject District.

All program costs associated with district wide and site/activity specific general benefits will be derived from sources other than OCTCBD assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2021 assessment revenue portion of the budget set at \$1,225,983 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the OCTCBD is proposed to be renewed for a 10-year term, maximum assessments for future years (2023-2031) must be set at the inception of the proposed OCTCBD. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the OCTCBD Property Owner’s Association. The maximum assessment rates for the 10-year proposed OCTCBD term of 2022-2031 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed OCTCBD term (2022-2031).

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

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

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<u>YEAR 7</u>					
1	\$0.268019	\$0.201014	\$6.700478	\$0.268019	\$6.700478
2	\$0.201014	\$0.107208	\$4.020287	\$0.268019	\$6.700478
<u>YEAR 8</u>					
1	\$0.281420	\$0.211065	\$7.035502	\$0.281420	\$7.035502
2	\$0.211065	\$0.112568	\$4.221301	\$0.281420	\$7.035502
<u>YEAR 9</u>					
1	\$0.295491	\$0.221618	\$7.387277	\$0.295491	\$7.387277
2	\$0.221618	\$0.118196	\$4.432366	\$0.295491	\$7.387277
<u>YEAR 10</u>					
1	\$0.310266	\$0.232699	\$7.756641	\$0.310266	\$7.756641
2	\$0.232699	\$0.124106	\$4.653984	\$0.310266	\$7.756641

Step 8. Spread the Assessments

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

Miscellaneous OCTCBD Provisions

Time and Manner of Collecting Assessments:

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

Bonds:

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

Duration

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

APPENDIX 1

OCTCBD YR 1 – 2022 ASSESSMENT ROLL

APN	Year 1 Assessment
001-0167-001-00	\$450.00
001-0167-002-00	\$75.00
001-0167-003-00	\$2,834.80
001-0167-004-00	\$75.00
001-0167-005-00	\$1,377.85
001-0167-006-00	\$125.00
001-0167-007-00	\$125.00
001-0167-008-00	\$75.00
001-0167-009-00	\$2,991.40
001-0167-010-00	\$1,866.10
001-0167-011-00	\$75.00
001-0167-012-00	\$215.00
001-0169-001-00	\$7,809.04
001-0169-002-00	\$1,329.10
001-0169-003-00	\$2,050.00
001-0169-004-00	\$747.50
001-0169-005-00	\$1,112.45
001-0169-006-00	\$125.00
001-0169-007-00	\$125.00
001-0169-008-00	\$1,521.70
001-0169-009-00	\$125.00
001-0169-010-00	\$125.00
001-0169-011-00	\$125.00
001-0169-012-00	\$1,073.15
001-0169-013-00	\$75.00
001-0169-014-00	\$125.00
001-0169-015-00	\$75.00
001-0169-016-00	\$75.00
001-0169-017-00	\$575.00
001-0169-018-00	\$87.00
001-0169-019-00	\$145.00
001-0169-020-00	\$90.00
001-0169-021-00	\$111.00
001-0171-001-00	\$7,809.04
001-0171-002-00	\$13,134.04
001-0173-001-00	\$625.00
001-0173-002-00	\$125.00
001-0173-003-00	\$125.00
001-0173-004-00	\$125.00
001-0173-005-00	\$125.00
001-0173-006-00	\$375.00
001-0173-007-00	\$150.00
001-0173-008-00	\$75.00
001-0173-009-00	\$6,086.10
001-0173-010-00	\$550.00
001-0173-012-01	\$2,810.00
001-0173-013-00	\$125.00
001-0173-014-00	\$125.00
001-0173-015-00	\$125.00
001-0175-001-00	\$525.00
001-0175-002-00	\$150.00

001-0175-003-00	\$75.00
001-0175-004-00	\$120.00
001-0175-005-00	\$125.00
001-0175-006-00	\$75.00
001-0175-007-00	\$1,274.50
001-0175-011-00	\$114.00
001-0175-012-00	\$114.00
001-0175-013-00	\$375.00
001-0175-014-00	\$125.00
001-0175-016-00	\$75.00
001-0175-017-00	\$125.00
001-0175-018-00	\$75.00
001-0175-019-00	\$75.00
001-0175-020-00	\$1,575.50
001-0175-021-00	\$150.00
001-0175-023-00	\$246.00
001-0175-024-00	\$166.80
001-0175-025-00	\$123.20
001-0175-026-00	\$123.20
001-0175-027-00	\$181.00
001-0175-028-00	\$181.00
001-0175-029-00	\$123.20
001-0175-030-00	\$123.20
001-0175-031-00	\$181.00
001-0175-032-00	\$166.80
001-0175-033-00	\$123.20
001-0175-034-00	\$123.20
001-0175-035-00	\$181.00
001-0175-036-00	\$181.00
001-0175-037-00	\$123.20
001-0175-038-00	\$123.20
001-0175-039-00	\$181.00
001-0175-040-00	\$240.00
001-0175-041-00	\$211.20
001-0175-042-00	\$181.00
001-0175-043-00	\$181.00
001-0175-044-00	\$123.20
001-0175-045-00	\$123.20
001-0175-046-00	\$181.00
001-0175-049-00	\$123.60
001-0175-050-00	\$278.00
001-0175-051-00	\$282.80
001-0177-001-00	\$7,809.04
001-0177-002-00	\$375.00
001-0177-003-00	\$150.00
001-0177-004-00	\$125.00
001-0177-005-00	\$532.85
001-0177-006-00	\$125.00
001-0177-007-00	\$633.05
001-0177-008-00	\$75.00
001-0177-009-00	\$1,381.70
001-0177-010-00	\$75.00
001-0177-011-00	\$848.90

001-0177-012-00	\$643.25
001-0177-013-00	\$225.00
001-0177-014-01	\$1,525.23
001-0177-014-02	\$75.00
001-0177-015-00	\$125.00
001-0177-016-00	\$125.00
001-0177-017-00	\$125.00
001-0177-018-00	\$125.00
001-0177-019-00	\$125.00
001-0177-020-00	\$1,297.50
001-0177-021-00	\$360.00
001-0179-001-01	\$1,069.92
001-0179-001-02	\$329.92
001-0179-002-00	\$275.00
001-0179-003-00	\$275.00
001-0179-004-00	\$1,895.00
001-0179-005-00	\$2,187.05
001-0179-006-00	\$375.00
001-0179-007-00	\$75.00
001-0179-008-00	\$275.00
001-0179-009-00	\$275.00
001-0179-010-00	\$275.00
001-0179-011-00	\$155.00
001-0179-012-00	\$1,274.48
001-0179-013-00	\$1,484.00
001-0179-014-00	\$114.00
001-0179-015-00	\$550.00
001-0179-016-00	\$75.00
001-0179-017-00	\$2,698.20
001-0179-018-00	\$2,194.95
001-0179-019-00	\$2,088.90
001-0179-020-00	\$75.00
001-0179-021-00	\$125.00
001-0179-022-00	\$125.00
001-0179-023-00	\$500.00
001-0179-024-00	\$125.00
001-0179-025-00	\$75.00
001-0179-026-00	\$125.00
001-0179-027-00	\$125.00
001-0181-001-00	\$300.00
001-0181-002-00	\$125.00
001-0181-003-00	\$75.00
001-0181-004-00	\$75.00
001-0181-005-00	\$125.00
001-0181-006-00	\$75.00
001-0181-007-00	\$1,255.00
001-0181-008-00	\$75.00
001-0181-009-00	\$937.88
001-0181-010-00	\$93.00
001-0181-011-00	\$75.00
001-0181-012-00	\$2,584.55
001-0181-013-00	\$600.65
001-0181-014-00	\$650.00

OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

001-0181-015-00	\$75.00
001-0181-016-00	\$75.00
001-0181-018-00	\$300.00
001-0181-019-00	\$75.00
001-0181-021-00	\$75.00
001-0181-022-00	\$375.00
001-0183-001-00	\$13,528.80
001-0185-001-00	\$2,687.50
001-0185-004-00	\$1,139.00
001-0185-010-00	\$1,659.05
001-0185-011-00	\$3,588.35
001-0185-012-02	\$2,343.75
001-0185-013-00	\$2,652.25
001-0185-014-00	\$2,243.60
001-0185-015-00	\$2,000.00
001-0185-016-00	\$1,665.20
001-0185-017-00	\$1,500.00
001-0185-018-00	\$4,857.50
001-0185-019-00	\$2,203.90
001-0185-020-00	\$2,256.00
001-0185-021-00	\$1,460.60
001-0185-022-00	\$1,016.80
001-0185-023-00	\$1,005.20
001-0185-024-00	\$1,802.40
001-0185-025-00	\$500.00
001-0185-026-00	\$2,000.00
001-0185-027-00	\$5,100.00
001-0185-029-00	\$65.00
001-0185-030-00	\$266.80
001-0185-031-00	\$266.80
001-0185-032-00	\$266.80
001-0185-033-00	\$266.80
001-0187-002-01	\$2,352.05
001-0187-004-00	\$1,149.60
001-0187-005-02	\$1,314.65
001-0187-006-01	\$14,834.00
001-0187-009-00	\$8,419.30
001-0187-010-00	\$6,596.65
001-0187-011-00	\$1,455.00
001-0187-012-00	\$2,780.00
001-0187-013-01	\$1,697.50
001-0187-016-00	\$1,888.20
001-0187-017-00	\$941.50
001-0187-018-00	\$4,706.00
001-0187-019-00	\$2,191.00
001-0187-020-00	\$1,940.00
001-0187-021-00	\$500.00
001-0187-022-00	\$500.00
001-0187-024-01	\$2,901.50

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

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

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

001 -0195-038-00	\$135.20
001 -0195-039-00	\$137.00
001 -0195-040-00	\$140.40
001 -0195-041-00	\$0.00
001 -0195-042-00	\$221.40
001 -0195-043-00	\$146.40
001 -0195-044-00	\$114.40
001 -0195-045-00	\$150.20
001 -0195-046-00	\$135.20
001 -0195-047-00	\$137.00
001 -0195-048-00	\$140.40
001 -0195-049-00	\$129.60
001 -0195-050-00	\$222.40
001 -0195-051-00	\$147.00
001 -0195-052-00	\$114.00
001 -0195-053-00	\$150.00
001 -0229-001-00	\$4,135.60
001 -0229-003-00	\$138.60
001 -0229-005-00	\$170.00
001 -0229-006-00	\$124.80
001 -0229-007-00	\$137.40
001 -0229-008-00	\$137.40
001 -0229-009-00	\$137.40
001 -0229-010-00	\$133.80
001 -0229-011-00	\$173.40
001 -0229-012-00	\$136.40
001 -0229-013-00	\$136.40
001 -0229-014-00	\$136.40
001 -0229-015-00	\$136.40
001 -0229-016-00	\$136.40
001 -0229-017-00	\$135.80
001 -0229-018-00	\$200.80
001 -0229-019-00	\$170.00
001 -0229-020-00	\$114.40
001 -0229-021-00	\$136.20
001 -0229-022-00	\$136.20
001 -0229-023-00	\$136.20
001 -0229-024-00	\$130.80
001 -0229-025-00	\$173.40
001 -0229-026-00	\$136.40
001 -0229-027-00	\$136.40
001 -0229-028-00	\$136.40
001 -0229-029-00	\$136.40
001 -0229-030-00	\$136.40
001 -0229-031-00	\$135.80
001 -0229-032-00	\$200.80
001 -0229-033-00	\$170.00
001 -0229-034-00	\$114.40
001 -0229-035-00	\$136.20

001 -0229-036-00	\$136.20
001 -0229-037-00	\$136.20
001 -0229-038-00	\$130.80
001 -0229-039-00	\$152.00
001 -0229-040-00	\$136.40
001 -0229-041-00	\$136.40
001 -0229-042-00	\$136.40
001 -0229-043-00	\$136.40
001 -0229-044-00	\$136.40
001 -0229-045-00	\$135.80
001 -0229-046-00	\$200.80
001 -0229-048-00	\$0.00
001 -0229-049-00	\$0.00
001 -0229-050-00	\$0.00
001 -0229-051-00	\$0.00
001 -0229-052-00	\$0.00
001 -0229-053-00	\$0.00
001 -0229-054-00	\$0.00
001 -0229-055-00	\$0.00
001 -0229-056-00	\$0.00
001 -0229-057-00	\$0.00
001 -0229-058-00	\$0.00
001 -0234-002-00	\$1,490.00
001 -0234-003-00	\$500.00
001 -0234-004-00	\$2,000.00
001 -0234-005-00	\$3,000.75
002 -0057-005-00	\$5,021.80
002 -0057-006-00	\$2,633.60
002 -0057-007-00	\$5,196.20
002 -0057-011-00	\$4,800.00
002 -0057-012-00	\$6,228.80
002 -0057-013-00	\$1,990.00
002 -0057-014-00	\$5,505.50
002 -0057-015-00	\$1,062.50
002 -0057-020-00	\$14,318.60
002 -0059-003-01	\$10,033.70
002 -0060-001-00	\$0.00
002 -0060-002-00	\$0.00
002 -0060-003-00	\$0.00
002 -0060-004-00	\$0.00
002 -0060-005-00	\$0.00
002 -0060-006-00	\$0.00
002 -0060-007-00	\$150.00
002 -0060-008-00	\$117.60
002 -0060-009-00	\$173.40
002 -0060-010-00	\$109.40
002 -0060-011-00	\$234.40
002 -0060-012-00	\$119.60
002 -0060-013-00	\$123.60

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002 -0060-014-00	\$172.00
002 -0060-015-00	\$123.00
002 -0060-016-00	\$184.40
002 -0060-017-00	\$178.40
002 -0060-018-00	\$117.00
002 -0060-019-00	\$149.40
002 -0060-020-00	\$173.00
002 -0060-021-00	\$177.60
002 -0060-022-00	\$177.60
002 -0060-023-00	\$132.60
002 -0060-024-00	\$120.80
002 -0060-025-00	\$135.20
002 -0060-026-00	\$178.00
002 -0060-027-00	\$133.00
002 -0060-028-00	\$122.40
002 -0060-029-00	\$121.20
002 -0060-030-00	\$226.20
002 -0060-031-00	\$150.00
002 -0060-032-00	\$117.60
002 -0060-033-00	\$173.40
002 -0060-034-00	\$109.40
002 -0060-035-00	\$234.40
002 -0060-036-00	\$119.60
002 -0060-037-00	\$123.60
002 -0060-038-00	\$172.00
002 -0060-039-00	\$123.00
002 -0060-040-00	\$184.40
002 -0060-041-00	\$178.40
002 -0060-042-00	\$117.00
002 -0060-043-00	\$149.40
002 -0060-044-00	\$184.20
002 -0060-045-00	\$173.20
002 -0060-046-00	\$189.00
002 -0060-047-00	\$177.60
002 -0060-048-00	\$136.20
002 -0060-049-00	\$120.80
002 -0060-050-00	\$138.60
002 -0060-051-00	\$178.00
002 -0060-052-00	\$133.00
002 -0060-053-00	\$122.40
002 -0060-054-00	\$121.20
002 -0060-055-00	\$226.20
002 -0060-056-00	\$150.00
002 -0060-057-00	\$175.20
002 -0060-058-00	\$123.00
002 -0060-059-00	\$178.40
002 -0060-060-00	\$167.20
002 -0060-061-00	\$172.00
002 -0060-062-00	\$123.00

002 -0060-063-00	\$184.40
002 -0060-064-00	\$123.00
002 -0060-065-00	\$117.00
002 -0060-066-00	\$123.00
002 -0060-067-00	\$178.40
002 -0060-068-00	\$149.40
002 -0060-069-00	\$184.20
002 -0060-070-00	\$173.20
002 -0060-071-00	\$183.00
002 -0060-072-00	\$174.20
002 -0060-073-00	\$207.40
002 -0060-074-00	\$117.40
002 -0060-075-00	\$206.00
002 -0060-076-00	\$174.40
002 -0060-077-00	\$118.80
002 -0060-078-00	\$117.80
002 -0060-079-00	\$222.80
002 -0060-080-00	\$150.00
002 -0060-081-00	\$175.20
002 -0060-082-00	\$123.00
002 -0060-083-00	\$178.40
002 -0060-084-00	\$167.20
002 -0060-085-00	\$172.00
002 -0060-086-00	\$123.00
002 -0060-087-00	\$184.40
002 -0060-088-00	\$123.00
002 -0060-089-00	\$117.00
002 -0060-090-00	\$123.00
002 -0060-091-00	\$178.40
002 -0060-092-00	\$149.40
002 -0060-093-00	\$184.20
002 -0060-094-00	\$173.20
002 -0060-095-00	\$184.40
002 -0060-096-00	\$183.00
002 -0060-097-00	\$206.20
002 -0060-098-00	\$117.40
002 -0060-099-00	\$206.00
002 -0060-100-00	\$173.20
002 -0060-101-00	\$117.60
002 -0060-102-00	\$161.20
002 -0060-103-00	\$179.20
002 -0060-104-00	\$150.00
002 -0060-105-00	\$175.20
002 -0060-106-00	\$123.00
002 -0060-107-00	\$178.40
002 -0060-108-00	\$167.20
002 -0060-109-00	\$172.00
002 -0060-110-00	\$123.00
002 -0060-111-00	\$184.40

002 -0060-112-00	\$123.00
002 -0060-113-00	\$112.60
002 -0060-114-00	\$123.00
002 -0060-115-00	\$174.40
002 -0060-116-00	\$150.00
002 -0060-117-00	\$175.20
002 -0060-118-00	\$123.00
002 -0060-119-00	\$182.00
002 -0060-120-00	\$168.80
002 -0060-121-00	\$172.00
002 -0060-122-00	\$124.60
002 -0060-123-00	\$184.40
002 -0060-124-00	\$123.00
002 -0060-125-00	\$112.60
002 -0060-126-00	\$123.00
002 -0060-127-00	\$177.80
002 -0060-128-00	\$150.00
002 -0060-129-00	\$175.20
002 -0060-130-00	\$123.00
002 -0060-131-00	\$182.00
002 -0060-132-00	\$168.80
002 -0060-133-00	\$172.00
002 -0060-134-00	\$124.60
002 -0060-135-00	\$184.40
002 -0060-136-00	\$123.00
002 -0060-137-00	\$116.20
002 -0060-138-00	\$123.00
002 -0060-139-00	\$177.80
002 -0060-140-00	\$150.00
002 -0060-141-00	\$175.20
002 -0060-142-00	\$123.00
002 -0060-143-00	\$182.00
002 -0060-144-00	\$168.80
002 -0060-145-00	\$172.00
002 -0060-146-00	\$124.60
002 -0060-147-00	\$184.40
002 -0060-148-00	\$123.00
002 -0060-149-00	\$116.20
002 -0060-150-00	\$123.00
002 -0060-151-00	\$177.80
002 -0060-152-00	\$150.20
002 -0060-153-00	\$175.40
002 -0060-154-00	\$173.40
002 -0060-155-00	\$171.60
002 -0060-156-00	\$227.40
002 -0060-157-00	\$171.80
002 -0060-158-00	\$123.40
002 -0060-159-00	\$184.40
002 -0060-160-00	\$122.00

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002-0060-161-00	\$116.20
002-0060-162-00	\$179.60
002-0060-163-00	\$150.20
002-0060-164-00	\$179.00
002-0060-165-00	\$177.20
002-0060-166-00	\$178.60
002-0060-167-00	\$234.40
002-0060-168-00	\$173.40
002-0060-169-00	\$125.20
002-0060-170-00	\$186.00
002-0060-171-00	\$123.60
002-0060-172-00	\$116.20
002-0060-173-00	\$179.60
002-0060-174-00	\$150.20
002-0060-175-00	\$179.00
002-0060-176-00	\$177.20
002-0060-177-00	\$178.60
002-0060-178-00	\$234.40
002-0060-179-00	\$173.40
002-0060-180-00	\$125.20
002-0060-181-00	\$186.00
002-0060-182-00	\$123.60
002-0060-183-00	\$116.20
002-0060-184-00	\$179.60
002-0060-185-00	\$150.20
002-0060-186-00	\$175.40
002-0060-187-00	\$173.40
002-0060-188-00	\$178.60
002-0060-189-00	\$234.40
002-0060-190-00	\$171.80
002-0060-191-00	\$123.40
002-0060-192-00	\$184.40
002-0060-193-00	\$122.00
002-0060-194-00	\$121.80
002-0060-195-00	\$188.00
002-0060-196-00	\$150.20
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OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

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OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

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OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

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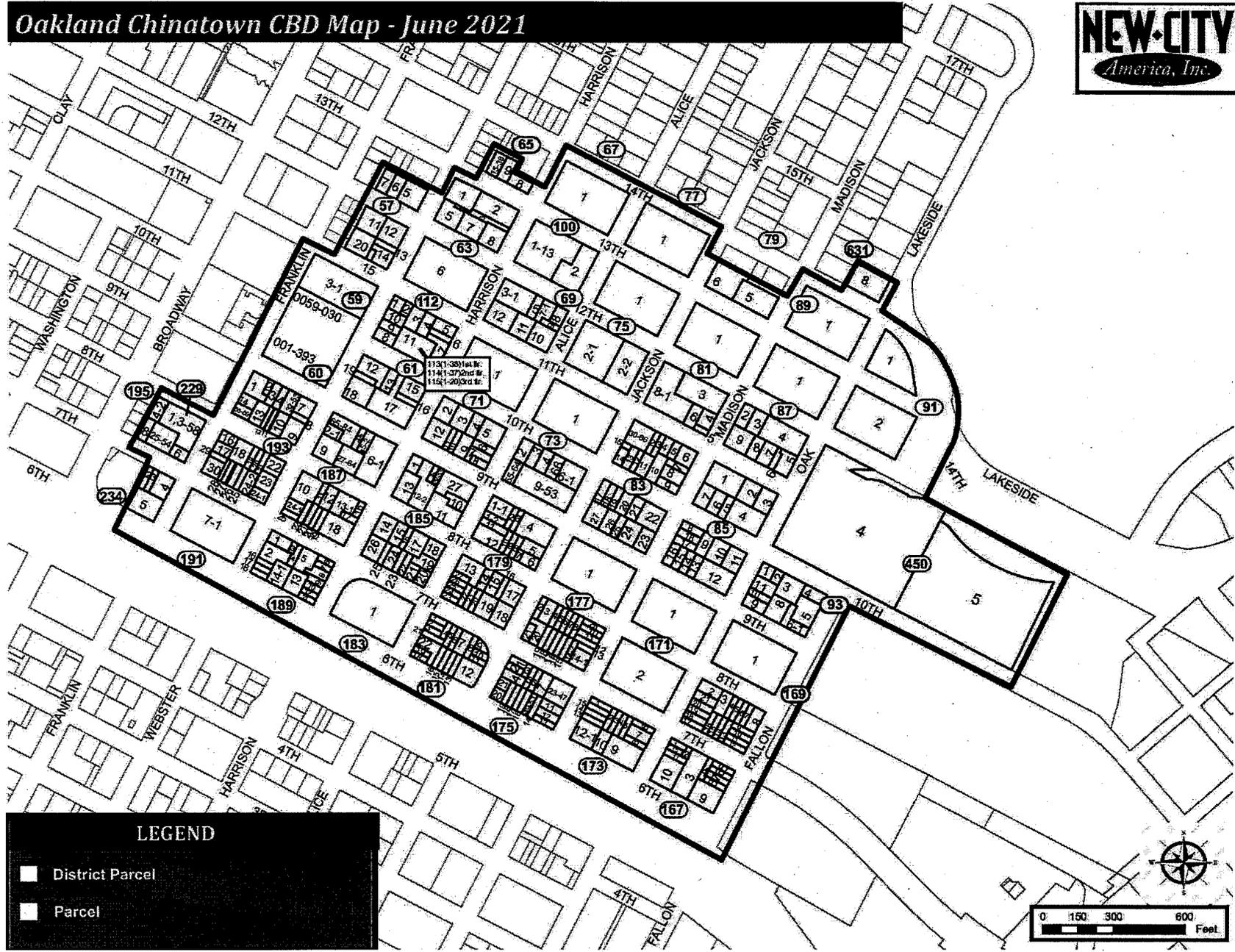
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APPENDIX 2

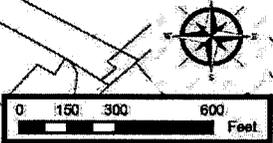
OCTCBD BOUNDARY MAP

Oakland Chinatown CBD Map - June 2021

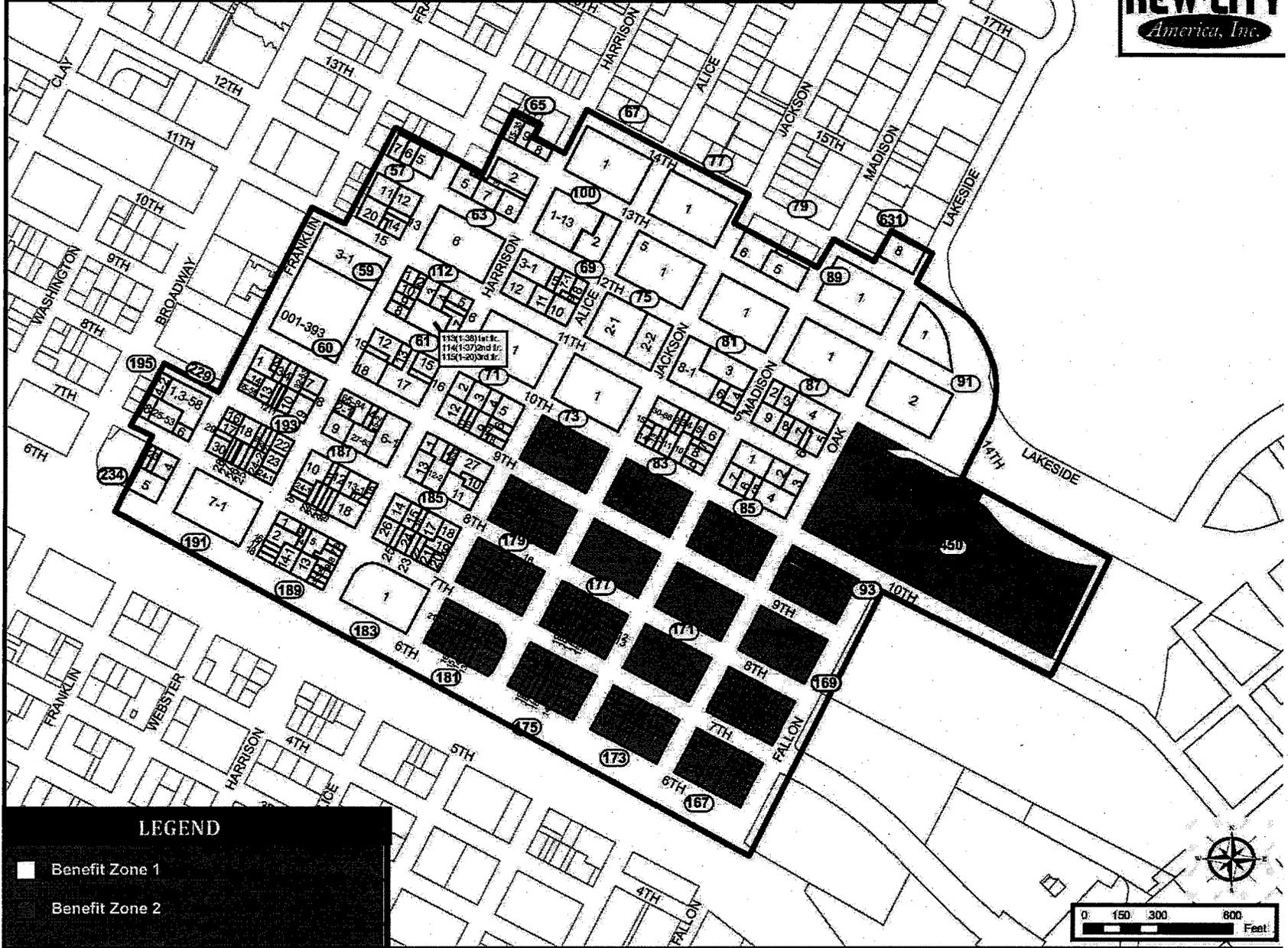


LEGEND

- District Parcel
- Parcel

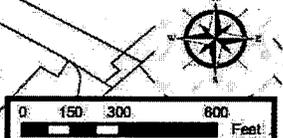


Oakland Chinatown CBD Benefit Zone Map - 6/11/2021



LEGEND

- Benefit Zone 1
- Benefit Zone 2



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**THE OAKLAND CHINATOWN COMMUNITY BENEFIT DISTRICT
MANAGEMENT DISTRICT PLAN**

Final Plan (Revised)– July 22, 2021

*Prepared pursuant to the City of Oakland's
Business Improvement Management District Ordinance of 1999
12190, Under Municipal Code Chapter 4.48
for the Chinatown Oakland Business and Property Owners*

Prepared for:

The Oakland Chinatown Chamber of Commerce
Oakland Chinatown CBD Steering Committee
City of Oakland

Prepared by:

New City America, Inc.
The Oakland Chinatown Community Benefit District Steering Committee



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mail@newcityamerica.com ▪ www.newcityamerica.com ▪ Facebook: New City America, Inc.

**The Oakland Chinatown Community Benefit District
2021 Management District Plan**

Section Number

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Attachment:

A. Engineer's Report

Section 1

Management District Plan Summary

The name of this Community Benefit District (“CBD”) is the Oakland Chinatown Community Benefit District (“Oakland Chinatown CBD” or the “District”). The District is formed under the Business Improvement Management District Ordinance of 1999 # 12190, Under Municipal Code Chapter 4.48 of the Oakland City Code relating to the establishment of Business Improvement Districts.

The levy of assessments on real property within the proposed District will fund physical improvements to individual properties, attract new customers, tenants, and increase business sales resulting in stabilized rents, particularly after the impact of COVID 19 on property owners throughout Chinatown. The assessments will fund maintenance, special events and activities, and other special benefits within the District, revitalizing the Oakland Chinatown area and creating jobs, attracting and retaining businesses, and reducing crime.

Oakland Chinatown CBD Steering Committee

Since the fall of 2020, the Oakland Chinatown Chamber of Commerce, who has led the effort to investigate and form the Chinatown Community Benefit District, has worked to gauge support within the community for a new *Special Benefit District* for both the Chinatown property owners and business community alike. The Chamber hired New City America – a company specializing in *Special Benefit District* formation and management - to work with the Chinatown business and property owners to investigate the viability of a new Community Benefit District in Oakland’s historic Chinatown.

Since the initiation of work last fall, the Oakland Chinatown Community Benefit District Steering Committee has worked diligently to outreach to property owners and build a level of support for the new CBD. The Oakland Chinatown CBD Steering Committee, has met multiple times, has reviewed five versions of a management plan and finalized the boundaries, services, costs and term at its March 23rd, 2021, Steering Committee meeting. The CBD Steering Committee met on the following dates via video conferencing (due to COVID restrictions) in Chinatown to discuss the final plan:

November 15th, 2020
November 19th
December 10th
January 14th, 2021
February 4th
February 23rd
March 2nd
March 4th
March 15th
March 23rd

The highest number of meeting attendants at these Steering Committee Zoom meetings was 35 participants.

Priority Special Benefit Services/Survey

This past December, a survey was sent out to all the property owners in the proposed CBD area, to ascertain their level of conceptual support for the services that would be funded through the establishment of a new Chinatown CBD. The support for the concept of a new Oakland Chinatown CBD was very strong. The survey tallied the support based upon the property variables that would be assessed in the ultimate funding of the special benefit services of the district. Those property variables include a parcel's lot size, linear frontage and building square footage. The results were as follows:

The survey, which was translated into Chinese, was mailed to almost 1,100 property owners and asked a variety of specific questions regarding property owner-funding of services over and above what the City was currently providing. We received 248 responses which supported the following priority services: outlined by the **responding property owners**:

- The number 1 priority special benefit service included regular sidewalk and gutter sweeping, graffiti removal and pressure washing by the new CBD. *(Approved with 67% of the respondents)*
- Number 2 was hiring special ambassadors or private security to walk and bike throughout Chinatown *(Approved by 58% of the respondents)*.
- Number 3 was supporting special events, holiday décor, street festivals, etc. *(Approved by 56% of the respondents)*
- Number 4 was funding special benefit services to respond to homeless, panhandling and loitering in Chinatown *(Approved by 56% of the respondents)*

Based upon these results, the Oakland Chinatown CBD Steering Committee determined that there was enough support to come up with a preliminary Management District plan. Based upon the survey results, the following property owners (as determined by their parcel dimensions and ownership), supported the formation of the new Chinatown CBD. *(The goal was to receive 30% support by linear frontage, 30% by lot size and 30% by building square footage).*

Survey results in support of the Chinatown CBD:

34% of the building square footage.

36% of the lot size.

28% of the linear frontage.

Average support level: 32.6% of the overall property variables in the study area.

Changes in Oakland's Chinatown

In 2011, the State Legislature dismantled 408 redevelopment agencies, redirecting the flow of funds back to the counties, school districts, and cities rather than reinvesting back into redevelopment areas. The California League of Cities filed a lawsuit to stop this elimination, resulting in a 2011 California Supreme Court ruling ceasing the operations of all redevelopment agencies by February 2012.

Consequently, the method of financing used previously by the City of Oakland to fund Chinatown improvements no longer exists. In the past, the opportunity to fund pedestrian lighting, new sidewalks, and public improvements in Chinatown was typically been through this redevelopment, tax-increment financing. In light of the loss of that historic funding mechanism, the investigation of a new Chinatown CBD centered on these six questions:

1. *How to fund the programs that will make Oakland's Chinatown district brand become more positive in Alameda County.*
2. *How to create greater demand for Chinatown's buildings resulting in greater rental rates and commerce to businesses and tenants, particularly in light of the devastating impact of the COVID 19 pandemic, the demonstrations last summer that greatly impacted Chinatown, as well as the increasing violence against the Asian, particularly Chinese- American community throughout the country.*
3. *How to ensure that issues in the public rights of way, including people demonstrating questionable behavior, will be managed more consistent with standards in other communities.*
4. *How to drive more tenants to the buildings in Chinatown and attract more customers and visitors to rebuild the retail and restaurant sectors here.*
5. *How to ensure that the public rights of way will become more orderly and attractive and promote the culture and history of Oakland's Chinatown.*
6. *How to attract new mixed-use developments and new housing that will be built within walking district of the Chinatown/Lake Merritt BART station.*

How can a new CBD benefit property owners in Oakland's Chinatown?

In summary, a Oakland Chinatown CBD is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and control the assessments they generate through the CBD. *The CBD will not replace current City services, but it can fund solutions to supplement City services in the areas including:*

- Safety, petty criminal and homeless/vacancy problems
- Sidewalk cleanliness
- Increase the trimming and replacement of damaging trees and landscaping
- Install/improve decorative amenities such as street furniture/fixtures/equipment/lighting
- Promote and enhance the brand/image of Oakland Chinatown
- Manage events at in and around the the cultural facilities throughout the district
- Create a strong social media presence, and facilitate public relations for Oakland Chinatown businesses
- *Provide parking directional services and other mobility related activities*

- *Promote the many cultural amenities and cultural activities throughout Chinatown including current events (pre-covid), as well as the reopening of the Oakland Museum and the soon to be opened Kaiser Convention Center.*
- *Promoting public space development and placemaking*

MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE EXISTING CITY SERVICES IN CHINATOWN AND WILL BE CONTROLLED BY A NEW NON-PROFIT CORPORATION OF PROPERTY AND BUSINESS OWNERS, ESTABLISHED AFTER THE DISTRICT IS VOTED IN BY PROPERTY OWNERS.

Special Benefit Budget Category Analysis

The Oakland Chinatown *Management District Plan* gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Chinatown evolves and re-emerges from the negative impact of COVID 19, services that are needed one year may not be needed the next. *Therefore, "bundles" or categories of special benefit funding are created and divided into four broad categories.*

The proposed Oakland Chinatown Community Benefit District, will fund special benefit services, over and above, what the City of Oakland and Alameda County are currently providing. Special benefits and supplemental to the general benefits paid for out of the City and County budgets. Those bundles including the following:

CIVIL SIDEWALKS

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

- Funding and implementation of the Chinatown Ambassador Program:
 - *Increase neighborhood vibrancy through beautification and relationship building with merchants, workers and residents, including but not limited to:*
 - *Provide safe passage to and from destinations within Chinatown by providing escorts, directions/wayfinding, and general assistance*
 - *Address non-criminal complaints and de-escalate when possible (loud noises, illegal dumping, etc.). Otherwise, contact medical and emergency services.*
 - *Conduct wellness checks of individuals in need, provide linkages and referrals to social services.*
 - *Provide local workforce development opportunities*
 - *Foster multiracial and intergenerational relationships to deepen and widen investment, care, and connection to Chinatown*
 - *Engage, integrate, and manage volunteers who want to be trained in beautification, safety strolling, de-escalation, data collection, and relationship building with local residents and merchants.*
- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district

- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not park of the City of Oakland Park responsibilities
- Installation of and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage the in-house or contracted maintenance and/or security teams.

DISTRICT IDENTITY AND PLACEMAKING

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

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

ADMINISTRATION/PROGRAM MANAGEMENT

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

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

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

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

- Delinquencies, City/County fees, reserves

Each section will give the property owner management corporation the overall percentages per services for the life of the District, but the flexibility to prioritize or minimize a line item service found within that category during the life of the District. The four categories of services include Civil Sidewalks, District Identity and Placemaking, Administration, and Contingency.

The categories of services and their percentages represent the service plan the Chinatown property owners will be voting on when the District comes up for a mail ballot later this Spring or during the summer.

METHOD OF FINANCING

The financing of the Oakland Chinatown CBD is based upon the levy of special assessments on real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage, on all sides of the parcel (excluding alleys)
- Lot size or the footprint of the parcel
- Building square footage. (with deductions made for internal, private parking structures within a building)
- Current and future residential condominiums that will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determined assessments based upon the anticipated benefit with the current land uses:

1. Single family residential parcels on their own parcel, will be assessed for linear frontage, on all sides, only.
2. Residential condominiums will be assessed for their specific parcel building square footage only.
3. Multi-Residential units with 4 units or less will be assessed for linear frontage on all sides in Benefit Zone 2 only.
4. All public and ecumenically owned and operated parcels will be assessed for linear frontage and lot size only.
5. The Oakland Museum and Kaiser Convention Center, (both owned by the City of Oakland and leased to third parties), which are in Benefit Zone 2, will have their assessments applied to their massive building and linear frontages, as well as lot size that matches their building footprint.
6. Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or \$0.10 per building square foot regardless of the Benefit Zone location. Those buildings though will pay full linear frontage and full lot size costs but will be paying \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full assessment costs based upon their Benefit Zone. It will be up to the property owners to identify all legally assigned affordable housing units, either to the consultant writing this plan or the district management corporation once the CBD has been approved.

Data and Benefit Zones

There are 1,116 individual parcels owned by 858 property owners in the proposed Oakland Chinatown Community Benefit District.

The data that was obtained by Alameda County as well as input from the various property owners in Chinatown have yielded the following information which is to be used as the basis for the generation of revenue to fund the special benefits outlined in this Management Plan.

That data, as of July 22, 2021, is as follows:

1,453 in linear feet for single family residences.
333,164 in building square footage for residential condominiums
3,055,299 in building square footage overall
2,982,893 in lot size
47,725 linear feet in linear frontage

The following description summarizes the two different Benefit Zones within the proposed Oakland Chinatown Community Benefit District. Both of the Benefit Zones are geographically based, additionally specific land uses will have different assessments based upon the ownership, use and function of the parcel(s). In general, the benefit one boundaries are proposed as follows:

Zone 1. Core Area: The core properties, in general that run from the east side of Franklin (except between 6th and 8th street where both sides of the street are assessed), up to 11th Street, then including both sides of Webster Street up to 13th Street, heading east on 13th Street from Webster Street to Lakeside Drive, then running south down Fallon Street, stopping at 12th Street. Parcels south of 10th Street, (except the Oakland Museum and Kaiser Convention Center) shall be in Zone 2. The boundary for Zone 1 continues along the north side of 10th Street, westward to Alice Street, which then turns south including all parcels on the west side of Alice southward to 6th Street and the 880 Freeway. Continuing along the north side of the 880 freeway at Alice Street, running westward to the parcels on the west side of Franklin Street at 6th Street. *The western boundary is uneven due to the fact that the Downtown Community Benefit District included various parcels within the historic Chinatown boundaries when the renewed in 2018. The boundaries do not include many of the parcels on Broadway from the 880 freeway offramp at 6th Street, up to 11th Street on Broadway.*

Zone 2. Peripheral area: The parcels, including the majority of single-family residential land uses south of the Lake Merritt BART station including all parcels on the east side of Alice Street to Fallon Street (west side of Fallon only and not including Laney College), and including all of the parcels between the north side of the 880 freeway to the south side of 10th Street between Alice Street and the east end of the Kaiser Convention Center. Benefit Zone 2 parcels include the BART station and related parking lots, the Kaiser Convention Center and the Oakland Museum.

Costs:

The costs per parcel are based upon the five factors listed on Page 8 above. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

Proposed First Year Chinatown CBD Budget – 2022

Category of Special Benefit Services	Annual Amount First Year	Percentage of total budget
Civil Sidewalks	\$809,000	66%
District Identity/Placemaking	\$171,000	14%
Administration	\$184,000	15%
Contingency	\$ 61,983	5%
Total	\$ 1,225,983	100%

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.20	\$0.15
Lot size	\$0.15	\$0.08
Linear Frontage	\$5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Residential with 4 units or less Linear Frontage Only		\$5.00

Reimbursement of Formation Funds

This plan authorizes the repayment of formation funds advanced by Chinatown stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, approval by the CBD Steering Committee, the Assessment Engineers report, the petition drive and the balloting process to be conducted by the City of Oakland. An amount not to exceed \$120,000 shall be reimbursed to those property owners who invested in this process, and they shall be repaid in the first three years of the formation of the district, based upon request and need.

Cap

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to profitable land uses, the demolition of buildings, building improvements that increase square footages, and new

building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Bonds

The District will not issue any bonds related to any program.

District Formation

Under the local enabling ordinance, District formation requires a submission of petitions from property owners in the proposed district representing more than 30% of the total assessments to be paid into the CBD.

Once the City verifies the petitions totaling a minimum of 30% (\$367,795.00) of the first year annual budget which is projected to be \$1,225,983.00 in assessments to the District, the Oakland City Council may adopt a **Resolution of Intention** to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the ballots. The Oakland Chinatown CBD will be formed if the weighted majority of all returned mail ballots support District formation and if the City Council adopts a **Resolution of Formation** to levy the assessments on the benefiting parcels. The date for that public hearing has not been scheduled but is assumed that it will be held in late July 2021, based upon the successful completion of the petition drive.

Term

Under the Oakland local enabling ordinance, the District may be established for a maximum of 10 years. State law and the local enabling ordinance permits an annual disestablishment of the District based upon petition and vote of the property owners. The threshold needed to trigger the balloting for the formation of the district is the same as the process for disestablishment of the district.

Time and Manner for Collecting Assessments

The Oakland Chinatown CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of Alameda. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

Government Assessments

The Oakland Chinatown CBD Management Plan assumes that the City of Oakland, the Successor Agency to the Redevelopment Agency of the City of Oakland, BART, the County of Alameda, East Bay MUD, the Oakland Unified School District will pay assessments for the

public property they own in the District. Article XIII D, Section 4 of the California Constitution provides that public agencies such as the City and Successor Agency are not exempt from the assessments.

Parcels owned by the City of Oakland, the County, BART, East Bay MUD and the Unified School District and other public agencies identified in Section 7 will receive benefits commensurate with assessments they pay in linear frontage and lot size. These publicly owned parcels are presumed to benefit for the civil sidewalks and administration services to the privately-owned parcels with respect to the special benefit services outlined in this Management District Plan.

Governance

Pursuant to Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation must file Annual Reports with the City of Oakland and will oversee the day-to-day implementation of services as defined in the Management District Plan.

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets & Highway, Code § 36612.)

A new public benefit non-profit corporation (501c3), will be established once the district has been approved by the property owners and they will serve in the capacity of the Owners Association to run the day to day operations of the district.

Disestablishment

Under the local enabling ordinance, the Oakland Chinatown CBD property owners will have an annual period in which to submit petitions to the City Council to disestablish the CBD. If the property owners vote by weighted majority to disestablish the District, assessments will be removed from the parcels the following fiscal year. Unexpended surplus funds will be returned to property owners based upon a parcel's percentage contribution to the previous fiscal year's assessments.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment. This Plan acknowledges the special benefit that CBD assessments may have on various land uses within the boundaries of the District.

Section 2 Oakland Chinatown Community Benefit District Boundaries

Boundaries

The proposed Oakland Chinatown CBD consists of approximately 52 square blocks consisting of 1,116 parcels owned by 858 property owners, including parcels owned by the City of Oakland. See the Oakland Chinatown proposed CBD map in Section 2, pages 15 and 16. The District is generally bounded by:

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

Benefit Zones

The District consists of two benefit zones.

District Boundary Rationale

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

Northern Boundary

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

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

Western Boundary

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

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

Southern Boundary

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

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

Eastern Boundary

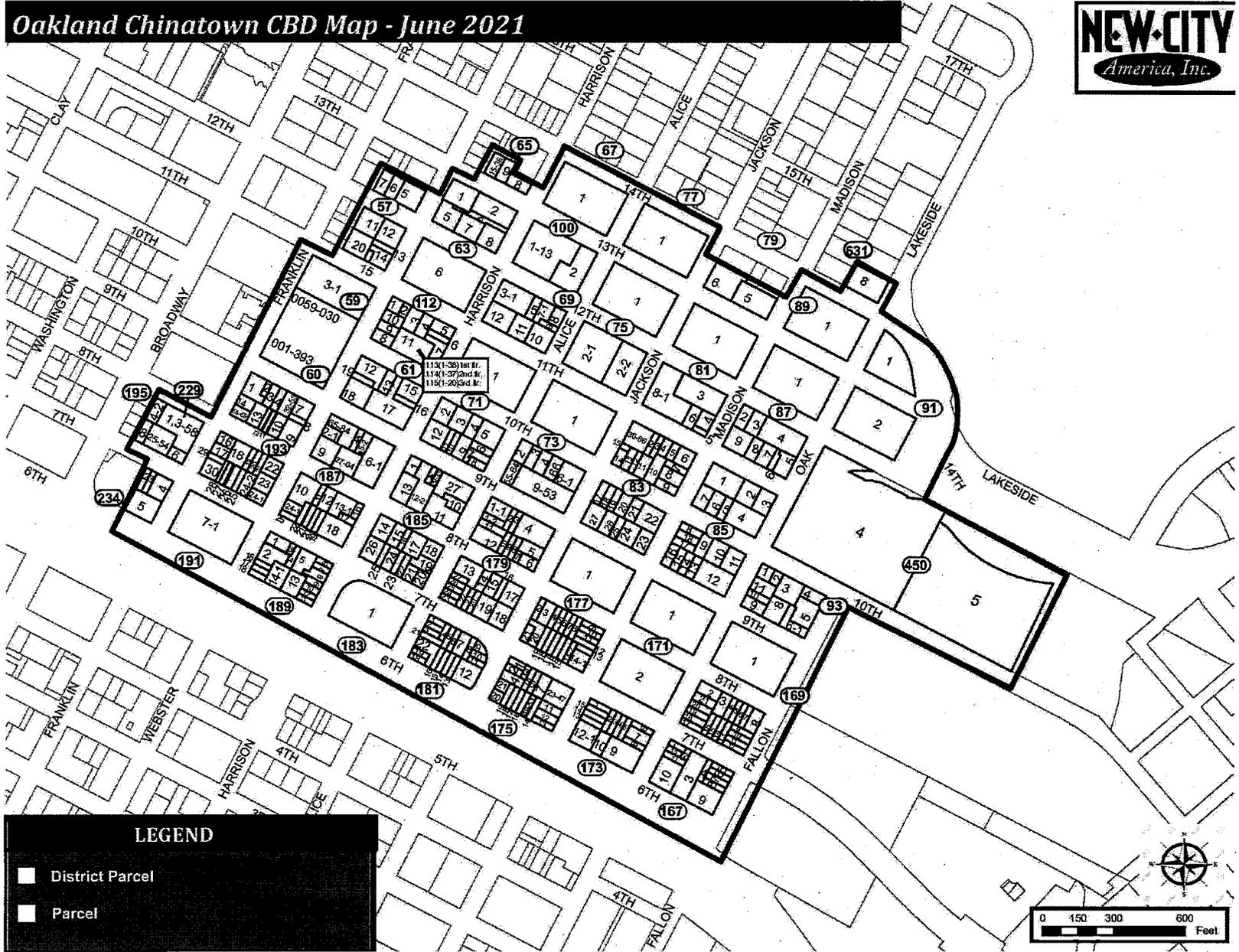
The eastern boundary of the CBD begins at the parcel at the intersection of Fallon and 6th Street, parcel number 001-167-009 and continues northward on the west side of Fallon Street up to the intersection of 10th Street and Fallon Street. (Does not include any frontage around Laney College). The eastern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

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

Summation

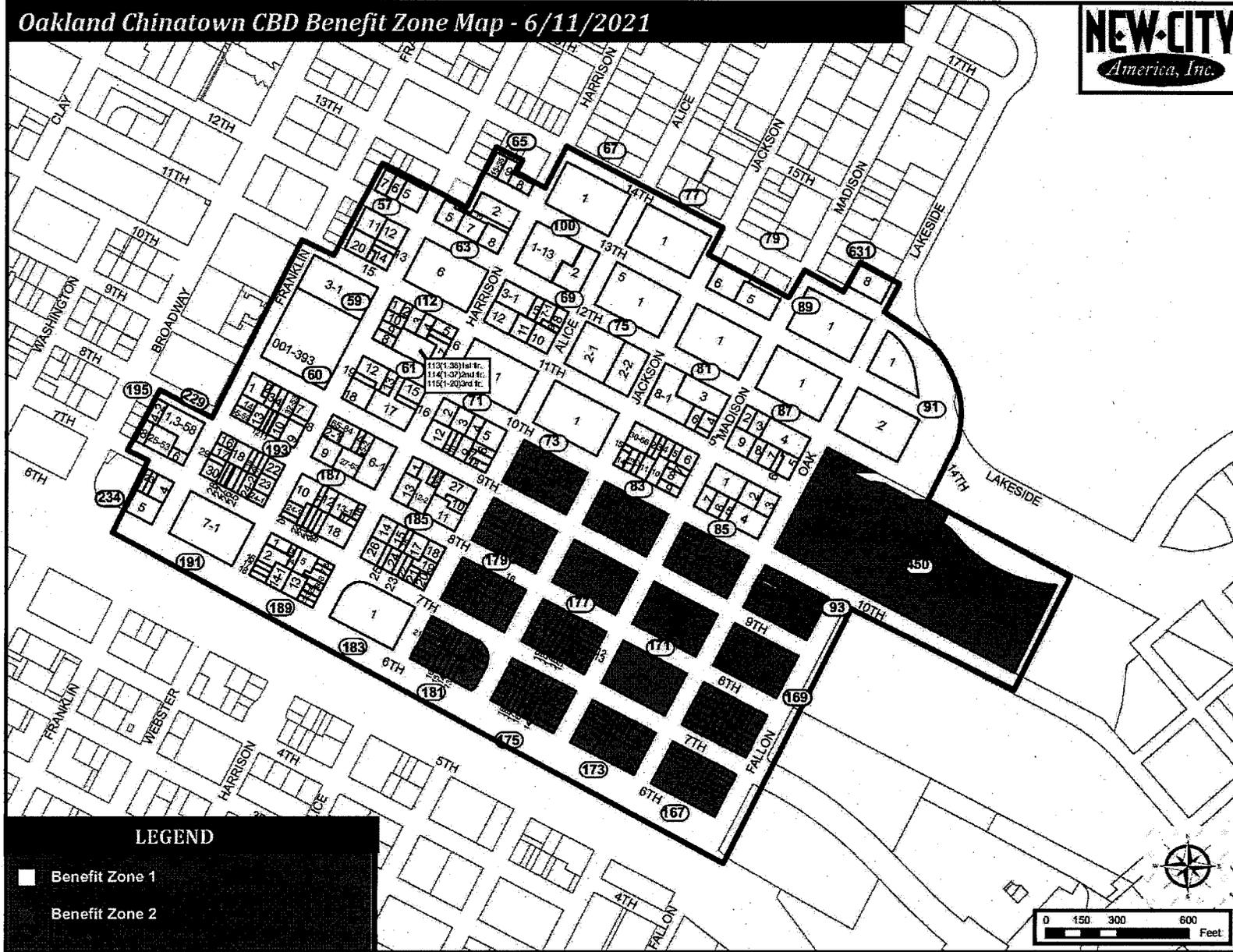
A list of all parcels included in the proposed Oakland Chinatown CBD are shown as Appendix 1, attached to this report identified by their respective Alameda County assessor parcel numbers. The boundary of the proposed Oakland Chinatown CBD is shown on the map to be found on pages 15 and 16 of this report. All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Management District Plan. All Oakland Chinatown CBD funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District.

Oakland Chinatown CBD Map - June 2021



15

Oakland Chinatown CBD Benefit Zone Map - 6/11/2021



LEGEND

- Benefit Zone 1
- Benefit Zone 2

Section 3

District Improvement and Activity Plan

Explanation of Special Benefit Services

All of the improvements and activities detailed below are provided only to properties within the boundaries of the Oakland Chinatown CBD, as the improvements and activities will provide special benefits to the owners of these properties.

The City will continue to provide *general benefit services* from the general fund in Chinatown which will include public safety programs, street sweeping, tree trimming, roadwork repairs, sidewalk repair, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from Chinatown unless they are withdrawn by an equal frequency City wide. ***The CBD funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of Oakland.***

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the properties within the District to support increased commerce, business attraction and retention, to retain and increase commercial property rentals, attract new residential developments, enhance safety and cleanliness in the District, improve District identity, and eventually fund specialized beautification and enhanced services for the property owners, businesses, visitors and residents within the District.

Special Benefit Budget Category Analysis

This Plan gives property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Oakland's Chinatown evolves, services that are needed one year may not be needed the next. Therefore, "bundles" or categories of special benefit funding have been created and divided into four broad categories – Civil Sidewalks, District Identity and Placemaking, Administration and Contingency. The bundles are allocated funding percentages with the flexibility to prioritize or minimize a service within each bundle.

The bundles or categories of services and their percentages represent the service plan the Chinatown property owners will be voting on when the Chinatown CBD comes up for a mail ballot later this summer.

The proposed "bundles" of special benefit services are listed below and are supplemental to current City services.

CIVIL SIDEWALKS

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

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

DISTRICT IDENTITY AND PLACEMAKING

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

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

ADMINISTRATION/PROGRAM MANAGEMENT

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

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

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

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

- Delinquencies, City/County fees, reserves

METHOD OF FINANCING

The financing of the Oakland Chinatown CBD is based upon the levy of special assessments upon real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage on all sides excluding alleys
- Lot size or the footprint of the parcel
- Building square footage. (with deductions made for internal, private parking structures within a building)
- Current and future residential condominiums that will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determined assessments based upon the anticipated based upon the current land uses:

1. Single family residential parcels regardless of Benefit Zone location, will be assessed for linear frontage, on all sides, only.
2. Residential condominiums will be assessed for their specific parcel building square footage only.
3. Multi-Residential units with 4 units or less will be assessed for linear frontage on all sides in Benefit Zone 2 only.
4. All public and ecumenically owned and operated parcels will be assessed for linear frontage and lot size only.
5. The Oakland Museum and Kaiser Convention Center, (both owned by the City of Oakland and leased to third parties), which are in Benefit zone 2, will have their assessments applied to their massive building square footage and linear frontages, as well as lot size that matches their building footprint.
6. Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or .10 per building square foot regardless of the benefit zone location. Those buildings though will pay full

linear frontage and full lot size costs but will be paying only \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full building assessment costs based upon their benefit zone. *It will be up to the individual property owners to identify all legally assigned affordable housing building square footage, either to the consultant writing this plan or the district management corporation once the CBD has been approved.*

Data and Benefit Zones

There are 1,116 individual parcels owned by 858 property owners in the proposed Oakland Chinatown Community Benefit District.

The data that was obtained by Alameda County as well as input from the various property owners in Chinatown have yielded the following information which is to be used as the basis for the generation of revenue to fund the special benefits outlined in this Management Plan. That data, as of July 22, 2021, is as follows:

- 1,453 in linear frontage for single family residences.*
- 333,164 in building square footage for residential condominiums*
- 3,055,299 in building square footage overall*
- 2,982,893 in lot size*
- 47,725 linear feet in linear frontage*

Costs

The costs per parcel are based upon the five factors listed on page 19. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

Proposed First Year Chinatown CBD Budget - 2020

Category of Special Benefit Services	Annual Amount First Year	Percentage of total budget
Civil Sidewalks	\$809,000	66%
District Identity/Placemaking	\$171,000	14%
Administration	\$184,000	15%
Contingency	\$61,983	5%
Total	\$ 1,225,983	100%

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$ 0.20	\$0.15
Lot size	\$ 0.15	\$0.08
Linear Frontage	\$ 5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Unit Residential with 4 units or less Linear Frontage Only		\$5.00

Reimbursement of Formation Funds

This plan authorizes the repayment of formation funds advanced by Chinatown stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, the Assessment Engineers report, the petition drive and the balloting process to be conducted by the City of Oakland. An amount not to exceed \$120,000 shall be reimbursed to those property owners who invested in this process, and they shall be repaid within the first three years after the formation of the district, based upon request and need.

Cap

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to profitable land uses, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur due to changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums, offices, visitor related buildings.

Bonds

The District will not issue any bonds related to any program.

Operating Budget

A projected operating budget, based upon the local enabling ordinance, has a ten-year term. New City America has listed the maximum percentage of allowable annual increases based upon the current data within the district, with the following assumptions:

- Assessments *may be subject to annual increase*, based upon the action of the new District management corporation Board, not to exceed 5% per year.

- Changes in land use, demolition of existing buildings, and new development will occur and will change the improvements to that parcel, normally due to redevelopment of the site and the addition of new building square footage which shall be assessed based upon the provisions laid out in this Management Plan.

The budget for specific programs may be reallocated within each budget category by up to 10% during the term of the District. The Management Corporation Board may alter the budget based upon service needs and such changes shall be included in the Annual report and submitted to the Oakland City Council for review and approval.

Ten-Year Projection of Maximum Assessment for the Oakland Chinatown CBD

	Civil Sidewalks	District Identity	Administration	Contingency	TOTAL
Y1	\$ 809,000.00	\$ 171,000.00	\$ 184,000.00	\$ 61,983.00	\$ 1,225,983.00
Y2	\$ 849,450.00	\$ 179,550.00	\$ 193,200.00	\$ 65,082.15	\$ 1,287,282.15
Y3	\$ 891,922.50	\$ 188,527.50	\$ 202,860.00	\$ 68,336.26	\$ 1,351,646.26
Y4	\$ 936,518.63	\$ 197,953.88	\$ 213,003.00	\$ 71,753.07	\$ 1,419,228.57
Y5	\$ 983,344.56	\$ 207,851.57	\$ 223,653.15	\$ 75,340.72	\$ 1,490,190.00
Y6	\$ 1,032,511.78	\$ 218,244.15	\$ 234,835.81	\$ 79,107.76	\$ 1,564,699.50
Y7	\$ 1,084,137.37	\$ 229,156.35	\$ 246,577.60	\$ 83,063.15	\$ 1,642,934.47
Y8	\$ 1,138,344.24	\$ 240,614.17	\$ 258,906.48	\$ 87,216.31	\$ 1,725,081.20
Y9	\$ 1,195,261.45	\$ 252,644.88	\$ 271,851.80	\$ 91,577.12	\$ 1,811,335.26
Y10	\$ 1,255,024.53	\$ 265,277.12	\$ 285,444.39	\$ 96,155.98	\$ 1,901,902.02

Notes:

- Assumes a possible 5% maximum yearly increase on all budget items, if approved annually by the District Management Corporation Board of Directors
- Any accrued interest or delinquent payments will be expended in the above categories.

Section 4 Assessment Methodology

The proposed Oakland Chinatown CBD is a property-based special benefit assessment district being established pursuant to the Oakland local enabling ordinance. Due to the special benefit nature of assessments levied within a CBD, program costs are to be distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected.

The state constitution refers to the requirement that relative benefit received from CBD funded programs and activities be used to determine the amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

General vs. Special Benefits

As provided by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. "Special Benefit" as defined by the California State Constitution, Article XIII (d), means "*a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.*" For the purposes of this analysis, "General Benefits" are benefits provided within Chinatown that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other city parcels receive.

General benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. "At large" means not limited to any particular person – and means all members of the public - including those who live, work, and shop within the district - and not simply transient visitors.

The property uses within the boundaries of the proposed Oakland Chinatown CBD which will receive special benefits from CBD funded programs and services are currently a mix of retail, service, office, religious, residential, public visitor related, cultural and parking. Services, programs and improvements provided by the Oakland Chinatown CBD are primarily designed to provide special benefits to identified parcels within the boundaries of the District.

Parcels that receive the special benefit programs, services and improvements outlined in this Management District Plan will attract more customers, employees, tenants and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, occupancies, and rental income, and for future residents, make Chinatown more walkable, attractive and livable. These benefits are particular and distinct in that they are not provided to non-assessed parcels within or outside of the District. Because these

programs, services and improvements will only be provided to each individual assessed parcel within the Oakland Chinatown CBD boundaries, these programs, services and improvements will constitute "special benefits."

Existing City of Oakland services will not be replaced or duplicated by the Oakland Chinatown CBD funded services. The purpose of this District is to fund supplemental programs, improvements and services within the Chinatown boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The assessments to be levied on parcels within the Oakland Chinatown CBD are for services, programs and improvements directly benefiting each individual parcel within this area and support increased cleanliness, commerce, business attraction and retention, increased commercial property rental income and improved District identity. No CBD funded services, activities or programs will be provided beyond the Chinatown CBD boundaries.

While every attempt is made to provide CBD services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution, Article XIII (d), was amended via Proposition 218 to provide that general benefits exist, either by design or unintentionally, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business or residing within the District or interest in the District itself. Empirical assessment engineering analysis throughout California has found that general benefits within a given similar special benefit district tend to range from 1-5% of the total costs.

There are three methods that have been used by the Oakland Chinatown CBD Assessment Engineer for determining general and special benefit values within assessment districts:

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

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

Oakland Chinatown CBD Programs and Improvements

The total special and general benefit program activities and budget allocations that will be provided to each individual parcel assessed in the proposed Oakland Chinatown CBD are shown in the chart below:

Total Year 1 – 2022 Special + General Benefit Costs

Table 4-A

Category of Special Benefit Services	Year 1 Annual Amount (assessments to fund special benefits)	Year 1 Non-Assessment Costs (general benefits ratio)	Year 1 Total Costs (special and general benefits)	% of Total
Civil Sidewalks	\$809,000	\$ 16,510	\$ 825,510	66%
District Identity/Placemaking	\$ 171,000	\$ 3,490	\$ 174,490	14%
Administration	\$ 184,000	\$ 3,755	\$ 187,755	15%
Contingency	\$ 61,983	\$ 1,265	\$ 63,248	5%
Total	\$ 1,225,983.00	\$ 25,020.00	\$1,251,003.00	100%

All program costs associated with general benefits will be derived from sources or credits other than CBD assessments. Sample "other" revenue sources can be derived from special events, grants, volunteer hours and must simply equal a total of \$ 25,020 per year which would equal the general benefit cost of 2% of the computed total CBD cost of \$ 1,251,003 from the table above. Here, program costs are spread among property variables that are common to each parcel include linear frontage, lot or parcel size and building square footage, and residential condominium parcels and benefit zone. Assessed valuation cannot be used as the basis for revenue generation in the state of California since Proposition 13 sets the assessed valuation at the time of purchase of the parcel, therefore adjacent parcels may be similar in size, but have different assessed valuations. We must therefore spread the assessments among the consistent factors of each parcel, based upon 2021 data.

Benefit Zones

State law and the State constitution, Article XIII D require that special assessments be levied according to the special benefit each individual parcel receives. There are two benefit zones in the proposed Oakland Chinatown CBD.

Assessable Data in the Oakland Chinatown CBD

Table 4-B

Benefit Zone	Building Sq. Ft.	Lot SF	Linear frontage
1	2,213,079	1,992,114	30,941
2	842,220	990,779	16,784
Single Family Residential	NA	NA	1,453
Residential Condos	333,164	NA	NA
Total	3,388,463	2,982,893	49,178

Assessment District Revenue Generation in Fiscal Year 2022 from Each Assessable Property Variable:

Table 4 - C

Property Variable	Total Revenue Generated	Percentage of budget
Building Sq. Ft.	\$568,949	46%
Lot Sq. Ft.	\$378,079	32%
Linear Frontage	\$205,057	16%
Residential Condos Bldg. Sq. Ft.	\$66,632	5%
Single Family Residential/ Linear Frontage Only	\$7,265	1%
Total	\$ 1,225,983	100%

Annual Costs per property variable and Benefit Zone, first year, FY 2022

Table 4 - D

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$ 0.20	\$0.15
Lot size	\$ 0.15	\$0.08
Linear Frontage	\$ 5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Unit Residential with 4 units or less Linear Frontage Only		\$5.00

Explanation of Costs

Benefit Zone 1 parcels will be assessed at a higher rate since they will have the highest frequency of Civil Sidewalks and District Identity services due to the amount of foot traffic in and around the parcels in the western and northern areas of the District. Benefit Zone 1 properties are the historic core of Oakland's Chinatown dating back almost 100 years built around Broadway. Zone 1 properties which include retail, restaurants, residential, office, hotel and warehouses are in a dramatic stage of transition with new residential developments replacing former industrial and warehouse parcels. These parcels will benefit the most from the CBD special benefit services, therefore their assessments have been set to fund the costs of services to these parcels.

Benefits Zone 2 parcels represent the peripheral blocks in the southeastern portion of the district, in and around the BART station. The predominant uses of Benefit Zone 2 parcels are as single-family residential units, the BART station and related parking lot, the Oakland Museum and the Kaiser Convention Center. The costs in Benefit Zone 2 are lower than that of Benefit Zone 1 due to the lack of density in this portion of the district and the lack of intense pedestrian activity that is found in Benefit Zone 1 properties.

Single Family residential units on their own parcels, throughout the district will be assessed for linear frontage only due to the fact that the only special benefit services there will be receiving are cleaning services surrounding their properties.

Multi-Family Residential with 4 units or less in Benefit Zone 2 will be assessed for linear frontage only due to the fact that the only special benefit services there will be receiving are cleaning service surrounding their properties.

Legally mandated affordable housing apartments will be assessed at the rate of \$0.10 per square foot for those portions of the building that are dedicated to this affordable housing use. These buildings though will pay the full cost of lot size and linear frontage based upon their location in one of the two benefit zones.

Linear Frontage Defined

Individual parcels will be assessed for all sides of each parcel fronting on a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive Civil Sidewalks special benefit services based upon the frequency of services articulated in this plan, linear front footage data was obtained from the County Assessor's parcel maps.

Building Square Footage Defined

Building square footage is defined as gross building square footage throughout the Oakland Chinatown CBD. The percentage of building square footage that is dedicated to private or internal tenant parking needs may be deducted from the gross building square footage, based upon documentation provided by the parcel owner. Apartment buildings within the boundaries of the Oakland Chinatown CBD will be assessed as commercial buildings since there is a landlord/tenant relationship in that property. Legally mandated affordable housing apartments will pay \$0.10 per square foot for their building square footage dedicated to this affordable housing use.

Lot Square Footage Defined

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor's parcel maps.

Commercial Condominium Parcels Defined

Ground floor commercial condominiums will be treated as independent "mini" commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment, based upon which geographic benefit zone they are within.

Current and Future Residential Condominium Unit Parcels Defined

Current and future residential condominium units building square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the other commercial parcels within the Oakland Chinatown CBD. Unlike the other commercial parcels in the district, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Current and future residential condominium parcels are assessed as a separate category. These residential condominium individual parcels will be assessed *for their building square footage only at the rate of \$0.20 per square foot per year for the first year of the CBD, or possibly higher if assessments have been increased annually as provided in this plan and completed in future years.* The rationale for assessing future residential condominiums only for the building square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, market rate apartment rental buildings as well as legally mandated affordable units due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condominium buildings where individual property owners own separate "air space parcels" on a single floor. Future residential apartment buildings can be bought or sold just as like commercial buildings whereas residential condominium individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condominium owners based upon "separate interests" (i.e., ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condominium unit owners demonstrate greater care for their property and concerns about quality of life issues due to their investment in real estate.*

3. *Residential owners and have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condominium owners are required to contribute to legally established Homeowners Associations to oversee building maintenance, tenants are not.*
5. *Residential tenants may have their dwelling units sold or have their rent raised arbitrarily due the lack of ownership of their residential units.*

The assessment methodology has been written to confer special benefits to current and future residential condominium individual assessed parcels since future residential condominium owners have unique expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest. The future residential condominiums' special assessment methodology ensures that a fund will be established to maintain high levels of special benefit services that apply directly and proportional to the blocks that demand virtually seven days per week, 365 days per year special benefits.

Exemptions or Reductions in Rates

Under this Management Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits due to the establishment of a property assessment district shall be exempted from payment. This Plan acknowledges the special benefit impact that CBD assessments may have on various land uses within the boundaries of the District. Please see the explanation of costs on page 28 and 29 to understand the reduction in various rate per Benefit Zone or land uses.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitution Article XIII D, Section 2(i), "Special Benefit," means a and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable, and these benefits must be separated from any general benefits. Properties are assessed as defined on the County Assessor's most current parcel maps. The preceding methodology is applied to the database of parcels within the District. The process for compiling the property database includes the following steps:

- A report was generated from data obtained from the Alameda County Tax Assessors office.
- A list of properties to be included within the District is provided in Section 7.

First Year (2022) Parcel Assessment Calculation

The annual assessment method to calculate all parcels for Benefit Zone 1 will be:

$$\begin{aligned} & \text{Total Linear Frontage X \$5.00 per foot} \\ & \quad + \\ & \text{Total Building Square footage X \$0.20 per square foot} \\ & \quad + \\ & \text{Total Lot Size x 0.15 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate all parcels for Benefit Zone 2 will be:

$$\begin{aligned} & \text{Total Linear Frontage x 3.00 per square foot} \\ & \quad + \\ & \text{Total Building Square footage X \$0.15 per square foot} \\ & \quad + \\ & \text{Total Lot Size x \$0.08 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the residential condominiums throughout the district will be:

$$\begin{aligned} & \text{Total Condo Building Square footage X \$0.20 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the single-family residential units in both Benefit Zones and multi-family residential units with 4 units or less in Benefit Zone 2, will be:

$$\begin{aligned} & \text{Total SFR or Multi-family Residential with 4 units or less is} \\ & \quad \text{Linear frontage (all sides) X \$ 5.00 per linear foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

Future Development

As a result of continued new development, the Oakland Chinatown CBD will experience the addition or subtraction of assessable commercial and residential buildings or the conversion of vacant parcels into new commercial and residential units. The Management District Plan assessment methodology will reflect any and all land use changes in the District with annual adjustments being submitted to the City, as these assessment calculation and property variable alterations occur.

Maximum Assessment

Assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the CBD District Management Corporation and will vary between 0% and 5% in any given year. The maximum the assessments may be increased is 5% over the previous fiscal year's base assessments. The absence of increase in any given year does not give the District Management Corporation the authority to accumulate increases above 5% in any successive year. The following projections illustrate a potential 5% annual increase.

**Maximum Assessments by Property Variable
Table 4 – E**

Projected Assessments – Benefit Zone 1

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Bldg. Sq. Ft.	SFR Linear Frontage
Y1	\$ 0.150	\$ 5.000	\$ 0.200	\$ 0.20	\$ 5.00
Y2	\$ 0.158	\$ 5.250	\$ 0.210	\$ 0.21	\$ 5.25
Y3	\$ 0.165	\$ 5.513	\$ 0.221	\$ 0.22	\$ 5.51
Y4	\$ 0.174	\$ 5.788	\$ 0.232	\$ 0.23	\$ 5.79
Y5	\$ 0.182	\$ 6.078	\$ 0.243	\$ 0.24	\$ 6.08
Y6	\$ 0.191	\$ 6.381	\$ 0.255	\$ 0.26	\$ 6.38
Y7	\$ 0.201	\$ 6.700	\$ 0.268	\$ 0.27	\$ 6.70
Y8	\$ 0.211	\$ 7.036	\$ 0.281	\$ 0.28	\$ 7.04
Y9	\$ 0.222	\$ 7.387	\$ 0.295	\$ 0.30	\$ 7.39
Y10	\$ 0.233	\$ 7.757	\$ 0.310	\$ 0.31	\$ 7.76

Projected Assessments- Benefit Zone 2

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Bldg. Sq. Ft.	SFR Linear Frontage	MFR with 4 Units or less
Y1	\$ 0.080	\$ 3.000	\$ 0.150	\$ 0.20	\$ 5.00	\$ 5.00
Y2	\$ 0.084	\$ 3.150	\$ 0.158	\$ 0.21	\$ 5.25	\$ 5.25
Y3	\$ 0.088	\$ 3.308	\$ 0.165	\$ 0.22	\$ 5.51	\$ 5.51
Y4	\$ 0.093	\$ 3.473	\$ 0.174	\$ 0.23	\$ 5.79	\$ 5.79
Y5	\$ 0.097	\$ 3.647	\$ 0.182	\$ 0.24	\$ 6.08	\$ 6.08
Y6	\$ 0.102	\$ 3.829	\$ 0.191	\$ 0.26	\$ 6.38	\$ 6.38
Y7	\$ 0.107	\$ 4.020	\$ 0.201	\$ 0.27	\$ 6.70	\$ 6.70
Y8	\$ 0.113	\$ 4.221	\$ 0.211	\$ 0.28	\$ 7.04	\$ 7.04
Y9	\$ 0.118	\$ 4.432	\$ 0.222	\$ 0.30	\$ 7.39	\$ 7.39
Y10	\$ 0.124	\$ 4.654	\$ 0.233	\$ 0.31	\$ 7.76	\$ 7.76

Term

Under the local enabling ordinance, the District may be established for a maximum of 10 years. The district will commence on or before January 1st, 2022, and end on December 31st, 2031. The local enabling ordinance permits an annual disestablishment of the District upon submittal of a petition to the City and vote of the property owners.

Budget Adjustments

Annual budget surpluses, if any, will be rolled into the following year's budget. Assessments will be set annually. Revenues from delinquent accounts may be expended in the year they are received.

Time and Manner for Collecting Assessments

In September 2021, the Oakland Chinatown CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of Alameda. The assessments have the same lien priority and penalties for delinquent payment as the ad valorem property taxes.

Disestablishment

California Streets and Highways Code section 36670 provides for the disestablishment of a District. Provisions for annual disestablishment of the District are provided for in the local enabling ordinance. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the District, in the same method in which they petitioned the City Council to establish it.

Section 36670 of the State Streets and Highway Code states:

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

Unexpended surplus funds will be returned to property owners based upon each property owner's percentage contribution to the previous fiscal year's assessments.

Government Assessments

The Oakland Chinatown CBD Management Plan assumes that the City of Oakland, the Successor Agency, Alameda County, BART, East Bay Municipal Utility District, the Oakland Unified School District the Housing Authority, and any other publicly owned parcels will pay assessments for the public property they own within the boundaries of the District as per the methodology within this plan. Article XIII D, Section 4 of the California Constitution was added in November of 1996 to provide that such publicly owned parcels are not exempt from such assessments:

Table 4 - F
Government Owned Parcels in the Oakland Chinatown CBD

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0075-002-01	COUNTY OF ALAMEDA	1	235 12TH ST	\$8,357.45	0.682%
002 -0075-002-02	COUNTY OF ALAMEDA	1	1111 JACKSON ST	\$5,647.20	0.461%
002 -0081-001-00	COUNTY OF ALAMEDA	1	165 13TH ST	\$14,035.55	1.145%
002 -0087-001-00	COUNTY OF ALAMEDA	1	1221 OAK ST	\$14,104.25	1.150%
002 -0087-002-00	COUNTY OF ALAMEDA	1	149 12TH ST	\$1,500.00	0.122%
002 -0087-004-00	COUNTY OF ALAMEDA	1	125 12TH ST	\$4,300.00	0.351%
002 -0087-008-00	COUNTY OF ALAMEDA	1	130 11TH ST	\$1,012.50	0.083%
002 -0087-009-00	COUNTY OF ALAMEDA	1	140 11TH ST	\$2,500.00	0.204%
002 -0091-002-00	COUNTY OF ALAMEDA	1	1225 FALLON ST	\$13,765.25	1.123%
002 -0631-008-00	COUNTY OF ALAMEDA	1	1401 LAKESIDE DRIVE	\$3,523.10	0.287%
			Total	\$68,745.30	5.607%
001 -0177-001-00	CITY OF OAKLAND	2	163 9TH ST	\$7,809.04	0.637%
001 -0179-001-01	CITY OF OAKLAND	2	822 ALICE ST	\$1,069.92	0.087%
001 -0179-001-02	CITY OF OAKLAND	2	ALICE ST	\$329.92	0.027%
001 -0183-001-00	CITY OF OAKLAND	1	640 HARRISON ST	\$13,528.80	1.104%
002 -0060-004-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-005-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-006-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0071-001-00	CITY OF OAKLAND	1	250 10TH ST	\$14,053.85	1.146%
002 -0089-001-00	CITY OF OAKLAND	1	125 14TH ST	\$12,465.50	1.017%
002 -0091-001-00	CITY OF OAKLAND	1	OAK ST	\$6,829.65	0.557%
002 -0100-002-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-003-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-005-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-011-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$4,041.10	0.330%
018 -0450-004-00	CITY OF OAKLAND	2	1000 OAK ST	\$43,225.00	3.526%
			Total	\$103,352.78	8.430%
001 -0167-003-00	BART REAL ESTATE DEPT	2	7TH ST	\$2,834.80	0.231%
001 -0169-001-00	BART REAL ESTATE DEPT	2	9TH ST	\$7,809.04	0.637%
001 -0171-001-00	BART REAL ESTATE DEPT	2	MADISON ST	\$7,809.04	0.637%
001 -0171-002-00	BART REAL ESTATE DEPT	2	8TH ST	\$13,134.04	1.071%
			Total	\$31,586.92	2.576%

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002-0071-002-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$2,000.00	0.163%
002-0071-003-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$1,499.85	0.122%
002-0071-010-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002-0071-011-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002-0071-012-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	HARRISON ST	\$2,396.10	0.195%
002-0073-001-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$14,093.90	1.150%
			Total	\$20,987.75	1.712%
002-0059-003-01	EAST BAY MUNICIPAL UTILITY DISTRICT	1	11TH ST	\$10,033.70	0.818%
			Total	\$10,033.70	0.818%

Section 5

District Rules and Regulations and Governance

There are no specific rules and regulations prescribed for the proposed Oakland Chinatown Community Benefit District Management Corporation except that it will adhere to the open meeting and open records provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the CBD assesseses and the public at large as is reasonably possible.

Pursuant to Article V and Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of Oakland and will oversee the day-to-day implementation of services as defined in the Management District Plan.

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Sts. & Hy. Code § 36612.)

A new Oakland Chinatown CBD District Management Corporation (501c3), will be established once the district has been formed and shall serve in the capacity of the Owners Association consistent with State Statute and the local enabling ordinance.

Section 6

Implementation Timetable

The Oakland Chinatown CBD is expected to be established and begin assessing benefiting parcels as of the second fiscal year quarter of 2022. Due to the timing of revenue collection by the City of Oakland (for the first year of operation) and the need to establish the contract between the Owners' Association and the City of Oakland, implementation of the Management District Plan and the delivery of services is scheduled to commence in or around the winter of 2022.

Section 7 Assessment Roll of Properties Included

APN	Annual Assessment				
001-0167-001-00	\$450.00	001-0173-009-00	\$6,086.10	001-0175-049-00	\$123.60
001-0167-002-00	\$75.00	001-0173-010-00	\$550.00	001-0175-050-00	\$278.00
001-0167-003-00	\$2,834.80	001-0173-012-01	\$2,810.00	001-0175-051-00	\$282.80
001-0167-004-00	\$75.00	001-0173-013-00	\$125.00	001-0177-001-00	\$7,809.04
001-0167-005-00	\$1,377.85	001-0173-014-00	\$125.00	001-0177-002-00	\$375.00
001-0167-006-00	\$125.00	001-0173-015-00	\$125.00	001-0177-003-00	\$150.00
001-0167-007-00	\$125.00	001-0175-001-00	\$525.00	001-0177-004-00	\$125.00
001-0167-008-00	\$75.00	001-0175-002-00	\$150.00	001-0177-005-00	\$532.85
001-0167-009-00	\$125.00	001-0175-003-00	\$75.00	001-0177-006-00	\$125.00
001-0167-010-00	\$125.00	001-0175-004-00	\$120.00	001-0177-007-00	\$633.05
001-0167-011-00	\$75.00	001-0175-005-00	\$125.00	001-0177-008-00	\$75.00
001-0167-012-00	\$215.00	001-0175-006-00	\$75.00	001-0177-009-00	\$1,381.70
001-0169-001-00	\$7,809.04	001-0175-007-00	\$1,274.50	001-0177-010-00	\$75.00
001-0169-002-00	\$1,329.10	001-0175-011-00	\$114.00	001-0177-011-00	\$848.90
001-0169-003-00	\$2,050.00	001-0175-012-00	\$114.00	001-0177-012-00	\$643.25
001-0169-004-00	\$747.50	001-0175-013-00	\$375.00	001-0177-013-00	\$225.00
001-0169-005-00	\$1,112.45	001-0175-014-00	\$125.00	001-0177-014-01	\$1,525.23
001-0169-006-00	\$125.00	001-0175-016-00	\$75.00	001-0177-014-02	\$75.00
001-0169-007-00	\$125.00	001-0175-017-00	\$125.00	001-0177-015-00	\$125.00
001-0169-008-00	\$1,521.70	001-0175-018-00	\$75.00	001-0177-016-00	\$125.00
001-0169-009-00	\$125.00	001-0175-019-00	\$75.00	001-0177-017-00	\$125.00
001-0169-010-00	\$125.00	001-0175-020-00	\$150.00	001-0177-018-00	\$125.00
001-0169-011-00	\$125.00	001-0175-021-00	\$246.00	001-0177-019-00	\$125.00
001-0169-012-00	\$1,073.15	001-0175-022-00	\$181.00	001-0177-020-00	\$1,297.50
001-0169-013-00	\$75.00	001-0175-023-00	\$246.00	001-0177-021-00	\$360.00
001-0169-014-00	\$125.00	001-0175-024-00	\$166.80	001-0179-001-01	\$1,069.92
001-0169-015-00	\$75.00	001-0175-025-00	\$123.20	001-0179-001-02	\$329.92
001-0169-016-00	\$75.00	001-0175-026-00	\$123.20	001-0179-002-00	\$275.00
001-0169-017-00	\$575.00	001-0175-027-00	\$181.00	001-0179-003-00	\$275.00
001-0169-018-00	\$87.00	001-0175-028-00	\$181.00	001-0179-004-00	\$1,895.00
001-0169-019-00	\$145.00	001-0175-029-00	\$123.20	001-0179-005-00	\$2,187.05
001-0169-020-00	\$90.00	001-0175-030-00	\$123.20	001-0179-006-00	\$375.00
001-0169-021-00	\$111.00	001-0175-031-00	\$181.00	001-0179-007-00	\$75.00
001-0171-001-00	\$7,809.04	001-0175-032-00	\$166.80	001-0179-008-00	\$275.00
001-0171-002-00	\$13,134.04	001-0175-033-00	\$123.20	001-0179-009-00	\$275.00
001-0173-001-00	\$625.00	001-0175-034-00	\$123.20	001-0179-010-00	\$275.00
001-0173-002-00	\$125.00	001-0175-035-00	\$181.00	001-0179-011-00	\$155.00
001-0173-003-00	\$125.00	001-0175-036-00	\$181.00	001-0179-012-00	\$1,274.48
001-0173-004-00	\$125.00	001-0175-037-00	\$123.20	001-0179-013-00	\$1,484.00
001-0173-005-00	\$125.00	001-0175-038-00	\$181.00	001-0179-014-00	\$114.00
001-0173-006-00	\$375.00	001-0175-039-00	\$181.00	001-0179-015-00	\$550.00
001-0173-007-00	\$150.00	001-0175-040-00	\$240.00	001-0179-016-00	\$75.00
001-0173-008-00	\$75.00	001-0175-041-00	\$211.20	001-0179-017-00	\$2,698.20
		001-0175-042-00	\$181.00	001-0179-018-00	\$2,194.95
		001-0175-043-00	\$181.00	001-0179-019-00	\$2,088.90
		001-0175-044-00	\$123.20	001-0179-020-00	\$75.00
		001-0175-045-00	\$123.20		
		001-0175-046-00	\$181.00		

001-0179-022-00	\$125.00	001-0185-032-00	\$266.80	001-0187-057-00	\$132.60
001-0179-023-00	\$500.00	001-0185-033-00	\$266.80	001-0187-058-00	\$132.60
001-0179-024-00	\$125.00	001-0187-002-01	\$2,352.05	001-0187-059-00	\$166.60
001-0179-025-00	\$75.00	001-0187-004-00	\$1,149.60	001-0187-060-00	\$118.60
001-0179-026-00	\$125.00	001-0187-005-02	\$1,314.65	001-0187-061-00	\$132.60
001-0179-027-00	\$125.00	001-0187-006-01	\$14,834.00	001-0187-062-00	\$127.20
001-0181-001-00	\$300.00	001-0187-009-00	\$8,419.30	001-0187-063-00	\$165.80
001-0181-002-00	\$125.00	001-0187-010-00	\$6,596.65	001-0187-065-00	\$341.25
001-0181-003-00	\$75.00	001-0187-011-00	\$1,455.00	001-0187-066-00	\$178.60
001-0181-004-00	\$75.00	001-0187-012-00	\$2,780.00	001-0187-067-00	\$417.20
001-0181-005-00	\$125.00	001-0187-013-01	\$1,697.50	001-0187-068-00	\$174.80
001-0181-006-00	\$75.00	001-0187-016-00	\$1,888.20	001-0187-069-00	\$0.00
001-0181-007-00	\$1,255.00	001-0187-017-00	\$941.50	001-0187-070-00	\$174.80
001-0181-008-00	\$75.00	001-0187-018-00	\$4,706.00	001-0187-071-01	\$190.00
001-0181-009-00	\$937.88	001-0187-019-00	\$2,191.00	001-0187-071-02	\$186.00
001-0181-010-00	\$93.00	001-0187-020-00	\$1,940.00	001-0187-071-03	\$178.00
001-0181-011-00	\$75.00	001-0187-021-00	\$500.00	001-0187-072-00	\$561.05
001-0181-012-00	\$2,584.55	001-0187-022-00	\$500.00	001-0187-073-00	\$133.20
001-0181-013-00	\$600.65	001-0187-024-01	\$2,901.50	001-0187-074-00	\$210.00
001-0181-014-00	\$650.00	001-0187-025-00	\$1,434.85	001-0187-075-00	\$0.00
001-0181-015-00	\$75.00	001-0187-027-00	\$778.50	001-0187-076-00	\$233.10
001-0181-016-00	\$75.00	001-0187-028-00	\$676.30	001-0187-077-00	\$210.00
001-0181-018-00	\$300.00	001-0187-029-00	\$653.20	001-0187-078-00	\$349.40
001-0181-019-00	\$75.00	001-0187-030-00	\$645.50	001-0187-079-00	\$126.60
001-0181-021-00	\$75.00	001-0187-031-00	\$410.30	001-0187-080-00	\$169.60
001-0181-022-00	\$375.00	001-0187-032-00	\$139.60	001-0187-081-00	\$0.00
001-0183-001-00	\$13,528.80	001-0187-033-00	\$97.80	001-0187-082-00	\$187.60
001-0185-001-00	\$2,687.50	001-0187-034-00	\$129.00	001-0187-083-00	\$172.00
001-0185-004-00	\$1,139.00	001-0187-035-00	\$142.00	001-0187-084-00	\$0.00
001-0185-010-00	\$1,659.05	001-0187-036-00	\$196.20	001-0189-001-00	\$5,500.00
001-0185-011-00	\$3,588.35	001-0187-037-00	\$152.20	001-0189-002-00	\$1,275.00
001-0185-012-02	\$2,343.75	001-0187-038-00	\$147.00	001-0189-003-00	\$312.50
001-0185-013-00	\$2,652.25	001-0187-039-00	\$264.00	001-0189-004-00	\$889.50
001-0185-014-00	\$2,243.60	001-0187-040-00	\$136.20	001-0189-005-00	\$1,947.45
001-0185-015-00	\$2,000.00	001-0187-041-00	\$132.60	001-0189-006-00	\$781.25
001-0185-016-00	\$1,665.20	001-0187-042-00	\$132.60	001-0189-007-00	\$406.25
001-0185-017-00	\$1,500.00	001-0187-043-00	\$166.60	001-0189-008-00	\$1,152.85
001-0185-018-00	\$4,857.50	001-0187-044-00	\$118.60	001-0189-009-00	\$525.00
001-0185-019-00	\$2,203.90	001-0187-045-00	\$127.20	001-0189-010-00	\$933.10
001-0185-020-00	\$2,256.00	001-0187-046-00	\$127.20	001-0189-011-00	\$125.00
001-0185-021-00	\$1,460.60	001-0187-047-00	\$165.80	001-0189-012-00	\$1,436.45
001-0185-022-00	\$1,016.80	001-0187-048-00	\$136.20	001-0189-013-00	\$2,684.00
001-0185-023-00	\$1,005.20	001-0187-049-00	\$132.60	001-0189-014-01	\$2,700.00
001-0185-024-00	\$1,802.40	001-0187-050-00	\$132.60	001-0189-016-00	\$1,531.25
001-0185-025-00	\$500.00	001-0187-051-00	\$166.60	001-0189-017-00	\$125.00
001-0185-026-00	\$2,000.00	001-0187-052-00	\$118.60	001-0189-018-00	\$1,206.65
001-0185-027-00	\$5,100.00	001-0187-053-00	\$127.20	001-0191-007-01	\$25,486.20
001-0185-029-00	\$65.00	001-0187-054-00	\$127.20	001-0193-001-00	\$5,440.00
001-0185-030-00	\$266.80	001-0187-055-00	\$165.80	001-0193-002-00	\$970.00
001-0185-031-00	\$266.80	001-0187-056-00	\$136.20	001-0193-003-00	\$1,502.50

001-0193-004-00	\$1,793.60	001-0195-004-02	\$980.00	001-0229-021-00	\$136.20
001-0193-007-00	\$4,607.15	001-0195-006-00	\$3,437.50	001-0229-022-00	\$136.20
001-0193-008-00	\$1,306.25	001-0195-008-00	\$740.00	001-0229-023-00	\$136.20
001-0193-009-00	\$4,741.00	001-0195-025-00	\$4,502.50	001-0229-024-00	\$130.80
001-0193-010-00	\$2,250.00	001-0195-026-00	\$249.00	001-0229-025-00	\$173.40
001-0193-011-00	\$966.40	001-0195-027-00	\$193.60	001-0229-026-00	\$136.40
001-0193-012-00	\$936.00	001-0195-028-00	\$195.40	001-0229-027-00	\$136.40
001-0193-013-00	\$2,964.00	001-0195-029-00	\$267.20	001-0229-028-00	\$136.40
001-0193-014-00	\$1,562.50	001-0195-030-00	\$759.00	001-0229-029-00	\$136.40
001-0193-016-00	\$1,935.10	001-0195-031-00	\$135.60	001-0229-030-00	\$136.40
001-0193-017-00	\$2,252.50	001-0195-032-00	\$137.00	001-0229-031-00	\$135.80
001-0193-018-00	\$4,420.00	001-0195-033-00	\$140.40	001-0229-032-00	\$200.80
001-0193-019-00	\$1,850.00	001-0195-034-00	\$131.60	001-0229-033-00	\$170.00
001-0193-020-00	\$1,875.00	001-0195-035-00	\$219.20	001-0229-034-00	\$114.40
001-0193-021-00	\$2,441.20	001-0195-036-00	\$147.40	001-0229-035-00	\$136.20
001-0193-022-00	\$3,785.75	001-0195-037-00	\$234.20	001-0229-036-00	\$136.20
001-0193-023-00	\$3,318.75	001-0195-038-00	\$135.20	001-0229-037-00	\$136.20
001-0193-024-01	\$2,059.10	001-0195-039-00	\$137.00	001-0229-038-00	\$130.80
001-0193-024-02	\$1,000.00	001-0195-040-00	\$140.40	001-0229-039-00	\$152.00
001-0193-025-00	\$1,428.60	001-0195-041-00	\$0.00	001-0229-040-00	\$136.40
001-0193-026-00	\$1,203.20	001-0195-042-00	\$221.40	001-0229-041-00	\$136.40
001-0193-027-00	\$420.00	001-0195-043-00	\$146.40	001-0229-042-00	\$136.40
001-0193-028-00	\$320.00	001-0195-044-00	\$114.40	001-0229-043-00	\$136.40
001-0193-029-00	\$1,438.25	001-0195-045-00	\$150.20	001-0229-044-00	\$136.40
001-0193-030-00	\$3,843.75	001-0195-046-00	\$135.20	001-0229-045-00	\$135.80
001-0193-032-00	\$810.65	001-0195-047-00	\$137.00	001-0229-046-00	\$200.80
001-0193-033-00	\$865.25	001-0195-048-00	\$140.40	001-0229-048-00	\$0.00
001-0193-034-00	\$896.60	001-0195-049-00	\$129.60	001-0229-049-00	\$0.00
001-0193-035-00	\$193.00	001-0195-050-00	\$222.40	001-0229-050-00	\$0.00
001-0193-036-00	\$13.20	001-0195-051-00	\$147.00	001-0229-051-00	\$0.00
001-0193-037-00	\$215.80	001-0195-052-00	\$114.00	001-0229-052-00	\$0.00
001-0193-039-01	\$0.00	001-0195-053-00	\$150.00	001-0229-053-00	\$0.00
001-0193-040-00	\$60.40	001-0229-001-00	\$4,135.60	001-0229-054-00	\$0.00
001-0193-041-00	\$82.80	001-0229-003-00	\$138.60	001-0229-055-00	\$0.00
001-0193-042-00	\$193.00	001-0229-005-00	\$170.00	001-0229-056-00	\$0.00
001-0193-043-00	\$0.00	001-0229-006-00	\$124.80	001-0229-057-00	\$0.00
001-0193-044-00	\$0.00	001-0229-007-00	\$137.40	001-0229-058-00	\$0.00
001-0193-045-00	\$0.00	001-0229-008-00	\$137.40	001-0234-002-00	\$1,490.00
001-0193-046-00	\$0.00	001-0229-009-00	\$137.40	001-0234-003-00	\$500.00
001-0193-047-00	\$0.00	001-0229-010-00	\$133.80	001-0234-004-00	\$2,000.00
001-0193-048-00	\$0.00	001-0229-011-00	\$173.40	001-0234-005-00	\$3,000.75
001-0193-049-00	\$149.80	001-0229-012-00	\$136.40	002-0057-005-00	\$5,021.80
001-0193-050-00	\$0.00	001-0229-013-00	\$136.40	002-0057-006-00	\$2,633.60
001-0193-051-00	\$0.00	001-0229-014-00	\$136.40	002-0057-007-00	\$5,196.20
001-0193-052-00	\$0.00	001-0229-015-00	\$136.40	002-0057-011-00	\$4,800.00
001-0193-053-00	\$0.00	001-0229-016-00	\$136.40	002-0057-012-00	\$6,228.80
001-0193-055-00	\$755.00	001-0229-017-00	\$135.80	002-0057-013-00	\$1,990.00
001-0193-056-00	\$755.00	001-0229-018-00	\$200.80	002-0057-014-00	\$5,505.50
001-0193-057-00	\$880.00	001-0229-019-00	\$170.00	002-0057-015-00	\$1,062.50
001-0193-058-00	\$725.60	001-0229-020-00	\$114.40	002-0057-020-00	\$14,318.60

002-0059-003-01	\$10,033.70	002-0060-050-00	\$138.60	002-0060-100-00	\$173.20
002-0060-001-00	\$0.00	002-0060-051-00	\$178.00	002-0060-101-00	\$117.60
002-0060-002-00	\$0.00	002-0060-052-00	\$133.00	002-0060-102-00	\$161.20
002-0060-003-00	\$0.00	002-0060-053-00	\$122.40	002-0060-103-00	\$179.20
002-0060-004-00	\$0.00	002-0060-054-00	\$121.20	002-0060-104-00	\$150.00
002-0060-005-00	\$0.00	002-0060-055-00	\$226.20	002-0060-105-00	\$175.20
002-0060-006-00	\$0.00	002-0060-056-00	\$150.00	002-0060-106-00	\$123.00
002-0060-007-00	\$150.00	002-0060-057-00	\$175.20	002-0060-107-00	\$178.40
002-0060-008-00	\$117.60	002-0060-058-00	\$123.00	002-0060-108-00	\$167.20
002-0060-009-00	\$173.40	002-0060-059-00	\$178.40	002-0060-109-00	\$172.00
002-0060-010-00	\$109.40	002-0060-060-00	\$167.20	002-0060-110-00	\$123.00
002-0060-011-00	\$234.40	002-0060-061-00	\$172.00	002-0060-111-00	\$184.40
002-0060-012-00	\$119.60	002-0060-062-00	\$123.00	002-0060-112-00	\$123.00
002-0060-013-00	\$123.60	002-0060-063-00	\$184.40	002-0060-113-00	\$112.60
002-0060-014-00	\$172.00	002-0060-064-00	\$123.00	002-0060-114-00	\$123.00
002-0060-015-00	\$123.00	002-0060-065-00	\$117.00	002-0060-115-00	\$174.40
002-0060-016-00	\$184.40	002-0060-066-00	\$123.00	002-0060-116-00	\$150.00
002-0060-017-00	\$178.40	002-0060-067-00	\$178.40	002-0060-117-00	\$175.20
002-0060-018-00	\$117.00	002-0060-068-00	\$149.40	002-0060-118-00	\$123.00
002-0060-019-00	\$149.40	002-0060-069-00	\$184.20	002-0060-119-00	\$182.00
002-0060-020-00	\$173.00	002-0060-070-00	\$173.20	002-0060-120-00	\$168.80
002-0060-021-00	\$177.60	002-0060-071-00	\$183.00	002-0060-121-00	\$172.00
002-0060-022-00	\$177.60	002-0060-072-00	\$174.20	002-0060-122-00	\$124.60
002-0060-023-00	\$132.60	002-0060-073-00	\$207.40	002-0060-123-00	\$184.40
002-0060-024-00	\$120.80	002-0060-074-00	\$117.40	002-0060-124-00	\$123.00
002-0060-025-00	\$135.20	002-0060-075-00	\$206.00	002-0060-125-00	\$112.60
002-0060-026-00	\$178.00	002-0060-076-00	\$174.40	002-0060-126-00	\$123.00
002-0060-027-00	\$133.00	002-0060-077-00	\$118.80	002-0060-127-00	\$177.80
002-0060-028-00	\$122.40	002-0060-078-00	\$117.80	002-0060-128-00	\$150.00
002-0060-029-00	\$121.20	002-0060-079-00	\$222.80	002-0060-129-00	\$175.20
002-0060-030-00	\$226.20	002-0060-080-00	\$150.00	002-0060-130-00	\$123.00
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002-0060-032-00	\$117.60	002-0060-082-00	\$123.00	002-0060-132-00	\$168.80
002-0060-033-00	\$173.40	002-0060-083-00	\$178.40	002-0060-133-00	\$172.00
002-0060-034-00	\$109.40	002-0060-084-00	\$167.20	002-0060-134-00	\$124.60
002-0060-035-00	\$234.40	002-0060-085-00	\$172.00	002-0060-135-00	\$184.40
002-0060-036-00	\$119.60	002-0060-086-00	\$123.00	002-0060-136-00	\$123.00
002-0060-037-00	\$123.60	002-0060-087-00	\$184.40	002-0060-137-00	\$116.20
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002-0060-039-00	\$123.00	002-0060-089-00	\$117.00	002-0060-139-00	\$177.80
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002-0060-041-00	\$178.40	002-0060-091-00	\$178.40	002-0060-141-00	\$175.20
002-0060-042-00	\$117.00	002-0060-092-00	\$149.40	002-0060-142-00	\$123.00
002-0060-043-00	\$149.40	002-0060-093-00	\$184.20	002-0060-143-00	\$182.00
002-0060-044-00	\$184.20	002-0060-094-00	\$173.20	002-0060-144-00	\$168.80
002-0060-045-00	\$173.20	002-0060-095-00	\$184.40	002-0060-145-00	\$172.00
002-0060-046-00	\$189.00	002-0060-096-00	\$183.00	002-0060-146-00	\$124.60
002-0060-047-00	\$177.60	002-0060-097-00	\$206.20	002-0060-147-00	\$184.40
002-0060-048-00	\$136.20	002-0060-098-00	\$117.40	002-0060-148-00	\$123.00
002-0060-049-00	\$120.80	002-0060-099-00	\$206.00	002-0060-149-00	\$116.20

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002-0060-151-00	\$177.80	002-0060-201-00	\$171.80	002-0060-251-00	\$105.00
002-0060-152-00	\$150.20	002-0060-202-00	\$123.40	002-0060-252-00	\$164.20
002-0060-153-00	\$175.40	002-0060-203-00	\$184.40	002-0060-253-00	\$156.40
002-0060-154-00	\$173.40	002-0060-204-00	\$122.00	002-0060-254-00	\$168.00
002-0060-155-00	\$171.60	002-0060-205-00	\$121.80	002-0060-255-00	\$163.20
002-0060-156-00	\$227.40	002-0060-206-00	\$188.00	002-0060-256-00	\$155.00
002-0060-157-00	\$171.80	002-0060-207-00	\$143.40	002-0060-325-00	\$0.00
002-0060-158-00	\$123.40	002-0060-208-00	\$120.20	002-0060-326-00	\$84.60
002-0060-159-00	\$184.40	002-0060-209-00	\$111.80	002-0060-327-00	\$85.20
002-0060-160-00	\$122.00	002-0060-210-00	\$102.40	002-0060-328-00	\$84.60
002-0060-161-00	\$116.20	002-0060-211-00	\$154.00	002-0060-329-00	\$82.60
002-0060-162-00	\$179.60	002-0060-212-00	\$105.20	002-0060-330-00	\$254.40
002-0060-163-00	\$150.20	002-0060-213-00	\$107.40	002-0060-331-00	\$277.40
002-0060-164-00	\$179.00	002-0060-214-00	\$105.40	002-0060-332-00	\$265.00
002-0060-165-00	\$177.20	002-0060-215-00	\$156.40	002-0060-333-00	\$132.80
002-0060-166-00	\$178.60	002-0060-216-00	\$164.20	002-0060-334-00	\$373.60
002-0060-167-00	\$234.40	002-0060-217-00	\$163.20	002-0060-335-00	\$106.20
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002-0060-170-00	\$186.00	002-0060-220-00	\$104.20	002-0060-338-00	\$94.80
002-0060-171-00	\$123.60	002-0060-221-00	\$135.40	002-0060-339-00	\$108.60
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002-0060-174-00	\$150.20	002-0060-224-00	\$154.00	002-0060-342-00	\$311.20
002-0060-175-00	\$179.00	002-0060-225-00	\$105.20	002-0060-343-00	\$103.40
002-0060-176-00	\$177.20	002-0060-226-00	\$107.40	002-0060-344-00	\$76.00
002-0060-177-00	\$178.60	002-0060-227-00	\$105.40	002-0060-345-00	\$616.60
002-0060-178-00	\$234.40	002-0060-228-00	\$156.40	002-0060-346-00	\$90.60
002-0060-179-00	\$173.40	002-0060-229-00	\$164.20	002-0060-347-00	\$94.40
002-0060-180-00	\$125.20	002-0060-230-00	\$163.20	002-0060-348-00	\$153.00
002-0060-181-00	\$186.00	002-0060-231-00	\$168.00	002-0060-349-00	\$327.40
002-0060-182-00	\$123.60	002-0060-232-00	\$155.00	002-0060-350-00	\$1,223.40
002-0060-183-00	\$116.20	002-0060-233-00	\$189.00	002-0060-351-00	\$71.00
002-0060-184-00	\$179.60	002-0060-234-00	\$120.20	002-0060-352-00	\$264.80
002-0060-185-00	\$150.20	002-0060-235-00	\$106.80	002-0060-353-00	\$175.60
002-0060-186-00	\$175.40	002-0060-236-00	\$155.00	002-0060-354-00	\$171.20
002-0060-187-00	\$173.40	002-0060-237-00	\$107.00	002-0060-355-00	\$67.20
002-0060-188-00	\$178.60	002-0060-238-00	\$161.40	002-0060-356-00	\$78.80
002-0060-189-00	\$234.40	002-0060-239-00	\$108.60	002-0060-357-00	\$50.80
002-0060-190-00	\$171.80	002-0060-240-00	\$164.20	002-0060-358-00	\$795.60
002-0060-191-00	\$123.40	002-0060-241-00	\$156.40	002-0060-359-00	\$527.20
002-0060-192-00	\$184.40	002-0060-242-00	\$168.00	002-0060-360-00	\$381.80
002-0060-193-00	\$122.00	002-0060-243-00	\$163.20	002-0060-361-00	\$336.60
002-0060-194-00	\$121.80	002-0060-244-00	\$155.00	002-0060-362-00	\$81.60
002-0060-195-00	\$188.00	002-0060-245-00	\$189.00	002-0060-363-00	\$115.00
002-0060-196-00	\$150.20	002-0060-246-00	\$120.20	002-0060-364-00	\$438.80
002-0060-197-00	\$175.40	002-0060-247-00	\$106.80	002-0060-365-00	\$202.20
002-0060-198-00	\$173.40	002-0060-248-00	\$155.00	002-0060-366-00	\$129.60
002-0060-199-00	\$178.60	002-0060-249-00	\$107.00	002-0060-367-00	\$136.40

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002-0060-369-00	\$129.60	002-0065-025-00	\$215.20	002-0073-021-00	\$118.20
002-0060-370-00	\$371.60	002-0065-026-00	\$198.40	002-0073-022-00	\$90.90
002-0060-371-00	\$103.00	002-0065-027-00	\$193.80	002-0073-023-00	\$0.00
002-0060-372-00	\$200.40	002-0065-028-00	\$164.20	002-0073-024-00	\$91.35
002-0060-373-00	\$448.40	002-0065-029-00	\$215.20	002-0073-025-00	\$117.90
002-0060-374-00	\$266.40	002-0065-030-00	\$198.40	002-0073-026-00	\$111.75
002-0060-375-00	\$303.40	002-0065-031-00	\$193.80	002-0073-027-00	\$114.75
002-0060-376-00	\$297.00	002-0065-032-00	\$164.20	002-0073-028-00	\$134.70
002-0060-377-00	\$436.80	002-0065-033-00	\$215.20	002-0073-029-00	\$134.70
002-0060-378-00	\$71.80	002-0065-034-00	\$198.40	002-0073-030-00	\$117.00
002-0060-379-00	\$71.80	002-0065-035-00	\$193.80	002-0073-031-00	\$115.20
002-0060-380-00	\$405.00	002-0067-001-00	\$41,049.40	002-0073-032-00	\$122.55
002-0060-381-00	\$477.80	002-0069-002-00	\$6,460.00	002-0073-033-00	\$89.25
002-0060-382-00	\$132.40	002-0069-003-01	\$3,500.00	002-0073-034-00	\$89.25
002-0060-383-00	\$128.40	002-0069-005-00	\$2,492.30	002-0073-035-00	\$122.55
002-0060-384-00	\$146.20	002-0069-007-01	\$1,866.20	002-0073-036-00	\$114.90
002-0060-385-00	\$123.20	002-0069-008-00	\$1,975.95	002-0073-037-00	\$118.20
002-0060-386-00	\$202.80	002-0069-009-00	\$125.00	002-0073-038-00	\$90.90
002-0060-387-00	\$156.60	002-0069-010-00	\$3,150.00	002-0073-039-00	\$90.45
002-0060-388-00	\$80.60	002-0069-011-00	\$5,010.00	002-0073-040-00	\$91.35
002-0060-389-00	\$100.80	002-0069-012-00	\$4,511.60	002-0073-041-00	\$169.80
002-0060-390-00	\$773.20	002-0071-001-00	\$14,053.85	002-0073-042-00	\$111.75
002-0060-391-00	\$300.00	002-0071-002-00	\$2,000.00	002-0073-043-00	\$114.75
002-0060-392-00	\$1,570.60	002-0071-003-00	\$1,499.85	002-0073-044-00	\$134.70
002-0060-393-00	\$1,396.40	002-0071-004-00	\$1,000.00	002-0073-045-00	\$134.70
002-0061-012-00	\$5,031.00	002-0071-005-00	\$8,500.00	002-0073-046-00	\$117.00
002-0061-013-00	\$2,970.00	002-0071-006-00	\$1,299.80	002-0073-047-00	\$115.20
002-0061-015-00	\$5,000.00	002-0071-007-00	\$1,551.80	002-0073-048-00	\$122.55
002-0061-016-00	\$1,650.40	002-0071-008-00	\$1,565.50	002-0073-049-00	\$89.25
002-0061-017-01	\$4,425.00	002-0071-009-00	\$2,338.40	002-0073-050-00	\$89.25
002-0061-018-00	\$6,260.00	002-0071-010-00	\$498.95	002-0073-051-00	\$122.55
002-0061-019-00	\$1,034.05	002-0071-011-00	\$498.95	002-0073-052-00	\$119.85
002-0063-002-00	\$6,593.95	002-0071-012-00	\$2,396.10	002-0073-055-00	\$259.35
002-0063-003-00	\$782.50	002-0073-001-00	\$14,093.90	002-0073-056-00	\$336.30
002-0063-005-00	\$6,024.15	002-0073-002-00	\$1,704.00	002-0073-057-00	\$363.90
002-0063-006-00	\$58,798.60	002-0073-003-00	\$1,904.90	002-0073-058-00	\$257.85
002-0063-007-00	\$3,833.55	002-0073-004-00	\$153.00	002-0073-059-00	\$342.45
002-0063-008-00	\$9,526.30	002-0073-006-01	\$3,875.00	002-0073-060-00	\$107.40
002-0065-008-00	\$3,500.00	002-0073-009-00	\$114.54	002-0073-061-00	\$107.40
002-0065-009-00	\$1,000.00	002-0073-010-00	\$232.30	002-0073-062-00	\$336.30
002-0065-015-00	\$259.20	002-0073-011-00	\$234.14	002-0073-063-00	\$555.91
002-0065-016-00	\$256.60	002-0073-012-00	\$250.70	002-0073-064-00	\$148.05
002-0065-017-00	\$195.40	002-0073-013-00	\$507.15	002-0073-066-00	\$153.00
002-0065-018-00	\$190.20	002-0073-014-00	\$551.31	002-0075-001-00	\$9,084.00
002-0065-019-00	\$335.30	002-0073-015-00	\$69.00	002-0075-002-01	\$8,357.45
002-0065-020-00	\$164.20	002-0073-016-00	\$343.62	002-0075-002-02	\$5,647.20
002-0065-021-00	\$215.20	002-0073-017-00	\$69.00	002-0077-001-00	\$58,984.55
002-0065-022-00	\$198.40	002-0073-018-00	\$69.00	002-0079-005-00	\$3,900.00
002-0065-023-00	\$193.80	002-0073-019-00	\$69.00	002-0079-006-00	\$18,962.40

002-0081-001-00	\$14,035.55	002-0083-049-00	\$227.40	002-0093-003-00	\$4,404.80
002-0081-003-00	\$4,500.00	002-0083-050-00	\$135.20	002-0093-004-00	\$2,470.90
002-0081-004-00	\$2,811.40	002-0083-051-00	\$148.00	002-0093-005-00	\$1,166.00
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002-0081-006-00	\$2,840.00	002-0083-053-00	\$169.00	002-0093-008-00	\$240.00
002-0081-008-01	\$15,719.75	002-0083-054-00	\$140.80	002-0093-009-00	\$850.00
002-0083-002-00	\$125.00	002-0083-055-00	\$139.20	002-0093-010-00	\$926.55
002-0083-003-00	\$125.00	002-0083-056-00	\$224.20	002-0093-011-00	\$1,862.85
002-0083-004-00	\$1,060.20	002-0083-057-00	\$134.40	002-0100-001-00	\$0.00
002-0083-005-00	\$1,104.55	002-0083-058-00	\$149.80	002-0100-002-00	\$0.00
002-0083-006-00	\$1,593.75	002-0083-059-00	\$155.40	002-0100-003-00	\$0.00
002-0083-007-00	\$1,182.20	002-0083-060-00	\$169.00	002-0100-004-00	\$0.00
002-0083-008-00	\$2,085.60	002-0083-061-00	\$140.20	002-0100-005-00	\$0.00
002-0083-009-00	\$2,855.90	002-0083-062-00	\$139.20	002-0100-006-00	\$0.00
002-0083-010-00	\$2,629.70	002-0083-063-00	\$222.00	002-0100-007-00	\$1,238.30
002-0083-011-00	\$2,000.00	002-0083-064-00	\$133.80	002-0100-008-00	\$232.30
002-0083-012-00	\$1,500.00	002-0083-065-00	\$149.80	002-0100-009-00	\$3,916.50
002-0083-013-00	\$2,065.00	002-0083-066-00	\$0.00	002-0100-010-00	\$0.00
002-0083-014-00	\$2,225.00	002-0085-001-00	\$6,500.00	002-0100-011-00	\$4,041.10
002-0083-015-00	\$1,175.00	002-0085-002-00	\$1,600.00	002-0100-012-00	\$1,818.40
002-0083-017-00	\$405.00	002-0085-003-00	\$6,144.20	002-0100-013-00	\$9,000.00
002-0083-018-00	\$99.00	002-0085-004-00	\$6,500.00	002-0112-001-00	\$1,704.00
002-0083-019-00	\$99.00	002-0085-005-00	\$720.00	002-0112-002-00	\$504.00
002-0083-020-00	\$1,282.75	002-0085-006-00	\$2,024.40	002-0112-003-00	\$2,400.00
002-0083-021-00	\$1,060.60	002-0085-007-00	\$4,700.00	002-0112-004-00	\$2,868.00
002-0083-022-00	\$2,057.00	002-0085-008-00	\$399.00	002-0112-005-00	\$3,495.20
002-0083-023-00	\$3,138.90	002-0085-009-00	\$1,045.00	002-0112-006-00	\$970.00
002-0083-024-00	\$3,207.90	002-0085-010-00	\$3,048.75	002-0112-007-00	\$4,382.85
002-0083-025-00	\$972.25	002-0085-011-00	\$1,125.00	002-0112-008-00	\$2,871.60
002-0083-026-00	\$165.00	002-0085-012-00	\$5,841.45	002-0112-009-00	\$1,628.00
002-0083-027-00	\$3,291.30	002-0085-013-00	\$979.31	002-0112-010-00	\$2,453.00
002-0083-030-00	\$907.05	002-0085-014-00	\$111.00	002-0113-001-00	\$658.75
002-0083-031-00	\$138.00	002-0085-015-00	\$111.00	002-0113-002-00	\$131.65
002-0083-032-00	\$132.00	002-0085-016-00	\$740.00	002-0113-003-00	\$78.80
002-0083-033-00	\$141.80	002-0085-017-00	\$165.00	002-0113-004-00	\$104.70
002-0083-034-00	\$139.20	002-0085-018-00	\$99.00	002-0113-005-00	\$104.70
002-0083-035-00	\$227.40	002-0087-001-00	\$14,104.25	002-0113-006-00	\$104.70
002-0083-036-00	\$135.20	002-0087-002-00	\$1,500.00	002-0113-007-00	\$104.70
002-0083-037-00	\$148.00	002-0087-003-00	\$1,990.00	002-0113-008-00	\$104.70
002-0083-038-00	\$155.40	002-0087-004-00	\$4,300.00	002-0113-009-00	\$190.80
002-0083-039-00	\$169.00	002-0087-005-00	\$4,091.90	002-0113-010-00	\$111.35
002-0083-040-00	\$141.80	002-0087-006-00	\$1,922.05	002-0113-011-00	\$113.10
002-0083-041-00	\$139.20	002-0087-007-00	\$1,192.50	002-0113-012-00	\$113.10
002-0083-042-00	\$227.40	002-0087-008-00	\$1,012.50	002-0113-013-00	\$113.10
002-0083-043-00	\$135.20	002-0087-009-00	\$2,500.00	002-0113-014-00	\$128.85
002-0083-044-00	\$148.00	002-0089-001-00	\$12,465.50	002-0113-015-00	\$60.25
002-0083-045-00	\$155.40	002-0091-001-00	\$6,829.65	002-0113-016-00	\$123.95
002-0083-046-00	\$169.00	002-0091-002-00	\$13,765.25	002-0113-017-00	\$60.95
002-0083-047-00	\$141.80	002-0093-001-00	\$1,900.65	002-0113-018-00	\$110.30
002-0083-048-00	\$139.20	002-0093-002-00	\$997.80	002-0113-019-00	\$60.95

002-0113-020-00	\$110.30	002-0114-009-00	\$48.40	002-0114-036-00	\$37.60
002-0113-021-00	\$60.95	002-0114-010-00	\$97.60	002-0114-037-00	\$27.60
002-0113-022-00	\$110.30	002-0114-011-00	\$52.80	002-0115-001-00	\$144.00
002-0113-023-00	\$65.50	002-0114-012-00	\$53.80	002-0115-002-00	\$128.00
002-0113-024-00	\$120.45	002-0114-013-00	\$53.80	002-0115-003-00	\$134.80
002-0113-025-00	\$60.60	002-0114-014-00	\$106.00	002-0115-004-00	\$90.00
002-0113-026-00	\$109.60	002-0114-015-00	\$59.40	002-0115-005-00	\$108.00
002-0113-027-00	\$122.20	002-0114-016-00	\$74.20	002-0115-006-00	\$90.00
002-0113-028-00	\$65.50	002-0114-017-00	\$74.20	002-0115-007-00	\$147.00
002-0113-029-00	\$132.70	002-0114-018-00	\$74.20	002-0115-008-00	\$75.60
002-0113-030-00	\$132.70	002-0114-019-00	\$74.20	002-0115-009-00	\$147.00
002-0113-031-00	\$132.70	002-0114-020-00	\$74.20	002-0115-010-00	\$96.00
002-0113-032-00	\$132.70	002-0114-021-00	\$60.00	002-0115-011-00	\$147.00
002-0113-033-00	\$62.70	002-0114-022-00	\$60.00	002-0115-012-00	\$96.00
002-0113-034-00	\$62.70	002-0114-023-00	\$112.20	002-0115-013-00	\$147.00
002-0113-035-00	\$131.65	002-0114-024-00	\$26.80	002-0115-014-00	\$96.00
002-0113-036-00	\$131.65	002-0114-025-00	\$27.80	002-0115-015-00	\$131.80
002-0113-037-00	\$131.65	002-0114-026-00	\$65.20	002-0115-016-00	\$91.00
002-0113-038-00	\$122.20	002-0114-027-00	\$65.20	002-0115-017-00	\$72.00
002-0114-001-00	\$100.00	002-0114-028-00	\$65.20	002-0115-018-00	\$92.60
002-0114-002-00	\$61.40	002-0114-029-00	\$71.40	002-0115-019-00	\$125.00
002-0114-003-00	\$60.00	002-0114-030-00	\$30.80	002-0115-020-00	\$134.40
002-0114-004-00	\$35.80	002-0114-031-00	\$19.00	002-0631-008-00	\$3,523.10
002-0114-005-00	\$48.40	002-0114-032-00	\$63.20	018-0450-004-00	\$43,225.00
002-0114-006-00	\$48.40	002-0114-033-00	\$65.20	018-0450-005-00	\$47,257.00
002-0114-007-00	\$48.40	002-0114-034-00	\$61.20		
002-0114-008-00	\$48.40	002-0114-035-00	\$54.60		