



THE CITY OF ALAMEDA



2012/13 PROPERTY TAX SUMMARY

The City of Alameda experienced a net taxable value increase of 0.4% for the 2012/13 tax roll, which was somewhat less than the increase experienced countywide at 2.4%. The assessed value increase between 2011/12 and 2012/13 was \$36.0 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$110 million, which was significantly offset by reductions caused by properties with declining values.

The largest assessed value increase was reported on a hotel site at 2428 Central Avenue owned by The Alameda Islander LP (Islander Hotel) that transferred ownership in 2011 and the new value reflects the price paid in the sale for an increase of \$6.9 million. G8 Harbor Technology also purchased their industrial property at 1255 Harbor Bay Pkwy in 2011 for an increase of \$2 million and a commercial building owned by Wind River Systems Inc. at 600 Wind River Way added new personal property assets to their office building site for an increase of \$3.2 million.

The largest assessed value decline was posted on commercial property owned by AMP Capital Titan Harbor Bay Property LLC at 1420 Harbor Bay Parkway that appealed their value for a decline of \$7.9 million. This property was purchased in 2007 at the peak of the real estate bubble. Two multifamily residential properties owned by KW Alameda LLC at 433 and 501 Buena Vista Avenue were each granted reductions through appeal filings for a collective decrease of \$11.7 million. Four commercial office sites owned by SM Marina Investors at 1070 and 1380 Marina Village Parkway were granted appeal reductions totaling \$8.7 million.

The housing market began to rebound during the first half of 2012, as home buying increased due to low interest rates and affordable prices. Foreclosures are at their lowest levels in five years. Median prices and numbers of sale transactions are up statewide. The housing market is poised for recovery but the speed and magnitude of the recovery will depend on the overall economy. The median sale price of a single family home in Alameda from January through August 2012 was \$490,000. This represents a \$20,000 (4.3%) increase in median sale price from 2011.

Year	SFR Sales	Median Price	% Change	2012/13 Tax Shift Summary	
2006	634	\$655,000		ERAF I & II	\$-6,188,662
2007	513	\$634,000	-3.21%	VLFAA (est.)	\$5,862,609
2008	414	\$592,500	-6.55%	Triple Flip	\$1,645,506
2009	446	\$545,500	-7.93%	Triple Flip True up	\$16,642
2010	414	\$535,455	-1.84%		
2011	457	\$470,000	-12.22%		
2012	328	\$490,000	4.26%		

Top 10 Property Taxpayers

Owner	Revenue	% of Total	Use Type
1. LEGACY PARTNERS I ALAMEDA LLC	\$2,113,067.15	5.68%	Commercial
2. WIND RIVER SYSTEMS INC	\$570,150.14	1.53%	Commercial
3. CREA BRIDGESIDE LLC	\$292,587.55	0.79%	Commercial
4. SRM MARINA INVESTORS LLC	\$266,377.08	0.72%	Vacant
5. KW ALAMEDA LLC	\$262,466.90	0.71%	Residential
6. HARSCH INVESTMENT REALTY LLC SERIES C	\$222,332.30	0.60%	Commercial
7. OAKMONTSL OF ALAMEDA LP	\$180,565.24	0.49%	Commercial
8. AMSTAR-105 LLC	\$174,663.16	0.47%	Commercial
9. VICTORIA MARINA LLC	\$156,319.30	0.42%	Commercial
10. EXTRA SPACE PROPERTIES TWO	\$148,309.13	0.40%	Industrial
Top Ten Total	\$4,386,837.94	11.80%	

Real Estate Trends

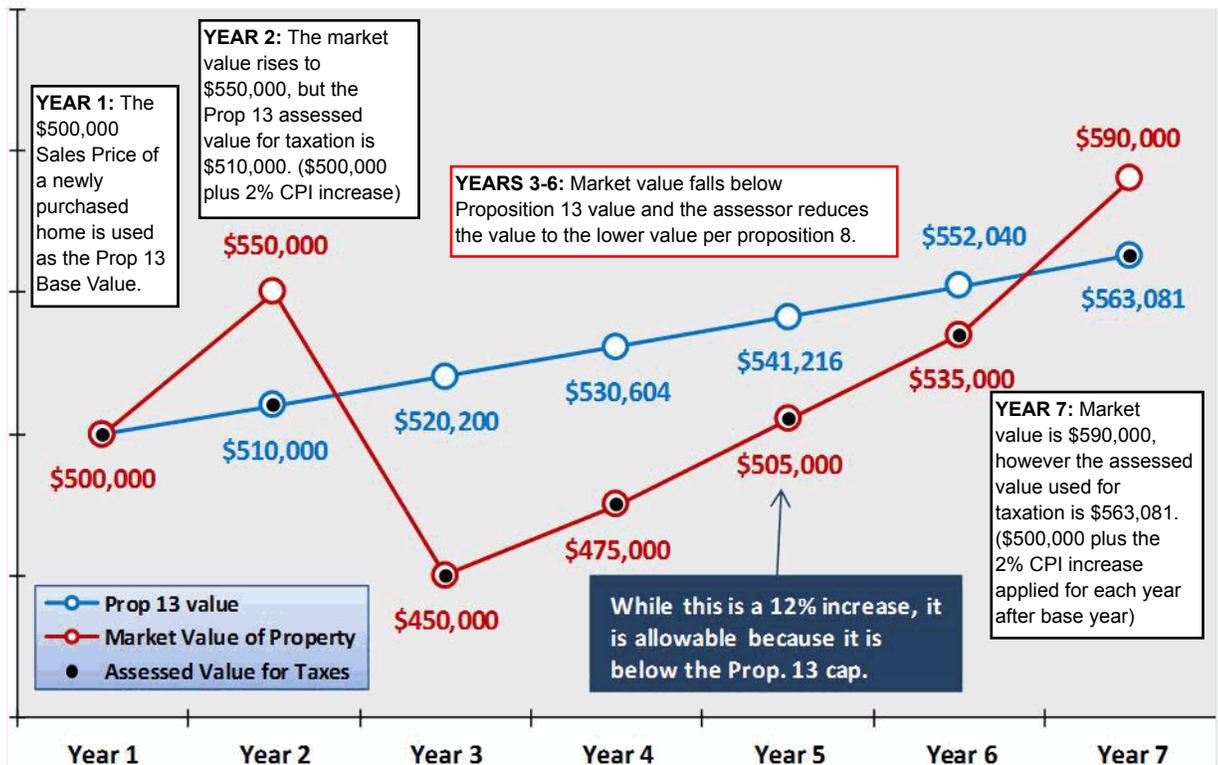
Home Sales

Home sales have begun to rebound in many parts of the State. The increased sales are due to less distressed homes on the market and buyers beginning to purchase in mid and high end areas. Low mortgage rates and affordable prices are proving attractive for buyers and finally convincing them to reenter the market. The reported median price of an existing, single family detached home in California during July 2012 was \$281,000. This was an 11.5 percent increase from \$252,000 in July 2011.

All Homes	Units Sold July-2011	Units Sold July-2012	% Change	Median Price July-2011	Median Price July-2012	% Change
Alameda County	1,424	1,827	28.30%	\$345,000	\$385,000	11.59%
Contra Costa County	1,445	1,718	18.89%	\$258,500	\$308,000	19.15%
Marin County	238	339	42.44%	\$635,000	\$668,000	5.20%
Napa County	105	135	28.57%	\$281,000	\$372,500	32.56%
San Francisco County	444	567	27.70%	\$675,000	\$714,000	5.78%
San Mateo County	570	822	44.21%	\$568,000	\$618,000	8.80%
Santa Clara County	1,584	1,779	12.31%	\$500,000	\$565,000	13.00%
Solano County	604	610	0.99%	\$185,500	\$188,000	1.35%
Sonoma County	481	623	29.52%	\$308,000	\$315,000	2.27%

Recapturing Proposition 8 Reductions

Proposition 13 caps the growth of a property's assessment at no more than 2% each year unless the market value of property falls lower. When property values decline Proposition 8 which was passed by the voters in 1978 allows the property to be temporarily assessed at the lower value. Once reduced, the assessed value and property taxes may increase by more than 2% a year as the property values rise during a real estate recovery. The "recaptured" values can be adjusted upward to the annually adjusted Proposition 13 cap (blue line below).



THE CITY OF ALAMEDA

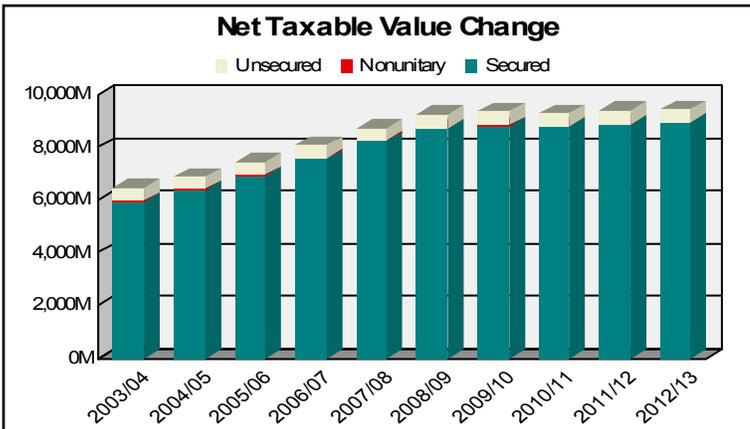
2012/13 PROPERTY TAX REVIEW

<u>Tax Year</u>	<u>Total Taxable Value</u>
2012/13	9,423,046,773
2011/12	9,387,095,373
	35,951,400 Total Value Change
	Dollar Change Change Event
	109,543,702 Net Value Change of CPI Growth (2.000%)
	-182,484,498 Net Change of Parcels with Negative Growth
	-28,613,734 Unsecured Roll Change
	79,657,505 Transfer of Ownership Change
	4,486,020 Non Residential New Construction
	53,362,405 Other Net AV Change
	35,951,400

<u>Year to Year Value Change by Use Category</u>		
<u>Category</u>	<u>\$ Change</u>	<u>% Change</u>
Residential	\$66,912,526	0.91%
Commercial	\$1,450,337	0.14%
Industrial	\$162,432	0.05%
Institutional	\$1,107,436	8.27%
Recreational	-\$394,460	-1.08%
Vacant	-\$4,673,137	-5.34%
SBE Nonunitary	\$0	0.00%
Unsecured	-\$28,613,734	-5.45%

<u>Change by Component</u>	<u>Total</u>	<u>Personal Property</u>
Entire City	0.38%	-6.46%
Alameda City General Fund	0.14%	-14.35%
Successor Agency	1.46%	2.79%
Countywide	2.43%	7.97%

Percentage of Assessed Value



Notes:

- A hotel site at 2428 Central Avenue owned by The Alameda Islander LP (Islander Hotel) transferred ownership in 2011 and the new value reflects the price paid in the sale for an increase of \$6.9 million.
- Wind River Systems Inc. at 600 Wind River Way added new personal property assets on their office building site for an increase of \$3.2 million.
- G8 Harbor Technology also purchased their industrial property at 1255 Harbor Bay Pkwy in 2011 for an increase of \$2 million
- Commercial property owned by AMP Capital Titan Harbor Bay Property LLC at 1420 Harbor Bay Parkway successfully appealed their value for a decline of \$7.9 million. This property was purchased in 2007 at the peak of the real estate bubble.
- 2 multifamily residential properties owned by KW Alameda LLC at 433 and 501 Buena Vista Avenue were each granted reductions through appeal filings for a collective decrease of \$11.7 million.
- The CCPI adjustment for 2013-14 is tracking at 2%.

<u>Top 10 Taxpayers Based on City Revenue 2012/13</u>	<u>Rank</u>	<u>Top 10 Taxpayers Based on City Revenue 2011/12</u>
LEGACY PARTNERS I ALAMEDA LLC	1	LEGACY PARTNERS I ALAMEDA LLC
WIND RIVER SYSTEMS INC	2	WIND RIVER SYSTEMS INC
CREA BRIDGESIDE LLC	3	SRM MARINA INVESTORS LLC
SRM MARINA INVESTORS LLC	4	KW ALAMEDA LLC
KW ALAMEDA LLC	5	CREA BRIDGESIDE LLC
HARSCH INVESTMENT REALTY LLC SERIES C	6	JAMESTOWN HARSCH ALAMEDA TOWNE
OAKMONTSL OF ALAMEDA LP	7	OAKMONTSL OF ALAMEDA LP AND A E. CHAPMA
AMSTAR-105 LLC purchased from Alameda Waterfront Investors	8	ALAMEDA WATERFRONT INVESTORS LLC sold to Amstar-105
VICTORIA MARINA LLC	9	VICTORIA MARINA LLC
EXTRA SPACE PROPERTIES TWO #11 in 2011-12	10	BRE ESA PROPERTIES LLC #11 in 2012-13

2012-2013 PROPERTY DATA
THE CITY OF ALAMEDA
PRELIMINARY PROPERTY TAX REPORTS



Revenue Management for Local Government



THE CITY OF ALAMEDA 2012/13 PROPERTY TAX

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Tax Increment Projections
Description of Property Tax Reports



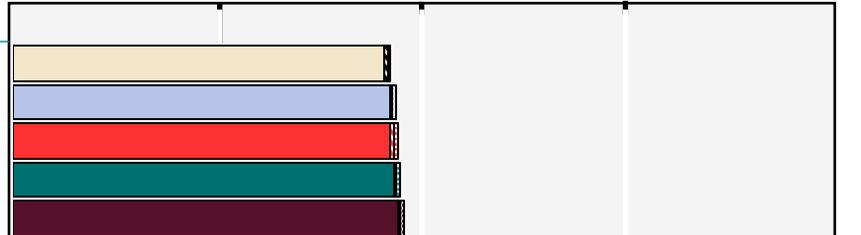
THE CITY OF ALAMEDA

2008/09 TO 2012/13 ASSESSED VALUES



Land

\$2,970,503,130
 \$3,014,474,105
 \$3,032,916,049
 \$3,041,867,515
 \$3,080,167,088



Percent Change

City	County
------	--------

1.5%	-2.8%
0.6%	-1.4%
0.3%	0.3%
1.3%	1.8%

Improvements

\$5,930,023,957
 \$6,009,747,222
 \$5,961,909,436
 \$6,011,972,549
 \$6,041,834,575



1.3%	-2.4%
-0.8%	-1.2%
0.8%	0.6%
0.5%	2.2%

Personal Property

\$392,784,865
 \$412,411,170
 \$362,072,563
 \$409,419,777
 \$382,979,918



5.0%	2.5%
-12.2%	-3.1%
13.1%	-1.0%
-6.5%	8.0%

Exemptions

\$66,647,210
 \$77,665,070
 \$72,298,797
 \$76,164,468
 \$81,934,808

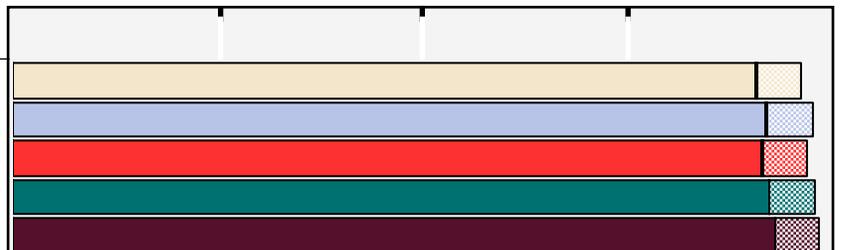


16.5%	7.0%
-6.9%	5.8%
5.3%	13.2%
7.6%	-0.2%

\$2,400,000,000 \$4,800,000,000 \$7,200,000,000 \$9,600,000,000

Gross Assessed

\$9,293,311,952
 \$9,436,632,497
 \$9,356,898,048
 \$9,463,259,841
 \$9,504,981,581



City County

1.5%	-2.3%
-0.8%	-1.4%
1.1%	0.4%
0.4%	2.3%

Net Taxable Value

\$9,226,664,742
 \$9,358,967,427
 \$9,284,599,251
 \$9,387,095,373
 \$9,423,046,773



1.4%	-2.5%
-0.8%	-1.6%
1.1%	0.0%
0.4%	2.4%

THE CITY OF ALAMEDA

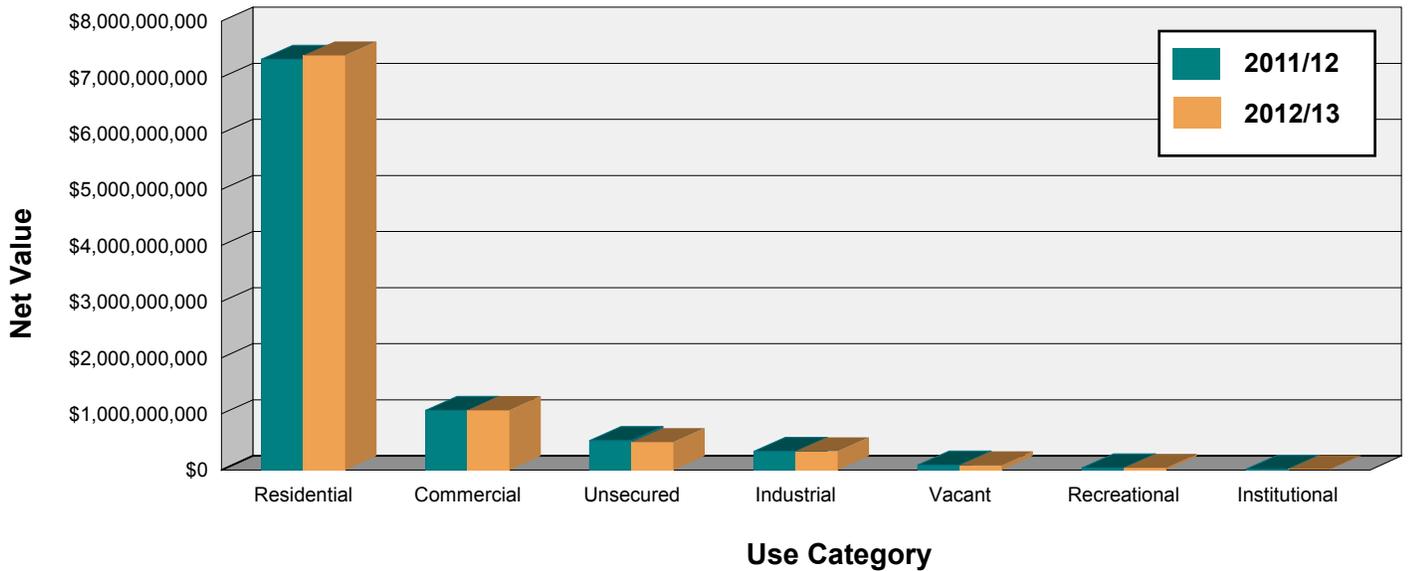
2012/13 GROWTH BY USE CATEGORY

2011/12 to 2012/13 Value Growth by Use Category

Category	2011/12 Net Taxable Value		2012/13 Net Taxable Value			\$ Change	% Change
Residential	19,187	\$7,320,357,841	19,221	\$7,387,270,367	(78.4%)	\$66,912,526	0.9%
Commercial	660	\$1,063,850,133	656	\$1,065,300,470	(11.3%)	\$1,450,337	0.1%
Unsecured	[4,610]	\$524,614,003	[4,674]	\$496,000,269	(5.3%)	-\$28,613,734	-5.5%
Industrial	101	\$330,476,754	100	\$330,639,186	(3.5%)	\$162,432	0.0%
Vacant	185	\$87,492,135	158	\$82,818,998	(0.9%)	-\$4,673,137	-5.3%
Recreational	25	\$36,424,491	24	\$36,030,031	(0.4%)	-\$394,460	-1.1%
Institutional	66	\$13,384,946	67	\$14,492,382	(0.2%)	\$1,107,436	8.3%
SBE Nonunitary	[18]	\$10,495,070	[18]	\$10,495,070	(0.1%)	\$0	0.0%
Exempt	353	\$0	352	\$0	(0.0%)	\$0	> 999.9%
TOTALS	20,577	\$9,387,095,373	20,578	\$9,423,046,773	(100.0%)	\$35,951,400	0.4%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category





THE CITY OF ALAMEDA

PROP 8 POTENTIAL RECAPTURE HISTORY

Residential Parcels

Roll Year	Parcel Count	Net AV	Peak Values	\$ Change	Total % Decline	% of All Parcels
2008	1,346	911,557,324	1,004,241,946	-92,684,622	9.2%	7.0%
2009	3,226	1,928,384,343	2,247,896,063	-319,511,720	14.2%	16.8%
2010	3,937	2,581,566,712	3,017,759,297	-436,192,585	14.5%	20.5%
2011	3,832	2,325,552,356	2,816,257,007	-490,704,651	17.4%	19.9%
2012	4,036	2,304,783,395	2,910,515,544	-605,732,149	20.8%	21.0%

The report identifies those parcels which have been granted a value reduction and have the potential of recapturing value per Proposition 8. The reductions were based on current market conditions and recapturing will occur when market values rise.

The Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value.

The Proposition 8 potential value recapturing is shown in the change column and assumes no future sales transactions. As properties transfer ownership they are removed from this listing and if sold for more or less will not be eligible for value recapturing per Proposition 8.



ALAMEDA COUNTY CITY GROWTH COMPARISON

2011/12 To 2012/13 Net Taxable Assessed Value Change

City	2012/13 Net Value	Value Change	% Change
Newark	5,821,323,128	299,324,289	5.421%
Dublin	8,790,788,955	427,148,545	5.107%
San Leandro	9,986,261,007	460,478,204	4.834%
Piedmont	3,203,429,186	118,470,985	3.840%
Livermore	13,360,868,013	485,706,771	3.772%
Albany	1,982,430,874	64,800,565	3.379%
Hayward	15,189,662,391	391,600,985	2.646%
Berkeley	13,508,656,194	314,381,857	2.383%
Emeryville	3,915,961,609	84,389,997	2.202%
Oakland	40,405,545,857	664,248,808	1.671%
Fremont	34,114,678,994	554,466,605	1.652%
Pleasanton	17,030,623,982	178,250,977	1.058%
Union City	7,540,318,924	58,296,903	0.779%
Alameda	9,423,046,773	35,951,400	0.383%



THE CITY OF ALAMEDA

2012/13 TOP 40 NET TAXABLE SECURED VALUE CHANGES

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
070 -0186-001-00	Residential	The Alameda Islander Lp	2428 Central Ave	\$8,000,000	+\$6,868,766	+607%
072 -0382-013-00	Commercial	Wind River Systems Inc	600 Wind River Way	\$25,151,532	+\$3,230,200	+15%
074 -1339-026-00	Industrial	G8 Harbor Technology Llc	1255 Harbor Bay Pkwy	\$12,653,454	+\$2,053,454	+19%
070 -0189-008-00	Commercial	2411 Santa Clara Llc	2411 Santa Clara Ave	\$2,200,000	+\$1,493,976	+212%
074 -1334-033-05	Commercial	Lucky(Del)Nocal Investor Llc	815 Marina Village Pkwy	\$10,400,000	+\$1,360,000	+15%
071 -0249-016-02	Institutional	First Presbyterian Church Of Alameda	1516 Chestnut St	\$1,345,136	+\$1,345,136	+9,999%
074 -1363-009-00	Commercial	Jurzykowski Yolande Trust	2400 Mariner Square Dr	\$2,015,133	+\$1,040,133	+107%
072 -0343-050-00	Residential	Lott Blair T And Laura F	1501 Central Ave	\$882,300	+\$783,551	+793%
072 -0385-017-00	Residential	Bunker Larry K And Heinlein Erin L	2086 Hibbard St	\$825,800	+\$732,557	+786%
073 -0393-002-00	Residential	Chilcott Gabriel And Christine M	1339 Saint Charles St	\$785,000	+\$727,014	+1,254%
074 -1270-007-00	Residential	Mchugh Jennifer L And Mchugh Linda J Tru	1330 Clinton Ave	\$815,000	+\$724,098	+797%
074 -1265-147-00	Residential	Thode Mary A And Pappalardo Frank Trust	301 Sunset Rd	\$850,000	+\$715,464	+532%
069 -0119-022-00	Residential	Brown Laurie L And Herner Mary B	1720 Cornell Dr	\$815,000	+\$712,998	+699%
069 -0101-005-00	Residential	Delcampo Enrique M And Melanie M	1548 Gibbons Dr	\$819,000	+\$701,114	+595%
069 -0109-034-00	Residential	Steinbach George B And Springtime J	3275 Thompson Ave	\$790,000	+\$698,715	+765%
073 -0393-056-00	Residential	Slagle Susan And Kevin	1034 Fair Oaks Ave	\$755,000	+\$692,804	+1,114%
074 -1190-031-00	Residential	Leonardo J C And Jr Trust; Leonardo A A	2601 La Jolla Dr	\$800,000	+\$682,114	+579%
072 -0385-020-00	Residential	Castleberry Adam M And Golee A	2070 Hibbard St	\$719,300	+\$663,300	+1,184%
069 -0123-001-00	Residential	Diruocco Carlo And Marie F Trust	1844 Harvard Dr	\$758,000	+\$654,467	+632%
069 -0028-075-00	Residential	Shannon Robert D And Dorothy A	1320 Eastshore Dr	\$800,000	+\$651,109	+437%
072 -0385-019-00	Residential	Zhang Jianhui	2076 Hibbard St	\$730,000	+\$636,757	+683%
072 -0385-018-00	Residential	Buchheim Michael J	2080 Hibbard St	\$724,800	+\$631,557	+677%
074 -1359-018-01	Industrial	Peets Operating Company	2001 Harbor Bay Pkwy	\$35,931,450	-\$628,366	-2%
071 -0202-022-00	Commercial	Cederborg Mark L Trust	2319 Santa Clara Ave	\$91,858	-\$653,142	-88%
073 -0402-005-01	Institutional	Northern California Conference Seventh Da	842 Central Ave	\$0	-\$659,931	-100%
071 -0244-023-01	Institutional	Roman Catholic Welfare Corporation	1012 Chestnut St	\$0	-\$664,914	-100%
074 -1337-040-00	Industrial	Amstar-105 Llc	1750 N. Loop Rd 125	\$9,900,000	-\$695,000	-7%
074 -1334-074-00	Recreational	Srm Marina Investors Llc	1380 Marina Village Pkwy	\$3,292,000	-\$777,268	-19%
074 -1334-012-04	Commercial	Srm Marina Investors Llc	1070 Marina Village Pkwy	\$3,720,000	-\$826,061	-18%
074 -1337-041-00	Commercial	Amstar-105 Llc	1701 Harbor Bay Pkwy	\$7,501,972	-\$1,073,501	-13%
074 -1359-022-00	Industrial	Pacific Bay Enterprises Llc	1960 N. Loop Rd	\$4,100,000	-\$1,126,728	-22%
074 -1200-029-05	Commercial	Harsch Investment Realty Llc Series C	2130 S. Shore Center Rd	\$46,714,707	-\$1,235,678	-3%
074 -1340-059-00	Vacant	Srm Marina Investors Llc	1070 Marina Village Pkwy	\$5,870,000	-\$1,452,551	-20%
074 -1200-008-09	Commercial	Ventas Realty Limited Partnership	400 Willow St	\$7,400,000	-\$1,875,557	-20%
074 -0905-037-00	Commercial	Oakmontsl Of Alameda Lp	Mariner Square Dr	\$20,100,000	-\$2,707,671	-12%
074 -1339-025-00	Commercial	Chim Mark H And Marilyn M	1201 Harbor Bay Pkwy	\$3,608,760	-\$3,691,240	-51%
074 -0434-004-04	Residential	Kw Alameda Llc	501 Buena Vista Ave	\$34,494,852	-\$4,940,795	-13%
074 -1334-077-01	Vacant	Srm Marina Investors Llc	1070 Marina Village Pkwy	\$11,053,000	-\$5,742,620	-34%
074 -0453-001-05	Residential	Kw Alameda Llc	1826 Poggi St	\$59,209,673	-\$6,884,295	-10%
074 -1339-007-00	Commercial	Amp Capital Titan Harbor Bay Property Llc	1420 Harbor Bay Pkwy	\$15,000,000	-\$7,991,007	-35%

Data Source: Alameda County Assessor 2011/12 And 2012/13 Secured Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 10/25/2012 By NEC



THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1339-007-00 1420 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Bgt Limited Partnership	3,832,140	9,139,200	0	0	12,971,340	0		
1995	Bgt Limited Partnership	3,877,742	9,312,212	0	0	13,189,954	0		
1996	Bgt Limited Partnership	3,920,662	9,415,282	0	0	13,335,944	0		
1997	Bgt Limited Partnership	3,999,221	9,603,938	0	0	13,603,159	0		
1998	Lincoln Dlj Harbor Bay Opco Llc	2,203,200	5,321,952	0	0	7,525,152	0		
1999	Lincoln Dlj Harbor Bay Opco Llc	2,244,024	5,420,565	0	0	7,664,589	0		
2000	Brookwood Harbor Bay Investors Llc	3,257,000	9,118,000	0	0	12,375,000	0		
2001	Brookwood Harbor Bay Investors Llc	3,322,140	9,300,360	0	0	12,622,500	0		
2002	Brookwood Harbor Bay Investors Llc	3,388,583	9,486,367	0	0	12,874,950	0		
2003	Brookwood Harbor Bay Investors Llc	3,456,361	9,676,113	0	0	13,132,474	0		
2004	Brookwood Harbor Bay Investors Llc	3,520,882	9,856,740	0	0	13,377,622	0		-\$1,077,622
2005	Brookwood Harbor Bay Investors Llc	3,591,298	10,053,871	0	0	13,645,169	0		-\$1,245,169
2006	Brookwood Harbor Bay Investors Llc	3,663,115	10,254,923	0	0	13,918,038	0		
2007	Amp Cap Of Titan-Harbor Bay Pr	3,736,365	10,459,987	0	0	14,196,352	0		
2008	Amp Capital Titan Harbor Bay Property Llc	3,900,000	18,525,000	0	0	22,425,000	0		
2009	Amp Capital Titan Harbor Bay Property Llc	3,978,000	18,895,500	0	0	22,873,500	0		-\$3,118,500
2010	Amp Capital Titan Harbor Bay Property Llc	3,968,562	18,850,669	0	0	22,819,231	0		-\$7,819,231
2011	Amp Capital Titan Harbor Bay Property Llc	3,998,436	18,992,571	0	0	22,991,007	0		Pending
2012	Amp Capital Titan Harbor Bay Property Llc	4,000,000	11,000,000	0	0	15,000,000	0		
074 -0453-001-05 1826 Poggi St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Second Buena Vista Apartment Inc And Sleep	1,104,100	4,202,026	850,961	0	6,157,087	0		
1995	Second Buena Vista Apartment Inc And Sleep	1,117,200	4,251,882	852,672	0	6,221,754	0		
1996	Ba Properties Inc	2,700,000	7,050,000	724,932	0	10,474,932	0		
1997	Thurman Bridgeport Llc	3,120,000	7,480,000	0	0	10,600,000	0		
1998	Thurman Bridgeport Llc	3,182,400	7,629,600	0	0	10,812,000	0		-\$571,243
1999	Thurman Bridgeport Llc	3,241,368	7,770,972	0	0	11,012,340	0		
2000	Thurman Bridgeport Llc	3,306,202	7,926,406	213,922	0	11,446,530	0		
2001	Thurman Bridgeport Llc	3,372,314	7,479,575	241,020	0	11,092,909	0		
2002	Thurman Bridgeport Llc	3,439,769	7,629,184	243,288	0	11,312,241	0		
2003	Thurman Bridgeport Llc	3,508,565	7,781,770	270,785	0	11,561,120	0		
2004	Thurman Bridgeport Llc	3,574,054	7,927,019	265,170	0	11,766,243	0		
2005	K W Alameda Llc	17,900,000	26,866,800	0	0	44,766,800	0		
2006	Kw Alameda Llc	21,500,000	33,500,000	343,200	0	55,343,200	0		-\$14,543,200
2007	Kw Alameda Llc	21,930,000	34,170,000	300,300	0	56,400,300	0		
2008	Kw Alameda Llc	22,368,600	34,853,400	675,196	0	57,897,196	0		
2009	Kw Alameda Llc	17,318,784	49,378,176	0	0	66,696,960	0		
2010	Kw Alameda Llc	17,277,657	49,261,028	0	0	66,538,685	0		-\$9,838,685
2011	Kw Alameda Llc	16,523,492	49,570,476	0	0	66,093,968	0		Pending
2012	Kw Alameda Llc	14,593,056	44,143,230	473,387	0	59,209,673	0		
070 -0186-001-00 2428 Central Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

070 -0186-001-00 2428 Central Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Stahl Wooldridge Construction Company	144,166	708,522	6,133	0	858,821	0		
1995	Stahl Wooldridge Construction Company	145,888	716,985	0	0	862,873	0		
1996	Stahl Wooldridge Construction Company	147,507	724,941	7,700	0	880,148	0		
1997	Stahl Wooldridge Construction Company	150,457	739,441	0	0	889,898	0		
1998	Stahl Wooldridge Construction Company	153,465	754,223	0	0	907,688	0		
1999	Stahl Wooldridge Construction Company	156,305	768,181	0	0	924,486	0		
2000	Stahl Wooldridge Construction Company	159,431	783,544	0	0	942,975	0		
2001	Stahl Wooldridge Construction Company	162,619	799,212	0	0	961,831	0		
2002	Stahl Wooldridge Construction Company	165,871	815,196	0	0	981,067	0		
2003	Stahl Wooldridge Construction Company	169,189	831,501	0	0	1,000,690	0		
2004	Stahl Wooldridge Construction Company	172,347	847,022	0	0	1,019,369	0		
2005	Stahl Wooldridge Construction Company	175,793	863,961	0	0	1,039,754	0		
2006	Stahl Wooldridge Construction Company	179,308	881,235	0	0	1,060,543	0		
2007	Stahl Wooldridge Construction Company	182,894	898,858	0	0	1,081,752	0		
2008	Stahl Wooldridge Construction Company	186,552	916,835	0	0	1,103,387	0		
2009	Stahl Wooldridge Construction Company	190,282	935,171	0	0	1,125,453	0		
2010	Stahl Wooldridge Construction Company	189,831	932,950	0	0	1,122,781	0		
2011	Alameda Islander Lp	191,260	939,974	0	0	1,131,234	0	7,920,000 F	
2012	The Alameda Islander Lp	2,000,000	6,000,000	0	0	8,000,000	0		

074 -1334-077-01 1070 Marina Village Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2009	Srm Marina Investors Llc	3,862,796	12,846,982	0	0	16,709,778	0		\$-2,733,778
2010	Srm Marina Investors Llc	3,853,631	12,816,502	0	0	16,670,133	0		\$-5,915,133
2011	Srm Marina Investors Llc	3,882,640	12,912,980	0	0	16,795,620	0		\$-6,040,620
2012	Srm Marina Investors Llc	10,262,000	791,000	0	0	11,053,000	0		

074 -0434-004-04 501 Buena Vista Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Buena Vista Apartments Inc And Sleeping Lio	1,104,100	1,813,626	493,199	0	3,410,925	0		
1995	Buena Vista Apartments Inc And Sleeping Lio	1,117,200	1,835,144	416,530	0	3,368,874	0		
1996	Ba Properties Inc	1,500,000	3,750,000	442,178	0	5,692,178	0		
1997	Thurman Bridgeport Llc	1,800,000	3,900,000	0	0	5,700,000	0		
1998	Thurman Bridgeport Llc	1,836,000	3,978,000	0	0	5,814,000	0		\$-321,323
1999	Thurman Bridgeport Llc	1,870,020	4,051,710	0	0	5,921,730	0		
2000	Thurman Bridgeport Llc	1,907,424	4,132,752	259,875	0	6,300,051	0		
2001	Thurman Bridgeport Llc	1,945,566	3,874,894	139,050	0	5,959,510	0		
2002	Thurman Bridgeport Llc	1,984,482	3,952,401	165,255	0	6,102,138	0		
2003	Thurman Bridgeport Llc	2,024,172	4,031,450	152,336	0	6,207,958	0		
2004	Thurman Bridgeport Llc	2,061,954	4,106,699	149,185	0	6,317,838	0		
2005	K W Alameda Llc	10,330,000	15,500,000	0	0	25,830,000	0		
2006	Kw Alameda Llc	12,500,000	19,250,000	198,000	0	31,948,000	0		\$-4,748,000
2007	Kw Alameda Llc	12,750,000	19,635,000	173,250	0	32,558,250	0		
2008	Kw Alameda Llc	12,942,576	19,413,864	0	0	32,356,440	0		

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -0434-004-04 501 Buena Vista Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2009	Kw Alameda Llc	11,545,856	30,818,784	640,839	0	43,005,479	0		
2010	Kw Alameda Llc	11,518,438	30,745,662	678,632	0	42,942,732	0		-\$9,642,732
2011	Kw Alameda Llc	9,571,535	29,117,617	746,495	0	39,435,647	0		Pending
2012	Kw Alameda Llc	8,529,744	25,692,000	273,108	0	34,494,852	0		
074 -1339-025-00 1201 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	1201 Harbor Bay Partnership	2,381,700	1,929,942	0	0	4,311,642	0		
1995	1201 Harbor Bay Partnership	2,409,954	1,952,836	0	0	4,362,790	0		
1996	1201 Harbor Bay Partnership	2,436,806	1,974,596	0	0	4,411,402	0		
1997	1201 Harbor Bay Partnership	2,485,608	2,014,140	0	0	4,499,748	0		
1998	Are 1201 Harbor Bay Partnership Llc	1,770,000	5,069,300	0	0	6,839,300	0		
1999	Are 1201 Harbor Bay Partnership Llc	1,802,798	5,163,234	0	0	6,966,032	0		
2000	Are 1201 Harbor Bay Partnership Llc	1,838,853	5,266,496	0	0	7,105,349	0		-\$125,349
2001	Are 1201 Harbor Bay Partnership Llc	1,875,634	5,371,836	0	0	7,247,470	0		
2002	Are 1201 Harbor Bay Partnership Llc	1,913,140	5,479,254	0	0	7,392,394	0		-\$412,394
2003	Are 1201 Harbor Bay Partnership Llc	1,951,407	5,588,853	0	0	7,540,260	0		
2004	Are 1201 Harbor Bay Partnership Llc	1,987,834	5,693,179	0	0	7,681,013	0		
2005	Are 1201 Harbor Bay Partnership Llc	2,027,588	5,807,035	0	0	7,834,623	0		
2006	Are 1201 Harbor Bay Partnership Llc	2,068,138	5,923,172	0	0	7,991,310	0		
2007	Cep 1201 Investors Llc	2,109,486	6,041,591	0	0	8,151,077	0		
2008	Cep 1201 Investors Llc	2,151,665	6,162,393	0	0	8,314,058	0	6,150,000 F	
2009	Cep 1201 Investors Llc	5,304,000	969,000	0	0	6,273,000	0		
2010	Chim Mark H K And Marilyn M	5,291,416	966,701	0	0	6,258,117	0	3,600,000 F	
2011	Chim Mark H And Marilyn M	3,110,000	4,190,000	0	0	7,300,000	0		
2012	Chim Mark H And Marilyn M	1,804,380	1,804,380	0	0	3,608,760	0		
072 -0382-013-00 600 Wind River Way									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2003	Wind River Systems Inc	1,986,699	10,004,715	8,627,546	0	20,618,960	0		-\$11,434,350
2004	Wind River Systems Inc	2,023,774	9,958,629	6,421,856	0	18,404,259	0		-\$9,219,649
2005	Wind River Systems Inc	2,064,247	10,004,004	5,275,078	0	17,343,329	0		-\$8,507,812
2006	Wind River Systems Inc	2,105,519	10,433,045	6,038,773	0	18,577,337	0		-\$9,010,337
2007	Wind River Systems Inc	2,147,629	10,452,521	6,721,309	0	19,321,459	0		-\$9,571,459
2008	Wind River Systems Inc	2,190,577	10,505,357	8,424,551	0	21,120,485	0		
2009	Wind River Systems Inc	2,234,382	10,514,817	7,955,978	0	20,705,177	0		
2010	Wind River Systems Inc	6,723,570	8,551,076	8,165,885	0	23,440,531	0		Pending
2011	Wind River Systems Inc	5,642,168	8,932,464	7,346,700	0	21,921,332	0		
2012	Wind River Systems Inc	5,755,008	8,213,455	11,183,069	0	25,151,532	0		
074 -0905-037-00 Mariner Square Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2004	Oakmontsl Of Alameda Lp	4,200,000	0	0	0	4,200,000	0		
2005	Oakmontsl Of Alameda Lp	4,284,000	0	0	4,284,000	0	0		



THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -0905-037-00 Mariner Square Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2006	Oakmontsl Of Alameda Lp	4,369,680	14,000,000	0	0	18,369,680	0		
2007	Oakmontsl Of Alameda Lp	4,457,040	16,116,000	0	4,847,008	15,726,032	0		
2008	Vanzante Dirk And Laurie	4,546,164	16,481,466	0	5,950,819	15,076,811	0		
2009	Worthington Family Trust	4,637,052	16,810,968	0	8,497,705	12,950,315	0	266,000 F	
2010	Worthington William F Trust Jr	4,942,967	17,750,225	0	0	22,693,192	0	315,000 F	-\$2,593,192
2011	Oakmontsl Of Alameda Lp	5,089,737	17,717,934	0	0	22,807,671	0		
2012	Oakmontsl Of Alameda Lp	4,380,000	15,720,000	0	0	20,100,000	0		
074 -1339-026-00 1255 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Technology Center Partners	2,300,000	4,629,400	0	0	6,929,400	0		
1995	Technology Center Partners	2,327,370	4,257,398	0	0	6,584,768	0		
1996	Technology Center Partners	2,353,204	4,304,655	0	0	6,657,859	0		
1997	Technology Center Partners	2,400,217	4,390,655	0	0	6,790,872	0		Denied
1998	Technology Center Partners	2,448,161	4,478,357	0	0	6,926,518	0		
1999	Technology Center Partners	2,493,637	4,561,547	0	0	7,055,184	0	8,328,000 G	
2000	Gee Gloria S Trust	2,604,978	5,889,582	0	0	8,494,560	0		
2001	Gee Aspora Llc	2,657,078	6,007,374	0	0	8,664,452	0		
2002	Gee Aspora Llc	2,710,224	6,127,533	0	0	8,837,757	0		
2003	Gee Aspora Llc	2,764,418	6,250,059	0	0	9,014,477	0		
2004	Gee Aspora Llc	2,816,007	6,366,696	0	0	9,182,703	0		
2005	Gee Aspora Llc	2,872,320	6,494,014	0	0	9,366,334	0		
2006	Gee Aspora Llc	2,929,757	6,623,874	0	0	9,553,631	0		
2007	Cep Alameda Tech Llc	2,988,343	6,756,332	0	0	9,744,675	0		
2008	Cep Alameda Tech Llc	3,000,000	9,100,000	0	0	12,100,000	0		
2009	Cep Alameda Technology Llc	3,060,000	9,282,000	0	0	12,342,000	0		-\$2,942,000
2010	Cep Alameda Technology Llc	3,900,000	5,500,000	0	0	9,400,000	0		-\$800,000
2011	G8 Harbor Technology Llc	3,180,000	7,420,000	0	0	10,600,000	0		
2012	G8 Harbor Technology Llc	3,137,220	9,516,234	0	0	12,653,454	0	92,651,000 F	
074 -1200-008-09 400 Willow St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	First Healthcare Corporation	1,350,000	5,641,500	0	0	6,991,500	0		
1995	First Healthcare Corporation	1,366,065	5,708,634	0	0	7,074,699	0		
1996	First Healthcare Corporation	1,381,185	5,771,819	0	0	7,153,004	0		
1997	First Healthcare Corporation	1,408,860	5,887,469	0	0	7,296,329	0		
1998	First Healthcare Corporation	1,437,075	6,005,377	0	0	7,442,452	0		
1999	Ventas Realty Limited Partnership	1,430,940	6,149,421	0	0	7,580,361	0		
2000	Ventas Realty Limited Partnership	1,459,559	6,272,409	0	0	7,731,968	0		
2001	Ventas Realty Limited Partnership	1,488,750	6,397,858	0	0	7,886,608	0		
2002	Ventas Realty Limited Partnership	1,518,528	6,525,827	0	0	8,044,355	0		
2003	Ventas Realty Limited Partnership	1,548,892	6,656,318	0	0	8,205,210	0		-\$2,205,210
2004	Ventas Realty Limited Partnership	1,577,797	6,780,536	0	0	8,358,333	0		-\$4,008,333
2005	Ventas Realty Limited Partnership	1,609,349	6,916,130	0	0	8,525,479	0		-\$4,175,479

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THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1200-008-09 400 Willow St (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2006	Ventas Realty Limited Partnership	1,900,000	2,450,000	0	0	4,350,000	0		
2007	Ventas Realty Limited Partnership	1,674,357	7,195,499	0	0	8,869,856	0		-\$1,881,406
2008	Ventas Realty Limited Partnership	1,707,841	7,339,395	0	0	9,047,236	0		Denied
2009	Ventas Realty Limited Partnership	1,741,997	7,486,182	0	0	9,228,179	0		-\$2,428,179
2010	Ventas Realty Limited Partnership	1,737,862	7,468,410	0	0	9,206,272	0		-\$3,006,272
2011	Ventas Realty Limited Partnership	1,750,941	7,524,616	0	0	9,275,557	0		Pending
2012	Ventas Realty Limited Partnership	2,400,000	5,000,000	0	0	7,400,000	0		

070 -0189-008-00 2411 Santa Clara Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Lurie Company	144,248	557,851	0	0	702,099	0		
1995	Lurie Company	145,972	568,273	0	0	714,245	0		
1996	Lurie Company	147,594	556,794	0	0	704,388	0		
1997	Lurie Company	150,542	496,458	0	0	647,000	0		
1998	Lurie Company	153,551	412,931	0	0	566,482	0		
1999	Lurie Company	156,398	420,587	0	0	576,985	0		
2000	Lurie Company	159,526	429,000	0	0	588,526	0		
2001	Lurie Company	162,717	437,580	0	0	600,297	0		
2002	Lurie Company	165,970	446,330	0	0	612,300	0		
2003	Lurie Company	169,289	455,256	0	0	624,545	0		
2004	Lurie Company	172,450	463,756	0	0	636,206	0		
2005	Lurie San Francisco Inc	175,899	473,031	0	0	648,930	0		
2006	Lurie San Francisco Inc	179,416	482,489	0	0	661,905	0		
2007	Lurie San Francisco Inc	183,004	492,138	0	0	675,142	0		
2008	Lurie San Francisco Inc	186,664	501,980	0	0	688,644	0		
2009	Lurie San Francisco Inc	190,397	512,019	0	0	702,416	0		
2010	Lurie San Francisco Inc	189,945	510,803	0	0	700,748	0		
2011	2411 Santa Clara Llc	191,375	514,649	0	0	706,024	0	2,200,000 F	
2012	2411 Santa Clara Llc	600,000	1,600,000	0	0	2,200,000	0		

074 -1340-059-00 1070 Marina Village Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2007	Alameda Real Estate Investments	1,131,802	2,256,462	0	0	3,388,264	0		
2008	Srm Marina Investors Llc	1,154,844	5,987,502	0	0	7,142,346	0		
2009	Srm Marina Investors Llc	1,177,932	6,107,206	0	0	7,285,138	0		-\$1,192,098
2010	Srm Marina Investors Llc	1,175,134	6,092,703	0	0	7,267,837	0		-\$1,527,837
2011	Srm Marina Investors Llc	1,183,981	6,138,570	0	0	7,322,551	0		-\$1,582,551
2012	Srm Marina Investors Llc	4,898,000	972,000	0	0	5,870,000	0		

074 -1334-033-05 815 Marina Village Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Lucky Stores Inc	1,770,069	3,419,521	407,492	0	5,597,082	0		
1995	Lucky Stores Inc	1,791,130	3,507,260	380,161	0	5,678,551	0		
1996	Lucky Stores Inc	1,810,933	3,455,407	305,261	0	5,571,601	0		



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2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1334-033-05 815 Marina Village Pkwy (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1997	Lucky Stores Inc	2,271,000	2,654,611	354,937	0	5,280,548	0		
1998	Lucky Stores Inc	2,271,000	2,581,730	352,605	0	5,205,335	0		
1999	Lucky Stores Inc	2,300,000	2,500,454	327,763	0	5,128,217	0		
2000	Lucky Stores Inc	1,957,402	3,107,291	229,122	0	5,293,815	0		
2001	Lucky Stores Inc	2,392,920	4,289,839	606,350	0	7,289,109	0		
2002	Lucky Stores Inc	2,440,783	4,278,460	592,982	0	7,312,225	0		
2003	Lucky Stores Inc	2,489,589	4,097,046	421,015	0	7,007,650	0		
2004	Lucky Stores Inc	2,536,049	4,296,323	424,655	0	7,257,027	0		
2005	Lucky Stores Inc	2,586,764	4,541,318	421,563	0	7,549,645	0		
2006	Lucky Stores Inc	2,638,491	4,556,633	388,162	0	7,583,286	0		
2007	Lucky (Del) Nocal Investor Llc	5,598,780	5,911,111	370,720	0	11,880,611	0		
2008	Lucky (Del) Nocal Investor Llc	5,710,755	4,797,284	0	0	10,508,039	0		
2009	Lucky (Del) Nocal Investor Llc	5,825,199	4,893,001	0	0	10,718,200	0		\$-1,218,200
2010	Lucky (Del) Nocal Investor Llc	5,489,000	3,551,000	0	0	9,040,000	0		
2011	Lucky (Del) Nocal Investor Llc	5,489,000	3,551,000	0	0	9,040,000	0		Pending
2012	Lucky(Del)Nocal Investor Llc	5,500,000	4,900,000	0	0	10,400,000	0		

071 -0249-016-02 1516 Chestnut St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	First Presby Ch Alameda	156,656	837,371	0	994,027	0	0		
1995	First Presbyterian Church Of Alameda	158,523	847,356	0	1,005,879	0	0		
1996	First Presbyterian Church Of Alameda	160,283	856,760	0	1,017,043	0	0		
1997	First Presbyterian Church Of Alameda	163,486	873,885	0	1,037,371	0	0		
1998	First Presbyterian Church Of Alameda	166,755	891,358	0	0	1,058,113	0		
1999	First Presbyterian Church Of Alameda	169,848	907,890	0	1,077,738	0	0		
2000	First Presbyterian Church Of Alameda	173,245	926,048	0	1,099,293	0	0		
2001	First Presbyterian Church Of Alameda	176,710	944,566	0	1,121,276	0	0		
2002	First Presbyterian Church Of Alameda	180,243	963,456	0	1,143,699	0	0		
2003	First Presbyterian Church Of Alameda	183,849	982,728	0	1,166,577	0	0		
2004	First Presbyterian Church Of Alameda	187,281	1,001,072	0	0	1,188,353	0		
2005	First Presbyterian Church Of Alameda	191,026	1,021,093	0	1,090,907	121,212	0		
2006	First Presbyterian Church Of Alameda	194,845	1,041,509	0	1,236,354	0	0		
2007	First Presbyterian Church Of Alameda	198,742	1,062,338	0	1,134,972	126,108	0		
2008	First Presbyterian Church Of Alameda	202,717	1,083,584	0	1,286,301	0	0		
2009	First Presbyterian Church Of Alameda	206,771	1,105,254	0	1,312,025	0	0		
2010	First Presbyterian Church Of Alameda	206,280	1,102,630	0	1,308,910	0	0		
2011	First Presbyterian Church Of Alameda	207,833	1,110,931	0	1,318,764	0	0		
2012	First Presbyterian Church Of Alameda	211,989	1,133,147	0	0	1,345,136	0		

074 -1200-029-05 2130 S. Shore Center Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Harsch Investment Corporation	4,874,197	21,198,084	0	0	26,072,281	0		
2000	Harsch Investment Corporation	4,971,686	21,622,069	0	0	26,593,755	0		
2001	Harsch Investment Corporation	5,071,132	22,054,562	0	0	27,125,694	0		

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1200-029-05 2130 S. Shore Center Rd (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2002	Harsch Investment Realty Llc Series C	5,172,534	22,495,562	0	0	27,668,096	0		
2003	Harsch Investment Realty Llc Series C	5,275,983	25,545,465	0	0	30,821,448	0		
2004	Harsch Investment Realty Llc Series C	5,374,486	26,022,399	0	0	31,396,885	0		
2005	Harsch Investment Realty Llc Series C	5,481,911	27,016,565	0	0	32,498,476	0		
2006	Harsch Investment Realty Llc Series C	5,591,532	32,823,707	0	0	38,415,239	0		
2007	Harsch Investment Realty Llc Series C	5,703,346	34,884,976	0	0	40,588,322	0		
2008	Harsch Investment Realty Llc Series C	5,817,402	38,332,245	0	0	44,149,647	0		
2009	Harsch Investment Realty Llc Series C	5,933,749	39,631,170	0	0	45,564,919	0		
2010	Jamestown Harsch Alameda Towne	5,919,663	40,800,348	1,529,879	0	48,249,890	0		
2011	Jamestown Harsch Alameda Towne	5,964,213	40,533,748	1,452,424	0	47,950,385	0	156,000,000 F	
2012	Harsch Investment Realty Llc Series C	6,083,485	40,631,222	0	0	46,714,707	0		

074 -1359-022-00 1960 N. Loop Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Pacific Bay Enterprises Llc	664,301	1,805,000	0	0	2,469,301	0	4,000,000 F	
2009	Pacific Bay Enterprises Llc	1,800,000	3,100,000	0	0	4,900,000	0		
2010	Pacific Bay Enterprises Llc	1,795,734	3,391,942	0	0	5,187,676	0		-\$287,676
2011	Pacific Bay Enterprises Llc	1,809,252	3,417,476	0	0	5,226,728	0		
2012	Pacific Bay Enterprises Llc	1,600,000	2,500,000	0	0	4,100,000	0		

074 -1337-041-00 1701 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Srm-Pccp Harbor Associates Llc	1,135,770	2,743,299	0	0	3,879,069	0		
2006	Srm-Pccp Harbor Associates Llc	1,158,485	2,798,165	0	0	3,956,650	0		
2007	Alameda Waterfront Investors Llc	2,142,000	8,619,000	0	0	10,761,000	0		
2008	Alameda Waterfront Investors Llc	2,184,840	8,791,380	0	0	10,976,220	0		
2009	Alameda Waterfront Investors Llc	2,228,520	8,553,272	0	0	10,781,792	0		
2010	Alameda Waterfront Investors Llc	2,223,228	8,532,960	0	0	10,756,188	0		-\$2,301,188
2011	Amstar-105 Llc	3,260,000	5,195,000	120,473	0	8,575,473	0		Pending
2012	Amstar-105 Llc	2,900,000	4,545,000	56,972	0	7,501,972	0	46,000,000 F	

074 -1363-009-00 2400 Mariner Square Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2009	Jurzykowski Yolande Trust	827,947	1,137,586	0	0	1,965,533	0		-\$988,063
2010	Jurzykowski Yolande Trust	900,000	77,470	0	0	977,470	0		
2011	Jurzykowski Yolande Trust	487,500	487,500	0	0	975,000	0		
2012	Jurzykowski Yolande Trust	848,840	1,166,293	0	0	2,015,133	0		

074 -1334-012-04 1070 Marina Village Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Alameda Real Estate Investments	654,998	2,527,981	0	0	3,182,979	0		
1995	Alameda Real Estate Investments	625,000	1,775,000	0	0	2,400,000	0		
1996	Alameda Real Estate Investments	625,000	1,775,000	0	0	2,400,000	0		
1997	Alameda Real Estate Investments	683,554	2,638,196	0	0	3,321,750	0		-\$765,750



THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1334-012-04 1070 Marina Village Pkwy (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1998	Alameda Real Estate Investments	697,222	2,690,946	0	0	3,388,168	0		
1999	Alameda Real Estate Investments	646,000	2,583,000	0	0	3,229,000	0		
2000	Alameda Real Estate Investments	646,000	2,583,000	0	0	3,229,000	0		
2001	Alameda Real Estate Investments	650,000	2,220,000	0	0	2,870,000	0		
2002	Alameda Real Estate Investments	650,000	2,500,000	0	0	3,150,000	0		
2003	Alameda Real Estate Investments	650,000	2,575,000	0	0	3,225,000	0		
2004	Alameda Real Estate Investments	650,000	2,575,000	0	0	3,225,000	0		\$-714,173
2005	Srm Marina Investors Llc	700,000	2,800,000	0	0	3,500,000	0		\$-1,304,256
2006	Srm Marina Investors Llc	814,629	3,144,083	0	0	3,958,712	0		
2007	Alameda Real Estate Investments	830,920	3,206,957	0	0	4,037,877	0		
2008	Srm Marina Investors Llc	847,926	3,586,258	0	0	4,434,184	0		
2009	Srm Marina Investors Llc	864,878	3,657,956	0	0	4,522,834	0		\$-739,834
2010	Srm Marina Investors Llc	862,824	3,649,269	0	0	4,512,093	0		\$-792,093
2011	Srm Marina Investors Llc	869,319	3,676,742	0	0	4,546,061	0		\$-826,061
2012	Srm Marina Investors Llc	2,250,000	1,470,000	0	0	3,720,000	0		

072 -0343-050-00 1501 Central Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Wheless Alice M Trust	38,948	35,486	0	0	74,434	7,000		
1995	Wheless Alice M Trust	39,412	35,909	0	0	75,321	7,000		
1996	Wheless Alice M Trust	39,849	36,307	0	0	76,156	7,000		
1997	Wheless Alice M Trust	40,646	37,033	0	0	77,679	7,000		
1998	Wheless Alice M Trust	41,459	37,773	0	0	79,232	7,000		
1999	Wheless Alice M Trust	42,227	38,474	0	0	80,701	7,000		
2000	Wheless Alice M Trust	43,072	39,243	0	0	82,315	7,000		
2001	Wheless Alice M Trust	43,933	40,028	0	0	83,961	7,000		
2002	Wheless Alice M Trust	44,812	40,829	0	0	85,641	7,000		
2003	Wheless Alice M Trust	45,708	41,645	0	0	87,353	7,000		
2004	Wheless Alice M Trust	46,562	42,423	0	0	88,985	7,000		
2005	Wheless Alice M Trust	47,492	43,271	0	0	90,763	7,000		
2006	Wheless Alice M Trust	48,442	44,136	0	0	92,578	7,000		
2007	Wheless Alice M Trust	49,411	45,018	0	0	94,429	7,000		
2008	Wheless Alice M Trust	50,399	45,919	0	0	96,318	7,000		
2009	Wheless Alice M Trust	51,407	46,837	0	0	98,244	7,000		
2010	Lott Blair T And Laura F	51,285	46,726	0	0	98,011	7,000		
2011	Lott Blair T And Laura F	51,671	47,078	0	0	98,749	7,000	865,000 F	
2012	Lott Blair T And Laura F	264,690	617,610	0	0	882,300	7,000		

074 -1334-074-00 1380 Marina Village Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2007	Alameda Real Estate Investments	737,299	1,376,250	0	0	2,113,549	0		
2008	Srm Marina Investors Llc	752,209	3,216,916	0	0	3,969,125	0		
2009	Srm Marina Investors Llc	767,247	3,281,230	0	0	4,048,477	0		\$-662,477
2010	Srm Marina Investors Llc	765,425	3,273,438	0	0	4,038,863	0		\$-818,863

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THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1334-074-00 1380 Marina Village Pkwy (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2011	Srm Marina Investors Llc	771,187	3,298,081	0	0	4,069,268	0		\$-849,268
2012	Srm Marina Investors Llc	2,638,000	654,000	0	0	3,292,000	0		

072 -0385-017-00 2086 Hibbard St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2010	Warmington Grand Marina Associates Lp	76,667	0	0	0	76,667	0		
2011	Bunker Larry K; Heinlein Erin L	93,243	0	0	0	93,243	0	826,000 F	
2012	Bunker Larry K And Heinlein Erin L	247,700	578,100	0	0	825,800	0		

073 -0393-002-00 1339 Saint Charles St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Houchins R And Louise	24,667	19,041	0	0	43,708	7,000		
1995	Houchins R And Louise	24,961	19,268	0	0	44,229	7,000		
1996	Houchins R And Louise	25,238	19,482	0	0	44,720	7,000		
1997	Houchins R And Louise	25,742	19,871	0	0	45,613	7,000		
1998	Houchins R And Louise	26,257	20,269	0	0	46,526	7,000		
1999	Houchins R And Louise	26,744	20,645	0	0	47,389	7,000		
2000	Houchins R And Louise	27,279	21,057	0	0	48,336	7,000		
2001	Houchins R And Louise	27,824	21,479	0	0	49,303	7,000		
2002	Houchins R And Louise	28,381	21,908	0	0	50,289	7,000		
2003	Houchins R And Louise	28,949	22,346	0	0	51,295	7,000		
2004	Houchins R And Louise	29,489	22,763	0	0	52,252	7,000		
2005	Houchins R And Louise	30,078	23,218	0	0	53,296	7,000		
2006	Houchins R And Louise	30,680	23,682	0	0	54,362	7,000		
2007	Houchins R And Louise	31,293	24,156	0	0	55,449	7,000		
2008	Houchins R And Louise	31,919	24,639	0	0	56,558	7,000		
2009	Houchins R And Louise	32,557	25,132	0	0	57,689	7,000		
2010	Houchins R And Louise	32,480	25,072	0	0	57,552	7,000		
2011	Chilcott Gabriel And Christine M	32,725	25,261	0	0	57,986	7,000	785,000 F	
2012	Chilcott Gabriel And Christine M	235,500	549,500	0	0	785,000	0		

074 -1270-007-00 1330 Clinton Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harris Delbert H And Mary P Trust	36,784	31,735	0	0	68,519	7,000		
1995	Harris Delbert H And Mary P Trust	37,222	32,113	0	0	69,335	7,000		
1996	Harris Delbert H And Mary P Trust	37,635	32,470	0	0	70,105	7,000		
1997	Harris Delbert H And Mary P Trust	38,388	33,119	0	0	71,507	7,000		
1998	Harris Delbert H And Mary P Trust	39,155	33,781	0	0	72,936	7,000		
1999	Harris Delbert H And Mary P Trust	39,881	34,408	0	0	74,289	7,000		
2000	Harris Delbert H And Mary P Trust	40,679	35,096	0	0	75,775	7,000		
2001	Harris Delbert H And Mary P Trust	41,493	35,798	0	0	77,291	7,000		
2002	Harris Delbert H And Mary P Trs	42,322	36,513	0	0	78,835	7,000		
2003	Harris Delbert H And Mary P Trs	43,169	37,244	0	0	80,413	7,000		
2004	Harris Delbert H And Mary P Trs	43,975	37,939	0	0	81,914	7,000		

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THE CITY OF ALAMEDA

2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1270-007-00 1330 Clinton Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Harris Delbert H And Mary P Trs	44,854	38,697	0	0	83,551	7,000		
2006	Harris Delbert H And Mary P Trs	45,751	39,471	0	0	85,222	7,000		
2007	Harris D H And M P Family Trust	46,666	40,260	0	0	86,926	7,000		
2008	Harris Delbert H And Jon S Trs	47,599	41,066	0	0	88,665	7,000		
2009	Harris Delbert H And Jon S Trust	48,551	41,887	0	0	90,438	7,000		
2010	Harris Delbert H And Jon S Trust	48,435	41,787	0	0	90,222	7,000		
2011	Mchugh Jennifer L; Mchugh Linda J Trust	48,800	42,102	0	0	90,902	7,000	815,000 F	
2012	Mchugh Jennifer L And Mchugh Linda J Trust	244,500	570,500	0	0	815,000	0		

074 -1265-147-00 301 Sunset Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Krivy Albert And Margaret A	33,466	67,942	0	0	101,408	7,000		
1995	Krivy Albert And Margaret A	33,865	68,752	0	0	102,617	7,000		
1996	Krivy Albert And Margaret A	34,241	69,515	0	0	103,756	7,000		
1997	Krivy Albert And Margaret A	34,925	70,904	0	0	105,829	7,000		
1998	Krivy Albert And Margaret A	35,624	72,322	0	0	107,946	7,000		
1999	Krivy Albert And Margaret A	36,284	73,663	0	0	109,947	7,000		
2000	Krivy Albert And Margaret A	37,010	75,137	0	0	112,147	7,000		
2001	Krivy Albert And Margaret A	37,750	76,639	0	0	114,389	7,000		
2002	Krivy Albert And Margaret A	38,505	78,172	0	0	116,677	7,000		
2003	Krivy Albert And Margaret A	39,275	79,736	0	0	119,011	7,000		
2004	Krivy Albert And Margaret A Trs	40,008	81,224	0	0	121,232	7,000		
2005	Krivy Albert And Margaret A Trs	40,808	82,848	0	0	123,656	7,000		
2006	Krivy Albert And Margaret A Trs	41,624	84,504	0	0	126,128	7,000		
2007	Krivy Albert And Margaret A Trs	42,456	86,194	0	0	128,650	7,000		
2008	Krivy Albert And Margaret A Trs	43,306	87,918	0	0	131,224	7,000		
2009	Krivy Albert And Margaret A Trust	44,172	89,676	0	0	133,848	7,000		
2010	Krivy Albert And Margaret A Trust	44,067	89,464	0	0	133,531	7,000		
2011	Pappalardo-Thode Trust	44,399	90,137	0	0	134,536	7,000	850,000 F	
2012	Thode Mary A And Pappalardo Frank Trust	255,000	595,000	0	0	850,000	0		



THE CITY OF ALAMEDA

TRANSFER OF OWNERSHIP (2008 - 2012)

Single Family Residential

Multifamily, Commercial, Industrial, Vacant

Totals

Tax Year	# SFR Sales	Original Values	Sale Price	% Change	Non SFR Sales	Original Values	Sale Price	% Change	Total Sales	Original Values	Sale Values	% Change	\$ Change	
ENTIRE CITY <i>Valid Sales Price Analysis</i>														
2012 1/1/12-8/31/12	341	\$128,135,526	\$174,522,545	36.2%	64	\$42,587,308	\$133,110,454	212.6%	405	\$170,722,834	\$307,632,999	80.2%	\$136,910,165	
2011 1/1/11-12/31/11	473	\$183,046,228	\$242,415,781	32.4%	97	\$45,919,729	\$66,207,681	44.2%	570	\$228,965,957	\$308,623,462	34.8%	\$79,657,505	
2010 1/1/10-12/31/10	419	\$168,221,246	\$231,177,726	37.4%	71	\$53,683,083	\$69,639,417	29.7%	490	\$221,904,329	\$300,817,143	35.6%	\$78,912,814	
2009 1/1/09-12/31/09	445	\$179,416,622	\$249,766,215	39.2%	81	\$63,761,518	\$80,667,500	26.5%	526	\$243,178,140	\$330,433,715	35.9%	\$87,255,575	
2008 1/1/08-12/31/08	413	\$176,238,019	\$249,123,689	41.4%	132	\$77,727,488	\$128,622,289	65.5%	545	\$253,965,507	\$377,745,978	48.7%	\$123,780,471	
GENERAL FUND <i>Valid Sales Price Analysis</i>														
2012 1/1/12-8/31/12	316	\$113,575,128	\$158,913,045	39.9%	53	\$38,555,922	\$125,968,954	226.7%	369	\$152,131,050	\$284,881,999	87.3%	\$132,750,949	
											<i>Est. Revenue Change:</i>			\$371,836.15
2011 1/1/11-12/31/11	424	\$155,418,115	\$214,892,781	38.3%	56	\$31,259,490	\$32,841,181	5.1%	480	\$186,677,605	\$247,733,962	32.7%	\$61,056,357	
											<i>Est. Revenue Change:</i>			\$171,019.20
2010 1/1/10-12/31/10	389	\$150,778,554	\$212,793,726	41.1%	57	\$43,786,979	\$57,539,145	31.4%	446	\$194,565,533	\$270,332,871	38.9%	\$75,767,338	
											<i>Est. Revenue Change:</i>			\$211,713.34
2009 1/1/09-12/31/09	392	\$148,064,164	\$216,632,580	46.3%	62	\$56,009,146	\$67,777,500	21.0%	454	\$204,073,310	\$284,410,080	39.4%	\$80,336,770	
											<i>Est. Revenue Change:</i>			\$224,571.69
2008 1/1/08-12/31/08	382	\$156,439,775	\$228,890,689	46.3%	60	\$48,925,167	\$65,545,054	34.0%	442	\$205,364,942	\$294,435,743	43.4%	\$89,070,801	
											<i>Est. Revenue Change:</i>			\$249,042.55
ALAMEDA SAs <i>Valid Sales Price Analysis</i>														
2012 1/1/12-8/31/12	25	\$14,560,398	\$15,609,500	7.2%	11	\$4,031,386	\$7,141,500	77.1%	36	\$18,591,784	\$22,751,000	22.4%	\$4,159,216	
											<i>Est. Revenue Change:</i>			\$41,592.16^
2011 1/1/11-12/31/11	49	\$27,628,113	\$27,523,000	-0.4%	41	\$14,660,239	\$33,366,500	127.6%	90	\$42,288,352	\$60,889,500	44.0%	\$18,601,148	
											<i>Est. Revenue Change:</i>			\$193,210.12^
2010 1/1/10-12/31/10	30	\$17,442,692	\$18,384,000	5.4%	14	\$9,896,104	\$12,100,272	22.3%	44	\$27,338,796	\$30,484,272	11.5%	\$3,145,476	
											<i>Est. Revenue Change:</i>			\$32,697.22^
2009 1/1/09-12/31/09	53	\$31,352,458	\$33,133,635	5.7%	19	\$7,752,372	\$12,890,000	66.3%	72	\$39,104,830	\$46,023,635	17.7%	\$6,918,805	
											<i>Est. Revenue Change:</i>			\$72,080.11^
2008 1/1/08-12/31/08	31	\$19,798,244	\$20,233,000	2.2%	72	\$28,802,321	\$63,077,235	119.0%	103	\$48,600,565	\$83,310,235	71.4%	\$34,709,670	
											<i>Est. Revenue Change:</i>			\$361,292.96^

* Sale value is a sum of all Full Value Parcel Sales (Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers)

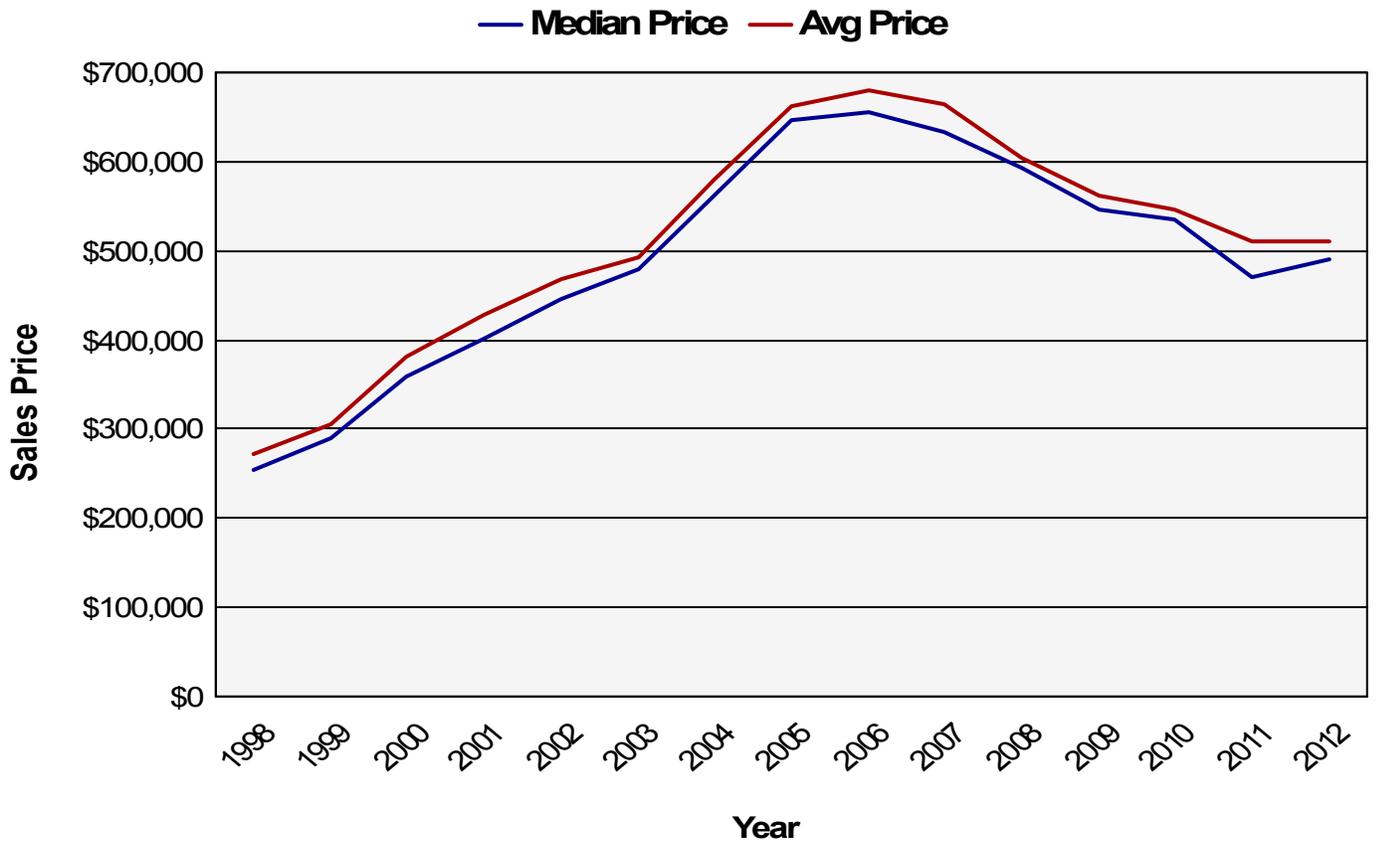
^ Revenue reflects all Incremental revenue generated in Successor Project Areas, excluding base year revenue.



THE CITY OF ALAMEDA SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/1998 - 08/31/2012)

Year	Full Value Sales	Average Price	Median Price	Median % Change
1998	974	\$272,593	\$255,000	
1999	925	\$305,026	\$290,000	13.73%
2000	798	\$380,538	\$360,000	24.14%
2001	608	\$428,735	\$401,500	11.53%
2002	746	\$467,749	\$445,000	10.83%
2003	791	\$493,603	\$480,000	7.87%
2004	850	\$579,275	\$561,500	16.98%
2005	702	\$662,445	\$646,250	15.09%
2006	634	\$679,394	\$655,000	1.35%
2007	513	\$664,178	\$634,000	-3.21%
2008	414	\$603,858	\$592,500	-6.55%
2009	446	\$561,070	\$545,500	-7.93%
2010	414	\$545,869	\$535,455	-1.84%
2011	457	\$510,173	\$470,000	-12.22%
2012	328	\$510,154	\$490,000	4.26%

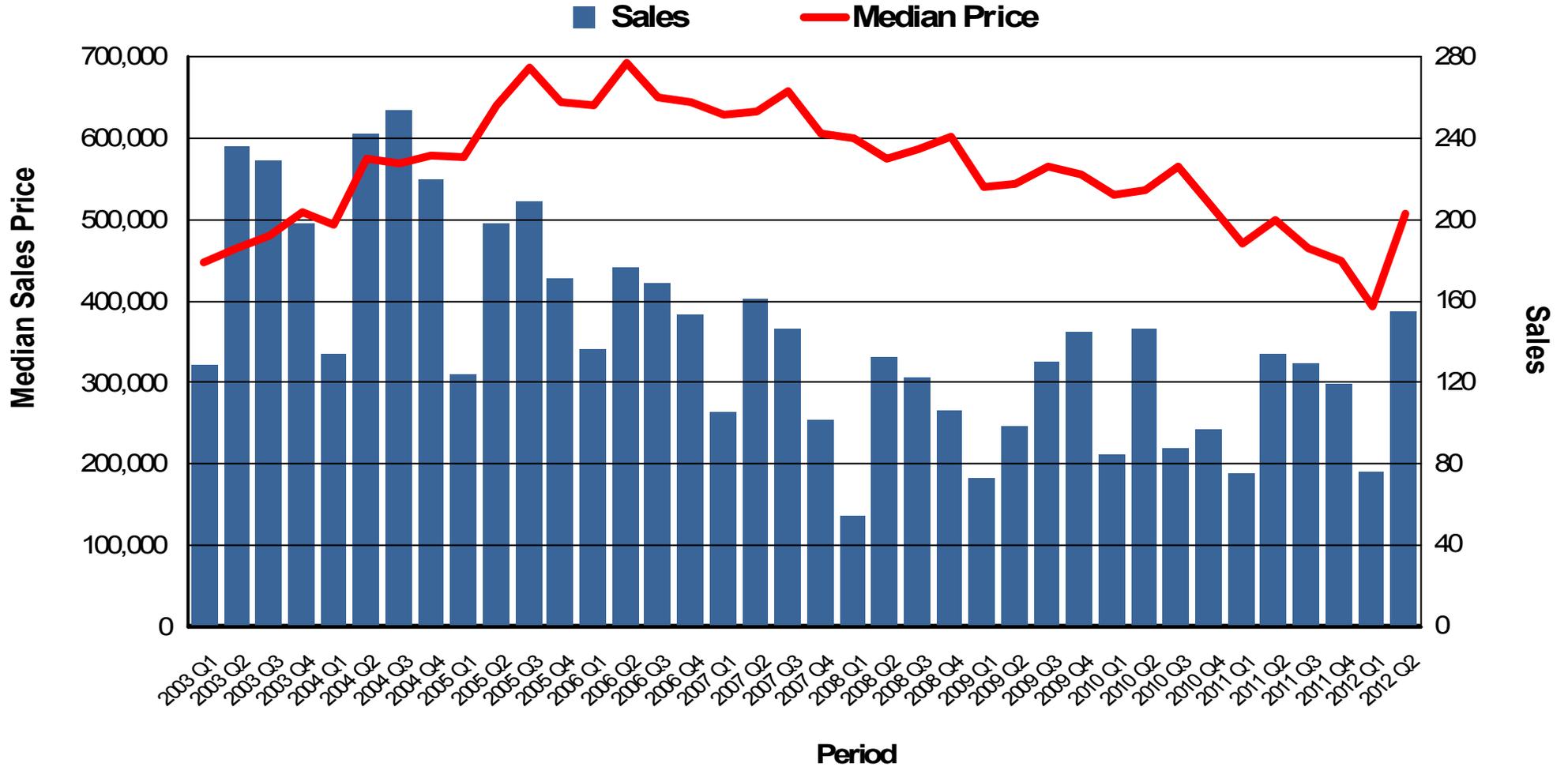


*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.



THE CITY OF ALAMEDA SALES HISTORY

Single Family Residential Full Value Sales (01/01/2003 - 06/30/2012)



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.



ALAMEDA COUNTY

COMPARISON OF MEDIAN SALE PRICE TO PEAK PRICE

Single Family Residential Sales (01/01/1999 - 08/31/2012)

City	Peak Median Year	Peak Median Price	Current Median Price	% Current Median is Off Peak	Current Sales Price at Price of Prior Year
HAYWARD	2006	550,000	236,000	-57.1%	2000
OAKLAND	2007	510,000	242,500	-52.5%	2001
SAN LEANDRO	2006	560,000	282,500	-49.6%	2001
ALAMEDA UNINCORPORATED	2006	580,000	309,000	-46.7%	2001
EMERYVILLE	2005	399,500	221,000	-44.7%	2001
NEWARK	2006	610,000	340,000	-44.3%	2001
UNION CITY	2006	635,000	359,000	-43.5%	2001
LIVERMORE	2006	600,000	395,000	-34.2%	2003
DUBLIN	2006	630,000	428,250	-32.0%	2003
FREMONT	2007	643,000	460,000	-28.5%	2004
ALBANY	2005	600,000	432,250	-28.0%	2003
ALAMEDA	2006	655,000	490,000	-25.2%	2004
BERKELEY	2007	700,000	559,000	-20.1%	2004
PLEASANTON	2007	765,250	640,000	-16.4%	2004
PIEDMONT	2005	1,372,500	1,350,000	-1.6%	2005
ALAMEDA * (Entire Region)	2006	590,000	345,000	-41.5%	2001

*Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers.



THE CITY OF ALAMEDA 2012/13 ROLL SUMMARY

Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	20,226	18	4,674
TRAs	4	2	5
Values			
Land	3,034,957,142	10,495,070	34,714,876
Improvements	5,900,210,047	0	125,199,101
Personal Property	38,395,047	0	344,584,871
Fixtures	16,425,427	0	0
Aircraft	0	0	0
Total Value	\$8,989,987,663	\$10,495,070	\$504,498,848
Exemptions			
Real Estate	73,436,229	0	0
Personal Property	0	0	8,498,579
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	90,636,000	0	622,800
Total Exemptions*	\$73,436,229	\$0	\$8,498,579
Total Net Value	\$8,916,551,434	\$10,495,070	\$496,000,269

Combined Values	Total
Total Values	\$9,504,981,581
Total Exemptions	\$81,934,808
Net Total Values	\$9,423,046,773
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

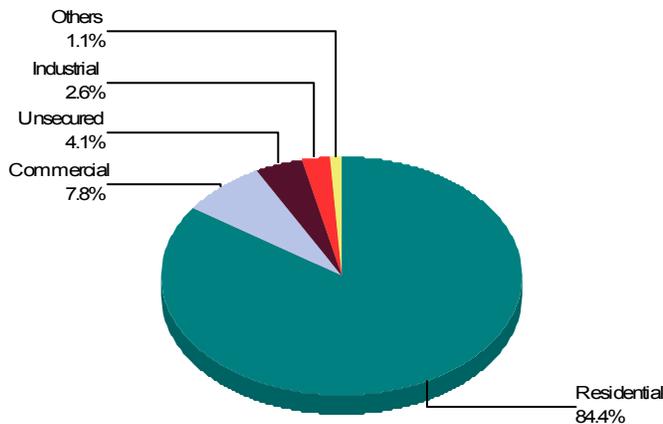
THE CITY OF ALAMEDA

2012/13 USE CATEGORY SUMMARY

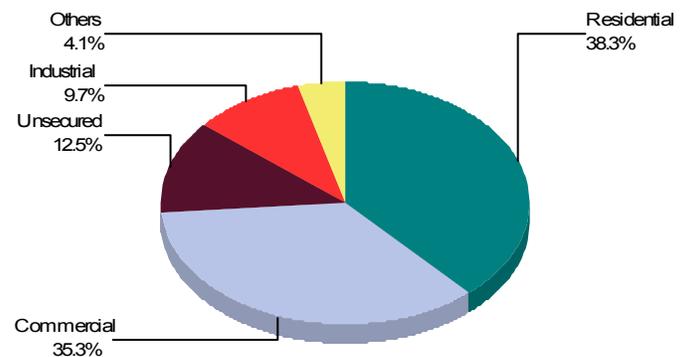
BASIC PROPERTY TAX TABLE

Category	Parcels	Net Taxable Value	G. F. Revenue	Incr. Revenue
Residential	19,221	\$7,387,270,367 (78.4%)	\$19,169,532.20	\$5,550,433.36
Commercial	656	\$1,065,300,470 (11.3%)	\$1,762,149.54	\$5,112,562.54
Industrial	100	\$330,639,186 (3.5%)	\$584,138.84	\$1,407,663.65
Institutional	67	\$14,492,382 (0.2%)	\$37,071.65	\$15,336.62
Recreational	24	\$36,030,031 (0.4%)	\$64,595.13	\$149,042.81
Vacant	158	\$82,818,998 (0.9%)	\$147,146.16	\$345,957.08
Exempt	352	\$0 (0.0%)	\$0.00	\$0.00
SBE Nonunitary	[18]	\$10,495,070 (0.1%)	\$7,592.84	\$85,438.33
Unsecured	[4,674]	\$496,000,269 (5.3%)	\$927,863.09	\$1,808,132.70
TOTALS	20,578	\$9,423,046,773	\$22,700,089.44	\$14,474,567.09

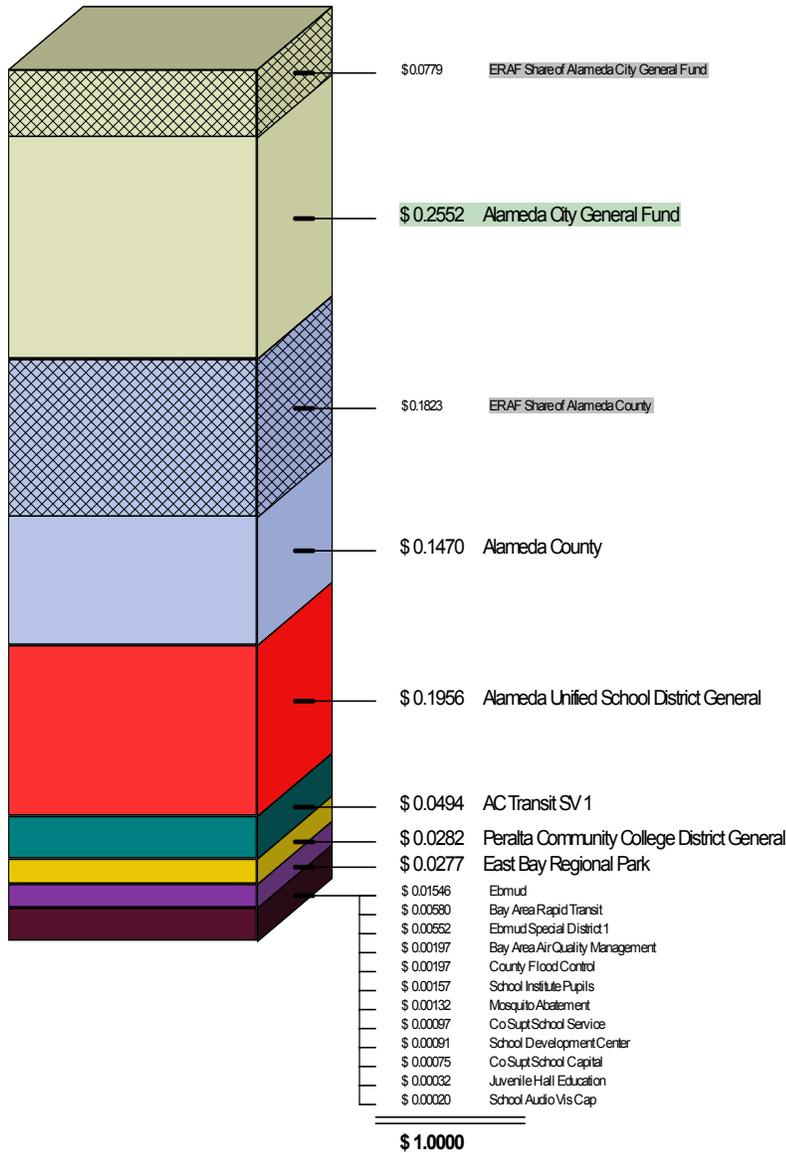
CITY REVENUE PORTION



INCREMENTAL REVENUE PORTION



THE CITY OF ALAMEDA PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 21-000, Excluding Redevelopment Factors & Additional Debt Service

Data Source: Alameda County Assessor 2012/13 Annual Tax Increment Tables

Prepared On 10/25/2012 By NEC

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ALAMEDA COUNTY - 2012/13

REPRESENTATIVE GENERAL LEVY SHARE ESTIMATE

Estimate of Average City Representative Share of the General Levy

City	City Rate*	Other Rates*	Total
Berkeley	0.4030		0.4030
Piedmont	0.3565		0.3565
Oakland	0.3485	0.0018	0.3502
Alameda	0.3331		0.3331
Pleasanton	0.2971		0.2971
Dublin	0.2818		0.2818
Albany	0.2610		0.2610
Union City	0.2257		0.2257
Newark	0.2185		0.2185
Emeryville	0.2182		0.2182
Livermore	0.2126		0.2126
Hayward	0.2036		0.2036
Fremont	0.1896		0.1896
San Leandro	0.1567		0.1567
County Average:	0.2647	0.0001	0.2648

*The City tax rate is based on the largest non-redevelopment Tax Rate Area in each city; other rates include city-governed overlaying districts such as lighting or maintenance districts.



THE CITY OF ALAMEDA PROPERTY TAX REVENUE - 2012/13

Estimated Revenue, Assuming Zero Delinquency

General Fund Summary - Non SA TRAs							
Roll	Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue	
SEC	\$7,429,428,185	0.333058180	\$24,744,318.30	0.024900	\$1,849,927.62	\$26,594,245.92	
UTIL	\$36,900	0.333058266	\$122.90	0.024900	\$9.19	\$132.09	
UNS	\$239,491,985	0.333058180	\$797,647.65	0.024900	\$59,633.50	\$857,281.15	
TOTAL	\$7,668,957,070	0.333058180	\$25,542,088.84	0.024900	\$1,909,570.31	\$27,451,659.15	
+ Aircraft	\$0		\$0.00		\$0.00	\$0.00	
Total Before ERAF Adjustment	\$7,668,957,070	0.333058180	\$25,542,088.84	0.024900	\$1,909,570.31	\$27,451,659.15	
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)			-\$5,970,867.29			-\$5,970,867.29	
Non SA TRAs Total	\$7,668,957,070	0.255200562	\$19,571,221.55			\$21,480,791.86	
General Fund Summary - SA TRAs							
Roll	SA TRAs Net Value	SA TRAs Base Year Value	Rate	Base Year Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$1,487,123,249	\$227,463,595	0.333058230	\$757,586.22	0.162793	\$370,293.69	\$1,127,879.91
UTIL	\$10,458,170	\$3,474,385	0.333058328	\$11,571.73	0.074951	\$2,604.08	\$14,175.81
UNS	\$256,508,284	\$75,695,014	0.333058230	\$252,108.47	0.084379	\$63,870.56	\$315,979.04
TOTAL	\$1,754,089,703	\$306,632,994	0.333058231	\$1,021,266.43	0.142440	\$436,768.34	\$1,458,034.76
+ Aircraft	\$0	\$0		\$0.00		\$0.00	\$0.00
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)				-\$238,737.18			-\$238,737.18
SA TRAs Total	\$1,754,089,703						\$1,219,297.58
General Fund Total		\$7,975,590,064	0.255200564	\$20,353,750.79	0.029419	\$2,346,338.65	\$22,700,089.44

Incremental Revenue Summary								
Roll	SA Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
SEC	\$1,487,123,249	\$227,463,595	\$1,259,659,654	1.000000000	\$12,596,596.54	0.000000	\$0.00	\$12,596,596.54
UTIL	\$10,458,170	\$3,474,385	\$6,983,785	1.000000000	\$69,837.85	0.000000	\$0.00	\$69,837.85
UNS	\$256,508,284	\$75,695,014	\$180,813,270	1.000000000	\$1,808,132.70	0.000000	\$0.00	\$1,808,132.70
TOTAL	1,754,089,703	306,632,994	1,447,456,709	1.000000000	\$14,474,567.09	0.000000	\$0.00	\$14,474,567.09
+ Aircraft	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
SA Total	\$1,754,089,703	\$306,632,994	\$1,447,456,709		\$14,474,567.09	0.000000	\$0.00	\$14,474,567.09

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2012/13 Combined Tax Rolls

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Prepared On 10/25/2012 By NEC

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THE CITY OF ALAMEDA

2012/13 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) LEGACY PARTNERS I ALAMEDA LLC <i>(Pending Appeals On Parcels)</i>	46	\$214,276,605	2.40%				\$214,276,605	2.27%	Commercial Successor Agency
2) KW ALAMEDA LLC <i>(Pending Appeals On Parcels)</i>	2	\$93,704,525	1.05%				\$93,704,525	0.99%	Residential Alameda City General Fund
3) HARSCH INVESTMENT REALTY LLC SERIES C <i>(Pending Appeals On Parcels)</i>	11	\$76,990,047	0.86%	2	\$2,385,839	0.48%	\$79,375,886	0.84%	Commercial Alameda City General Fund
4) WIND RIVER SYSTEMS INC <i>(Pending Appeals On Parcels)</i>	9	\$63,350,395	0.71%				\$63,350,395	0.67%	Commercial Successor Agency
5) AMSTAR-105 LLC <i>(Pending Appeals On Parcels)</i>	6	\$62,357,304	0.70%				\$62,357,304	0.66%	Commercial Alameda City General Fund
6) SKS HARBOR BAY ASSOCIATES LLC <i>(Pending Appeals On Parcels)</i>	4	\$42,091,031	0.47%				\$42,091,031	0.45%	Commercial Alameda City General Fund
7) PEET'S OPERATING COMPANY	3	\$39,649,785	0.44%	1	\$138,674	0.03%	\$39,788,459	0.42%	Industrial Alameda City General Fund
8) ABBOTT LABORATORIES	3	\$9,187,554	0.10%	3	\$24,100,047	4.86%	\$33,287,601	0.35%	Unsecured Alameda City General Fund
9) CREA BRIDGESIDE LLC <i>(Pending Appeals On Parcels)</i>	3	\$32,570,000	0.36%				\$32,570,000	0.35%	Commercial Successor Agency
10) WHITNEY EQUIPMENT LLC				1	\$31,749,208	6.40%	\$31,749,208	0.34%	Unsecured Alameda City General Fund
Top Ten Total	87	\$634,177,246	7.10%	7	\$58,373,768	11.77%	\$692,551,014	7.35%	
City Total		\$8,927,046,504			\$496,000,269		\$9,423,046,773		

Top Owners last edited on 10/25/12 by nicholec using sales through 09/15/12

Data Source: Alameda County Assessor 2012/13 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 10/25/2012 By NEC



THE CITY OF ALAMEDA

2012/13 TOP 25 PROPERTY TAXPAYERS - SECURED

Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue	Est. Incr 1% Revenue
1) LEGACY PARTNERS I ALAMEDA LLC (46)	\$214,276,605	\$2,113,067.15	\$2,025,048.58
2) WIND RIVER SYSTEMS INC (9)	\$63,350,395	\$570,150.14	\$510,075.61
3) CREA BRIDGESIDE LLC (3)	\$32,570,000	\$292,587.55	\$261,375.97
4) SRM MARINA INVESTORS LLC (8)	\$26,500,100	\$266,161.85	\$257,700.13
5) KW ALAMEDA LLC (2)	\$93,704,525	\$262,466.90	\$0.00
6) HARSCH INVESTMENT REALTY LLC SERIES C (11)	\$76,990,047	\$215,649.55	\$0.00
7) OAKMONTSL OF ALAMEDA LP (1)	\$20,100,000	\$180,565.24	\$161,303.56
8) AMSTAR-105 LLC (6)	\$62,357,304	\$174,663.16	\$0.00
9) VICTORIA MARINA LLC (4)	\$15,476,923	\$155,447.20	\$150,505.29
10) EXTRA SPACE PROPERTIES TWO (2)	\$16,313,544	\$146,550.20	\$130,917.05
11) BRE ESA PROPERTIES LLC (2)	\$18,768,000	\$141,221.14	\$119,027.84
12) SKS HARBOR BAY ASSOCIATES LLC (4)	\$42,091,031	\$117,897.21	\$0.00
13) CENTRAL ALAMEDA LLC (2)	\$13,071,749	\$117,428.03	\$104,901.47
14) PEET'S OPERATING COMPANY (3)	\$39,649,785	\$111,059.27	\$0.00
15) SC LIMITED 604 AND SC LIMITED 701 (1)	\$10,425,621	\$104,712.91	\$101,383.92
16) LUCKY(DEL)NOCAL INVESTOR LLC (1)	\$10,400,000	\$104,455.58	\$101,134.77
17) UNION PACIFIC RAILROAD COMPANY (18)	\$10,495,070	\$93,031.17	\$85,438.33
18) TIMBER DELL PROPERTIES (10)	\$15,477,055	\$91,530.07	\$62,538.95
19) BALLENA VILLAGE LLC (1)	\$30,812,150	\$86,305.01	\$0.00
20) SOUTH SHORE BEACH AND TENNIS CLUB (2)	\$28,753,074	\$80,537.52	\$0.00
21) ELDERS INN LLC AND ELDERS INN ON WEBSTER LP (4)	\$8,601,344	\$77,268.84	\$69,026.24
22) WOODSTOCK HOMES CORPORATION (3)	\$26,933,309	\$75,440.35	\$0.00
23) THE ALAMEDA ISLANDER LP (1)	\$8,000,000	\$71,866.76	\$64,200.42
24) PARK STREET PROPERTIES (6)	\$8,238,611	\$70,841.10	\$62,001.48
25) ROBERT J. SISK (1)	\$6,817,846	\$68,477.12	\$66,300.12

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 10/25/12 by nicholec using sales through 09/15/12



THE CITY OF ALAMEDA

2012/13 TOP 25 PROPERTY TAXPAYERS - UNSECURED

Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue	Est. Incr 1% Revenue
1) WHITNEY EQUIPMENT LLC (1)	\$31,749,208	\$88,929.71	\$0.00
2) CELERA CORPORATION (2)	\$13,099,928	\$70,926.65	\$45,963.62
3) ABBOTT LABORATORIES (3)	\$24,100,047	\$67,504.37	\$0.00
4) BAY SHIP AND YACHT COMPANY (6)	\$9,061,700	\$56,227.48	\$40,872.39
5) ALAMEDA ENTERTAINMENT ASSOCIATES LP (3)	\$8,964,783	\$55,440.18	\$40,182.51
6) DELPHI PRODUCTIONS (4)	\$3,701,227	\$37,933.88	\$37,012.27
7) ENCINAL MARINA LIMITED (2)	\$6,081,465	\$37,609.11	\$27,258.72
8) COMCAST OF CALIFORNIA IX (4)	\$12,549,407	\$35,634.18	\$648.79
9) POWER ENGINEERING CONSTRUCTION (5)	\$3,551,513	\$35,513.15	\$34,325.13
10) NETOPIA INC (1)	\$2,893,473	\$28,885.02	\$27,900.65
11) SORTWELL INC (1)	\$4,660,000	\$28,818.46	\$20,887.34
12) S AND C ELECTRIC COMPANY (2)	\$2,835,532	\$28,306.61	\$27,341.95
13) CALIPER LIFE SCIENCES (1)	\$2,727,195	\$27,225.10	\$26,297.30
14) ROCK WALL WINE COMPANY (4)	\$2,643,631	\$27,094.57	\$26,436.31
15) ALAMEDA POINT COLLABORATIVE INC (2)	\$2,638,350	\$27,040.45	\$26,383.50
16) FORTMAN BASIN LIMITED PARTNERSHIP (1)	\$4,213,342	\$26,056.23	\$18,885.30
17) STARLIGHT MARINE SERVICES (4)	\$7,958,900	\$25,356.28	\$4,113.00
18) NOB HILL GENERAL STORE INC (1)	\$4,008,342	\$24,788.47	\$17,966.44
19) CNL INCOME BALLENA MARINA (1)	\$8,711,128	\$24,399.92	\$0.00
20) RESOURCES FOR COMMUNITY DEVELOPMENT (2)	\$4,209,325	\$22,021.91	\$18,867.30
21) BLADIUM SPORTS CLUB (2)	\$1,985,023	\$20,344.50	\$19,850.23
22) POLYMORPHIC DNA TECHNOLOGIES INC (1)	\$1,982,267	\$19,788.62	\$19,114.24
23) SINGULEX INC (4)	\$6,686,355	\$18,728.52	\$0.00
24) KAISER FOUNDATION HEALTH PLAN (3)	\$4,695,637	\$18,253.89	\$6,758.59
25) WEST COAST NOVELTY CORPORATION (2)	\$1,766,084	\$18,100.59	\$17,660.84

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 10/25/12 by nicholec using sales through 09/15/12



THE CITY OF ALAMEDA

SBE ASSESSED NONUNITARY UTILITIES - 2012/13 TAX YEAR

Railroad Company Parcels				Land Value	Improvement Value	Personal Property	Total Value
Parcel	Map Number	TRA	Owner				
0843-01-0069-06	0872-01-067E-25	21-000	Union Pacific Railroad Company	500	0	0	500
0843-01-0069-07	0872-01-142B-06	21-000	Union Pacific Railroad Company	6,300	0	0	6,300
0843-01-0069-08	0872-01-142B-07	21-000	Union Pacific Railroad Company	30,100	0	0	30,100
0843-01-0069-12	0872-01-064G-15	21-004	Union Pacific Railroad Company	1,033,280	0	0	1,033,280
0843-01-0069-13	0872-01-064K-20	21-004	Union Pacific Railroad Company	479,160	0	0	479,160
0843-01-0069-14	0872-01-064L-22	21-004	Union Pacific Railroad Company	220,418	0	0	220,418
0843-01-0069-15	0872-01-065A-02	21-004	Union Pacific Railroad Company	1,102,068	0	0	1,102,068
0843-01-0069-16	0872-01-065A-03	21-004	Union Pacific Railroad Company	2,194,544	0	0	2,194,544
0843-01-0069-17	0872-01-066B-09	21-004	Union Pacific Railroad Company	28,754	0	0	28,754
0843-01-0069-18	0872-01-067D-18	21-004	Union Pacific Railroad Company	591,100	0	0	591,100
0843-01-0069-19	0872-01-067E-22	21-004	Union Pacific Railroad Company	210,980	0	0	210,980
0843-01-0069-20	0872-01-067E-23	21-004	Union Pacific Railroad Company	211,000	0	0	211,000
0843-01-0069-21	0872-01-067E-26	21-004	Union Pacific Railroad Company	35,200	0	0	35,200
0843-01-0069-22	0872-01-067J-33	21-004	Union Pacific Railroad Company	226,520	0	0	226,520
0843-01-0069-23	0872-01-067K-35	21-004	Union Pacific Railroad Company	2,944,660	0	0	2,944,660
0843-01-0069-24	0872-01-126F-33	21-004	Union Pacific Railroad Company	776,248	0	0	776,248
0843-01-0070-01	0872-01-126F-34	21-004	Union Pacific Railroad Company	268,334	0	0	268,334
0843-01-0070-02	0872-01-126H-39	21-004	Union Pacific Railroad Company	135,904	0	0	135,904
18 Railroad Company Parcels				\$10,495,070	\$0	\$0	\$10,495,070



ALAMEDA COUNTY APPEAL EXPERIENCE

Appeals By City - 2008 Through 07/17/2012

City	Appeals Filed	Successful (Granted) Appeals	Appeals Denied	Withdrawn Appeals	Pending Appeals	Original Value of Granted Appeals	Value Reduction Through Granted Appeals	Value Decline %	Original Value of Unresolved Appeals
Alameda	1,183	331	135	362	355	955,129,552	(168,117,714)	17.6%	1,373,123,924
Alameda Unincorporated	2,505	436	497	928	644	562,486,826	(135,832,367)	24.1%	1,468,476,965
Albany	195	49	25	52	69	28,143,013	(6,749,248)	24.0%	78,197,371
Berkeley	1,362	367	179	407	409	989,304,281	(145,394,958)	14.7%	1,471,549,751
Dublin	2,237	368	264	1,186	419	1,263,861,430	(205,304,081)	16.2%	2,802,813,681
Emeryville	811	117	73	340	281	1,565,485,374	(382,751,591)	24.4%	5,003,046,070
Fremont	5,300	1,207	774	1,772	1,547	4,842,090,796	(998,615,132)	20.6%	17,439,752,970
Hayward	4,343	1,173	531	1,505	1,134	1,935,700,005	(458,633,273)	23.7%	5,189,438,135
Livermore	2,392	483	437	836	636	1,135,940,370	(242,973,862)	21.4%	2,227,008,047
Newark	1,092	281	148	352	311	1,078,959,819	(261,052,867)	24.2%	3,330,012,643
Oakland	8,107	1,875	1,266	2,754	2,212	3,521,758,571	(784,444,631)	22.3%	7,980,783,452
Piedmont	267	61	40	99	67	95,376,780	(12,665,832)	13.3%	111,472,539
Pleasanton	3,992	1,373	857	646	1,116	2,482,007,321	(507,620,800)	20.5%	7,896,809,481
San Leandro	1,757	279	280	641	557	506,048,110	(87,932,875)	17.4%	2,804,390,737
Union City	1,369	234	253	517	365	404,921,533	(74,133,844)	18.3%	1,610,729,580
Totals	36,912	8,634	5,759	12,397	10,122	21,367,213,781	(4,472,223,075)	20.9%	60,787,605,346



THE CITY OF ALAMEDA

2012/13 PARCEL CHANGE LISTING

Dropped Parcel	Added Parcel	TRA	Use Category	Owner	Situs	Dropped Net Total Value	Added Net Total Value
069 -0037-007-04		21-000	Residential	Laflamme Gertrude S Trust	1031 High St	\$48,608	\$0
069 -0037-007-06		21-000	Residential	Laflamme Gertrude S Trust	3107 Fillmore St	\$112,667	\$0
	069 -0037-007-07	21-000	Residential	Laflamme Gertrude S Trust	3107 Fillmore St	\$0	\$89,420
	069 -0037-007-09	21-000	Residential	Laflamme Gertrude S Trust	1031 High St	\$0	\$75,080
070 -0192-020-00		21-004	Residential	Phua Hoi L And Lee Linli Trust	2413 Buena Vista Ave	\$345,000	\$0
070 -0192-021-01		21-004	Commercial	Phua Hoi L And Lee Linli Trust	1700 Park St	\$2,200,000	\$0
070 -0192-024-00		21-004	Commercial	Phua Hoi L And Lee Linli Trust	1716 Park St	\$500,000	\$0
	070 -0192-024-01	21-004	Commercial	Phua Hoi L And Lee Linli Trust	1716 Park St	\$0	\$4,355,526
074 -0463-007-00		21-000	Vacant	Targa Enrique T	331 Lincoln Ave	\$17,797	\$0
074 -0463-008-00		21-000	Residential	Targa Enrique T	329 Lincoln Ave	\$17,414	\$0
	074 -0463-008-01	21-000	Residential	Targa Enrique T	331 Lincoln Ave	\$0	\$35,914
074 -0906-014-06		21-002	Govt. Owned	City Of Alameda	Bethlehem Ave	\$0	\$0
	074 -1315-008-00	21-002	Govt. Owned	City Of Alameda	Mariner Square Loop	\$0	\$0
074 -1329-135-02		21-000	Residential	Lee Christina L And Michael Y	50 Shannon Cir	\$418,766	\$0
074 -1329-135-03		21-000	Residential	Lee Andrew P And Elsa Y	46 Shannon Cir	\$438,100	\$0
	074 -1329-135-05	21-000	Residential	Lee Andrew P And Elsa Y	46 Shannon Cir	\$0	\$446,861
	074 -1329-135-06	21-000	Residential	Lee Christina L And Michael Y	50 Shannon Cir	\$0	\$427,140
074 -1362-048-02		21-000	Vacant	Stacy And Witbeck Inc; Park Shirley	2221 Harbor Bay Pkwy	\$4,292,726	\$0
074 -1362-049-01		21-000	Vacant	Harbor Bay Acquisition Llc	2221 Harbor Bay Pkwy	\$3,596,745	\$0
	074 -1362-049-02	21-000	Vacant	Alameda Waterfront Development Investors li	2221 Harbor Bay Pkwy	\$0	\$579,870
	074 -1362-049-03	21-000	Vacant	Alameda Waterfront Development Investors li	2221 Harbor Bay Pkwy	\$0	\$3,014,532
	074 -1362-050-00	21-000	Vacant	Alameda Waterfront Development Investors li	2221 Harbor Bay Pkwy	\$0	\$2,689,075
	074 -1362-051-00	21-000	Vacant	Alameda Waterfront Development Investors li	2221 Harbor Bay Pkwy	\$0	\$1,956,575
	074 -1362-052-00	21-000	Vacant	Alameda Waterfront Development Investors li	2221 Harbor Bay Pkwy	\$0	\$2,689,075
	074 -1362-053-00	21-000	Vacant	Alameda Waterfront Development Investors li	2221 Harbor Bay Pkwy	\$0	\$2,689,075
12 Dropped Parcels	13 Added Parcels					Totals: \$11,987,823	\$19,048,143

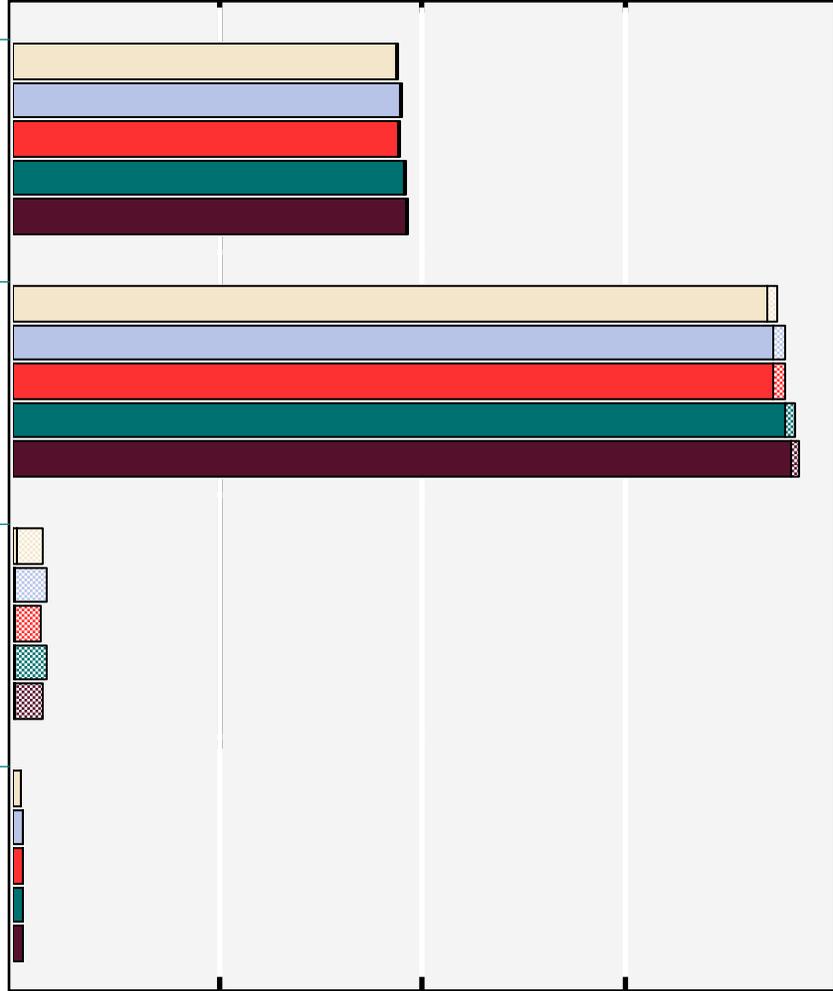


THE CITY OF ALAMEDA ALAMEDA CITY GENERAL FUND 2008/09 TO 2012/13 ASSESSED VALUES



Land

\$2,455,460,528
\$2,480,327,678
\$2,476,340,253
\$2,505,151,465
\$2,521,733,579

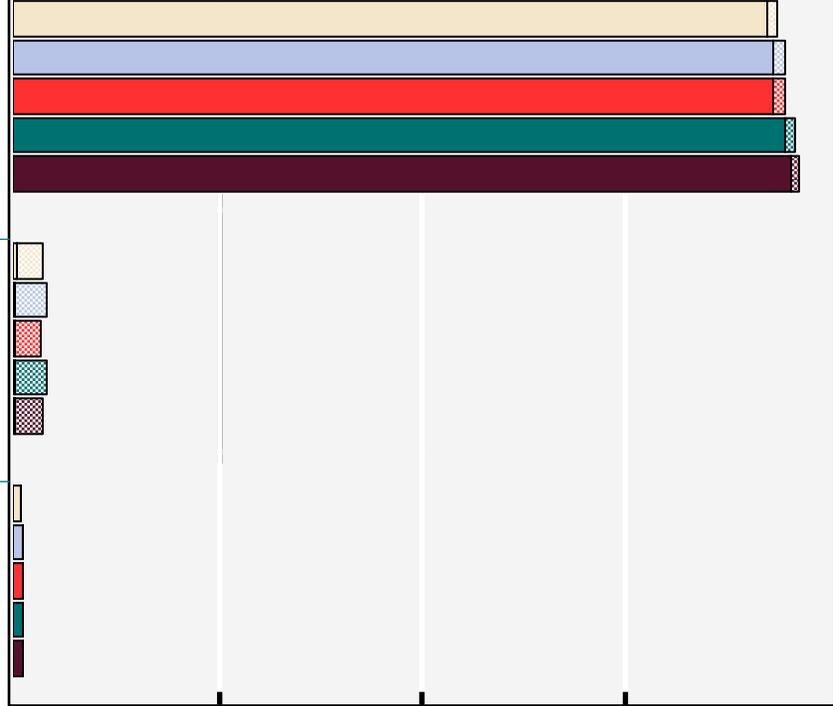


Percent Change Agency | County

1.0%		-2.8%
-0.2%		-1.4%
1.2%		0.3%
0.7%		1.8%

Improvements

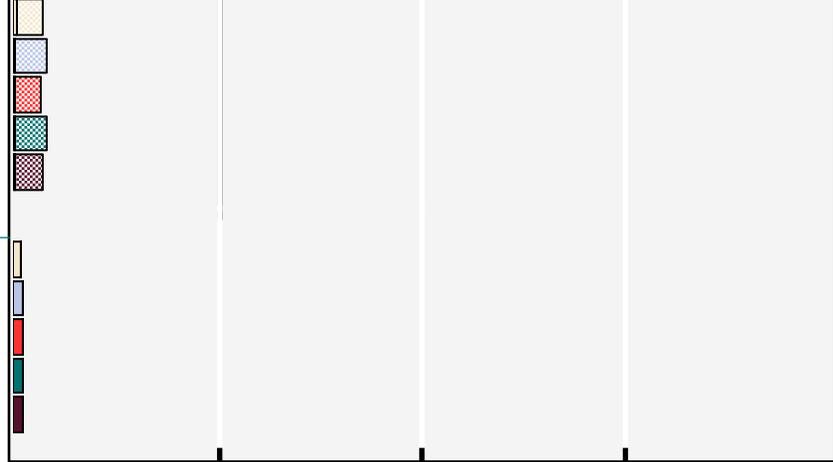
\$4,883,400,760
\$4,929,135,280
\$4,938,929,066
\$4,995,730,397
\$5,026,830,600



0.9%		-2.4%
0.2%		-1.2%
1.2%		0.6%
0.6%		2.2%

Personal Property

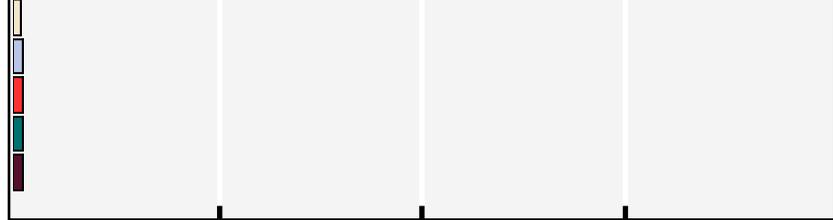
\$186,491,374
\$210,153,780
\$171,872,016
\$220,917,471
\$189,214,971



12.7%		2.5%
-18.2%		-3.1%
28.5%		-1.0%
-14.4%		8.0%

Exemptions

\$53,354,227
\$59,770,034
\$58,930,715
\$63,576,582
\$68,822,080

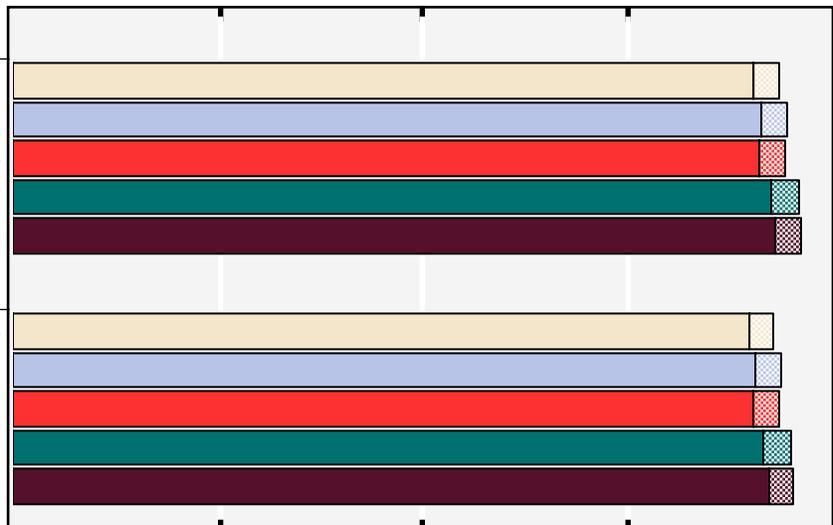


12.0%		7.0%
-1.4%		5.8%
7.9%		13.2%
8.3%		-0.2%

\$2,000,000,000 \$4,000,000,000 \$6,000,000,000 \$8,000,000,000

Gross Assessed

\$7,525,352,662
\$7,619,616,738
\$7,587,141,335
\$7,721,799,333
\$7,737,779,150

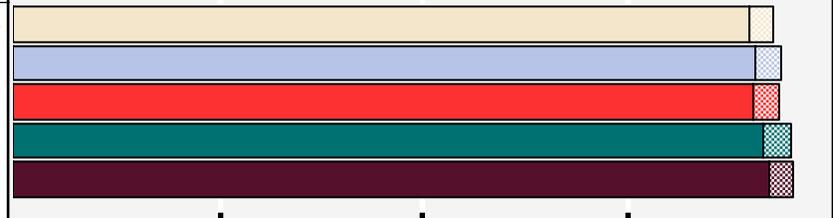


Agency | County

1.3%		-2.3%
-0.4%		-1.4%
1.8%		0.4%
0.2%		2.3%

Net Taxable Value

\$7,471,998,435
\$7,559,846,704
\$7,528,210,620
\$7,658,222,751
\$7,668,957,070



1.2%		-2.5%
-0.4%		-1.6%
1.7%		0.0%
0.1%		2.4%



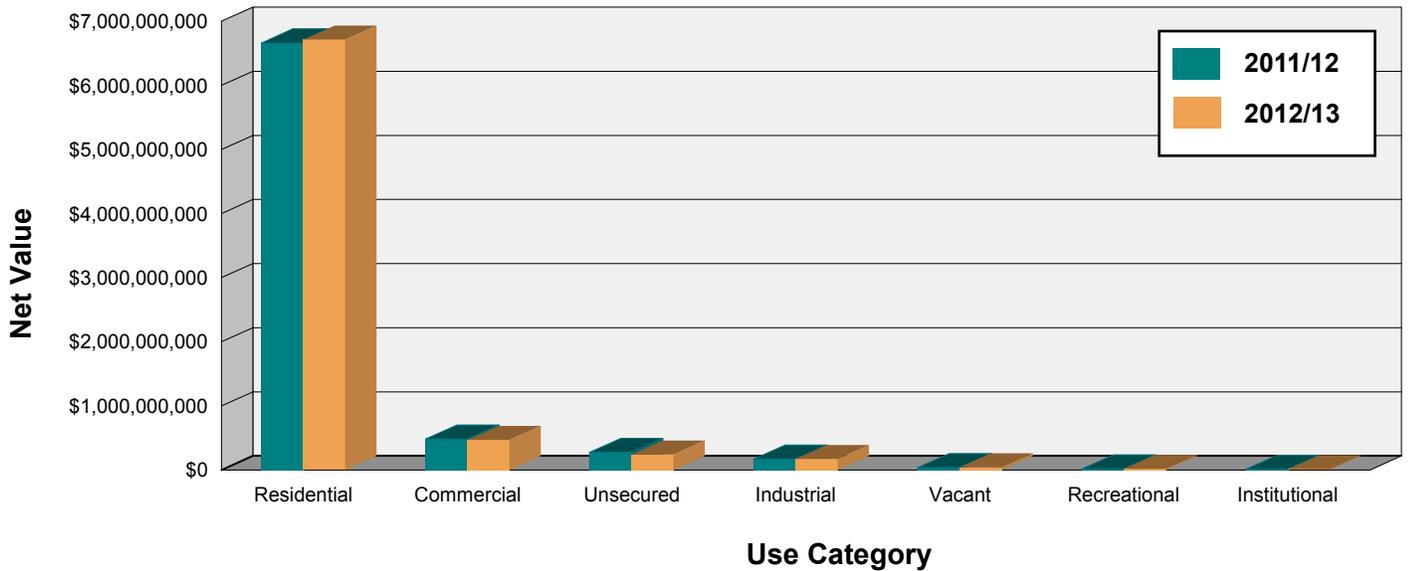
**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 GROWTH BY USE CATEGORY**

2011/12 to 2012/13 Value Growth by Use Category

Category	2011/12 Net Taxable Value		2012/13 Net Taxable Value			\$ Change	% Change
Residential	17,670	\$6,661,050,329	17,680	\$6,713,172,110	(87.5%)	\$52,121,781	0.8%
Commercial	252	\$481,775,195	249	\$468,931,111	(6.1%)	-\$12,844,084	-2.7%
Unsecured	[1,728]	\$276,637,588	[1,736]	\$239,491,985	(3.1%)	-\$37,145,603	-13.4%
Industrial	31	\$170,080,438	31	\$171,197,158	(2.2%)	\$1,116,720	0.7%
Vacant	98	\$38,144,839	95	\$44,299,265	(0.6%)	\$6,154,426	16.1%
Recreational	13	\$19,079,483	12	\$19,247,252	(0.3%)	\$167,769	0.9%
Institutional	60	\$11,417,979	61	\$12,581,289	(0.2%)	\$1,163,310	10.2%
SBE Nonunitary	[3]	\$36,900	[3]	\$36,900	(0.0%)	\$0	0.0%
Exempt	211	\$0	210	\$0	(0.0%)	\$0	> 999.9%
TOTALS	18,335	\$7,658,222,751	18,338	\$7,668,957,070	(100.0%)	\$10,734,319	0.1%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category





**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 40 NET TAXABLE SECURED VALUE CHANGES**

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
074 -1339-026-00	Industrial	G8 Harbor Technology Llc	1255 Harbor Bay Pkwy	\$12,653,454	+\$2,053,454	+19%
071 -0249-016-02	Institutional	First Presbyterian Church Of Alameda	1516 Chestnut St	\$1,345,136	+\$1,345,136	+9,999%
072 -0343-050-00	Residential	Lott Blair T And Laura F	1501 Central Ave	\$882,300	+\$783,551	+793%
073 -0393-002-00	Residential	Chilcott Gabriel And Christine M	1339 Saint Charles St	\$785,000	+\$727,014	+1,254%
074 -1270-007-00	Residential	Mchugh Jennifer L And Mchugh Linda J Tru	1330 Clinton Ave	\$815,000	+\$724,098	+797%
074 -1265-147-00	Residential	Thode Mary A And Pappalardo Frank Trust	301 Sunset Rd	\$850,000	+\$715,464	+532%
069 -0119-022-00	Residential	Brown Laurie L And Herner Mary B	1720 Cornell Dr	\$815,000	+\$712,998	+699%
069 -0101-005-00	Residential	Delcampo Enrique M And Melanie M	1548 Gibbons Dr	\$819,000	+\$701,114	+595%
069 -0109-034-00	Residential	Steinbach George B And Springtime J	3275 Thompson Ave	\$790,000	+\$698,715	+765%
073 -0393-056-00	Residential	Slagle Susan And Kevin	1034 Fair Oaks Ave	\$755,000	+\$692,804	+1,114%
074 -1190-031-00	Residential	Leonardo J C And Jr Trust; Leonardo A A	2601 La Jolla Dr	\$800,000	+\$682,114	+579%
069 -0123-001-00	Residential	Diruocco Carlo And Marie F Trust	1844 Harvard Dr	\$758,000	+\$654,467	+632%
069 -0028-075-00	Residential	Shannon Robert D And Dorothy A	1320 Eastshore Dr	\$800,000	+\$651,109	+437%
069 -0098-015-00	Residential	Meyer James And Elizabeth	3009 Santa Clara Ave	\$710,000	+\$628,093	+767%
069 -0117-017-00	Residential	Alves Marco A And Tsao Tammy P	3033 Thompson Ave	\$690,000	+\$614,982	+820%
073 -0388-031-00	Residential	Howell Robert And Knittel Lisa M	1542 Verdi St	\$699,500	+\$614,339	+721%
072 -0340-002-00	Residential	Nelson Christian	1310 San Antonio Ave	\$749,700	+\$612,443	+446%
074 -1312-002-00	Residential	Ballena Village Llc	1380 3Rd St	\$30,812,150	+\$597,762	+2%
074 -1240-059-00	Residential	Wu David	400 Camden Rd	\$710,940	+\$594,776	+512%
074 -1290-048-00	Residential	Brune Michael J And Mary T	1276 Caroline St	\$870,000	+\$592,690	+214%
069 -0117-013-00	Residential	Casaes Raphael N And Orain Isabelle A	1615 Cornell Dr	\$695,000	+\$592,615	+579%
074 -0474-003-00	Residential	Woodstock Homes Corporation	2Nd St	\$11,429,886	+\$587,335	+5%
074 -1250-003-01	Residential	Outrigger Alameda Llc	318 Grand St	\$6,300,477	+\$582,873	+10%
071 -0246-031-00	Residential	Yap Benny P And Lisa L	2024 Alameda Ave	\$1,075,000	+\$582,535	+118%
074 -1270-073-00	Residential	Mcmanus Adelaide C	638 Arlington Isle	\$660,000	+\$553,979	+523%
069 -0076-023-00	Residential	Scrafano Kimberly And Williamson Tracy	3235 Encinal Ave	\$602,000	+\$543,440	+928%
071 -0230-010-00	Residential	Whitlock Andrew J And Lori R	2130 Eagle Ave	\$622,200	+\$541,255	+669%
069 -0098-013-00	Residential	Bennett Jennifer D And Thomas W	3017 Santa Clara Ave	\$609,000	+\$532,833	+700%
074 -1359-018-01	Industrial	Peets Operating Company	2001 Harbor Bay Pkwy	\$35,931,450	-\$628,366	-2%
073 -0402-005-01	Institutional	Northern California Conference Seventh Da	842 Central Ave	\$0	-\$659,931	-100%
071 -0244-023-01	Institutional	Roman Catholic Welfare Corporation	1012 Chestnut St	\$0	-\$664,914	-100%
074 -1337-040-00	Industrial	Amstar-105 Llc	1750 N. Loop Rd 125	\$9,900,000	-\$695,000	-7%
074 -1337-041-00	Commercial	Amstar-105 Llc	1701 Harbor Bay Pkwy	\$7,501,972	-\$1,073,501	-13%
074 -1359-022-00	Industrial	Pacific Bay Enterprises Llc	1960 N. Loop Rd	\$4,100,000	-\$1,126,728	-22%
074 -1200-029-05	Commercial	Harsch Investment Realty Llc Series C	2130 S. Shore Center Rd	\$46,714,707	-\$1,235,678	-3%
074 -1200-008-09	Commercial	Ventas Realty Limited Partnership	400 Willow St	\$7,400,000	-\$1,875,557	-20%
074 -1339-025-00	Commercial	Chim Mark H And Marilyn M	1201 Harbor Bay Pkwy	\$3,608,760	-\$3,691,240	-51%
074 -0434-004-04	Residential	Kw Alameda Llc	501 Buena Vista Ave	\$34,494,852	-\$4,940,795	-13%
074 -0453-001-05	Residential	Kw Alameda Llc	1826 Poggi St	\$59,209,673	-\$6,884,295	-10%
074 -1339-007-00	Commercial	Amp Capital Titan Harbor Bay Property Llc	1420 Harbor Bay Pkwy	\$15,000,000	-\$7,991,007	-35%

Data Source: Alameda County Assessor 2011/12 And 2012/13 Secured Tax Rolls

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Prepared On 10/25/2012 By NEC



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1339-007-00 1420 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Bgt Limited Partnership	3,832,140	9,139,200	0	0	12,971,340	0		
1995	Bgt Limited Partnership	3,877,742	9,312,212	0	0	13,189,954	0		
1996	Bgt Limited Partnership	3,920,662	9,415,282	0	0	13,335,944	0		
1997	Bgt Limited Partnership	3,999,221	9,603,938	0	0	13,603,159	0		
1998	Lincoln Dj Harbor Bay Opco Llc	2,203,200	5,321,952	0	0	7,525,152	0		
1999	Lincoln Dj Harbor Bay Opco Llc	2,244,024	5,420,565	0	0	7,664,589	0		
2000	Brookwood Harbor Bay Investors Llc	3,257,000	9,118,000	0	0	12,375,000	0		
2001	Brookwood Harbor Bay Investors Llc	3,322,140	9,300,360	0	0	12,622,500	0		
2002	Brookwood Harbor Bay Investors Llc	3,388,583	9,486,367	0	0	12,874,950	0		
2003	Brookwood Harbor Bay Investors Llc	3,456,361	9,676,113	0	0	13,132,474	0		
2004	Brookwood Harbor Bay Investors Llc	3,520,882	9,856,740	0	0	13,377,622	0		-\$1,077,622
2005	Brookwood Harbor Bay Investors Llc	3,591,298	10,053,871	0	0	13,645,169	0		-\$1,245,169
2006	Brookwood Harbor Bay Investors Llc	3,663,115	10,254,923	0	0	13,918,038	0		
2007	Amp Cap Of Titan-Harbor Bay Pr	3,736,365	10,459,987	0	0	14,196,352	0		
2008	Amp Capital Titan Harbor Bay Property Llc	3,900,000	18,525,000	0	0	22,425,000	0		
2009	Amp Capital Titan Harbor Bay Property Llc	3,978,000	18,895,500	0	0	22,873,500	0		-\$3,118,500
2010	Amp Capital Titan Harbor Bay Property Llc	3,968,562	18,850,669	0	0	22,819,231	0		-\$7,819,231
2011	Amp Capital Titan Harbor Bay Property Llc	3,998,436	18,992,571	0	0	22,991,007	0		Pending
2012	Amp Capital Titan Harbor Bay Property Llc	4,000,000	11,000,000	0	0	15,000,000	0		
074 -0453-001-05 1826 Poggi St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Second Buena Vista Apartment Inc And Sleep	1,104,100	4,202,026	850,961	0	6,157,087	0		
1995	Second Buena Vista Apartment Inc And Sleep	1,117,200	4,251,882	852,672	0	6,221,754	0		
1996	Ba Properties Inc	2,700,000	7,050,000	724,932	0	10,474,932	0		
1997	Thurman Bridgeport Llc	3,120,000	7,480,000	0	0	10,600,000	0		
1998	Thurman Bridgeport Llc	3,182,400	7,629,600	0	0	10,812,000	0		-\$571,243
1999	Thurman Bridgeport Llc	3,241,368	7,770,972	0	0	11,012,340	0		
2000	Thurman Bridgeport Llc	3,306,202	7,926,406	213,922	0	11,446,530	0		
2001	Thurman Bridgeport Llc	3,372,314	7,479,575	241,020	0	11,092,909	0		
2002	Thurman Bridgeport Llc	3,439,769	7,629,184	243,288	0	11,312,241	0		
2003	Thurman Bridgeport Llc	3,508,565	7,781,770	270,785	0	11,561,120	0		
2004	Thurman Bridgeport Llc	3,574,054	7,927,019	265,170	0	11,766,243	0		
2005	K W Alameda Llc	17,900,000	26,866,800	0	0	44,766,800	0		
2006	Kw Alameda Llc	21,500,000	33,500,000	343,200	0	55,343,200	0		-\$14,543,200
2007	Kw Alameda Llc	21,930,000	34,170,000	300,300	0	56,400,300	0		
2008	Kw Alameda Llc	22,368,600	34,853,400	675,196	0	57,897,196	0		
2009	Kw Alameda Llc	17,318,784	49,378,176	0	0	66,696,960	0		
2010	Kw Alameda Llc	17,277,657	49,261,028	0	0	66,538,685	0		-\$9,838,685
2011	Kw Alameda Llc	16,523,492	49,570,476	0	0	66,093,968	0		Pending
2012	Kw Alameda Llc	14,593,056	44,143,230	473,387	0	59,209,673	0		
074 -0434-004-04 501 Buena Vista Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -0434-004-04 501 Buena Vista Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Buena Vista Apartments Inc And Sleeping Lio	1,104,100	1,813,626	493,199	0	3,410,925	0		
1995	Buena Vista Apartments Inc And Sleeping Lio	1,117,200	1,835,144	416,530	0	3,368,874	0		
1996	Ba Properties Inc	1,500,000	3,750,000	442,178	0	5,692,178	0		
1997	Thurman Bridgeport Llc	1,800,000	3,900,000	0	0	5,700,000	0		
1998	Thurman Bridgeport Llc	1,836,000	3,978,000	0	0	5,814,000	0		\$-321,323
1999	Thurman Bridgeport Llc	1,870,020	4,051,710	0	0	5,921,730	0		
2000	Thurman Bridgeport Llc	1,907,424	4,132,752	259,875	0	6,300,051	0		
2001	Thurman Bridgeport Llc	1,945,566	3,874,894	139,050	0	5,959,510	0		
2002	Thurman Bridgeport Llc	1,984,482	3,952,401	165,255	0	6,102,138	0		
2003	Thurman Bridgeport Llc	2,024,172	4,031,450	152,336	0	6,207,958	0		
2004	Thurman Bridgeport Llc	2,061,954	4,106,699	149,185	0	6,317,838	0		
2005	K W Alameda Llc	10,330,000	15,500,000	0	0	25,830,000	0		
2006	Kw Alameda Llc	12,500,000	19,250,000	198,000	0	31,948,000	0		\$-4,748,000
2007	Kw Alameda Llc	12,750,000	19,635,000	173,250	0	32,558,250	0		
2008	Kw Alameda Llc	12,942,576	19,413,864	0	0	32,356,440	0		
2009	Kw Alameda Llc	11,545,856	30,818,784	640,839	0	43,005,479	0		
2010	Kw Alameda Llc	11,518,438	30,745,662	678,632	0	42,942,732	0		\$-9,642,732
2011	Kw Alameda Llc	9,571,535	29,117,617	746,495	0	39,435,647	0		Pending
2012	Kw Alameda Llc	8,529,744	25,692,000	273,108	0	34,494,852	0		
074 -1339-025-00 1201 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	1201 Harbor Bay Partnership	2,381,700	1,929,942	0	0	4,311,642	0		
1995	1201 Harbor Bay Partnership	2,409,954	1,952,836	0	0	4,362,790	0		
1996	1201 Harbor Bay Partnership	2,436,806	1,974,596	0	0	4,411,402	0		
1997	1201 Harbor Bay Partnership	2,485,608	2,014,140	0	0	4,499,748	0		
1998	Are 1201 Harbor Bay Partnership Llc	1,770,000	5,069,300	0	0	6,839,300	0		
1999	Are 1201 Harbor Bay Partnership Llc	1,802,798	5,163,234	0	0	6,966,032	0		
2000	Are 1201 Harbor Bay Partnership Llc	1,838,853	5,266,496	0	0	7,105,349	0		\$-125,349
2001	Are 1201 Harbor Bay Partnership Llc	1,875,634	5,371,836	0	0	7,247,470	0		
2002	Are 1201 Harbor Bay Partnership Llc	1,913,140	5,479,254	0	0	7,392,394	0		\$-412,394
2003	Are 1201 Harbor Bay Partnership Llc	1,951,407	5,588,853	0	0	7,540,260	0		
2004	Are 1201 Harbor Bay Partnership Llc	1,987,834	5,693,179	0	0	7,681,013	0		
2005	Are 1201 Harbor Bay Partnership Llc	2,027,588	5,807,035	0	0	7,834,623	0		
2006	Are 1201 Harbor Bay Partnership Llc	2,068,138	5,923,172	0	0	7,991,310	0		
2007	Cep 1201 Investors Llc	2,109,486	6,041,591	0	0	8,151,077	0		
2008	Cep 1201 Investors Llc	2,151,665	6,162,393	0	0	8,314,058	0	6,150,000 F	
2009	Cep 1201 Investors Llc	5,304,000	969,000	0	0	6,273,000	0		
2010	Chim Mark H K And Marilyn M	5,291,416	966,701	0	0	6,258,117	0	3,600,000 F	
2011	Chim Mark H And Marilyn M	3,110,000	4,190,000	0	0	7,300,000	0		
2012	Chim Mark H And Marilyn M	1,804,380	1,804,380	0	0	3,608,760	0		
074 -1339-026-00 1255 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1339-026-00 1255 Harbor Bay Pkwy (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Technology Center Partners	2,300,000	4,629,400	0	0	6,929,400	0		
1995	Technology Center Partners	2,327,370	4,257,398	0	0	6,584,768	0		
1996	Technology Center Partners	2,353,204	4,304,655	0	0	6,657,859	0		
1997	Technology Center Partners	2,400,217	4,390,655	0	0	6,790,872	0		Denied
1998	Technology Center Partners	2,448,161	4,478,357	0	0	6,926,518	0		
1999	Technology Center Partners	2,493,637	4,561,547	0	0	7,055,184	0	8,328,000 G	
2000	Gee Gloria S Trust	2,604,978	5,889,582	0	0	8,494,560	0		
2001	Gee Aspora Llc	2,657,078	6,007,374	0	0	8,664,452	0		
2002	Gee Aspora Llc	2,710,224	6,127,533	0	0	8,837,757	0		
2003	Gee Aspora Llc	2,764,418	6,250,059	0	0	9,014,477	0		
2004	Gee Aspora Llc	2,816,007	6,366,696	0	0	9,182,703	0		
2005	Gee Aspora Llc	2,872,320	6,494,014	0	0	9,366,334	0		
2006	Gee Aspora Llc	2,929,757	6,623,874	0	0	9,553,631	0		
2007	Cep Alameda Tech Llc	2,988,343	6,756,332	0	0	9,744,675	0		
2008	Cep Alameda Tech Llc	3,000,000	9,100,000	0	0	12,100,000	0		
2009	Cep Alameda Technology Llc	3,060,000	9,282,000	0	0	12,342,000	0		\$-2,942,000
2010	Cep Alameda Technology Llc	3,900,000	5,500,000	0	0	9,400,000	0		\$-800,000
2011	G8 Harbor Technology Llc	3,180,000	7,420,000	0	0	10,600,000	0		
2012	G8 Harbor Technology Llc	3,137,220	9,516,234	0	0	12,653,454	0	92,651,000 F	
074 -1200-008-09 400 Willow St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	First Healthcare Corporation	1,350,000	5,641,500	0	0	6,991,500	0		
1995	First Healthcare Corporation	1,366,065	5,708,634	0	0	7,074,699	0		
1996	First Healthcare Corporation	1,381,185	5,771,819	0	0	7,153,004	0		
1997	First Healthcare Corporation	1,408,860	5,887,469	0	0	7,296,329	0		
1998	First Healthcare Corporation	1,437,075	6,005,377	0	0	7,442,452	0		
1999	Ventas Realty Limited Partnership	1,430,940	6,149,421	0	0	7,580,361	0		
2000	Ventas Realty Limited Partnership	1,459,559	6,272,409	0	0	7,731,968	0		
2001	Ventas Realty Limited Partnership	1,488,750	6,397,858	0	0	7,886,608	0		
2002	Ventas Realty Limited Partnership	1,518,528	6,525,827	0	0	8,044,355	0		
2003	Ventas Realty Limited Partnership	1,548,892	6,656,318	0	0	8,205,210	0		\$-2,205,210
2004	Ventas Realty Limited Partnership	1,577,797	6,780,536	0	0	8,358,333	0		\$-4,008,333
2005	Ventas Realty Limited Partnership	1,609,349	6,916,130	0	0	8,525,479	0		\$-4,175,479
2006	Ventas Realty Limited Partnership	1,900,000	2,450,000	0	0	4,350,000	0		
2007	Ventas Realty Limited Partnership	1,674,357	7,195,499	0	0	8,869,856	0		\$-1,881,406
2008	Ventas Realty Limited Partnership	1,707,841	7,339,395	0	0	9,047,236	0		Denied
2009	Ventas Realty Limited Partnership	1,741,997	7,486,182	0	0	9,228,179	0		\$-2,428,179
2010	Ventas Realty Limited Partnership	1,737,862	7,468,410	0	0	9,206,272	0		\$-3,006,272
2011	Ventas Realty Limited Partnership	1,750,941	7,524,616	0	0	9,275,557	0		Pending
2012	Ventas Realty Limited Partnership	2,400,000	5,000,000	0	0	7,400,000	0		
071 -0249-016-02 1516 Chestnut St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

071 -0249-016-02 1516 Chestnut St (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	First Presby Ch Alameda	156,656	837,371	0	994,027	0	0		
1995	First Presbyterian Church Of Alameda	158,523	847,356	0	1,005,879	0	0		
1996	First Presbyterian Church Of Alameda	160,283	856,760	0	1,017,043	0	0		
1997	First Presbyterian Church Of Alameda	163,486	873,885	0	1,037,371	0	0		
1998	First Presbyterian Church Of Alameda	166,755	891,358	0	0	1,058,113	0		
1999	First Presbyterian Church Of Alameda	169,848	907,890	0	1,077,738	0	0		
2000	First Presbyterian Church Of Alameda	173,245	926,048	0	1,099,293	0	0		
2001	First Presbyterian Church Of Alameda	176,710	944,566	0	1,121,276	0	0		
2002	First Presbyterian Church Of Alameda	180,243	963,456	0	1,143,699	0	0		
2003	First Presbyterian Church Of Alameda	183,849	982,728	0	1,166,577	0	0		
2004	First Presbyterian Church Of Alameda	187,281	1,001,072	0	0	1,188,353	0		
2005	First Presbyterian Church Of Alameda	191,026	1,021,093	0	1,090,907	121,212	0		
2006	First Presbyterian Church Of Alameda	194,845	1,041,509	0	1,236,354	0	0		
2007	First Presbyterian Church Of Alameda	198,742	1,062,338	0	1,134,972	126,108	0		
2008	First Presbyterian Church Of Alameda	202,717	1,083,584	0	1,286,301	0	0		
2009	First Presbyterian Church Of Alameda	206,771	1,105,254	0	1,312,025	0	0		
2010	First Presbyterian Church Of Alameda	206,280	1,102,630	0	1,308,910	0	0		
2011	First Presbyterian Church Of Alameda	207,833	1,110,931	0	1,318,764	0	0		
2012	First Presbyterian Church Of Alameda	211,989	1,133,147	0	0	1,345,136	0		
074 -1200-029-05 2130 S. Shore Center Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Harsch Investment Corporation	4,874,197	21,198,084	0	0	26,072,281	0		
2000	Harsch Investment Corporation	4,971,686	21,622,069	0	0	26,593,755	0		
2001	Harsch Investment Corporation	5,071,132	22,054,562	0	0	27,125,694	0		
2002	Harsch Investment Realty Llc Series C	5,172,534	22,495,562	0	0	27,668,096	0		
2003	Harsch Investment Realty Llc Series C	5,275,983	25,545,465	0	0	30,821,448	0		
2004	Harsch Investment Realty Llc Series C	5,374,486	26,022,399	0	0	31,396,885	0		
2005	Harsch Investment Realty Llc Series C	5,481,911	27,016,565	0	0	32,498,476	0		
2006	Harsch Investment Realty Llc Series C	5,591,532	32,823,707	0	0	38,415,239	0		
2007	Harsch Investment Realty Llc Series C	5,703,346	34,884,976	0	0	40,588,322	0		
2008	Harsch Investment Realty Llc Series C	5,817,402	38,332,245	0	0	44,149,647	0		
2009	Harsch Investment Realty Llc Series C	5,933,749	39,631,170	0	0	45,564,919	0		
2010	Jamestown Harsch Alameda Towne	5,919,663	40,800,348	1,529,879	0	48,249,890	0		
2011	Jamestown Harsch Alameda Towne	5,964,213	40,533,748	1,452,424	0	47,950,385	0	156,000,000 F	
2012	Harsch Investment Realty Llc Series C	6,083,485	40,631,222	0	0	46,714,707	0		
074 -1359-022-00 1960 N. Loop Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Pacific Bay Enterprises Llc	664,301	1,805,000	0	0	2,469,301	0	4,000,000 F	
2009	Pacific Bay Enterprises Llc	1,800,000	3,100,000	0	0	4,900,000	0		
2010	Pacific Bay Enterprises Llc	1,795,734	3,391,942	0	0	5,187,676	0		\$-287,676
2011	Pacific Bay Enterprises Llc	1,809,252	3,417,476	0	0	5,226,728	0		
2012	Pacific Bay Enterprises Llc	1,600,000	2,500,000	0	0	4,100,000	0		

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1337-041-00 1701 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Srm-Pccp Harbor Associates Llc	1,135,770	2,743,299	0	0	3,879,069	0		
2006	Srm-Pccp Harbor Associates Llc	1,158,485	2,798,165	0	0	3,956,650	0		
2007	Alameda Waterfront Investors Llc	2,142,000	8,619,000	0	0	10,761,000	0		
2008	Alameda Waterfront Investors Llc	2,184,840	8,791,380	0	0	10,976,220	0		
2009	Alameda Waterfront Investors Llc	2,228,520	8,553,272	0	0	10,781,792	0		
2010	Alameda Waterfront Investors Llc	2,223,228	8,532,960	0	0	10,756,188	0		\$-2,301,188
2011	Amstar-105 Llc	3,260,000	5,195,000	120,473	0	8,575,473	0		Pending
2012	Amstar-105 Llc	2,900,000	4,545,000	56,972	0	7,501,972	0	46,000,000F	
072 -0343-050-00 1501 Central Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Wheless Alice M Trust	38,948	35,486	0	0	74,434	7,000		
1995	Wheless Alice M Trust	39,412	35,909	0	0	75,321	7,000		
1996	Wheless Alice M Trust	39,849	36,307	0	0	76,156	7,000		
1997	Wheless Alice M Trust	40,646	37,033	0	0	77,679	7,000		
1998	Wheless Alice M Trust	41,459	37,773	0	0	79,232	7,000		
1999	Wheless Alice M Trust	42,227	38,474	0	0	80,701	7,000		
2000	Wheless Alice M Trust	43,072	39,243	0	0	82,315	7,000		
2001	Wheless Alice M Trust	43,933	40,028	0	0	83,961	7,000		
2002	Wheless Alice M Trust	44,812	40,829	0	0	85,641	7,000		
2003	Wheless Alice M Trust	45,708	41,645	0	0	87,353	7,000		
2004	Wheless Alice M Trust	46,562	42,423	0	0	88,985	7,000		
2005	Wheless Alice M Trust	47,492	43,271	0	0	90,763	7,000		
2006	Wheless Alice M Trust	48,442	44,136	0	0	92,578	7,000		
2007	Wheless Alice M Trust	49,411	45,018	0	0	94,429	7,000		
2008	Wheless Alice M Trust	50,399	45,919	0	0	96,318	7,000		
2009	Wheless Alice M Trust	51,407	46,837	0	0	98,244	7,000		
2010	Lott Blair T And Laura F	51,285	46,726	0	0	98,011	7,000		
2011	Lott Blair T And Laura F	51,671	47,078	0	0	98,749	7,000	865,000F	
2012	Lott Blair T And Laura F	264,690	617,610	0	0	882,300	7,000		
073 -0393-002-00 1339 Saint Charles St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Houchins R And Louise	24,667	19,041	0	0	43,708	7,000		
1995	Houchins R And Louise	24,961	19,268	0	0	44,229	7,000		
1996	Houchins R And Louise	25,238	19,482	0	0	44,720	7,000		
1997	Houchins R And Louise	25,742	19,871	0	0	45,613	7,000		
1998	Houchins R And Louise	26,257	20,269	0	0	46,526	7,000		
1999	Houchins R And Louise	26,744	20,645	0	0	47,389	7,000		
2000	Houchins R And Louise	27,279	21,057	0	0	48,336	7,000		
2001	Houchins R And Louise	27,824	21,479	0	0	49,303	7,000		
2002	Houchins R And Louise	28,381	21,908	0	0	50,289	7,000		
2003	Houchins R And Louise	28,949	22,346	0	0	51,295	7,000		
2004	Houchins R And Louise	29,489	22,763	0	0	52,252	7,000		

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Prepared On 10/25/2012 By NEC



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

073 -0393-002-00 1339 Saint Charles St (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Houchins R And Louise	30,078	23,218	0	0	53,296	7,000		
2006	Houchins R And Louise	30,680	23,682	0	0	54,362	7,000		
2007	Houchins R And Louise	31,293	24,156	0	0	55,449	7,000		
2008	Houchins R And Louise	31,919	24,639	0	0	56,558	7,000		
2009	Houchins R And Louise	32,557	25,132	0	0	57,689	7,000		
2010	Houchins R And Louise	32,480	25,072	0	0	57,552	7,000		
2011	Chilcott Gabriel And Christine M	32,725	25,261	0	0	57,986	7,000	785,000 F	
2012	Chilcott Gabriel And Christine M	235,500	549,500	0	0	785,000	0		
074 -1270-007-00 1330 Clinton Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harris Delbert H And Mary P Trust	36,784	31,735	0	0	68,519	7,000		
1995	Harris Delbert H And Mary P Trust	37,222	32,113	0	0	69,335	7,000		
1996	Harris Delbert H And Mary P Trust	37,635	32,470	0	0	70,105	7,000		
1997	Harris Delbert H And Mary P Trust	38,388	33,119	0	0	71,507	7,000		
1998	Harris Delbert H And Mary P Trust	39,155	33,781	0	0	72,936	7,000		
1999	Harris Delbert H And Mary P Trust	39,881	34,408	0	0	74,289	7,000		
2000	Harris Delbert H And Mary P Trust	40,679	35,096	0	0	75,775	7,000		
2001	Harris Delbert H And Mary P Trust	41,493	35,798	0	0	77,291	7,000		
2002	Harris Delbert H And Mary P Trs	42,322	36,513	0	0	78,835	7,000		
2003	Harris Delbert H And Mary P Trs	43,169	37,244	0	0	80,413	7,000		
2004	Harris Delbert H And Mary P Trs	43,975	37,939	0	0	81,914	7,000		
2005	Harris Delbert H And Mary P Trs	44,854	38,697	0	0	83,551	7,000		
2006	Harris Delbert H And Mary P Trs	45,751	39,471	0	0	85,222	7,000		
2007	Harris D H And M P Family Trust	46,666	40,260	0	0	86,926	7,000		
2008	Harris Delbert H And Jon S Trs	47,599	41,066	0	0	88,665	7,000		
2009	Harris Delbert H And Jon S Trust	48,551	41,887	0	0	90,438	7,000		
2010	Harris Delbert H And Jon S Trust	48,435	41,787	0	0	90,222	7,000		
2011	Mchugh Jennifer L; Mchugh Linda J Trust	48,800	42,102	0	0	90,902	7,000	815,000 F	
2012	Mchugh Jennifer L And Mchugh Linda J Trust	244,500	570,500	0	0	815,000	0		
074 -1265-147-00 301 Sunset Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Krivy Albert And Margaret A	33,466	67,942	0	0	101,408	7,000		
1995	Krivy Albert And Margaret A	33,865	68,752	0	0	102,617	7,000		
1996	Krivy Albert And Margaret A	34,241	69,515	0	0	103,756	7,000		
1997	Krivy Albert And Margaret A	34,925	70,904	0	0	105,829	7,000		
1998	Krivy Albert And Margaret A	35,624	72,322	0	0	107,946	7,000		
1999	Krivy Albert And Margaret A	36,284	73,663	0	0	109,947	7,000		
2000	Krivy Albert And Margaret A	37,010	75,137	0	0	112,147	7,000		
2001	Krivy Albert And Margaret A	37,750	76,639	0	0	114,389	7,000		
2002	Krivy Albert And Margaret A	38,505	78,172	0	0	116,677	7,000		
2003	Krivy Albert And Margaret A	39,275	79,736	0	0	119,011	7,000		
2004	Krivy Albert And Margaret A Trs	40,008	81,224	0	0	121,232	7,000		

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1265-147-00 301 Sunset Rd (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Krivy Albert And Margaret A Trs	40,808	82,848	0	0	123,656	7,000		
2006	Krivy Albert And Margaret A Trs	41,624	84,504	0	0	126,128	7,000		
2007	Krivy Albert And Margaret A Trs	42,456	86,194	0	0	128,650	7,000		
2008	Krivy Albert And Margaret A Trs	43,306	87,918	0	0	131,224	7,000		
2009	Krivy Albert And Margaret A Trust	44,172	89,676	0	0	133,848	7,000		
2010	Krivy Albert And Margaret A Trust	44,067	89,464	0	0	133,531	7,000		
2011	Pappalardo-Thode Trust	44,399	90,137	0	0	134,536	7,000	850,000 F	
2012	Thode Mary A And Pappalardo Frank Trust	255,000	595,000	0	0	850,000	0		

069 -0119-022-00 1720 Cornell Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Platt Robert M	40,390	36,495	0	0	76,885	7,000		
1995	Platt Robert M	40,872	36,930	0	0	77,802	7,000		
1996	Platt Robert M	41,325	37,340	0	0	78,665	7,000		
1997	Platt Robert M	42,151	38,087	0	0	80,238	7,000		
1998	Platt Robert M	42,994	38,848	0	0	81,842	7,000		
1999	Platt Robert M	43,791	39,569	0	0	83,360	7,000		
2000	Platt Robert M	44,667	40,360	0	0	85,027	7,000		
2001	Platt Robert M	45,560	41,167	0	0	86,727	7,000		
2002	Platt Robert M	46,472	41,990	0	0	88,462	7,000		
2003	Platt Robert M	47,401	42,830	0	0	90,231	7,000		
2004	Platt Robert M	48,286	43,630	0	0	91,916	7,000		
2005	Platt Robert M	49,251	44,502	0	0	93,753	7,000		
2006	Platt Robert M	50,236	45,392	0	0	95,628	7,000		
2007	Platt Robert M	51,241	46,300	0	0	97,541	7,000		
2008	Platt Robert M	52,265	47,225	0	0	99,490	7,000		
2009	Platt Robert M	53,311	48,170	0	0	101,481	7,000		
2010	Platt Robert M Trust	53,184	48,056	0	0	101,240	7,000		
2011	Herner Mary B; Brown Laurie L	53,585	48,417	0	0	102,002	7,000	815,000 F	
2012	Brown Laurie L And Herner Mary B	244,500	570,500	0	0	815,000	7,000		

069 -0101-005-00 1548 Gibbons Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Howard James E And Loretta L Trust	46,449	42,410	0	0	88,859	7,000		
1995	Howard James E And Loretta L Trust	47,002	42,915	0	0	89,917	7,000		
1996	Howard James E And Loretta L Trust	47,524	43,391	0	0	90,915	7,000		
1997	Howard James E And Loretta L Trust	48,474	44,259	0	0	92,733	7,000		
1998	Howard James E And Loretta L Trust	49,443	45,144	0	0	94,587	7,000		
1999	Howard James E And Loretta L Trust	50,360	45,981	0	0	96,341	7,000		
2000	Howard James E And Loretta L Trust	51,367	46,901	0	0	98,268	7,000		
2001	Howard James E And Loretta L Trust	52,395	47,839	0	0	100,234	7,000		
2002	Howard James E And Loretta L Trs	53,442	48,795	0	0	102,237	7,000		
2003	Howard James E And Loretta L Trs	54,511	49,771	0	0	104,282	7,000		
2004	Howard James E And Loretta L Trs	55,529	50,700	0	0	106,229	7,000		

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

069 -0101-005-00 1548 Gibbons Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Howard James E And Loretta L Trs	56,639	51,714	0	0	108,353	7,000		
2006	Howard James E And Loretta L Trs	57,771	52,748	0	0	110,519	7,000		
2007	Howard James E And Loretta L Trs	58,927	53,803	0	0	112,730	7,000		
2008	Howard James E And Loretta L Trs	60,105	54,879	0	0	114,984	7,000		
2009	Howard James E And Loretta L Trust	61,307	55,976	0	0	117,283	7,000		
2010	Howard James E And Loretta L Trust	61,162	55,843	0	0	117,005	7,000		
2011	Delcampo Enrique M And Melanie M	61,622	56,264	0	0	117,886	7,000	819,000 F	
2012	Delcampo Enrique M And Melanie M	245,700	573,300	0	0	819,000	7,000		

069 -0109-034-00 3275 Thompson Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Roberts Bernard F And Harriette E Trust	43,131	25,677	0	0	68,808	7,000		
1995	Roberts Bernard F And Harriette E Trust	43,645	25,983	0	0	69,628	7,000		
1996	Roberts Bernard F And Harriette E Trust	44,129	26,271	0	0	70,400	7,000		
1997	Roberts Bernard F And Harriette E Trust	45,011	26,796	0	0	71,807	7,000		
1998	Roberts Bernard F And Harriette E Trust	45,911	27,332	0	0	73,243	7,000		
1999	Roberts Bernard F And Harriette E Trust	46,763	27,839	0	0	74,602	7,000		
2000	Roberts Bernard F And Harriette E Trust	47,698	28,396	0	0	76,094	7,000		
2001	Roberts Bernard F And Harriette E Trust	48,652	28,963	0	0	77,615	7,000		
2002	Roberts Bernard F And Harriette E Trs	49,625	29,543	0	0	79,168	7,000		
2003	Roberts Bernard F And Harriette E Trs	50,618	30,134	0	0	80,752	7,000		
2004	Roberts Bernard F And Harriette E Trs	51,563	30,696	0	0	82,259	7,000		
2005	Roberts Bernard F And Harriette E Trs	52,593	31,310	0	0	83,903	7,000		
2006	Roberts Bernard F And Harriette E Trs	53,645	31,936	0	0	85,581	7,000		
2007	Roberts Bernard F And Harriette E Trs	54,718	32,574	0	0	87,292	7,000		
2008	Roberts Bernard F And Harriette E Trs	55,812	33,226	0	0	89,038	7,000		
2009	Roberts Bernard F And Harriette E Trust	56,928	33,890	0	0	90,818	7,000		
2010	Roberts Bernard F And Harriette E Trust	56,793	33,810	0	0	90,603	7,000		
2011	Steinbach George B And Springtime	57,221	34,064	0	0	91,285	7,000	790,000 F	
2012	Steinbach George B And Springtime J	237,000	553,000	0	0	790,000	0		

074 -1337-040-00 1750 N. Loop Rd 125									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Waterfront Investors Llc	2,030,922	4,549,200	0	0	6,580,122	0		
2006	Alameda Waterfront Invtrs Llc	2,071,540	4,640,184	0	0	6,711,724	0		
2007	Alameda Waterfront Investors Llc	3,876,000	12,036,000	0	0	15,912,000	0		
2008	Alameda Waterfront Investors Llc	3,953,520	12,276,720	0	0	16,230,240	0		
2009	Alameda Waterfront Investors Llc	4,032,560	8,457,764	0	0	12,490,324	0		
2010	Alameda Waterfront Investors Llc	4,022,984	8,437,679	0	0	12,460,663	0		\$-1,865,663
2011	Amstar-105 Llc	5,830,000	4,765,000	0	0	10,595,000	0		Pending
2012	Amstar-105 Llc	5,500,000	4,400,000	0	0	9,900,000	0	46,000,000 F	

073 -0393-056-00 1034 Fair Oaks Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

073 -0393-056-00 1034 Fair Oaks Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Kenney John W And Mary A Trust	33,178	13,704	0	0	46,882	7,000		
1995	Kenney John W And Mary A Trust	33,573	13,867	0	0	47,440	7,000		
1996	Kenney John W And Mary A Trust	33,946	14,021	0	0	47,967	7,000		
1997	Kenney John W And Mary A Trust	34,624	14,301	0	0	48,925	7,000		
1998	Kenney John W And Mary A Trust	35,317	14,587	0	0	49,904	7,000		
1999	Kenney John W And Mary A Trust	35,972	14,858	0	0	50,830	7,000		
2000	Kenney John W And Mary A Trust	36,691	15,155	0	0	51,846	7,000		
2001	Kenney John W And Mary A Trust	37,425	15,458	0	0	52,883	7,000		
2002	Kenney John W And Mary A Trs	38,173	15,767	0	0	53,940	7,000		
2003	Kenney John W And Mary A Trs	38,937	16,083	0	0	55,020	7,000		
2004	Kenney John W And Mary A Trs	39,664	16,383	0	0	56,047	7,000		
2005	Kenney John W And Mary A Trs	40,456	16,710	0	0	57,166	7,000		
2006	Kenney John W And Mary A Trs	41,265	17,044	0	0	58,309	7,000		
2007	Kenney John W And Mary A Trs	42,090	17,385	0	0	59,475	7,000		
2008	Kenney John W And Mary A Trs	42,932	17,733	0	0	60,665	7,000		
2009	Kenney John W And Mary A Trust	43,791	18,087	0	0	61,878	7,000		
2010	Kenney Karen D Trust	43,687	18,044	0	0	61,731	7,000		
2011	Slagle Susan And Kevin	44,016	18,180	0	0	62,196	7,000	755,000 F	
2012	Slagle Susan And Kevin	226,500	528,500	0	0	755,000	7,000		
074 -1190-031-00 2601 La Jolla Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Lograsso Alice C Trust	58,566	30,293	0	0	88,859	0		
1995	Lograsso Alice C Trust	59,264	30,654	0	0	89,918	7,000		
1996	Lograsso Alice C Trust	59,922	30,994	0	0	90,916	7,000		
1997	Lograsso Alice C Trust	61,119	31,613	0	0	92,732	7,000		
1998	Lograsso Alice C Trust	62,341	32,246	0	0	94,587	7,000		
1999	Lograsso Alice C Trust	63,498	32,844	0	0	96,342	7,000		
2000	Lograsso Alice C Trust	64,768	33,500	0	0	98,268	7,000		
2001	Lograsso Alice C Trust	66,063	34,170	0	0	100,233	7,000		
2002	Lograsso Alice C Trust	67,384	34,854	0	0	102,238	7,000		
2003	Lograsso Alice C Trust	68,732	35,551	0	0	104,283	7,000		
2004	Lograsso Alice C Trust	70,015	36,215	0	0	106,230	7,000		
2005	Lograsso Alice C Trust	71,414	36,938	0	0	108,352	7,000		
2006	Lograsso Alice C Trust	72,842	37,677	0	0	110,519	7,000		
2007	Lograsso Alice C Trust	74,299	38,430	0	0	112,729	7,000		
2008	Lograsso Alice C Trust	75,785	39,199	0	0	114,984	7,000		
2009	Lograsso Alice C Trust	77,301	39,983	0	0	117,284	7,000		
2010	Lograsso Alice C Trust	77,117	39,888	0	0	117,005	7,000		
2011	Warren Christine Trust	77,698	40,188	0	0	117,886	7,000		
2012	Leonardo J C And Jr Trust; Leonardo A A	240,000	560,000	0	0	800,000	7,000	740,000 F	
071 -0244-023-01 1012 Chestnut St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

Data Source: Alameda County Assessor 2012/13 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

071 -0244-023-01 1012 Chestnut St (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Roman Catholic Bishop Of Oakland	59,040	39,576	0	0	98,616	0		
1995	Roman Catholic Bishop Of Oakland	59,742	40,046	0	0	99,788	0		
1996	Roman Catholic Bishop Of Oakland	60,404	40,490	0	0	100,894	0		
1997	Roman Catholic Bishop Of Oakland	61,614	41,301	0	0	102,915	0		
1998	Roman Catholic Bishop Of Oakland	62,844	42,126	0	0	104,970	0		
1999	Roman Catholic Bishop Of Oakland	64,011	42,907	0	0	106,918	0		
2000	Roman Catholic Bishop Of Oakland	65,291	43,765	0	0	109,056	0		
2001	Roman Catholic Bishop Of Oakland	66,597	44,641	0	0	111,238	0		
2002	Roman Catholic Bishop Of Oakland	67,929	45,534	0	0	113,463	0		
2003	Roman Catholic Bishop Of Oakland	69,287	46,444	0	0	115,731	0		
2004	Roman Catholic Bishop Of Oakland	70,581	47,311	0	0	117,892	0		
2005	Roman Catholic Bishop Of Oakland	71,991	48,256	0	0	120,247	0		
2006	Roman Catholic Welfare Corporation	159,120	0	0	0	159,120	0		
2007	Roman Catholic Welfare Corporation	162,302	710,000	0	0	872,302	0		
2008	Roman Catholic Welfare Corporation	165,547	483,000	0	0	648,547	0		
2009	Roman Catholic Welfare Corporation	168,857	492,660	0	0	661,517	0		
2010	Roman Catholic Welfare Corporation	168,456	491,491	0	0	659,947	0		
2011	Roman Catholic Welfare Corporation	169,724	495,190	0	0	664,914	0		
2012	Roman Catholic Welfare Corporation	173,117	505,092	0	678,209	0	0		
073 -0402-005-01 842 Central Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Chapel Of The Chimes	136,707	251,225	0	0	387,932	0		
1995	Chapel Of The Chimes	138,336	254,219	0	0	392,555	0		
1996	Chapel Of The Chimes	139,877	257,051	0	0	396,928	0	250,000 F	
1997	Keefe George B	115,770	139,230	0	0	255,000	0		
1998	Keefe George B	118,085	142,015	0	0	260,100	0	204,509	
1999	Keefe George B	120,274	144,646	0	0	264,920	0	255,000	
2000	Keefe Dennis J	122,679	147,539	0	0	270,218	0		
2001	Keefe Dennis J	125,133	150,490	0	0	275,623	0		
2002	Keefe Dennis J	127,635	153,500	0	0	281,135	0		
2003	Keefe Dennis J	130,188	156,570	0	0	286,758	0		
2004	Keefe Dennis J	132,618	159,492	0	0	292,110	0		
2005	Keefe Dennis J	135,269	162,680	0	0	297,949	0		
2006	Keefe Dennis J	137,974	165,933	0	0	303,907	0		
2007	Keefe Ents Trust	140,733	169,251	0	0	309,984	0		
2008	Keefe Ents Trust	143,546	172,635	0	0	316,181	0		
2009	Ib Property Holdings Llc	146,417	176,087	0	0	322,504	0		
2010	Ib Property Holdings Llc	450,000	205,000	0	0	655,000	0		
2011	Northern California Conference Of Sevent	453,388	206,543	0	0	659,931	0	500,000 F	
2012	Northern California Conference Seventh Day	230,000	270,000	0	500,000	0	0		
069 -0123-001-00 1844 Harvard Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

069 -0123-001-00 1844 Harvard Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Mchugh Thomas G And Catherine	39,380	38,659	0	0	78,039	0		
1995	Mchugh Thomas J And Catherine Trust	39,850	39,120	0	0	78,970	0		
1996	Mchugh Thomas J And Catherine Trust	40,292	39,554	0	0	79,846	0		
1997	Mchugh Thomas J And Catherine Trust	41,097	40,345	0	0	81,442	0		
1998	Mchugh Thomas J And Catherine Trust	41,919	41,151	0	0	83,070	0		
1999	Mchugh Thomas J And Catherine Trust	42,697	41,915	0	0	84,612	0		
2000	Mchugh Thomas J And Catherine Trust	43,551	42,753	0	0	86,304	0		
2001	Mchugh Thomas J And Catherine Trust	44,421	43,608	0	0	88,029	0		
2002	Mchugh Thomas J And Catherine Trs	45,310	44,480	0	0	89,790	0		
2003	Mchugh Thomas J And Catherine Trs	46,216	45,370	0	0	91,586	0		
2004	Mchugh Thomas J And Catherine Trs	47,079	46,217	0	0	93,296	0		
2005	Mchugh Thomas J And Catherine Trs	48,020	47,140	0	0	95,160	0		
2006	Mchugh Thomas J And Catherine Trs	48,980	48,083	0	0	97,063	0		
2007	Mchugh Thomas J And Catherine Trs	49,960	49,045	0	0	99,005	0		
2008	Mchugh Thomas J And Catherine Trs	50,959	50,025	0	0	100,984	0		
2009	Mchugh Thomas J And Catherine Trust	51,978	51,026	0	0	103,004	0		
2010	Mchugh Thomas J And Catherine Trust	51,854	50,905	0	0	102,759	0		
2011	Diruocco Trust	52,245	51,288	0	0	103,533	0	758,000 F	
2012	Diruocco Carlo And Marie F Trust	227,400	530,600	0	0	758,000	0		
069 -0028-075-00 1320 Eastshore Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Briscoe Charles A And Leitha M Trust	34,909	48,757	0	0	83,666	7,000		
1995	Briscoe Charles A And Leitha M Trust	35,325	49,338	0	0	84,663	7,000		
1996	Briscoe Charles A And Leitha M Trust	35,717	49,885	0	0	85,602	7,000		
1997	Briscoe Charles A And Leitha M Trust	36,431	50,883	0	0	87,314	7,000		
1998	Briscoe Charles A And Leitha M Trust	37,159	51,900	0	0	89,059	7,000		
1999	Mcdonald Kathleen B And Preston Janet B Tr	37,848	52,863	0	0	90,711	0		
2000	Mcdonald Kathleen B And Preston Janet M Tr	38,605	53,920	0	0	92,525	0		
2001	Mcdonald Kathleen B And Preston Janet M Tr	39,377	54,998	0	0	94,375	0	640,000 F	
2002	Risling Wesley D And Sally A Trs	192,000	448,000	0	0	640,000	7,000		
2003	Risling Wesley D And Sally A Trs	99,052	32,659	0	0	131,711	7,000		
2004	Risling Wesley D And Sally A Trs	100,901	33,269	0	0	134,170	7,000		
2005	Risling Wesley D And Sally A Trs	102,918	33,933	0	0	136,851	7,000		
2006	Risling Wesley D And Sally A Trs	104,976	34,612	0	0	139,588	7,000		
2007	Risling Gregory L	107,076	35,304	0	0	142,380	7,000		
2008	Risling Gregory L	109,217	36,010	0	0	145,227	7,000		
2009	Risling Gregory L	111,401	36,730	0	0	148,131	7,000		
2010	Risling Gregory L	111,136	36,643	0	0	147,779	0		
2011	Shannon Robert D And Dorothy A	111,972	36,919	0	0	148,891	0	800,000 F	
2012	Shannon Robert D And Dorothy A	240,000	560,000	0	0	800,000	0		
074 -1359-018-01 2001 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1359-018-01 2001 Harbor Bay Pkwy (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2007	Peets Operating Company	5,785,000	11,647,100	0	0	17,432,100	0		
2008	Peets Operating Company	5,900,700	23,713,374	4,540,857	0	34,154,931	0		
2009	Peets Operating Company	6,018,714	24,919,143	4,232,024	0	35,169,881	0		
2010	Peets Operating Company	6,004,425	24,791,034	3,847,850	0	34,643,309	0		
2011	Peets Operating Company	6,049,605	26,317,827	4,192,384	0	36,559,816	0		
2012	Peets Operating Company	6,170,570	25,793,693	3,967,187	0	35,931,450	0		



THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
PROPERTY TAX REVENUE - 2012/13
 Estimated Revenue, Assuming Zero Delinquency

General Fund Summary - Non SA TRAs							
Roll	Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue	
SEC	\$7,429,428,185	0.333058180	\$24,744,318.30	0.024900	\$1,849,927.62	\$26,594,245.92	
UTIL	\$36,900	0.333058266	\$122.90	0.024900	\$9.19	\$132.09	
UNS	\$239,491,985	0.333058180	\$797,647.65	0.024900	\$59,633.50	\$857,281.15	
<u>TOTAL</u>	<u>\$7,668,957,070</u>	<u>0.333058180</u>	<u>\$25,542,088.84</u>	<u>0.024900</u>	<u>\$1,909,570.31</u>	<u>\$27,451,659.15</u>	
+ Aircraft	\$0		\$0.00		\$0.00	\$0.00	
Total Before ERAF Adjustment	\$7,668,957,070	0.333058180	\$25,542,088.84	0.024900	\$1,909,570.31	\$27,451,659.15	
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)			-\$5,970,867.29			-\$5,970,867.29	
Non SA TRAs Total	\$7,668,957,070	0.255200562	\$19,571,221.55			\$21,480,791.86	
General Fund Summary - SA TRAs							
Roll	SA TRAs Net Value	SA TRAs Base Year Value	Rate	Base Year Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$1,487,123,249	\$227,463,595	0.333058230	\$757,586.22	0.162793	\$370,293.69	\$1,127,879.91
UTIL	\$10,458,170	\$3,474,385	0.333058328	\$11,571.73	0.074951	\$2,604.08	\$14,175.81
UNS	\$256,508,284	\$75,695,014	0.333058230	\$252,108.47	0.084379	\$63,870.56	\$315,979.04
<u>TOTAL</u>	<u>\$1,754,089,703</u>	<u>\$306,632,994</u>	<u>0.333058231</u>	<u>\$1,021,266.43</u>	<u>0.142440</u>	<u>\$436,768.34</u>	<u>\$1,458,034.76</u>
+ Aircraft	\$0	\$0		\$0.00		\$0.00	\$0.00
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)				-\$238,737.18			-\$238,737.18
SA TRAs Total	\$1,754,089,703						\$1,219,297.58
General Fund Total	\$7,975,590,064	0.255200564	\$20,353,750.79	0.029419	\$2,346,338.65	\$22,700,089.44	

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2012/13 Combined Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 ROLL SUMMARY
Taxable Property Values**

	Secured	Nonunitary Utilities	Unsecured
Parcels	18,128	3	1,736
TRAs	1	1	1
Values			
Land	2,510,567,962	36,900	11,128,717
Improvements	4,958,569,245	0	53,915,106
Personal Property	14,351,098	0	174,863,873
Fixtures	14,346,249	0	0
Aircraft	0	0	0
Total Value	\$7,497,834,554	\$36,900	\$239,907,696
Exemptions			
Real Estate	68,406,369	0	0
Personal Property	0	0	415,711
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	84,326,200	0	88,800
Total Exemptions*	\$68,406,369	\$0	\$415,711
Total Net Value	\$7,429,428,185	\$36,900	\$239,491,985

Combined Values	Total
Total Values	\$7,737,779,150
Total Exemptions	\$68,822,080
Net Total Values	\$7,668,957,070
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

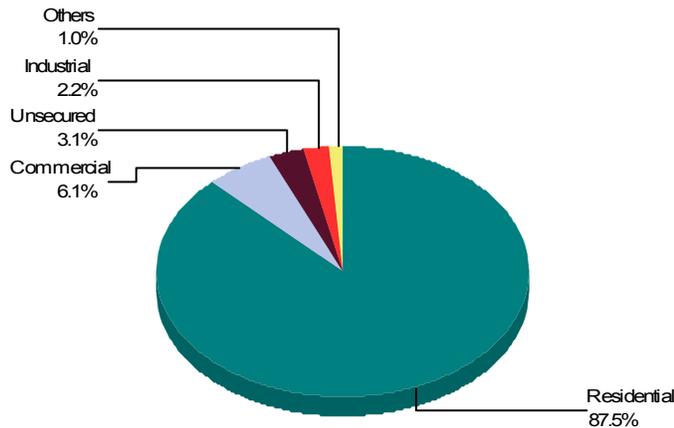
Totals do not Include Aircraft Values or Exemptions

**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 USE CATEGORY SUMMARY**

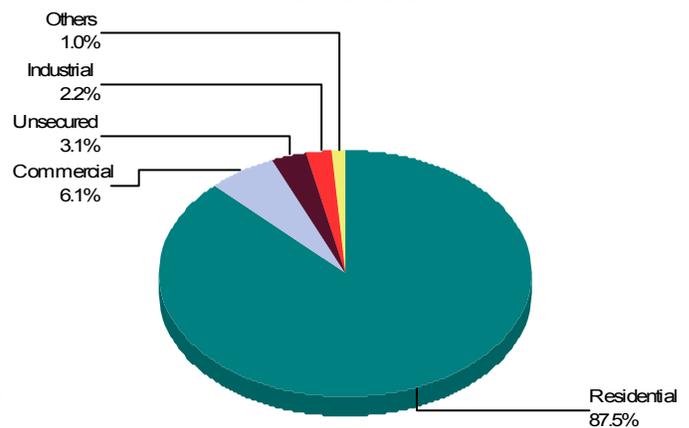
BASIC PROPERTY VALUE TABLE

Category	Parcels	Net Taxable Value	Revenue
Residential	17,680	\$6,713,172,110 (87.5%)	\$18,803,632.82 (87.5%)
Commercial	249	\$468,931,111 (6.1%)	\$1,313,478.68 (6.1%)
Industrial	31	\$171,197,158 (2.2%)	\$479,524.20 (2.2%)
Institutional	61	\$12,581,289 (0.2%)	\$35,240.26 (0.2%)
Recreational	12	\$19,247,252 (0.3%)	\$53,911.66 (0.3%)
Vacant	95	\$44,299,265 (0.6%)	\$124,082.49 (0.6%)
Exempt	210	\$0 (0.0%)	\$0.00 (0.0%)
SBE Nonunitary	[3]	\$36,900 (0.0%)	\$103.36 (0.0%)
Unsecured	[1,736]	\$239,491,985 (3.1%)	\$670,818.39 (3.1%)
TOTALS	18,338	\$7,668,957,070	\$21,480,791.86
Base Year SA TRAs		\$306,632,994	\$1,219,297.58

Net Taxable Value



Revenue





**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP TEN PROPERTY TAXPAYERS**

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) KW ALAMEDA LLC (Pending Appeals On Parcels)	2	\$93,704,525	1.26%				\$93,704,525	1.22%	Residential
2) HARSCH INVESTMENT REALTY LLC SERIES C (Pending Appeals On Parcels)	11	\$76,990,047	1.04%				\$76,990,047	1.00%	Commercial
3) AMSTAR-105 LLC (Pending Appeals On Parcels)	6	\$62,357,304	0.84%				\$62,357,304	0.81%	Commercial
4) SKS HARBOR BAY ASSOCIATES LLC (Pending Appeals On Parcels)	4	\$42,091,031	0.57%				\$42,091,031	0.55%	Commercial
5) PEETS OPERATING COMPANY	3	\$39,649,785	0.53%				\$39,649,785	0.52%	Industrial
6) ABBOTT LABORATORIES	3	\$9,187,554	0.12%	3	\$24,100,047	10.06%	\$33,287,601	0.43%	Unsecured
7) WHITNEY EQUIPMENT LLC				1	\$31,749,208	13.26%	\$31,749,208	0.41%	Unsecured
8) BALLENA VILLAGE LLC	1	\$30,812,150	0.41%				\$30,812,150	0.40%	Residential
9) SOUTH SHORE BEACH AND TENNIS CLUB	2	\$28,753,074	0.39%				\$28,753,074	0.37%	Residential
10) WOODSTOCK HOMES CORPORATION	3	\$26,933,309	0.36%	1	\$2,015	0.00%	\$26,935,324	0.35%	Residential
Top Ten Total	35	\$410,478,779	5.53%	5	\$55,851,270	23.32%	\$466,330,049	6.08%	
Agency Total		\$7,429,465,085			\$239,491,985		\$7,668,957,070		

Top Owners last edited on 10/16/12 by nicholec using sales through 08/15/12

Data Source: Alameda County Assessor 2012/13 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 10/25/2012 By NEC



THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 PROPERTY TAXPAYERS - SECURED
 Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue
1) KW ALAMEDA LLC (2)	\$93,704,525	\$262,466.90
2) HARSCH INVESTMENT REALTY LLC SERIES C (11)	\$76,990,047	\$215,649.55
3) AMSTAR-105 LLC (6)	\$62,357,304	\$174,663.16
4) SKS HARBOR BAY ASSOCIATES LLC (4)	\$42,091,031	\$117,897.21
5) PEETS OPERATING COMPANY (3)	\$39,649,785	\$111,059.27
6) BALLENA VILLAGE LLC (1)	\$30,812,150	\$86,305.01
7) SOUTH SHORE BEACH AND TENNIS CLUB (2)	\$28,753,074	\$80,537.52
8) WOODSTOCK HOMES CORPORATION (3)	\$26,933,309	\$75,440.35
9) DOLLINGER HARBOR BAY ASSOCIATES LP (3)	\$21,519,661	\$60,276.69
10) OAKLAND RAIDERS A CALIFORNIA LP (2)	\$21,402,287	\$59,947.93
11) WORTHINGTON CALIFORNIA INVESTMENTS LLC (2)	\$19,679,440	\$55,122.22
12) BANTRY BAY PROPERTIES (2)	\$17,709,407	\$49,604.15
13) HARBOR BAY LANDING LLC (2)	\$16,794,819	\$47,042.38
14) FRITO LAY SALES (1)	\$16,072,398	\$45,018.88
15) SOUTHSORE GARDENS LP (2)	\$15,610,945	\$43,726.34
16) AMP CAPITAL TITAN HARBOR BAY PROPERTY LLC (1)	\$15,000,000	\$42,015.08
17) ALAMEDA DUNES LP (1)	\$13,682,116	\$38,323.68
18) ALAMEDA WATERFRONT DEVELOPMENT INVESTORS I LLC	\$13,618,202	\$38,144.66
19) PLYPROPERTIES (3)	\$13,236,964	\$37,076.81
20) G8 HARBOR TECHNOLOGY LLC (1)	\$12,653,454	\$35,442.40
21) LIMAR REALTY CORPORATION #13 (1)	\$12,604,384	\$35,304.95
22) TOWER ALAMEDA LLC (1)	\$12,444,673	\$34,857.60
23) MARCO CHAVEZ (1)	\$12,418,348	\$34,783.86
24) PHILIP J. AND MICHAEL G. JABER (11)	\$11,312,871	\$31,687.42
25) W E LODGE INC (1)	\$10,521,030	\$29,469.46

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 10/16/12 by nicholec using sales through 08/15/12



THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP 25 PROPERTY TAXPAYERS - UNSECURED
 Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue
1) WHITNEY EQUIPMENT LLC (1)	\$31,749,208	\$88,929.71
2) ABBOTT LABORATORIES (3)	\$24,100,047	\$67,504.37
3) COMCAST OF CALIFORNIA IX (3)	\$12,482,123	\$34,962.50
4) CNL INCOME BALLENA MARINA LLC (1)	\$8,711,128	\$24,399.92
5) CELERA CORPORATION (1)	\$8,333,212	\$23,341.37
6) STARLIGHT MARINE SERVICES (3)	\$7,547,600	\$21,140.87
7) SINGULEX INC (4)	\$6,686,355	\$18,728.52
8) ASCEND COMMUNICATIONS (1)	\$6,460,923	\$18,097.08
9) COMCAST CORPORATION (1)	\$5,624,466	\$15,754.16
10) PENUMBRA INC (2)	\$5,538,484	\$15,513.32
11) MARQUES BROS EQ RENTAL LLP (1)	\$4,553,318	\$12,753.87
12) SAFEWAY INC (3)	\$3,763,160	\$10,540.63
13) KAISER FOUNDATION HEALTH PLAN (1)	\$3,187,784	\$8,929.00
14) ROCHE DIAGNOSTICS (1)	\$2,847,950	\$7,977.12
15) DONSUEMOR INC (1)	\$2,759,723	\$7,730.00
16) EMBARCADERO SYSTEMS CORPORATION (1)	\$2,673,863	\$7,489.51
17) ABB-CONCISE OPTICAL GROUP LLC (1)	\$2,635,951	\$7,383.31
18) JAMESTOWN HARSCH ALAMEDA (2)	\$2,385,839	\$6,682.75
19) SEMIFREDDI'S INC (3)	\$2,331,111	\$6,529.46
20) BANC OF AMERICA LEASING AND CAPITAL (1)	\$2,147,229	\$6,014.40
21) ALLERGY RESEARCH GROUP (1)	\$2,021,958	\$5,663.52
22) ABF BARGE LLC (4)	\$1,729,900	\$4,845.46
23) PACCAR INC (1)	\$1,729,618	\$4,844.67
24) FRITO LAY SALES (1)	\$1,598,032	\$4,476.10
25) KOHL'S DEPARTMENT STORE (1)	\$1,587,442	\$4,446.43

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 10/16/12 by nicholec using sales through 08/15/12



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
PENDING APPEALS IMPACT PROJECTIONS**

Potential AV Loss Based On Prior Success Rates On Current Average Appeals

Alameda City General Fund Appeals History:

Lien Year	Total Appeals	Resolved Appeals	Pending Appeals	Successful Appeals	Success Rate	Successful Orig Value	Successful Appeal Value Loss	Loss Rate
2007/08	53	44	9	32	72.73%	\$67,507,962	\$9,651,031	14.30%
2008/09	122	118	4	69	58.47%	\$69,925,429	\$7,301,135	10.44%
2009/10	152	131	21	104	79.39%	\$198,693,678	\$29,456,233	14.82%
2010/11	83	47	36	29	61.70%	\$242,077,634	\$51,376,456	21.22%
2011/12	[166]*	[9]*	157	[1]*	11.11%	[\$89,126]*	[\$45,126]*	0.00%
2012/13	[0]*	[0]*	0	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
Totals:	410	340	227	234	68.82%	\$578,204,703	\$97,784,855	16.91%

*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

Alameda City General Fund Pending Appeals Impact Projection Based On Annual Experience:

Lien Year	Pending Appeals	Prior Successful	Avg. Appeal Value	Prior Loss	Projected AV Loss	Avg. Tax Rate	Projected Revenue Loss
2007/08	9	72.73%	\$1,544,057	14.30%	\$1,444,847	0.255375	\$3,690
2008/09	4	58.47%	\$1,135,177	10.44%	\$277,234	0.255100	\$707
2009/10	21	79.39%	\$1,649,978	14.82%	\$4,078,052	0.255037	\$10,401
2010/11	36	61.70%	\$5,328,959	21.22%	\$25,122,019	0.255025	\$64,067
2011/12	157	68.82%*	\$3,377,131	16.91%*	\$61,712,683	0.255200	\$157,491
2012/13	0	68.82%*	\$0	16.91%*	\$0	0.255200	\$0
Totals:	227		\$2,559,081**		\$92,634,834		\$236,356

*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

**Combined Average value per appeal is based on 576 appeals in the years 2007/08 to 2012/13 with a total value of \$1,474,030,648



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 07/17/12

1) KW ALAMEDA LLC		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -0434-004-04	34,494,852				20,000,000	
074 -0453-001-05	59,209,673				32,000,000	
2 Appeals On 2 Parcel(s)	93,704,525				52,000,000	

2) HARSCH INVESTMENT REALTY LLC SERIES C		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1200-002-27	21,530,040				6,332,000	
074 -1200-029-04	3,149,793	20,000				
2 Appeals On 2 Parcel(s)	24,679,833	20,000			6,332,000	

3) AMSTAR-105 LLC		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1337-007-10	12,033,058				3,539,000	
074 -1337-038-00	11,576,107				3,405,000	
074 -1337-039-00	13,893,504				4,086,000	
074 -1337-040-00	9,900,000				3,178,000	
074 -1337-041-00	7,501,972				2,536,000	
074 -1337-042-00	7,452,663				2,192,000	
6 Appeals On 6 Parcel(s)	62,357,304				18,936,000	

4) SKS HARBOR BAY ASSOCIATES LLC		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1339-037-00	13,330,871			6,000,000	6,534,000	
074 -1339-038-00	5,863,260			3,500,000	2,873,000	
074 -1339-041-00	9,511,880			4,500,000	4,661,000	
074 -1339-043-00	13,385,020			6,500,000	6,559,000	
8 Appeals On 4 Parcel(s)	42,091,031			20,500,000	20,627,000	

12) DOLLINGER HARBOR BAY ASSOCIATES LP		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1339-039-00	6,149,236				3,617,000	
074 -1339-040-00	12,119,277				7,723,000	
074 -1339-042-00	3,251,148				1,912,000	
3 Appeals On 3 Parcel(s)	21,519,661				13,252,000	

13) WORTHINGTON CALIFORNIA INVESTMENTS LLC		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1339-050-00	9,079,440				81,911	
1 Appeals On 1 Parcel(s)	9,079,440				81,911	

Top Owners last edited on 10/16/12 by nicholec using sales through 08/15/12



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2012/13 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 07/17/12

15) FRITO LAY SALES		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1339-028-01	16,072,398			10,500,000	10,000,000	
2 Appeals On 1 Parcel(s)	16,072,398			10,500,000	10,000,000	

16) HARBOR BAY LANDING LLC		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1045-010-01	278,674				100,000	
1 Appeals On 1 Parcel(s)	278,674				100,000	

17) SOUTHSHORE GARDENS LP		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1240-196-01	6,244,540			5,258,000		
074 -1240-200-02	9,366,405			7,887,000		
2 Appeals On 2 Parcel(s)	15,610,945			13,145,000		

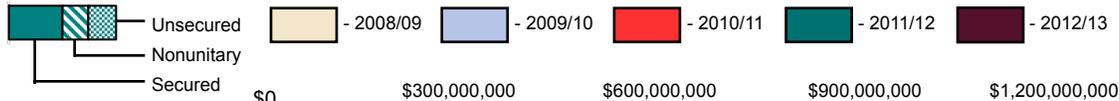
18) AMP CAPITAL TITAN HARBOR BAY PROPERTY LLC		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -1339-007-00	15,000,000				14,999,000	
1 Appeals On 1 Parcel(s)	15,000,000				14,999,000	

25) TOWER ALAMEDA LLC		Owners Opinion Value				
Parcel/Bill Number	2012/13 AV	2008/09	2009/10	2010/11	2011/12	2012/13
074 -0950-016-02	12,444,673				7,911,489	
1 Appeals On 1 Parcel(s)	12,444,673				7,911,489	

Top Owners last edited on 10/16/12 by nicholec using sales through 08/15/12

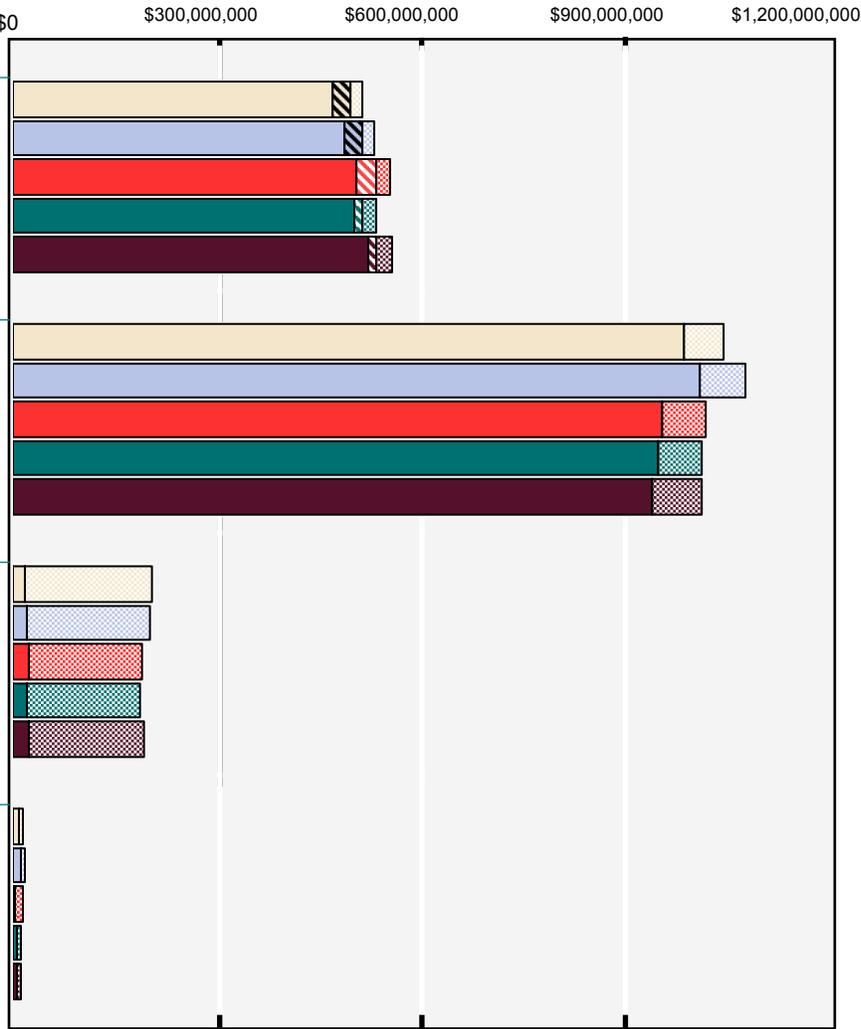


THE CITY OF ALAMEDA SUCCESSOR AGENCY 2008/09 TO 2012/13 ASSESSED VALUES



Land

\$515,042,602
\$534,146,427
\$556,575,796
\$536,716,050
\$558,433,509

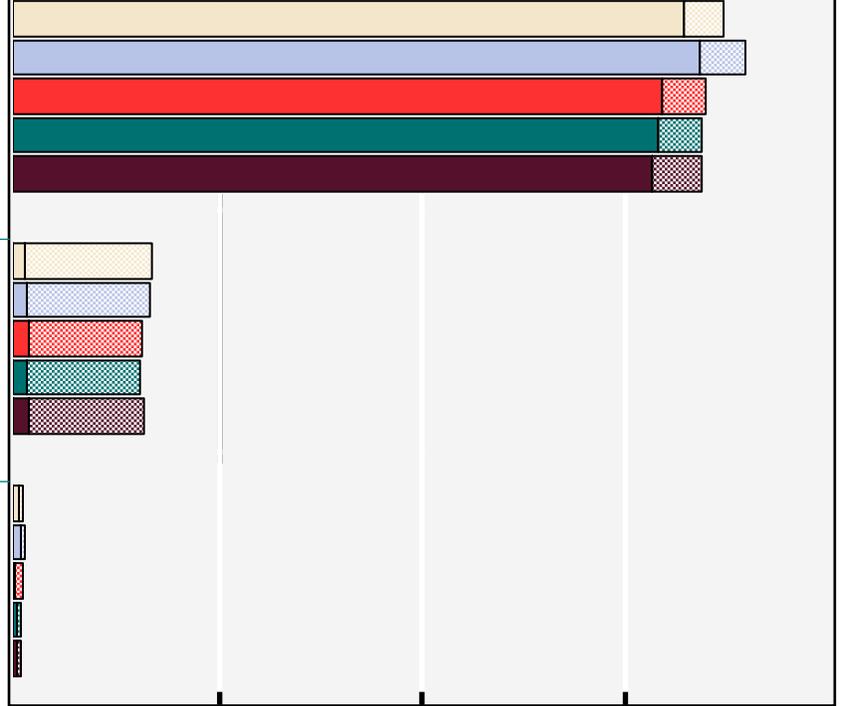


Percent Change Agency | County

|
3.7% | -2.8%
4.2% | -1.4%
-3.6% | 0.3%
4.0% | 1.8%

Improvements

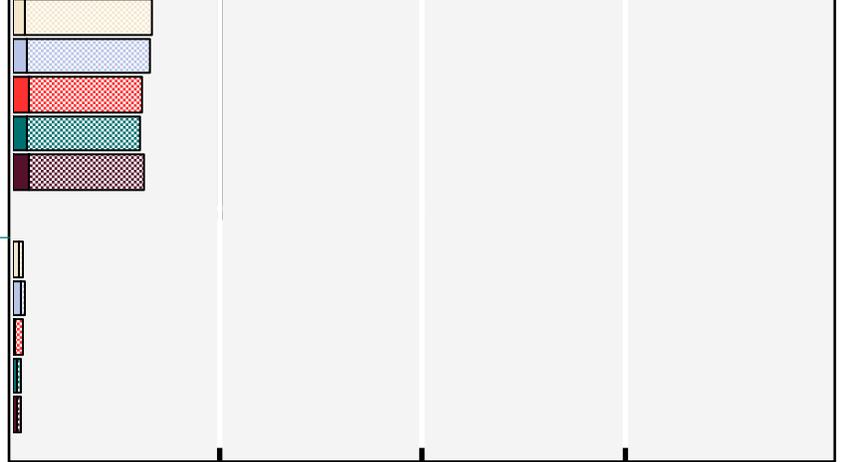
\$1,046,623,197
\$1,080,611,942
\$1,022,980,370
\$1,016,242,152
\$1,015,003,975



|
3.2% | -2.4%
-5.3% | -1.2%
-0.7% | 0.6%
-0.1% | 2.2%

Personal Property

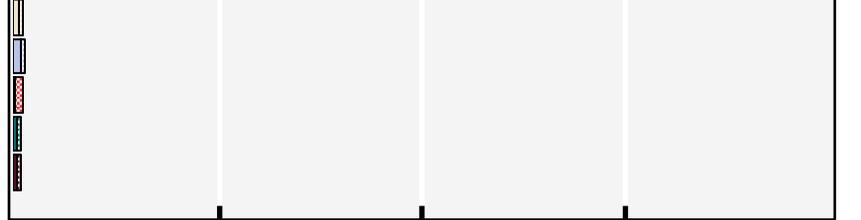
\$206,293,491
\$202,257,390
\$190,200,547
\$188,502,306
\$193,764,947



|
-2.0% | 2.5%
-6.0% | -3.1%
-0.9% | -1.0%
2.8% | 8.0%

Exemptions

\$13,292,983
\$17,895,036
\$13,368,082
\$12,587,886
\$13,112,728



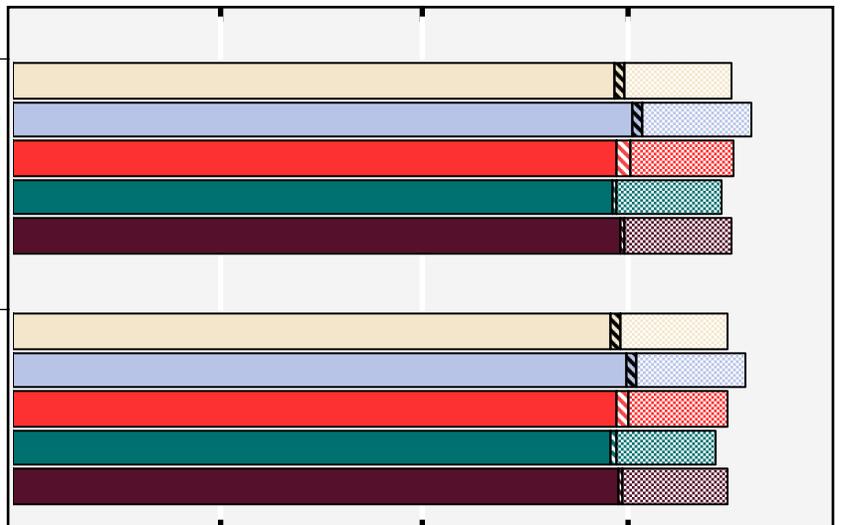
|
34.6% | 7.0%
-25.3% | 5.8%
-5.8% | 13.2%
4.2% | -0.2%

\$500,000,000 | \$1,000,000,000 | \$1,500,000,000 | \$2,000,000,000

Agency | County

Gross Assessed

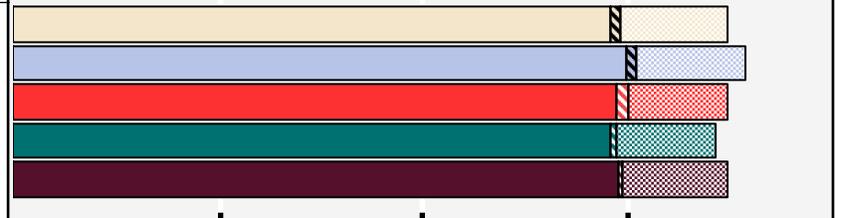
\$1,767,959,290
\$1,817,015,759
\$1,769,756,713
\$1,741,460,508
\$1,767,202,431



|
2.8% | -2.3%
-2.6% | -1.4%
-1.6% | 0.4%
1.5% | 2.3%

Net Taxable Value

\$1,754,666,307
\$1,799,120,723
\$1,756,388,631
\$1,728,872,622
\$1,754,089,703



|
2.5% | -2.5%
-2.4% | -1.6%
-1.6% | 0.0%
1.5% | 2.4%

Data Source: Alameda County Assessor 2008/09 To 2012/13 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2012/13 AGENCY VALUE CHANGE SUMMARY**
Net Value Totals by Agency

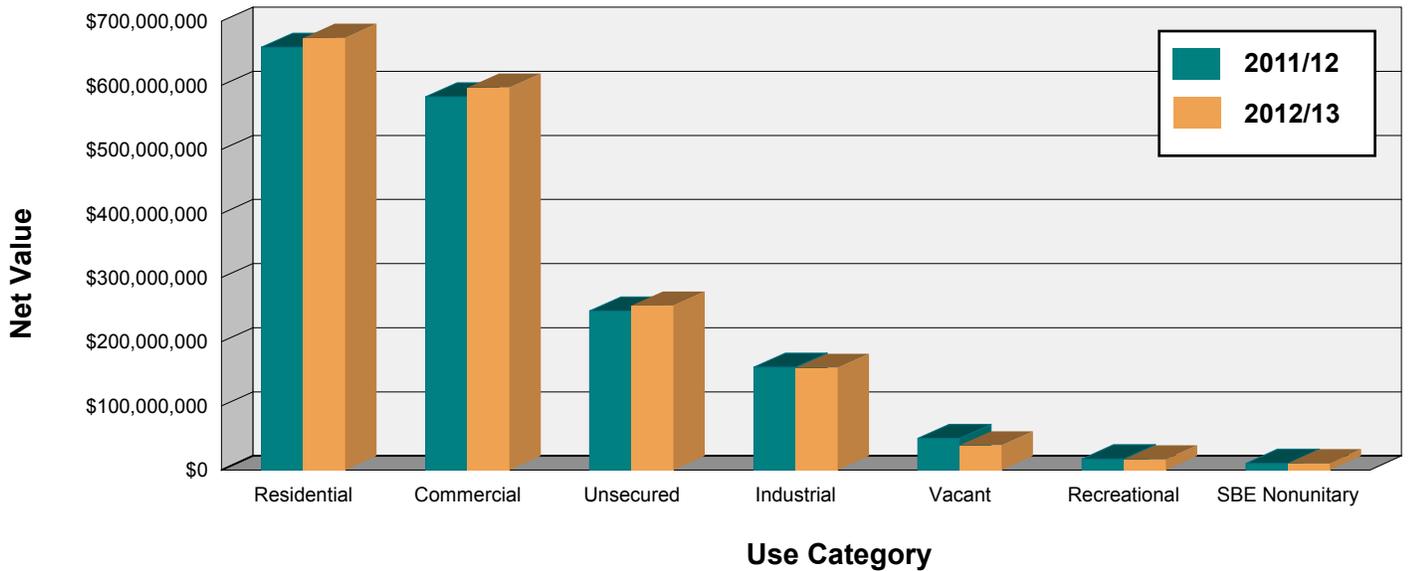
City/Agency Name	2011/12 Net Value	2012/13 Net Value	Value Change	% Change
ALAMEDA				
Alameda General Fund	7,658,222,751	7,668,957,070	10,734,319	0.14%
West End Community Improvement Project	482,502,506	472,273,302	-10,229,204	-2.12%
Business & Waterfront Improvement Project	1,217,865,537	1,248,258,746	30,393,209	2.50%
Point Improvement Redevelopment Project	28,504,579	33,557,655	5,053,076	17.73%
Totals:	9,387,095,373	9,423,046,773	35,951,400	0.38%

2011/12 to 2012/13 Value Growth by Use Category

Category	2011/12 Net Taxable Value		2012/13 Net Taxable Value			\$ Change	% Change
Residential	1,517	\$659,307,512	1,541	\$674,098,257	(38.4%)	\$14,790,745	2.2%
Commercial	408	\$582,074,938	407	\$596,369,359	(34.0%)	\$14,294,421	2.5%
Unsecured	[2,882]	\$247,976,415	[2,938]	\$256,508,284	(14.6%)	\$8,531,869	3.4%
Industrial	70	\$160,396,316	69	\$159,442,028	(9.1%)	-\$954,288	-0.6%
Vacant	87	\$49,347,296	63	\$38,519,733	(2.2%)	-\$10,827,563	-21.9%
Recreational	12	\$17,345,008	12	\$16,782,779	(1.0%)	-\$562,229	-3.2%
SBE Nonunitary	[15]	\$10,458,170	[15]	\$10,458,170	(0.6%)	\$0	0.0%
Institutional	6	\$1,966,967	6	\$1,911,093	(0.1%)	-\$55,874	-2.8%
Exempt	142	\$0	142	\$0	(0.0%)	\$0	> 999.9%
TOTALS	2,242	\$1,728,872,622	2,240	\$1,754,089,703	(100.0%)	\$25,217,081	1.5%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category





**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2012/13 TOP 40 NET TAXABLE SECURED VALUE CHANGES**

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
070 -0186-001-00	Residential	The Alameda Islander Lp	2428 Central Ave	\$8,000,000	+\$6,868,766	+607%
072 -0382-013-00	Commercial	Wind River Systems Inc	600 Wind River Way	\$25,151,532	+\$3,230,200	+15%
070 -0189-008-00	Commercial	2411 Santa Clara Llc	2411 Santa Clara Ave	\$2,200,000	+\$1,493,976	+212%
074 -1334-033-05	Commercial	Lucky(Del)Nocal Investor Llc	815 Marina Village Pkwy	\$10,400,000	+\$1,360,000	+15%
074 -1363-009-00	Commercial	Jurzykowski Yolande Trust	2400 Mariner Square Dr	\$2,015,133	+\$1,040,133	+107%
072 -0385-017-00	Residential	Bunker Larry K And Heinlein Erin L	2086 Hibbard St	\$825,800	+\$732,557	+786%
072 -0385-020-00	Residential	Castleberry Adam M And Golee A	2070 Hibbard St	\$719,300	+\$663,300	+1,184%
072 -0385-019-00	Residential	Zhang Jianhui	2076 Hibbard St	\$730,000	+\$636,757	+683%
072 -0385-018-00	Residential	Buchheim Michael J	2080 Hibbard St	\$724,800	+\$631,557	+677%
072 -0385-024-00	Residential	Yoon Michel H And Kamikihara Mary K	2050 Hibbard St	\$710,000	+\$616,757	+661%
072 -0385-007-00	Residential	Xu Ju X And Lao Mei R	1633 Red Sails Ln	\$695,800	+\$602,557	+646%
072 -0385-022-00	Residential	Hallgarth Jacob G And Catherine M	2060 Hibbard St	\$656,500	+\$600,500	+1,072%
072 -0385-004-00	Residential	Kodama Justin Y And Grace C	1619 Fortmann Way	\$687,800	+\$594,557	+638%
070 -0196-045-00	Commercial	Crea Bridgeside Llc	2523 Blanding Ave	\$16,100,000	+\$592,000	+4%
072 -0385-005-00	Residential	Boag Laurence M Trust	1625 Red Sails Ln	\$670,800	+\$577,557	+619%
072 -0385-002-00	Residential	Onurlu Alp And Bryntse Annika K	1623 Fortmann Way	\$625,000	+\$531,757	+570%
072 -0385-032-00	Residential	Gilliam Haywood S Sr And Audrey B	2079 Hibbard St	\$845,580	+\$441,636	+109%
072 -0385-031-00	Residential	Ta Jeffrey V And Slakey Andrew	2075 Hibbard St	\$765,000	+\$384,456	+101%
072 -0385-023-00	Vacant	Shaw Robert H; Decarlo Michele L	2056 Hibbard St	\$457,609	+\$364,366	+391%
072 -0385-009-00	Vacant	Yiu Gareth K; Hung Gloria C	1638 Cruiser Ln	\$457,608	+\$364,365	+391%
072 -0385-029-00	Residential	Griego Carlos R And Gina M	2067 Hibbard St	\$744,600	+\$364,056	+96%
070 -0191-024-02	Residential	Foley Street 4Plex Llc	1600 Foley St	\$480,000	+\$363,070	+311%
072 -0385-036-00	Residential	Harris James B And Veronica M	1601 China Clipper Ln	\$800,000	+\$357,256	+81%
072 -0385-030-00	Residential	Christopherson Steven And Mendozahemar	2071 Hibbard St	\$756,900	+\$352,956	+87%
072 -0385-033-00	Residential	Sandberg Eric And Jean	1619 China Clipper Ln	\$754,800	+\$338,356	+81%
072 -0385-011-00	Vacant	Zhou Shaohang; Yu Qing Y	1632 Cruiser Ln	\$430,308	+\$337,065	+361%
072 -0385-012-00	Vacant	Yeo Shannon R	1626 Cruiser Ln	\$430,308	+\$337,065	+361%
074 -1344-025-00	Residential	Mcgraw David B And Myrna M Trust	5 Regulus Ct	\$87,999	-\$350,162	-80%
071 -0202-026-01	Commercial	Yu Wai C And Chui Amanda K Trust	2309 Santa Clara Ave	\$975,060	-\$357,812	-27%
070 -0187-009-00	Commercial	Pang Donald And Sylvia Trust	2433 Central Ave	\$2,328,660	-\$456,568	-16%
071 -0204-007-00	Commercial	Seyedein Mirrahim And Mojgan	1353 Park St	\$1,200,000	-\$464,608	-28%
070 -0196-044-00	Commercial	Crea Bridgeside Llc	2523 Blanding Ave	\$13,970,000	-\$560,000	-4%
074 -1344-019-00	Commercial	Ala Llc	985 Atlantic Ave	\$2,565,000	-\$572,219	-18%
074 -1356-054-00	Residential	Hellman Marlene J	428 Tucker Ave	\$105,757	-\$591,405	-85%
071 -0202-022-00	Commercial	Cederborg Mark L Trust	2319 Santa Clara Ave	\$91,858	-\$653,142	-88%
074 -1334-074-00	Recreational	Srm Marina Investors Llc	1380 Marina Village Pkwy	\$3,292,000	-\$777,268	-19%
074 -1334-012-04	Commercial	Srm Marina Investors Llc	1070 Marina Village Pkwy	\$3,720,000	-\$826,061	-18%
074 -1340-059-00	Vacant	Srm Marina Investors Llc	1070 Marina Village Pkwy	\$5,870,000	-\$1,452,551	-20%
074 -0905-037-00	Commercial	Oakmontsl Of Alameda Lp	Mariner Square Dr	\$20,100,000	-\$2,707,671	-12%
074 -1334-077-01	Vacant	Srm Marina Investors Llc	1070 Marina Village Pkwy	\$11,053,000	-\$5,742,620	-34%

Data Source: Alameda County Assessor 2011/12 And 2012/13 Secured Tax Rolls

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Prepared On 10/25/2012 By NEC



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2012/13 ROLL SUMMARY**
Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	2,098	15	2,938
TRAs	3	1	4
Values			
Land	524,389,180	10,458,170	23,586,159
Improvements	941,640,802	0	71,283,995
Personal Property	24,043,949	0	169,720,998
Fixtures	2,079,178	0	0
Aircraft	0	0	0
Total Value	\$1,492,153,109	\$10,458,170	\$264,591,152
Exemptions			
Real Estate	5,029,860	0	0
Personal Property	0	0	8,082,868
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	6,309,800	0	534,000
Total Exemptions*	\$5,029,860	\$0	\$8,082,868
Total Net Value	\$1,487,123,249	\$10,458,170	\$256,508,284

Combined Values	Total
Total Values	\$1,767,202,431
Total Exemptions	\$13,112,728
Net Total Values	\$1,754,089,703
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
BASE YEAR VALUE SUMMARY**

	Secured	Nonunitary Utilities	Unsecured
Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0
Fixtures	0	0	0
Aircraft	0	0	0
Uncategorized^	227,463,595	3,474,385	75,695,014
Total Value	\$227,463,595	\$3,474,385	\$75,695,014
Exemptions			
Real Estate	0	0	0
Personal Property	0	0	0
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	0	0	0
Total Exemptions*	\$0	\$0	\$0
Total Net Value	\$227,463,595	\$3,474,385	\$75,695,014

Combined Values	Total
Total Values	\$306,632,994
Total Exemptions	\$0
Net Total Values	\$306,632,994

* Homeowner Exemptions are not included in Total Exemptions

^ Category detail (Land, Improvements, etc.) was not provided by the County Auditor Controller



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
PROPERTY TAX REVENUE - 2012/13**
Estimated Revenue, Assuming Zero Delinquency

Incremental Revenue Summary								
Roll	SA Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
SEC	\$1,487,123,249	\$227,463,595	\$1,259,659,654	1.000000000	\$12,596,596.54	0.000000	\$0.00	\$12,596,596.54
UTIL	\$10,458,170	\$3,474,385	\$6,983,785	1.000000000	\$69,837.85	0.000000	\$0.00	\$69,837.85
UNS	\$256,508,284	\$75,695,014	\$180,813,270	1.000000000	\$1,808,132.70	0.000000	\$0.00	\$1,808,132.70
TOTAL	1,754,089,703	306,632,994	1,447,456,709	1.000000000	\$14,474,567.09	0.000000	\$0.00	\$14,474,567.09
+ Aircraft	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
SA Total	\$1,754,089,703	\$306,632,994	\$1,447,456,709		\$14,474,567.09	0.000000	\$0.00	\$14,474,567.09

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2012/13 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
PROPERTY TAX REVENUE - 2012/13**
Estimated Revenue, Assuming Zero Delinquency

Agency 9001-01 - West End Community Improvement Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$380,567,786	\$8,924,721	\$371,643,065	1.000000000	\$3,716,430.65	0.000000	\$0.00	\$3,716,430.65
	UTIL	\$0	\$1,560,048	-\$1,560,048	1.000000000	-\$15,600.48	0.000000	\$0.00	-\$15,600.48
	UNS	\$91,705,516	\$3,277,400	\$88,428,116	1.000000000	\$884,281.16	0.000000	\$0.00	\$884,281.16
	TOTALS	\$472,273,302	\$13,762,169	\$458,511,133	1.000000000	\$4,585,111.33	0.000000	\$0.00	\$4,585,111.33
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$472,273,302	\$13,762,169	\$458,511,133		\$4,585,111.33	0.000000	\$0.00	\$4,585,111.33

Agency 9001-02 - Business & Waterfront Improvement Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$1,106,555,463	\$218,538,874	\$888,016,589	1.000000000	\$8,880,165.89	0.000000	\$0.00	\$8,880,165.89
	UTIL	\$10,458,170	\$1,914,337	\$8,543,833	1.000000000	\$85,438.33	0.000000	\$0.00	\$85,438.33
	UNS	\$131,245,113	\$72,417,614	\$58,827,499	1.000000000	\$588,274.99	0.000000	\$0.00	\$588,274.99
	TOTALS	\$1,248,258,746	\$292,870,825	\$955,387,921	1.000000000	\$9,553,879.21	0.000000	\$0.00	\$9,553,879.21
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$1,248,258,746	\$292,870,825	\$955,387,921		\$9,553,879.21	0.000000	\$0.00	\$9,553,879.21

Agency 9001-03 - Point Improvement Redevelopment Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$0	\$0	\$0	1.000000000	\$0.00	0.000000	\$0.00	\$0.00
	UTIL	\$0	\$0	\$0	1.000000000	\$0.00	0.000000	\$0.00	\$0.00
	UNS	\$33,557,655	\$0	\$33,557,655	1.000000000	\$335,576.55	0.000000	\$0.00	\$335,576.55
	TOTALS	\$33,557,655	\$0	\$33,557,655	1.000000000	\$335,576.55	0.000000	\$0.00	\$335,576.55
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$33,557,655	\$0	\$33,557,655		\$335,576.55	0.000000	\$0.00	\$335,576.55

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2012/13 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2012/13 TOP TEN PROPERTY TAXPAYERS**
Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) LEGACY PARTNERS I ALAMEDA (Pending Appeals On Parcels)	43	\$212,177,738	14.17%				\$212,177,738	12.10%	Commercial
2) WIND RIVER SYSTEMS INC (Pending Appeals On Parcels)	9	\$63,350,395	4.23%				\$63,350,395	3.61%	Commercial
3) CREA BRIDGESIDE LLC (Pending Appeals On Parcels)	3	\$32,570,000	2.17%				\$32,570,000	1.86%	Commercial
4) SRM MARINA INVESTORS LLC	8	\$26,500,100	1.77%	2	\$21,560	0.01%	\$26,521,660	1.51%	Vacant
5) OAKMONTSL OF ALAMEDA LP	1	\$20,100,000	1.34%				\$20,100,000	1.15%	Commercial
6) EXTRA SPACE PROPERTIES TWO (Pending Appeals On Parcels)	2	\$16,313,544	1.09%	1	\$284,422	0.11%	\$16,597,966	0.95%	Industrial
7) VICTORIA MARINA LLC (Pending Appeals On Parcels)	4	\$15,476,923	1.03%	1	\$87,360	0.03%	\$15,564,283	0.89%	Commercial
8) CENTRAL ALAMEDA LLC	2	\$13,071,749	0.87%				\$13,071,749	0.75%	Commercial
9) BRE ESA PROPERTIES LLC	1	\$12,240,000	0.82%				\$12,240,000	0.70%	Commercial
10) UNION PACIFIC RAILROAD	15	\$10,458,170	0.70%				\$10,458,170	0.60%	Utilities
Top Ten Total	88	\$422,258,619	28.20%	4	\$393,342	0.15%	\$422,651,961	24.10%	
Agency Total		\$1,497,581,419			\$256,508,284		\$1,754,089,703		
Incremental Net AV Total		\$1,266,643,439	33.34%		\$180,813,270	0.22%	\$1,447,456,709	29.20%	

Top Owners last edited on 10/16/12 by nicholec using sales through 08/15/12

Data Source: Alameda County Assessor 2012/13 Combined Tax Rolls and the SBE Non Unitary Tax Roll

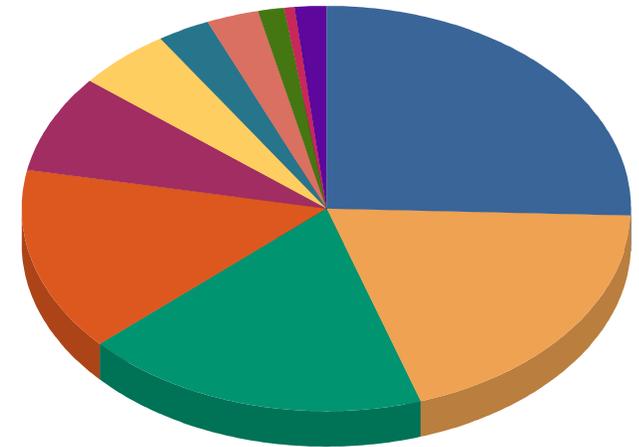
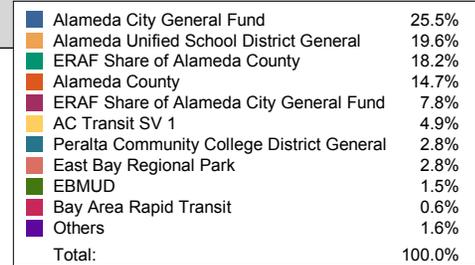
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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2012/13 AVERAGE BASIC REVENUES**

ATI Revenue by Agency for all TRAs within Selected Agency

Agency	Agency Description	Weighted Avg Share
9001	Alameda City General Fund	25.520066%
3005	Alameda Unified School District General	19.554708%
1005-ERAF	ERAF Share of Alameda County	18.228267%
1005	Alameda County	14.703495%
9001-ERAF	ERAF Share of Alameda City General Fund	7.785765%
7161	AC Transit SV 1	4.938887%
3004	Peralta Community College District General	2.819138%
7180	East Bay Regional Park	2.773188%
7205	EBMUD	1.546514%
7165	Bay Area Rapid Transit	0.579922%
7268	EBMUD Special District 1	0.551906%
7115	Bay Area Air Quality Management	0.197486%
4010	School Institute Pupils	0.156531%
7070	County Flood Control	0.109969%
4012	CO SUPT School Service	0.097268%
4015	School Development Center	0.090986%
7070-ERAF	ERAF Share of County Flood Control	0.087387%
7135	Mosquito Abatement	0.075976%
4013	CO SUPT School Capital	0.074946%
7135-ERAF	ERAF Share of Mosquito Abatement	0.055699%
4011	Juvenile Hall Education	0.032390%
4020	School Audio VIS CAP	0.019505%
		100.000000%



NOTES: The share calculations above are for all Project Areas combined and do not take into account any override revenue. In counties where ERAF is not included in the TRA factors it may not be represented in the listing above. In those counties, the shares for non-school and non-fire district taxing entities will likely be adjusted by the Auditor-Controller and will be lower than shown.

Data Source: 2012/13 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
APPEALS HISTORY**

Appeals History Listing - 2008 Through 07/17/2012 - In Appeal Number Order

2008 Parcel Appeals					
	Appeal Count		Roll Total	Board Value	Change
2008 Totals	26	Appeals Allowed	\$49,843,180	\$45,707,766	\$-4,135,414 Value Decline: 8.3%
	12	Appeals Denied	\$14,645,560		
	3	Appeals Pending	\$18,683,376		
	<u>41</u>	Appeals	<u>\$83,172,116</u>	<u>\$45,707,766</u>	

2009 Parcel Appeals					
	Appeal Count		Roll Total	Board Value	Change
2009 Totals	74	Appeals Allowed	\$285,544,494	\$235,587,884	\$-49,956,610 Value Decline: 17.5%
	16	Appeals Denied	\$23,056,779		
	1	Appeals Pending	\$13,588,973		
	<u>91</u>	Appeals	<u>\$322,190,246</u>	<u>\$235,587,884</u>	

2010 Parcel Appeals					
	Appeal Count		Roll Total	Board Value	Change
2010 Totals	21	Appeals Allowed	\$73,567,620	\$57,109,271	\$-16,458,349 Value Decline: 22.4%
	5	Appeals Denied	\$1,537,878		
	57	Appeals Pending	\$324,566,811		
	<u>83</u>	Appeals	<u>\$399,672,309</u>	<u>\$57,109,271</u>	

2011 Parcel Appeals					
	Appeal Count		Roll Total	Board Value	Change
2011 Totals	7	Appeals Allowed	\$35,388,391	\$26,000,000	\$-9,388,391 Value Decline: 26.5%
	76	Appeals Pending	\$279,337,471		
	<u>83</u>	Appeals	<u>\$314,725,862</u>	<u>\$26,000,000</u>	

ALAMEDA, Successor Agency Listed Totals	128	Appeals Allowed	\$444,343,685	\$364,404,921	\$-79,938,764 Value Decline: 18.0%
	33	Appeals Denied	\$39,240,217		
	137	Appeals Pending	\$636,176,631		
	<u>298</u>	Appeals	<u>\$1,119,760,533</u>	<u>\$364,404,921</u>	



THE CITY OF ALAMEDA

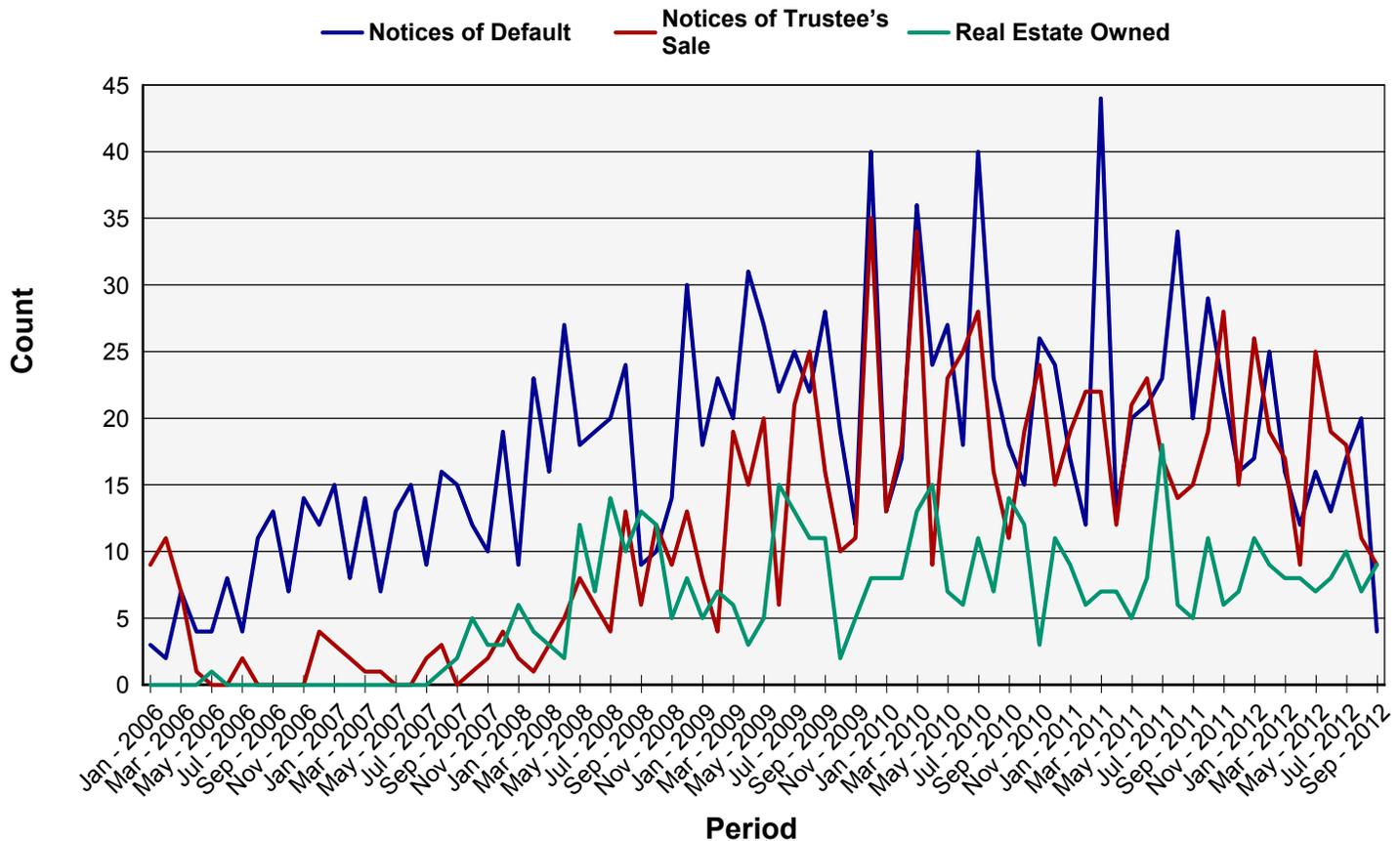
AVAILABLE DOCUMENTS BY PARTY

Listing of redevelopment documents available through our document search system. www.hdlcompanies.com/docs/

Document Title	Doc Date
Business & Waterfront Improvement Project	
Ordinance No. 2896--Adopting Amendment	4/2/03
City of Alameda	
Ordinance No. 2897--Adopting Amendment	4/2/03
Ordinance No. 2889--Eliminating Time Limits	11/20/02
Ordinance No. 2895--Adopting Amendment No. 1	4/2/03
Ordinance No. 2910--Amending Plan	11/5/03
Agreement Between the Alameda Community Improvement Commission and the Alameda USD	11/12/91
Agreement Between the Alameda Community Improvement Commission and the Alameda County	5/14/91
Agreement Between the Alameda Community Improvement Commission and the East Bay Regional Park District	6/4/91
Agreement Between the Alameda Community Improvement Commission and the Peralta Community College District	8/7/91
Agreement Between the Alameda Community Improvement Commission and the Alameda County Superintendent of Schools	8/7/91
City of Alameda--Paragon Gateway--Community Facilities District No.2 Series 1990--Special Tax Bonds--Final Official Statement	12/5/90
Community Improvement Plan for the Business and Waterfront Improvement Project	1/1/08
Community Improvement Plan for the Alameda Point Improvement Project	1/1/08
Community Improvement Plan for the West End Improvement Project	1/1/08
Ordinance No. 2963--Repealing Time Limits	2/20/07
Ordinance No. 2559--Adopting Plan	6/19/91
Ordinance No. 2681--Amending Plan	12/7/94
Ordinance No. 2682--Amending Plan	12/7/94
Ordinance No. 2754--Adopting Plan	2/1/98
Point Improvement Redevelopment Project	
Community Improvement Plan for the Alameda Point Improvement Plan	2/1/98
West End Community Improvement Project	
Ordinance No. 2141--Adopting Plan	7/5/83

THE CITY OF ALAMEDA FORECLOSURE ACTIVITY

	Notices of Default Filed	Notices of Trustee's Sale Filed	Real Estate Owned by Lender Increase	Total Foreclosure Activity	% of Households
Mar - 2011	44	22	7	73	0.2%
Apr - 2011	13	12	7	32	0.1%
May - 2011	20	21	5	46	0.1%
Jun - 2011	21	23	8	52	0.2%
Jul - 2011	23	17	18	58	0.2%
Aug - 2011	34	14	6	54	0.2%
Sep - 2011	20	15	5	40	0.1%
Oct - 2011	29	19	11	59	0.2%
Nov - 2011	22	28	6	56	0.2%
Dec - 2011	16	15	7	38	0.1%
Jan - 2012	17	26	11	54	0.2%
Feb - 2012	25	19	9	53	0.2%
Mar - 2012	16	17	8	41	0.1%
Apr - 2012	12	9	8	29	0.1%
May - 2012	16	25	7	48	0.1%
Jun - 2012	13	19	8	40	0.1%
Jul - 2012	17	18	10	45	0.1%
Aug - 2012	20	11	7	38	0.1%
Sep - 2012	4	9	9	22	0.1%



Notes

Foreclosure data is grouped by zip code which may not follow municipal boundaries.

Notices of Default: Indicates that the property owner has missed at least one scheduled loan payment.

Notice of Trustee's Sale: A document announcing the public sale of a property to recover debt owed by the owner of the property.

Real Estate Owned: Property is now owned by the lender as a result of a foreclosure.

Description of Terms

Foreclosure

A process that allows a lender to recover the amount owed on a defaulted loan by selling or taking ownership (repossession) of the property securing the loan. The foreclosure process begins when a borrower/owner defaults on loan payments (usually mortgage payments) and the lender files the necessary documents to begin the foreclosure proceedings.

Notice of Default (NOD)

A publicly recorded notice that a property owner has missed scheduled loan payments for a loan secured by a property. Some states require lenders to record a notice of default to begin the foreclosure process.

Lis Pendens (LIS)

A publicly recorded notice of a pending lawsuit against a property owner that may affect the ownership of a property. Some states require lenders to file a lis pendens to begin the foreclosure process if a borrower is in default on loan payments.

Notice of Sale (NTS or NFS):

A document announcing the public sale of a property to recover a debt owed by the owner of the property. The notice is mailed to parties affected by the sale of a property, advertised in local publications and recorded in public records. Among other information, it provides the date, time and location of the sale.

REO: Real Estate Owned by the lender, this status indicates the property is now owned by the lender or bank as a result of a foreclosure.

Lien

A legal claim on a property by a lender or other entity that is owed money by the owner of the property. The entity that files the legal claim is called the lien holder. If the owner does not pay off the loan or debt that is owed, the lien holder can take steps to sell or repossess the property to recover the debt owed (foreclosure).

Junior Liens

Liens that have a lower priority in terms of their legal claim on a property. The priority is usually determined by the date when the lien was filed. The first lien, or senior lien, against a property is usually the first mortgage or deed of trust recorded when the owner bought the property. Junior liens are typically cleared out at public foreclosure sale, but the purchaser at the sale may be responsible to pay off senior or higher priority liens.

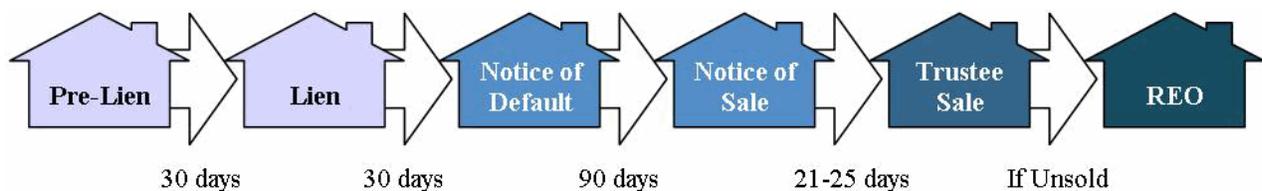
Deed of Trust

A legal document that dictates the terms of a loan used to buy a property and transfers the ownership of the property to a third party called a trustee until the loan has been paid in full. The trustee can sell the property to recover the remaining loan balance for the lender if the borrower violates the terms of the loan (i.e. does not make monthly payments).

Reinstatement

The stoppage of foreclosure proceedings and return to the original terms of a loan that occurs when an borrower pays off the amount in default on the loan to bring the loan payments current. The borrower's chance to reinstate ends before the public foreclosure sale in most states.

Foreclosure Timeline





THE COUNTY OF ALAMEDA COUNTY FORECLOSURE ACTIVITY

Alameda	Notices of Default Filed	Notices of Trustee's Sale Filed	Real Estate Owned by Lender Increase *
Jan - 2005	117	53	18
Jul - 2005	87	98	14
Jan - 2006	169	68	13
Jul - 2006	360	77	10
Jan - 2007	1,092	122	23
Jul - 2007	1,182	188	153
Jan - 2008	1,162	301	406
Jul - 2008	1,329	471	949
Jan - 2009	1,307	665	544
Jul - 2009	1,952	1,306	691
Jan - 2010	697	941	603
Jul - 2010	1,790	923	616
Jan - 2011	907	969	489
Jul - 2011	802	816	478
Jan - 2012	444	802	375
Jul - 2012	640	544	219

Notes

Foreclosure data is grouped by zip code which may not follow municipal boundaries.

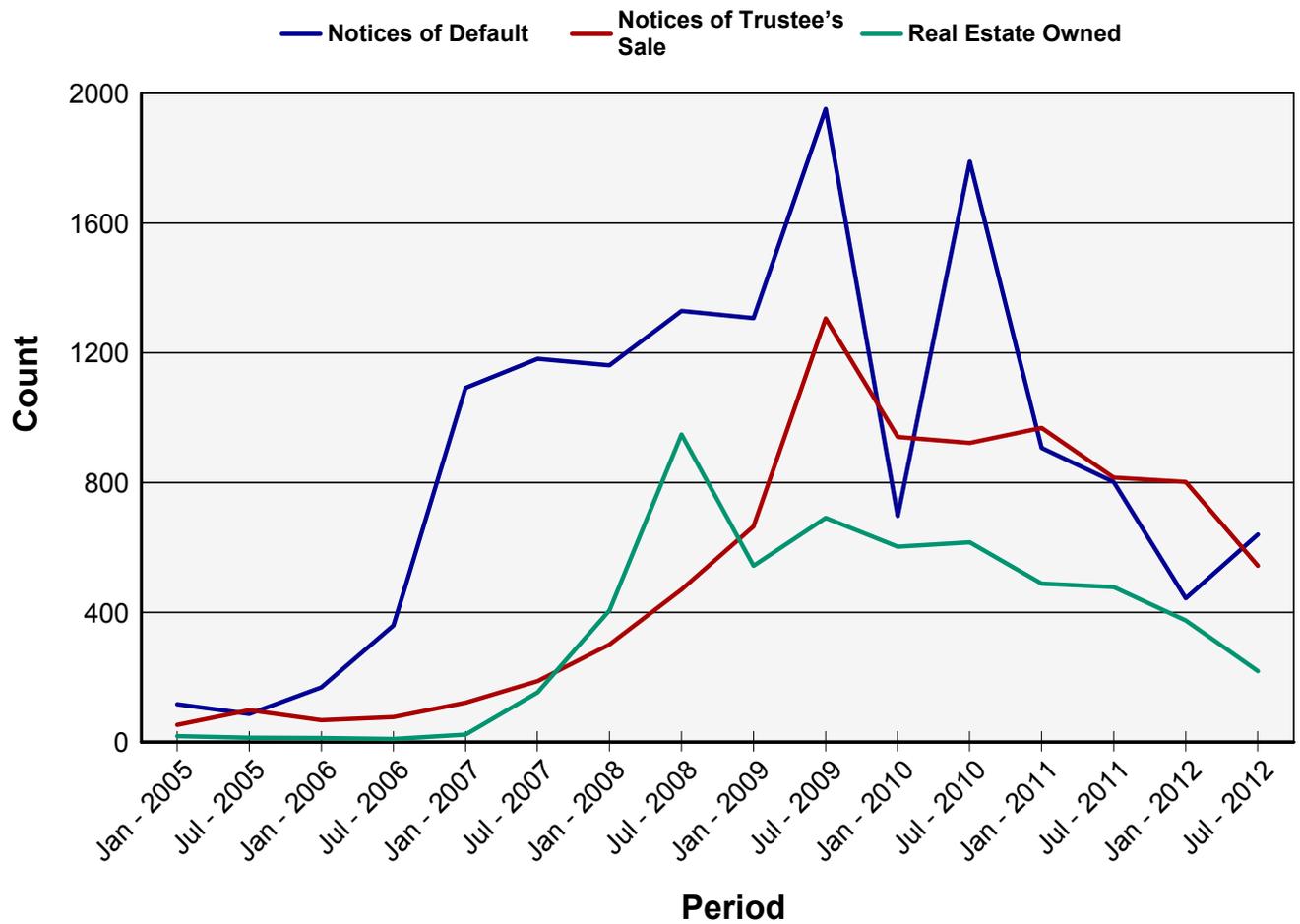
Notices of Default: Indicates that the property owner has missed at least one scheduled loan payment.

Notice of Trustee's Sale: A document announcing the public sale of a property to recover debt owed by the owner of the property.

Real Estate Owned: Property is now owned by the lender as a result of a foreclosure.

THE COUNTY OF ALAMEDA

COUNTY FORECLOSURE ACTIVITY



Notes

Foreclosure data is grouped by zip code which may not follow municipal boundaries.

Notices of Default: Indicates that the property owner has missed at least one scheduled loan payment.

Notice of Trustee's Sale: A document announcing the public sale of a property to recover debt owed by the owner of the property.

Real Estate Owned: Property is now owned by the lender as a result of a foreclosure.



THE COUNTY OF ALAMEDA COUNTY FORECLOSURE ACTIVITY

City Name	Notices of Default Filed			Notices of Trustee's Sale Filed			Real Estate Owned by Lender Increase		
	Jul 11	Jul 12	Change	Jul 11	Jul 12	Change	Jul 11	Jul 12	Change
ALAMEDA	23	17	-26%	17	18	6%	18	10	-44%
ALBANY	4	7	75%	4	3	-25%	1	1	0%
BERKELEY	37	18	-51%	33	23	-30%	12	8	-33%
CASTRO VALLEY	29	20	-31%	37	25	-32%	18	12	-33%
DUBLIN	24	22	-8%	30	13	-57%	15	6	-60%
EMERYVILLE	27	18	-33%	31	21	-32%	16	6	-63%
FREMONT	71	61	-14%	84	50	-40%	48	25	-48%
HAYWARD	106	109	3%	127	79	-38%	79	37	-53%
LIVERMORE	66	37	-44%	50	35	-30%	33	5	-85%
NEWARK	21	42	100%	22	20	-9%	11	6	-45%
OAKLAND	255	178	-30%	251	174	-31%	157	68	-57%
PIEDMONT	0	0	0%	0	0	0%	0	0	0%
PLEASANTON	23	20	-13%	28	11	-61%	12	4	-67%
SAN LEANDRO	59	45	-24%	49	35	-29%	31	21	-32%
SAN LORENZO	22	20	-9%	15	6	-60%	5	3	-40%
Unincorporated	0	0	0%	0	0	0%	0	0	0%
UNION CITY	35	26	-26%	38	31	-18%	22	7	-68%



THE CITY OF ALAMEDA

2012/13 SECURED LENDER OWNED LISTING

Residential Parcels In Owner Name Order

Parcel	TRA	Owner	Situs Address	Use Code Descr.	Taxable Value	\$ Change	% Change	Last Valid Sale Date	Last Valid Sale Price
074 -1230-057-01	21-000	Amer Asian Funding	855 Cedar St	4 Units	\$413,100	\$8,100	2.0%	12/27/10	\$405,000
074 -1348-021-00	21-000	Aurora Loan Services Llc	256 Ratto Rd	Planned Development (Tract	\$815,050	\$15,980	2.0%	12/12/01	\$693,000
074 -1305-009-00	21-000	Bank Of New York Mellon	502 Central Ave	2, 3, Or 4 Single Family Home	\$513,840	\$10,076	2.0%	2/26/07	\$500,000
069 -0076-051-02	21-000	Bank Of New York Mellon Trust	3256 Briggs Ave	2 Units, Less Than Full Dupl:	\$530,000	-\$119,000	-18.3%	7/10/02	\$650,000
069 -0135-021-00	21-000	Bank Of New York Mellon Trust	1126 Versailles Ave	Single Family	\$410,000	-\$90,000	-18.0%	2/20/07	\$560,000
074 -1355-044-00	21-007	Bank Of Ny Series 2005-51 Trust	2128 Coral Sea St	Single Family	\$701,000	-\$29,000	-4.0%	9/20/04	\$854,500
071 -0234-061-00	21-000	Bank Of Ny Trust Series 2005-49C	2133 Santa Clara Ave	5+ Units, Condominium	\$157,386	\$3,086	2.0%	4/15/05	\$170,000
073 -0397-011-00	21-000	Carlton Funding Llc	1321 Caroline St	Single Family	\$750,000	\$408,074	119.3%	6/18/12	\$465,000
070 -0169-018-00	21-000	Citibank Na Series 2007-3 Trust	1521 Broadway	Single Family	\$389,974	\$7,646	2.0%	8/19/91	\$277,000
072 -0384-058-00	21-004	Citigroup Mortgage Loan Trust 2005-08	1925 Paru St	Single Family	\$664,156	\$13,018	2.0%		
074 -1068-015-00	21-000	Citimortgage Inc	3126 El Sereno	Planned Development (Townt	\$310,000	\$65,275	26.7%	7/7/98	\$200,000
071 -0222-018-00	21-000	Danh Don And Ton Loan	1828 Elm St	Single Family	\$463,861	\$9,095	2.0%	5/13/02	\$394,500
074 -0468-004-00	21-000	Deutsche Bank National Trust Company Trust	227 Central Ave	Single Family	\$418,200	\$210,991	101.8%	4/30/97	\$163,000
070 -0152-021-00	21-000	Federal Home Loan Mortgage Corporation	1311 Pearl St	Single Family	\$211,045	\$4,138	2.0%		
074 -1200-010-00	21-000	Federal Home Loan Mortgage Corporation	2106 Otis Dr B	5+ Units, Condominium	\$315,000	-\$10,000	-3.1%	11/15/07	\$400,000
074 -1063-017-00	21-000	Federal National Mortgage Association	3022 Alta Vis	Planned Development (Townt	\$310,000	-\$93,000	-23.1%	2/28/06	\$500,000
071 -0280-011-00	21-000	Federal National Mortgage Association	1601 Lafayette St	Single Family	\$280,000	\$123,945	79.4%	8/19/93	\$75,000
074 -0431-017-00	21-000	Federal National Mortgage Association	617 Pacific Ave F	Single Family	\$395,656	\$7,758	2.0%	5/18/07	\$480,000
074 -1285-015-00	21-000	Federal National Mortgage Association	933 Shore Line Dr 203	5+ Units, Condominium	\$350,000	-\$58,182	-14.3%	6/27/02	\$354,500
071 -0219-021-00	21-000	Federal National Mortgage Association	2206 Lincoln Ave	3 Units, Less Than Full Triple:	\$500,000	\$7,250	1.5%	6/1/01	\$155,000
074 -1285-016-00	21-000	Federal National Mortgage Association Fnma	933 Shore Line Dr 204	5+ Units, Condominium	\$97,993	\$1,922	2.0%	6/21/91	\$222,000
074 -1078-123-00	21-000	Federal National Mortgage Association Fnma	3537 Norman Ln	Planned Development (Townt	\$334,000	-\$53,000	-13.7%	9/1/06	\$509,000
071 -0280-015-00	21-000	Federal National Mortgage Association Fnma	1616 Schiller St	Single Family	\$460,000	-\$16,000	-3.4%	4/6/07	\$624,000
074 -1185-065-00	21-000	Federal National Mortgage Association Fnma	2909 Bayview Dr	Single Family With Second In	\$97,795	\$1,917	2.0%		
074 -1230-080-00	21-000	Federal National Mortgage Association Fnma	2137 Otis Dr 105	5+ Units, Condominium	\$290,000	-\$35,000	-10.8%	7/7/05	\$435,000
069 -0091-020-00	21-000	Federal National Mortgage Association Fnma	1416 Grove St	Single Family	\$119,416	\$2,341	2.0%		
074 -1328-051-00	21-000	Federal National Mortgage Association Fnma	1333 Webster St A110	5+ Units, Condominium	\$150,000	-\$27,000	-15.3%	6/15/04	\$265,000
074 -1355-045-00	21-007	Hagey Ryan D And Le Loan K	2118 Coral Sea St	Single Family	\$676,000	-\$19,000	-2.7%	9/8/04	\$760,000
073 -0390-010-00	21-000	Hsbc Bank Usa Na 2007-A1 Trust	2 Mastick Ct	Single Family	\$420,000	\$45,000	12.0%	10/17/06	\$559,000
074 -1086-001-00	21-000	Hsbc Bank Usa Na Series 2005-Fm1 T	303 Beach Rd	Single Family	\$420,000	-\$15,000	-3.4%	3/21/05	\$575,000
069 -0042-002-13	21-000	Hsbc Bank Usa Na Series 2006-He1 T	3264 Adams St	Single Family	\$550,000	-\$20,000	-3.5%	5/5/04	\$590,000
074 -1270-012-00	21-000	Hsbc Bank Usa Trust	1325 Dayton Ave	Single Family	\$985,000	-\$940	-0.1%	11/25/98	\$789,000
071 -0220-021-08	21-000	Lpp Mortgage Limited	1625 Oak St	Single Family	\$470,925	\$9,232	2.0%	2/14/07	\$441,500
072 -0348-009-00	21-000	Ta Bau D And Tranta Loan	12 Powers Ct	2 Units, Less Than Full Dupl:	\$153,404	\$3,008	2.0%	3/29/83	\$93,000
074 -1353-052-00	21-007	Ta Bau D And Tranta Loan Etal	6 Kinkaid Sq	Single Family	\$862,000	\$0	0.0%	1/28/11	\$862,000
074 -1351-020-00	21-004	Ta Loan T And Bau D	2 Bird Ct	Single Family	\$535,000	-\$30,224	-5.3%	2/4/03	\$500,000
074 -1265-136-00	21-000	U S Bank National Association Trust	413 Sunset Rd	Single Family	\$460,000	-\$51,000	-10.0%	8/3/06	\$750,000
074 -1332-094-00	21-000	Us Bank Na Series 2006-2 Trust	162 Centre Ct	5+ Units, Condominium	\$350,000	-\$25,000	-6.7%	11/17/05	\$490,000
074 -1035-077-00	21-000	Us Bank Na Series 2006-Ar13 Trust	85 Maitland Dr	2 Units	\$580,000	\$0	0.0%	8/30/06	\$850,000
074 -1330-036-00	21-000	Us Distressed Mortgage Fund Llc	12 Thurles Pl	Single Family	\$754,000	\$0	0.0%	12/29/05	\$939,000

This report is a computer generated listing using common words for banks, mortgage, lending, and savings and loan companies. Some proper names may therefore be included that are not lending institutions and some lending institutions may not be included. This listing includes sales transactions through 08/31/2012 and may be subject to changes as REO properties are acquired or sold from lending institutions.



THE CITY OF ALAMEDA

2012/13 SECURED LENDER OWNED LISTING

Residential Parcels In Owner Name Order

Parcel	TRA	Owner	Situs Address	Use Code Descr.	Taxable Value	\$ Change	% Change	Last Valid Sale Date	Last Valid Sale Price
071 -0245-021-00	21-000	Us Distressed Mortgage Fund Llc	1106 Chestnut St	Single Family	\$294,197	\$5,769	2.0%	7/29/94	\$220,000
074 -1351-049-00	21-004	Wells Fargo Bank N A Trust	3 Dow Ct	Single Family	\$570,000	-\$55,000	-8.8%	6/28/04	\$685,000
073 -0425-016-00	21-000	Wells Fargo Bank Na	949 Eagle Ave	Single Family	\$451,000	\$28,000	6.6%	9/24/04	\$478,500
073 -0406-055-00	21-000	Wells Fargo Bank Na	814 Lincoln Ave	Single Family	\$61,488	\$1,206	2.0%	6/1/92	\$162,000
074 -1043-079-00	21-000	Wells Fargo Bank Series 2006-Ar5 T	196 Sea Bridge	Planned Development (Tract	\$373,355	\$7,322	2.0%	6/13/88	\$242,500
074 -1078-032-00	21-000	Wells Fargo Bank Series 2007-Ar2 T	1030 Melrose Ave	Planned Development (Townl	\$367,000	-\$33,000	-8.3%	1/9/07	\$505,000
073 -0393-021-00	21-000	Winfried W Ohm Credit Trust	1038 Central Ave	Single Family	\$435,000	-\$65,000	-13.0%	8/11/06	\$654,000
47 Records					20,215,841	155,803	0.8%		20,497,000

This report is a computer generated listing using common words for banks, mortgage, lending, and savings and loan companies. Some proper names may therefore be included that are not lending institutions and some lending institutions may not be included. This listing includes sales transactions through 08/31/2012 and may be subject to changes as REO properties are acquired or sold from lending institutions.

Data Source: Alameda County Assessor 2012/13 Secured Tax Roll

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 10/25/2012 By NEC

Alameda Successor Agency West End Community Improvement Project

PRELIMINARY



Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

10/04/2012

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
Taxable Values (1)						
Real Property (2)	389,284	397,070	405,011	413,112	421,374	429,801
Personal Property (3)	<u>82,989</u>	<u>82,989</u>	<u>82,989</u>	<u>82,989</u>	<u>82,989</u>	<u>82,989</u>
Total Projected Value	472,273	480,059	488,000	496,101	504,363	512,790
Taxable Value over Base	13,762	458,511	466,297	474,238	482,338	499,028
Gross Tax Increment Revenue (4)	4,585	4,663	4,742	4,823	4,906	4,990
Unitary Tax Revenue (5)	<u>37</u>	<u>37</u>	<u>37</u>	<u>37</u>	<u>37</u>	<u>37</u>
Gross Revenues	4,622	4,700	4,779	4,860	4,943	5,027
LESS:						
SB 2557 Admin. Fee (6)	(40)	(41)	(41)	(42)	(43)	(44)
Housing Set Aside Requirement (7)	0	0	0	0	0	0
Pass Throughs						
SB 211 Statutory Tax Sharing Tier 1 (8)	(32)	(48)	(63)	(80)	(96)	(113)
SB 211 Statutory Tax Sharing Tier 2 (8)	<u>0</u>	<u>0</u>	<u>(13)</u>	<u>(27)</u>	<u>(41)</u>	<u>(55)</u>
Tax Revenues	4,550	4,611	4,661	4,711	4,763	4,816

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation annually at 2%.
- (3) Personal property is held constant at 2012-13 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.00 per \$100 of taxable value. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities.
- (5) Unitary Revenue as reported by Alameda County for 2011-12 and is held constant over the life of the project.
- (6) County Administration fee is estimated at 0.87% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (8) By the adoption of an amendment to the Redevelopment Plan under the terms of SB 211, the Agency has eliminated the Plan's time limit for incurrence of new debt (Jan. 1, 2002). By the elimination of this limit, the Agency is required to make statutory tax sharing payments beginning in the fiscal year following the date that the time limit is eliminated. Using the assessed values for 2002-03 as a base year and beginning in 2003-04, Taxing Entities that do not have existing tax sharing agreements receive their shares of 25% of tax increment revenue net of housing set aside. Due to negative tax increment revenue in 2003-04, statutory tax sharing payments commenced in 2004-05. In addition, beginning in the 11th year after the initiation of statutory tax sharing payments, Taxing Entities receive 21% of tax revenue on incremental value above the 10th year value net of housing set aside. Statutory tax sharing payments are projected through to the last date to receive tax increment revenue.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

Note: This report is not to be used in support of debt issuance without the written consent of HdL Coren and Cone.

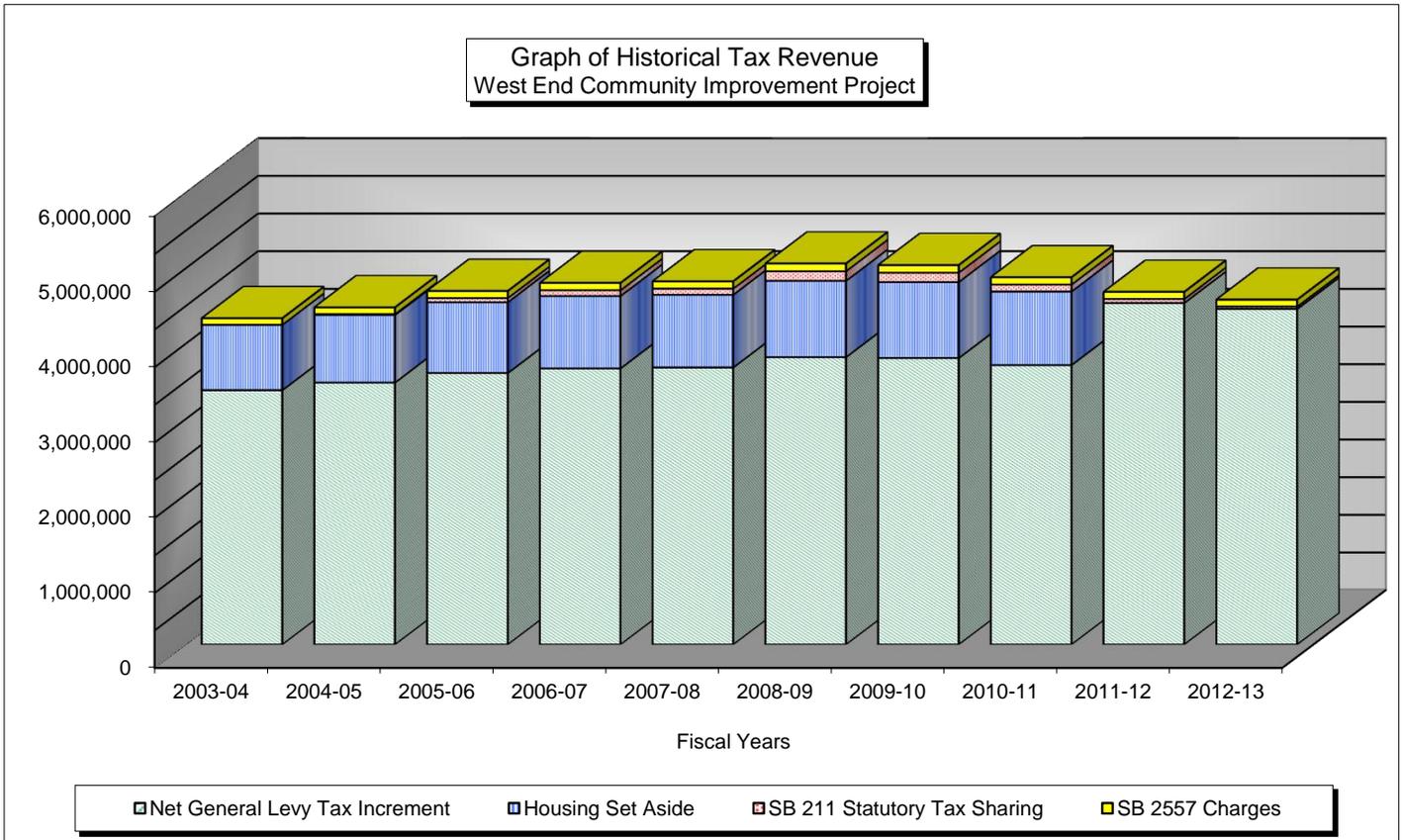
**Alameda Successor Agency
West End Community Improvement Project**

PRELIMINARY



Graph of Historical Tax Revenue

10/04/2012



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Alameda Successor Agency Business and Waterfront Improvement Project - Original Area

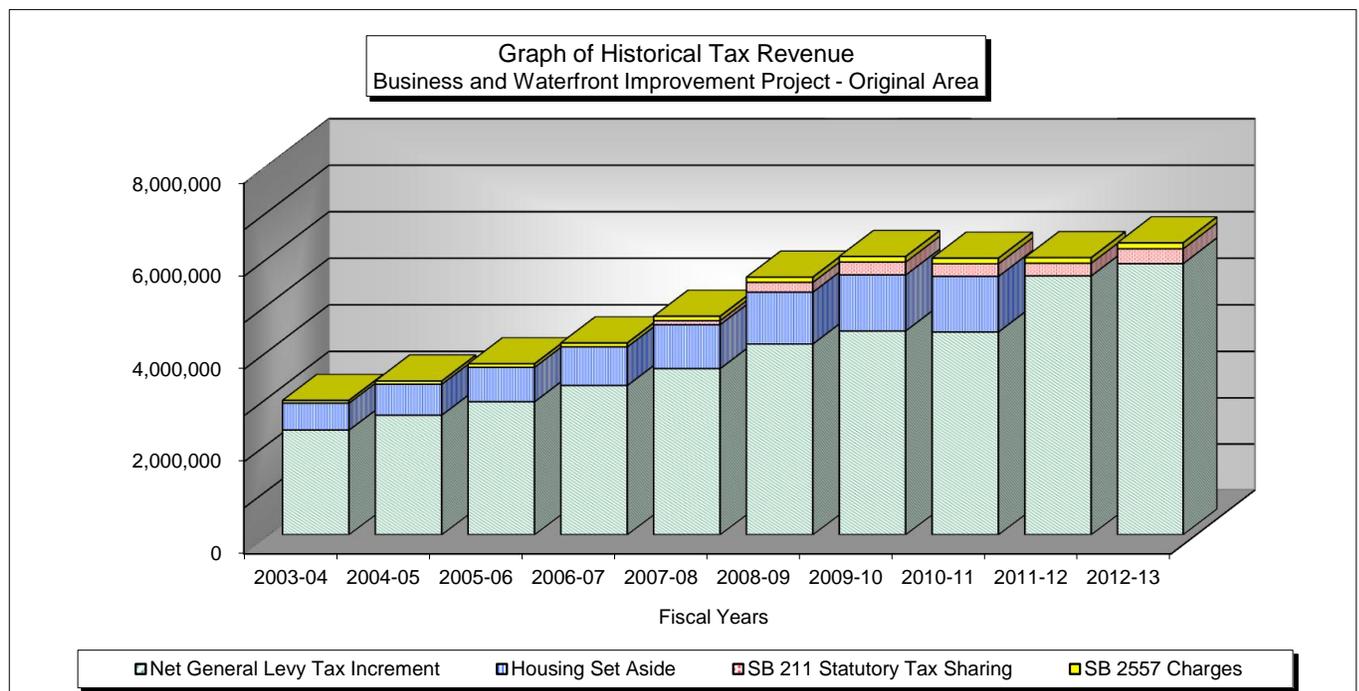
PRELIMINARY



Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

10/04/2012

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
Taxable Values (1)						
Real Property (2)	820,882	837,299	854,045	871,126	888,549	906,320
Personal Property (3)	<u>100,961</u>	<u>100,961</u>	<u>100,961</u>	<u>100,961</u>	<u>100,961</u>	<u>100,961</u>
Total Projected Value	921,843	938,260	955,006	972,087	989,510	1,007,281
Taxable Value over Base	291,660	630,183	646,601	663,347	680,428	715,621
Gross Tax Increment Revenue (4)	6,302	6,466	6,633	6,804	6,979	7,156
Unitary Tax Revenue (5)	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>
Gross Revenues	6,311	6,475	6,643	6,814	6,988	7,166
<u>Sect. 33676 Adjustments (6)</u>						
County	(172)	(182)	(193)	(205)	(216)	(228)
Flood Control	(1)	(1)	(1)	(1)	(2)	(2)
Mosq. Abatement	(1)	(1)	(1)	(1)	(1)	(1)
AC Transit Sp. Dist. 1	(51)	(54)	(57)	(60)	(64)	(67)
BART	(6)	(6)	(7)	(7)	(7)	(8)
E.B. Regional Park	(28)	(30)	(32)	(34)	(36)	(38)
City of Alameda	<u>(271)</u>	<u>(288)</u>	<u>(306)</u>	<u>(323)</u>	<u>(342)</u>	<u>(360)</u>
Adjusted Gross Revenue	5,782	5,912	6,046	6,182	6,321	6,462
LESS:						
SB 2557 Admin. Fee (7)	(52)	(53)	(55)	(56)	(58)	(59)
Housing Set Aside Requirement (8)	0	0	0	0	0	0
Pass Throughs:						
County Superintendent of Schools (9)	(6)	(6)	(7)	(7)	(7)	(7)
Peralta Community College District (10)	(37)	(38)	(39)	(40)	(41)	(42)
Alameda Unified School District (11)	(185)	(189)	(193)	(198)	(202)	(207)
Regency DDA (12)	(194)	0	0	0	0	0
SB 211 Statutory Tax Sharing Tier 1 (13)	(320)	(344)	(369)	(395)	(421)	(447)
SB 211 Statutory Tax Sharing Tier 2 (13)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(22)</u>
Tax Revenues	<u>4,987</u>	<u>5,281</u>	<u>5,382</u>	<u>5,486</u>	<u>5,592</u>	<u>5,678</u>



Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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**Alameda Successor Agency
Business and Waterfront Improvement Project - Original Area**

PRELIMINARY



Footnotes

10/04/2012

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation annually at 2%.
- (3) Personal property is held constant at 2012-13 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.00 per \$100 of taxable value. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities.
- (5) Unitary Revenue as reported by Alameda County for 2011-12 and is held constant over the life of the project.
- (6) Pursuant to HSC Section 33676 these base year adjustment amounts are withheld by the County. Amounts are based on the taxing entities share of general levy revenue derived from inflationary growth on base year real property assessed value.
- (7) County Administration fee is estimated at 0.82% of Gross Revenue.
- (8) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (9) Alameda County Superintendent of Schools receives 21% of its share (0.47%) of general levy tax increment revenue net of housing set aside.
- (10) Peralta Community College District receives 21% of its share (2.82%) of general levy tax increment revenue net of housing set aside.
- (11) Agency makes annual deposits of 4% of Alameda Unified School District's share (19.56%) of adjusted gross tax increment revenue net of housing set aside to the District Capital Outlay Fund for use by Alameda USD.
- (12) Agency makes annual payments to the Regency Realty Group. Maximum Assistance Cap is \$1.0 million (net present value).
- (13) By the adoption of an amendment to the Redevelopment Plan under the terms of SB 211, the Agency has eliminated the Plan's time limit for incurrence of new debt (June 18, 2001). By the elimination of this limit, the Agency is required to make statutory tax sharing payments beginning in the fiscal year following the date that the time limit is eliminated (Feb. 7, 2007). Using the assessed values for 2006-07 as a base year and beginning in 2007-08, Taxing Entities that do not have existing tax sharing agreements receive their shares of 25% of tax increment revenue net of housing set aside. Due to negative tax increment revenue in 2003-04, statutory tax sharing payments commenced in 2004-05. In addition, beginning in the 11th year after the initiation of statutory tax sharing payments, Taxing Entities receive 21% of tax revenue on incremental value above the 10th year value net of housing set aside. Statutory tax sharing payments are projected through to the last date to receive tax increment revenue.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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F:\TI Projections\Alameda\12ti - Alameda

Alameda Successor Agency
Business and Waterfront Improvement Project - Exchange Area 5th Amendment

PRELIMINARY



Projection of Incremental Taxable Value & Tax Increment Revenue
(000's Omitted)

10/04/2012

		<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
Taxable Values (1)							
Real Property (2)		331,317	337,944	344,703	351,597	358,629	365,801
Personal Property (3)		(4,901)	(4,901)	(4,901)	(4,901)	(4,901)	(4,901)
Total Projected Value		326,416	333,042	339,801	346,695	353,727	360,900
Taxable Value over Base	1,211	325,205	331,831	338,590	345,484	352,516	359,689
Gross Tax Increment Revenue (4)		3,252	3,318	3,386	3,455	3,525	3,597
Unitary Tax Revenue (5)		<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
Gross Revenues		3,257	3,323	3,391	3,460	3,530	3,602
LESS:							
SB 2557 Admin. Fee (6)		(27)	(27)	(28)	(29)	(29)	(30)
Housing Set Aside Requirement (7)		0	0	0	0	0	0
Pass Throughs							
AB 1290 Statutory Tax Sharing Tier 1 (8)		(651)	(665)	(678)	(692)	(706)	(720)
AB 1290 Statutory Tax Sharing Tier 2 (8)		0	0	0	(12)	(23)	(35)
AB 1290 Statutory Tax Sharing Tier 3 (8)		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tax Revenues		<u>2,579</u>	<u>2,631</u>	<u>2,685</u>	<u>2,728</u>	<u>2,772</u>	<u>2,816</u>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation annually at 2%.
- (3) Personal property is held constant at 2012-13 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.00 per \$100 of taxable value. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities.
- (5) Unitary Revenue as reported by Alameda County for 2011-12 and is held constant over the life of the project.
- (6) County Administration fee is estimated at 0.82% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (8) Taxing Entities receive their shares of 25% of total tax increment revenue net of housing set aside. In addition, after year 10 Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of housing set aside. After year 30, Taxing Entities receive 14% of tax revenue on incremental value above the year 30 value net of housing set aside. The City of Alameda is considered a taxing entity and may opt to receive its share of this pass through amount.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

Note: This report is not to be used in support of debt issuance without the written consent of HdL Coren and Cone.

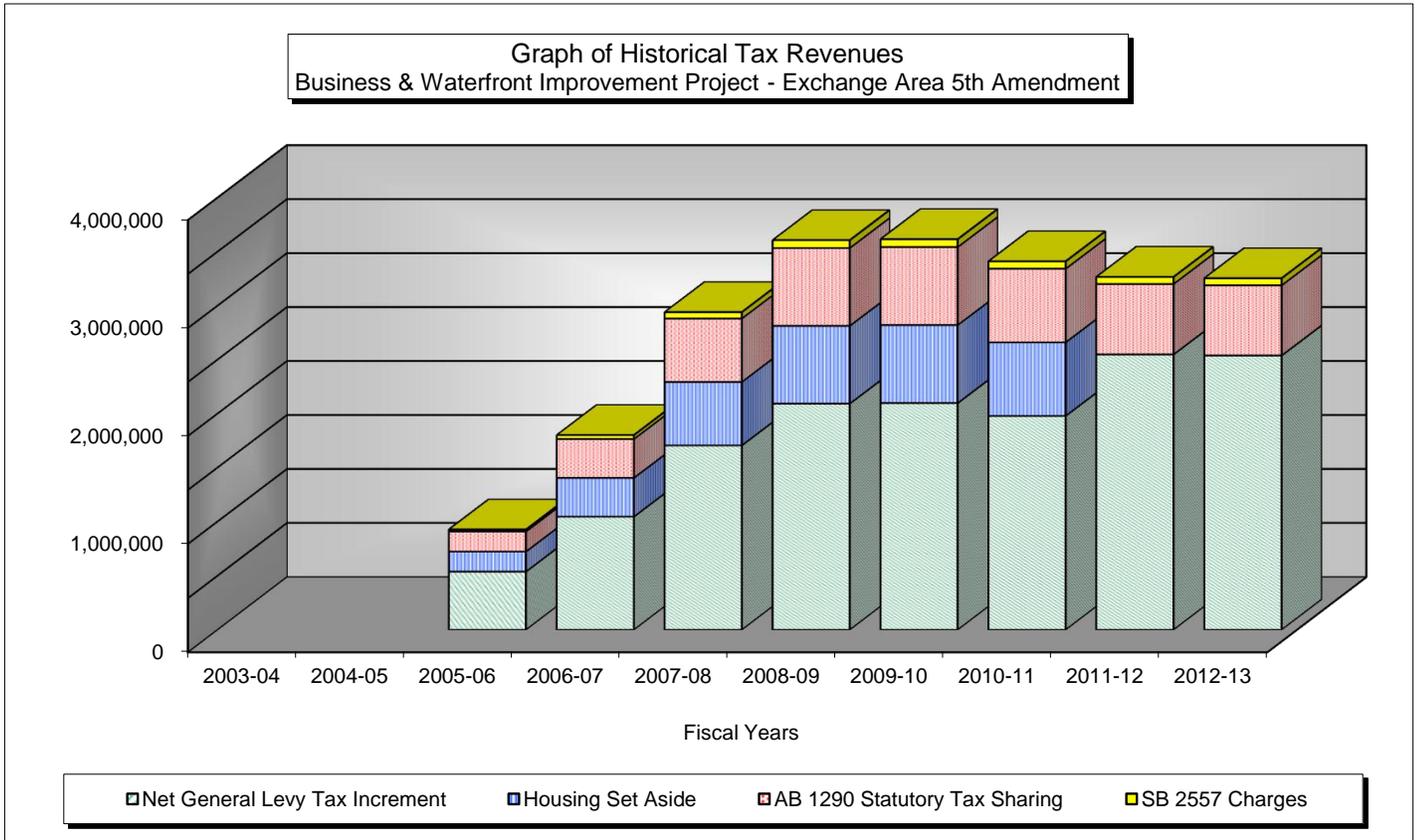
**Alameda Successor Agency
Business and Waterfront Improvement Project - Exchange Area 5th Amendment**

PRELIMINARY



Graph of Historical Tax Revenue

10/04/2012



Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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Alameda Successor Agency Business and Waterfront Improvement Project

PRELIMINARY



Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

10/04/2012

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
Taxable Values (1)						
Real Property (2)	1,152,199	1,175,243	1,198,748	1,222,723	1,247,177	1,272,121
Personal Property (3)	<u>96,060</u>	<u>96,060</u>	<u>96,060</u>	<u>96,060</u>	<u>96,060</u>	<u>96,060</u>
Total Projected Value	1,248,259	1,271,303	1,294,808	1,318,783	1,343,237	1,368,181
Taxable Value over Base	292,871	955,388	978,432	1,001,937	1,025,912	1,075,310
Gross Tax Increment Revenue (4)	9,554	9,784	10,019	10,259	10,504	10,753
Unitary Tax Revenue (5)	<u>14</u>	<u>14</u>	<u>14</u>	<u>14</u>	<u>14</u>	<u>14</u>
Gross Revenues	9,568	9,799	10,034	10,273	10,518	10,767
<i>Sect. 33676 Adjustments (6)</i>	<u>(530)</u>	<u>(563)</u>	<u>(597)</u>	<u>(632)</u>	<u>(667)</u>	<u>(703)</u>
Adjusted Gross Revenue	9,038	9,236	9,437	9,642	9,851	10,064
LESS:						
SB 2557 Admin. Fee (7)	(79)	(81)	(83)	(85)	(87)	(89)
Housing Set Aside Requirement (8)	0	0	0	0	0	0
Pass Throughs:						
County Superintendent of Schools (9)	(6)	(6)	(7)	(7)	(7)	(7)
Peralta Community College District (9)	(37)	(38)	(39)	(40)	(41)	(42)
Alameda Unified School District (9)	(185)	(189)	(193)	(198)	(202)	(207)
Regency DDA (9)	(194)	0	0	0	0	0
SB 211 Statutory Tax Sharing Tier 1 (9)	(320)	(344)	(369)	(395)	(421)	(447)
SB 211 Statutory Tax Sharing Tier 2 (9)	0	0	0	0	0	(22)
AB 1290 Statutory Tax Sharing Tier 1 (10)	(651)	(665)	(678)	(692)	(706)	(720)
AB 1290 Statutory Tax Sharing Tier 2 (10)	0	0	0	(12)	(23)	(35)
AB 1290 Statutory Tax Sharing Tier 3 (10)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tax Revenues	<u>7,566</u>	<u>7,912</u>	<u>8,067</u>	<u>8,214</u>	<u>8,363</u>	<u>8,494</u>

- (1) Taxable values as reported by Alameda County.
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- (3) Personal property is held constant at 2012-13 level.
- (4) Projected Gross Tax Increment is based upon incremental taxable values factored against an assumed Project tax rate and of taxable value. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities.
- (5) Unitary Revenue as reported by Alameda County for 2011-12 and is held constant over the life of the project.
- (6) Pursuant to HSC Section 33676 these base year adjustment amounts are withheld by the County. Amounts are based on the taxing entities share of general levy revenue derived from inflationary growth on base year real property assessed value. See Business and Waterfront Improvement Project - Original Area for details.
- (7) County Administration fee is estimated at 0.82% of Gross Revenue.
- (8) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (9) See Business and Waterfront Improvement Project - Original Area for detailed descriptions of tax sharing.
- (10) See Business and Waterfront Improvement Project - Exchange 5th Amendment for detailed description of statutory tax sharing.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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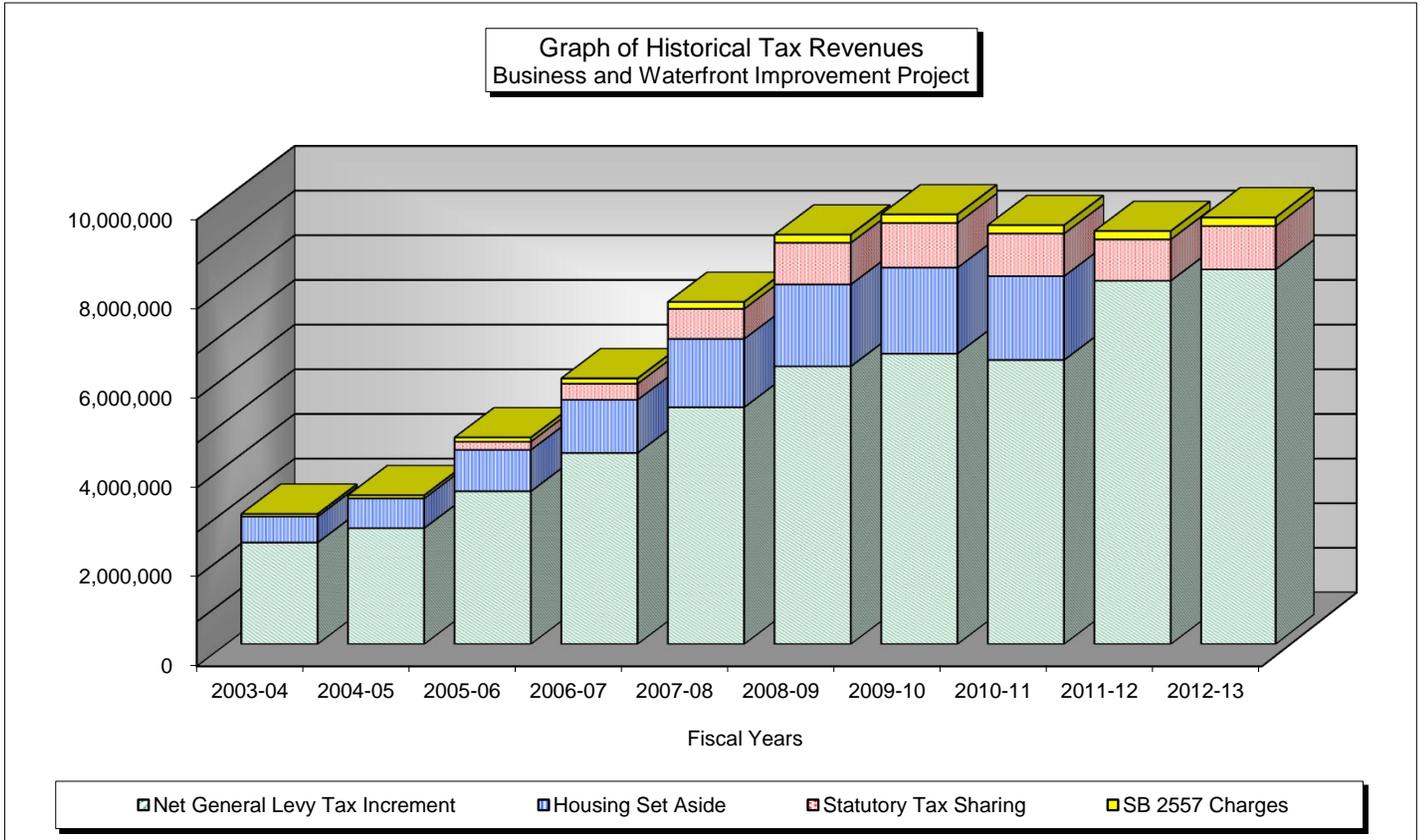
Alameda Successor Agency Business and Waterfront Improvement Project

PRELIMINARY



Graph of Historical Tax Revenue

10/04/2012



Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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Alameda Successor Agency Merged WECIP/BWIP Project Area

PRELIMINARY



Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

10/04/2012

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
Taxable Values (1)						
Real Property (2)	1,541,483	1,572,313	1,603,759	1,635,834	1,668,551	1,701,922
Personal Property (3)	<u>179,049</u>	<u>179,049</u>	<u>179,049</u>	<u>179,049</u>	<u>179,049</u>	<u>179,049</u>
Total Projected Value	1,720,532	1,751,362	1,782,808	1,814,883	1,847,600	1,880,971
Taxable Value over Base	306,633	1,413,899	1,444,729	1,476,175	1,508,250	1,574,338
Gross Tax Increment Revenue (4)	14,139	14,447	14,762	15,083	15,410	15,743
Unitary Tax Revenue (5)	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>
Gross Revenues	14,190	14,498	14,813	15,134	15,461	15,795
<i>Sect. 33676 Adjustments (6)</i>	<u>(530)</u>	<u>(563)</u>	<u>(597)</u>	<u>(632)</u>	<u>(667)</u>	<u>(703)</u>
Adjusted Gross Revenue	13,660	13,935	14,216	14,502	14,793	15,091
LESS:						
SB 2557 Admin. Fee (7)	(119)	(122)	(124)	(127)	(130)	(132)
Housing Set Aside Requirement (8)	0	0	0	0	0	0
Pass Throughs:						
County Superintendent of Schools (9)	(6)	(6)	(7)	(7)	(7)	(7)
Peralta Community College District (9)	(37)	(38)	(39)	(40)	(41)	(42)
Alameda Unified School District (9)	(185)	(189)	(193)	(198)	(202)	(207)
Regency DDA (9)	(194)	0	0	0	0	0
SB 211 Statutory Tax Sharing Tier 1 (10)	(352)	(392)	(433)	(474)	(517)	(560)
SB 211 Statutory Tax Sharing Tier 2 (10)	0	0	(13)	(27)	(41)	(77)
AB 1290 Statutory Tax Sharing Tier 1 (11)	(651)	(665)	(678)	(692)	(706)	(720)
AB 1290 Statutory Tax Sharing Tier 2 (11)	0	0	0	(12)	(23)	(35)
AB 1290 Statutory Tax Sharing Tier 3 (11)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tax Revenues	<u>12,116</u>	<u>12,523</u>	<u>12,728</u>	<u>12,925</u>	<u>13,126</u>	<u>13,309</u>

- (1) Taxable values as reported by Alameda County.
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- (3) Personal property is held constant at 2012-13 level.
- (4) Projected Gross Tax Increment is based upon incremental taxable values factored against an assumed Project tax rate and of taxable value. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities.
- (5) Unitary Revenue as reported by Alameda County for 2011-12 and is held constant over the life of the project.
- (6) Pursuant to HSC Section 33676 these base year adjustment amounts are withheld by the County. Amounts are based on the taxing entities share of general levy revenue derived from inflationary growth on base year real property assessed value. See Business and Waterfront Improvement Project - Original Area for details.
- (7) County Administration fee is estimated at 0.84% of Gross Revenue.
- (8) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (9) See Business and Waterfront Improvement Project - Original Area for detailed descriptions of tax sharing.
- (10) See West End Improvement Project and Business & Waterfront Improvement Project - Original Area for detailed descriptions of SB 211 statutory tax sharing.
- (11) See Business and Waterfront Improvement Project - Exchange 5th Amendment for detailed description of statutory tax sharing.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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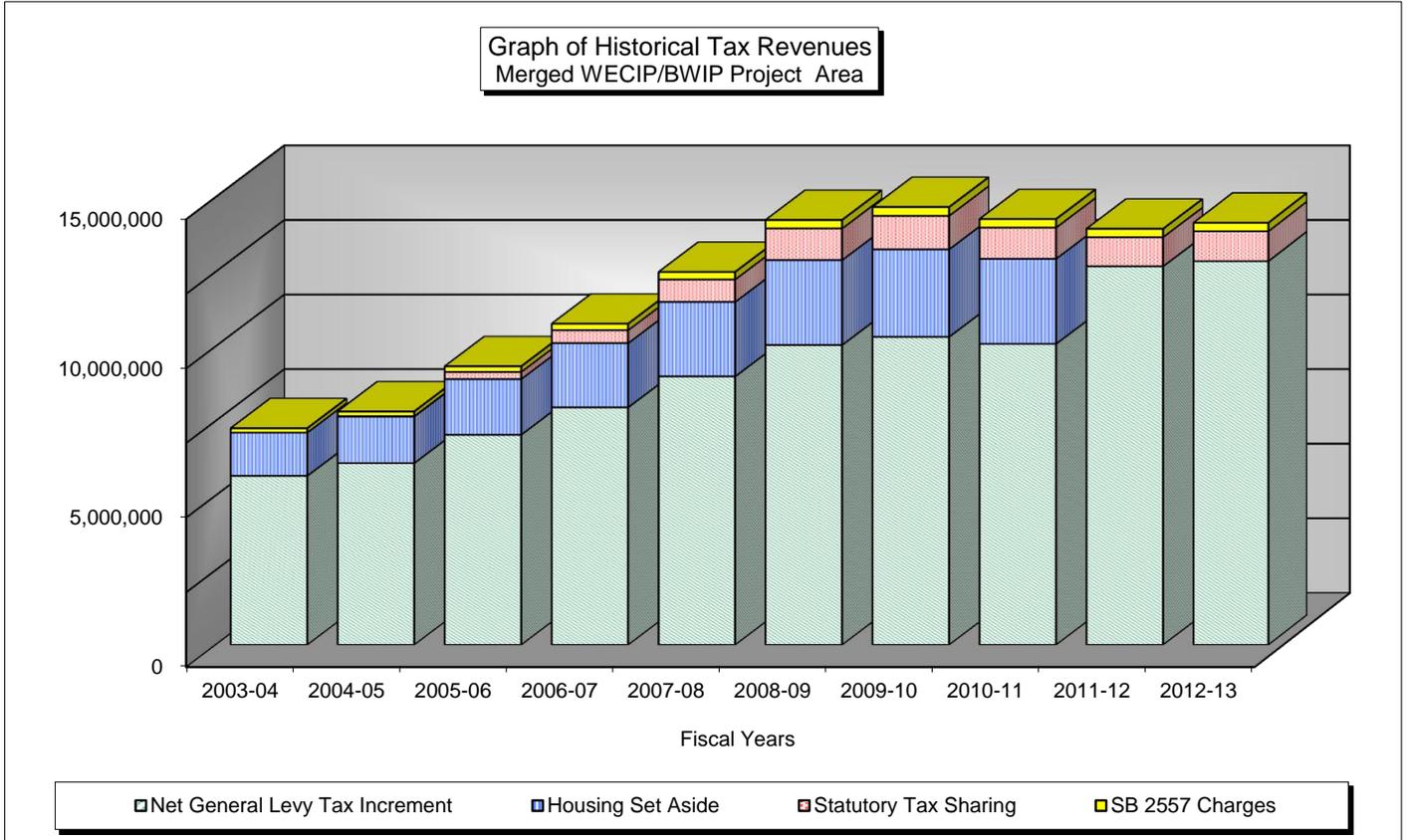
**Alameda Successor Agency
Merged WECIP/BWIP Project Area**

PRELIMINARY



Graph of Historical Tax Revenue

10/04/2012



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Alameda Successor Agency Alameda Point Improvement Project

PRELIMINARY

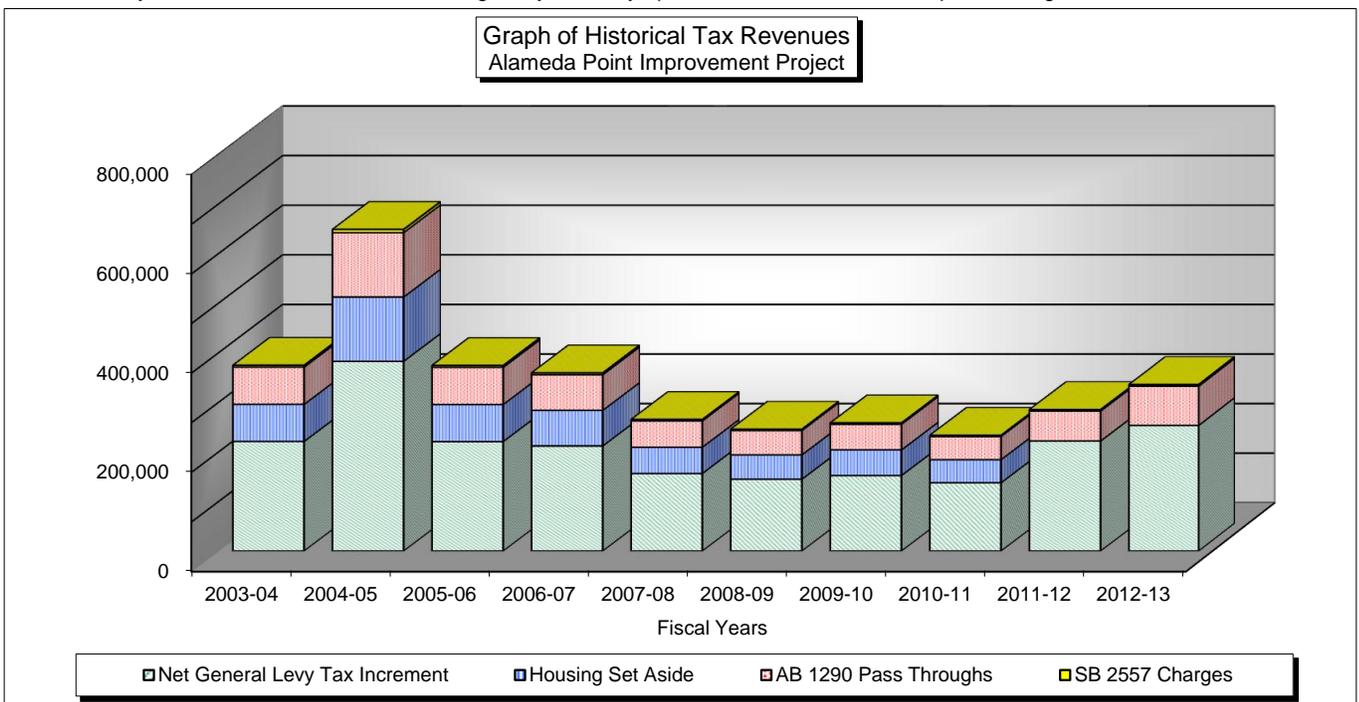


Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

10/04/2012

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
Taxable Values (1)						
Real Property (2)	26,924	27,463	28,012	28,572	29,144	29,727
Personal Property (3)	<u>6,633</u>	<u>6,633</u>	<u>6,633</u>	<u>6,633</u>	<u>6,633</u>	<u>6,633</u>
Total Projected Value	33,558	34,096	34,645	35,206	35,777	36,360
Taxable Value over Base	0	33,558	34,096	34,645	35,206	36,360
Gross Tax Increment Revenue (4)	336	341	346	352	358	364
Unitary Tax Revenue (5)	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Gross Revenues	336	342	347	353	358	364
LESS:						
SB 2557 Admin. Fee (6)	(3)	(3)	(3)	(3)	(3)	(3)
Housing Set Aside Requirement (7)	0	0	0	0	0	0
Pass Throughs:						
AB1290 Statutory Tax Sharing Tier 1 (8)	(67)	(68)	(69)	(71)	(72)	(73)
AB1290 Statutory Tax Sharing Tier 2 (8)	(12)	(13)	(14)	(15)	(16)	(17)
AB1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tax Revenues	254	258	261	265	268	272

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- (5) Unitary Revenue as reported by Alameda County for 2011-12 and is held constant over the life of the project.
- (6) County Administration fee is estimated at 0.87% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (8) All Taxing Entities receive their shares of 25% of total tax increment revenue net of housing set aside. In addition, after year 10, Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of housing set aside. After year 30, Taxing Entities also receive 14% of tax revenue on incremental value above the year 30 value net of housing set aside. The City of Alameda is considered a taxing entity and may opt to receive its share of this pass through amount.



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Alameda Successor Agency Combined Redevelopment Projects

PRELIMINARY



Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

10/04/2012

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
Taxable Values (1)						
Real Property (2)	1,568,408	1,599,776	1,631,771	1,664,407	1,697,695	1,731,649
Personal Property (3)	<u>185,682</u>	<u>185,682</u>	<u>185,682</u>	<u>185,682</u>	<u>185,682</u>	<u>185,682</u>
Total Projected Value	1,754,090	1,785,458	1,817,453	1,850,089	1,883,377	1,917,331
Taxable Value over Base	306,633	1,447,457	1,478,825	1,510,820	1,543,456	1,610,698
Gross Tax Increment Revenue (4)	14,475	14,788	15,108	15,435	15,767	16,107
Unitary Tax Revenue (5)	<u>52</u>	<u>52</u>	<u>52</u>	<u>52</u>	<u>52</u>	<u>52</u>
Gross Revenues	14,526	14,840	15,160	15,486	15,819	16,159
<i>Sect. 33676 Adjustments (6)</i>	<u>(530)</u>	<u>(563)</u>	<u>(597)</u>	<u>(632)</u>	<u>(667)</u>	<u>(703)</u>
Adjusted Gross Revenue	13,997	14,277	14,563	14,854	15,152	15,455
LESS:						
SB 2557 Admin. Fee (7)	(122)	(124)	(127)	(130)	(133)	(136)
Housing Set Aside Requirement (8)	0	0	0	0	0	0
Pass Throughs:						
County Superintendent of Schools (9)	(6)	(6)	(7)	(7)	(7)	(7)
Peralta Community College District (9)	(37)	(38)	(39)	(40)	(41)	(42)
Alameda Unified School District (9)	(185)	(189)	(193)	(198)	(202)	(207)
Regency DDA (9)	(194)	0	0	0	0	0
SB 211 Statutory Tax Sharing Tier 1 (10)	(352)	(392)	(433)	(474)	(517)	(560)
SB 211 Statutory Tax Sharing Tier 2 (10)	0	0	(13)	(27)	(41)	(77)
AB 1290 Statutory Tax Sharing Tier 1 (11)	(719)	(733)	(748)	(762)	(778)	(793)
AB 1290 Statutory Tax Sharing Tier 2 (11)	(12)	(13)	(14)	(26)	(39)	(52)
AB 1290 Statutory Tax Sharing Tier 3 (11)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tax Revenues	<u>12,370</u>	<u>12,781</u>	<u>12,989</u>	<u>13,190</u>	<u>13,394</u>	<u>13,581</u>

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- (4) Projected Gross Tax Increment is based upon incremental taxable values factored against an assumed Project tax rate and of taxable value. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities.
- (5) Unitary Revenue as reported by Alameda County for 2011-12 and is held constant over the life of the project.
- (6) Pursuant to HSC Section 33676 these base year adjustment amounts are withheld by the County. Amounts are based on the taxing entities share of general levy revenue derived from inflationary growth on base year real property assessed value. See Business and Waterfront Improvement Project - Original Area for details.
- (7) County Administration fee is estimated at 0.84% of Gross Revenue.
- (8) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (9) See Business and Waterfront Improvement Project - Original Area for detailed descriptions of tax sharing.
- (10) See West End Improvement Project and Business & Waterfront Improvement Project - Original Area for detailed descriptions of SB 211 statutory tax sharing.
- (11) See individual projections for BWIP Exchange 5th Amendment and Alameda Point Improvement Project for descriptions of AB 1290 statutory tax sharing.

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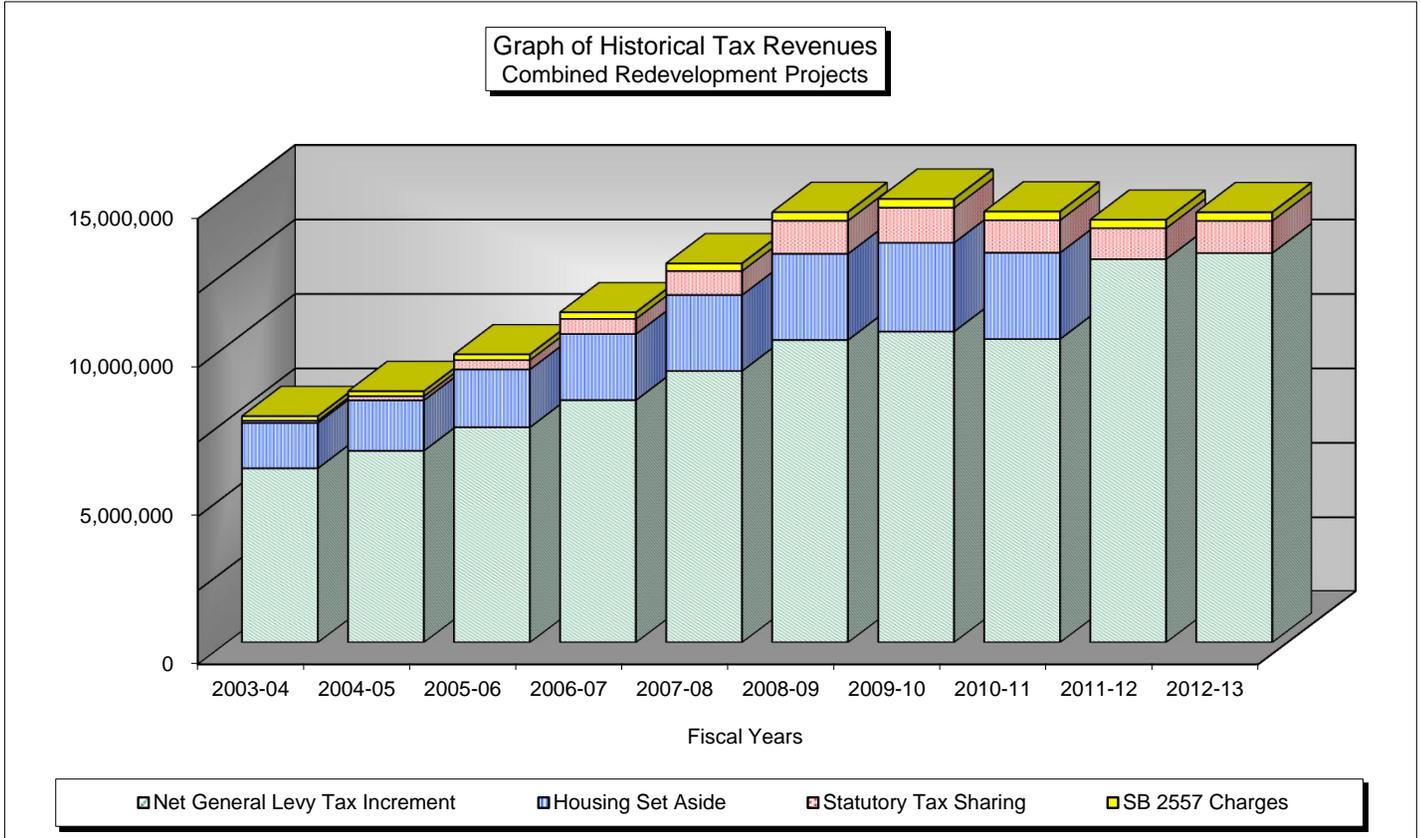
Alameda Successor Agency Combined Redevelopment Projects

PRELIMINARY



Graph of Historical Tax Revenue

10/04/2012



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DESCRIPTION OF PROPERTY TAX REPORTS

Roll Summary Graph

Displays by value type (land, improvements, personal property, and exemptions) the value deviations between the current tax year and each of the prior 5 tax years. The lower portion of the graph identifies the total assessed value and net taxable assessed value comparisons.

Secured Value Change Listing

The largest valuation deviations - increases and decreases are shown on this graph with APN, Owner Name, Situs Address where available, Current Assessed Value, and Value Increase or Decline.

Secured Value Change History Listing

A review of the top 40 largest parcel deviations over the past 5+ years. It assists in identifying properties, which fail to have exemptions applied before the roll is released; properties that have transferred ownership and sold below their prior assessed value, and distinguishes those owners, which have successfully appealed their property values.

Roll Summary

Report detailing land, improvement, fixtures, personal property, and exemptions for each taxing agency. The value of this report is that city staff can readily see where deviations occur from one year to the next.

City Growth Comparison

This is a countywide report comparing each city's growth between the two most recent tax years. This report displays both the value change in the Entire City between tax years as well as the percentage growth for every City in the county. If the term "No Data Available" is shown, the City associated with that term is newly incorporated and did not exist in the prior year.

Tax Dollar Breakdown Graph (Color)

The breakdown of the county's 1% general levy factor file is displayed, with those portions of the tax collected for the City highlighted, for illustrative purposes. This report looks at the largest value, non-redevelopment TRA (tax rate area) as a representative breakdown. In some counties the ERAF (Educational Revenue Augmentation Fund) shift is not calculated on the TRA level.

Property Tax Revenue Calculation

By using the information from the Agency Reconciliation Report, the Base Year Value Report, the County file detailing the breakdown of the 1% General Tax Levy and voter approved debt, the lien date roll is extended, and property tax revenue projections are provided for budgeting purposes.

Non-Residential New Construction

A listing that calculates non-residential growth for increasing a City's Gann Limitation as a result of Proposition 111.

Category Summary

This table summarizes parcels within the city by use code and provides number of parcels, assessed value and property tax information. The report can be also be prepared for Absentee Owned, Pre Prop 13, or special geographic assembly requested by the city.

Category History Graph

This report graphically displays the historical growth by property category and the breakdown of assessed value by major property categories.

Top Secured Property Owner/Taxpayer Summary

These listings are compiled by a computer sort of all parcels owned by the same individual or group of individuals with a common mailing address. This assembly of parcels provides information about the largest overall secured property owners and/or taxpayers. The Top Ten Property Taxpayers includes the percentage of the entire tax levy attributed to a taxpayer as well as the use code and taxing jurisdiction of the property owner.

SBE Listing

The parcels owned by utility companies, which are not used in the production of the utility, are taxed at the normal rate and are listed on this report.

Secured Parcel Change Listing

This listing details the parcels that were dropped or added between roll years.

Sales-Transfer of Ownership

5-Year summary of sales transactions of SFR, properties other than SFR and all properties detailed by Entire City, General Fund and Combined SAs. This report provides the original assessor's enrolled value of the properties sold, the sales price paid and the differential value expected to be enrolled for the following tax year. Only full valued sales are tracked in this report.

Sales Listing

Detailed report of sales transactions assembled for Sales-Transfer of Ownership summary above.

Sales-Average/Median Price History

Multi-year summary of the average and median sales prices of full value sales for single family residential transactions.

Appeals Impact Projection (L.A., Orange, Riverside, San Bernardino, San Diego, Solano, Alameda)

City or Agency Top 25 Owner Appeals History

This section takes the current year Top 25 Owners and performs the same analysis, which was executed above to calculate the historical experience of successful appeals files by these owners. In most cases, since the Top 25 Owners own the highest valued parcels, their loss experience and reduced values exceed those of the remainder of the city or redevelopment project area in the analysis.

City or Agency Pending Appeals Impact Projection:

The third section of this report looks at the annual success ratios and based on those ratios, calculates the potential assessed value and tax losses of each years' pending appeals based on that year's experience. Since many of the appeals filed in the most current year have not yet been scheduled for hearings, we use the city or agency-wide average for all years to calculate the revenue loss for that year.

Tax Increment Projection

Prior year history and future projections are calculated for redevelopment project areas factoring in pass through-agreements, housing set aside amounts and county administrations fees.

General Fund Spreadsheet

This worksheet assists in developing a projection of general fund revenues. The upper portion of the report includes trending information with regards to annual CPI adjustments, value changes as a result of parcel transfers, the impact of successful appeals (in counties were this data is available) and other value increases/decreases over a six-year period. The lower portion of the table allows for staff input and tax calculation.

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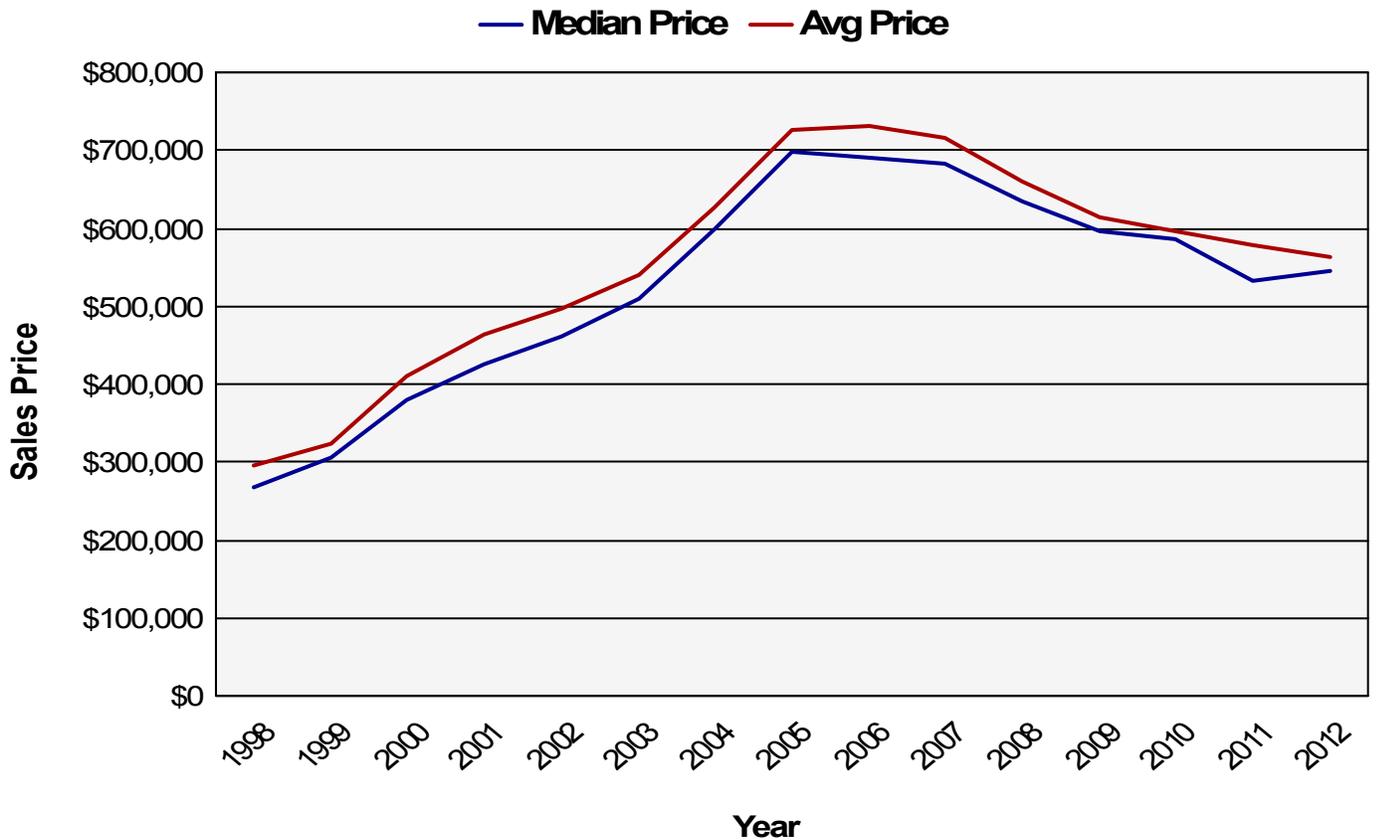
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THE CITY OF ALAMEDA SALES VALUE HISTORY

Detached Single Family Residential Full Value Sales (01/01/1998 - 8/31/2012)

Year	Full Value Sales	Average Price	Median Price	Median % Change
1998	512	\$295,656	\$267,000	
1999	529	\$322,830	\$305,000	14.23%
2000	461	\$410,046	\$380,000	24.59%
2001	353	\$463,640	\$425,000	11.84%
2002	421	\$496,952	\$462,000	8.71%
2003	440	\$541,428	\$510,000	10.39%
2004	461	\$626,620	\$600,000	17.65%
2005	404	\$726,025	\$697,000	16.17%
2006	372	\$732,195	\$690,500	-0.93%
2007	293	\$715,403	\$684,000	-0.94%
2008	259	\$659,510	\$634,000	-7.31%
2009	270	\$614,886	\$595,000	-6.15%
2010	264	\$596,677	\$585,000	-1.68%
2011	268	\$577,969	\$532,000	-9.06%
2012	181	\$564,296	\$545,000	2.44%



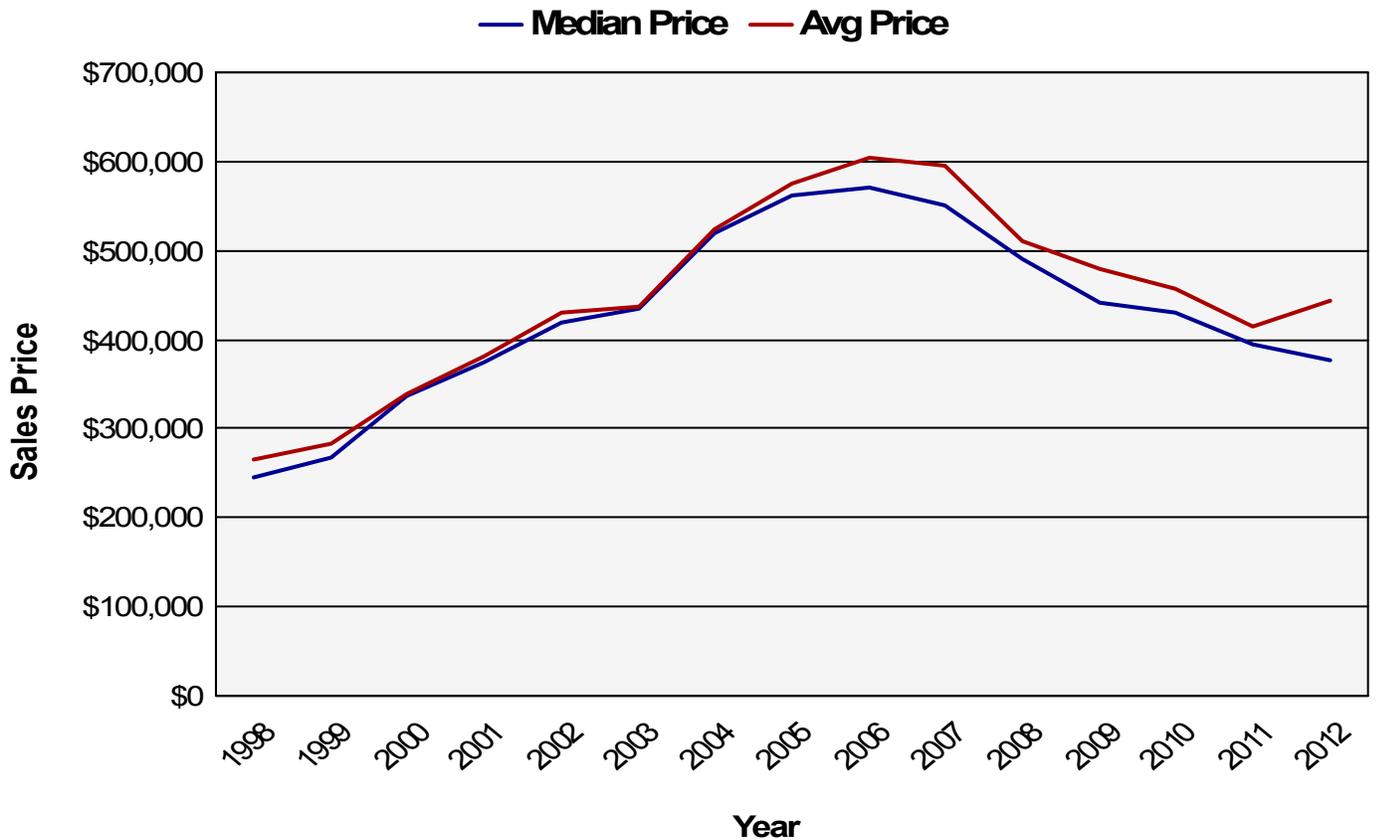
*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.



THE CITY OF ALAMEDA SALES VALUE HISTORY

Attached Residential Full Value Sales (01/01/1998 - 8/31/2012)

Year	Full Value Sales	Average Price	Median Price	Median % Change
1998	499	\$265,928	\$245,000	
1999	397	\$282,319	\$267,500	9.18%
2000	353	\$339,257	\$336,000	25.61%
2001	255	\$380,416	\$374,000	11.31%
2002	325	\$429,921	\$419,000	12.03%
2003	357	\$436,593	\$435,000	3.82%
2004	389	\$523,167	\$520,000	19.54%
2005	298	\$576,249	\$561,500	7.98%
2006	262	\$604,423	\$570,000	1.51%
2007	220	\$595,955	\$550,000	-3.51%
2008	155	\$510,865	\$490,000	-10.91%
2009	176	\$478,511	\$441,250	-9.95%
2010	150	\$456,447	\$430,000	-2.55%
2011	189	\$414,038	\$395,000	-8.14%
2012	147	\$443,490	\$377,500	-4.43%



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: Alameda County Recorder

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone