



ALAMEDA

2013/14 PROPERTY TAX SUMMARY



The City of Alameda experienced a net taxable value increase of 5.6% for the 2013/14 tax roll, which was slightly more than the increase experienced countywide at 5.1%. The assessed value increase between 2012/13 and 2013/14 was \$526 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$113 million, which accounted for 21% of all growth experienced in the city.

The largest assessed value increase was reported on a commercial shopping center property at 2130 S. Shore Center Road that was recently renovated and transferred ownership in January 2011. There are nine properties this year which have been revalued. The values have been re-distributed among the properties involved in the multi-parcel transaction and the collective year to year increase in value was \$102.4 million. Industrial property owned by Lennar Homes of California Inc. on Clement Street was purchased from Encinal Real Estate Inc. in 2012 and the value enrolled reflects the price paid in the sale for an increase of \$8.4 million. Four commercial properties owned by VF Outdoor Inc. between 2601 and 2901 Harbor Bay Parkway sold in 2012 for a combined total of \$37.1 million. That value has been divided among the properties involved in the sale for a combined increase of \$23.3 million.

The largest decline in value was posted by Greenpoint Fellowship Church at 1255 Harbor Bay Parkway that sold in 2011 for less than the previous year's value for a decline of \$4.5 million. At the time the tax bill was released, the owner had not been granted exemptions.

The housing market has continued to improve in 2013 as home buying increased due to continued low interest rates and affordable prices. Foreclosure levels are back to historical norms. Median prices and numbers of sale transactions are up statewide. The median sale price of a single family home in Alameda from January through August 2013 was \$567,500. This represents a \$68,000 (13.6%) increase in median sale price from 2012.

Year	SFR Sales	Median Price	% Change
2007	514	\$633,250	
2008	413	\$590,000	-6.83%
2009	447	\$545,000	-7.63%
2010	426	\$537,500	-1.38%
2011	480	\$470,000	-12.56%
2012	558	\$499,500	6.28%
2013	378	\$567,500	13.61%

2013/14 Tax Shift Summary

ERAF I & II	\$-6,563,028
VLFAA (est.)	\$6,179,742
Triple Flip	\$1,880,166
Triple Flip True up	\$152,913

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. LEGACY PARTNERS I ALAMEDA LLC	\$214,675,882	2.16%	Commercial
2. JAMESTOWN HARSCH ALAMEDA	\$187,849,352	1.89%	Commercial
3. KW ALAMEDA LLC	\$95,795,578	0.96%	Residential
4. WIND RIVER SYSTEMS INC	\$64,495,955	0.65%	Commercial
5. AMSTAR-105 LLC	\$46,920,000	0.47%	Commercial
6. SKS HARBOR BAY ASSOCIATES LLC	\$42,932,659	0.43%	Commercial
7. PEETS OPERATING COMPANY	\$42,675,624	0.43%	Industrial
8. VF OUTDOOR INC	\$37,905,954	0.38%	Commercial
9. WOODSTOCK HOMES CORPORATION	\$35,633,719	0.36%	Residential
10. CREA-BRIDGESIDE LLC	\$34,100,000	0.34%	Commercial
Top Ten Total	\$802,984,723	8.07%	

Real Estate Trends

Home Sales

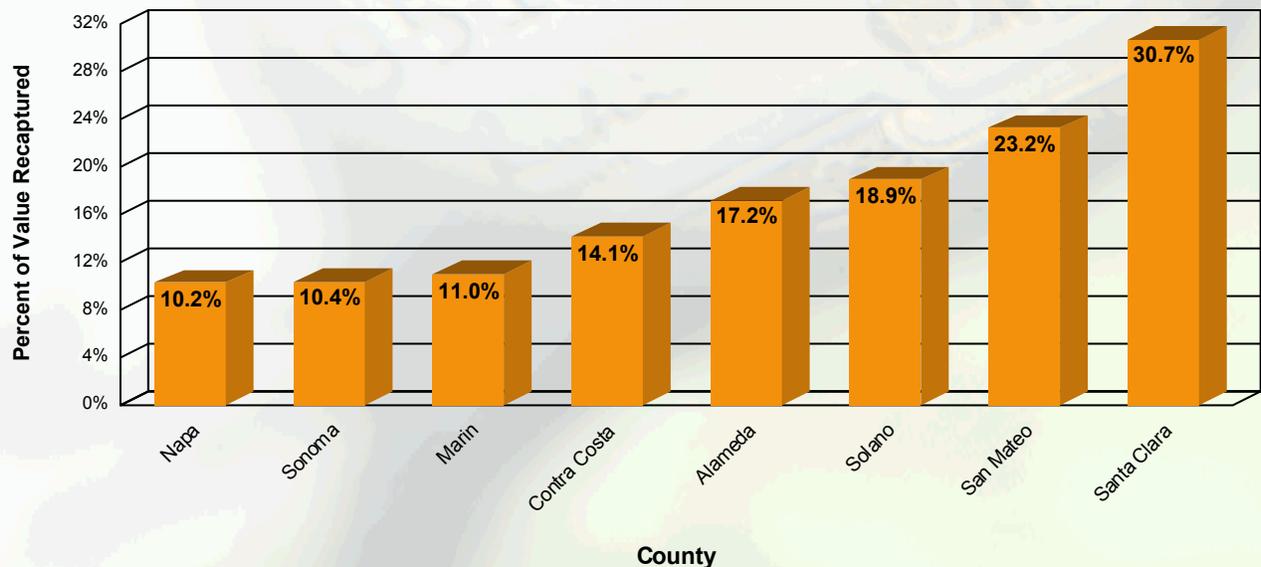
Home sales began to rebound in many parts of the State as continued low interest rates are spurring on the market. Mid and high end sales are up and prices are rebounding quickly due to low inventories. The reported median price of an existing, single family detached home in California during July 2013 was \$363,000. This was a 29.2 percent increase from \$281,000 in July 2012.

All Homes	Units Sold July-2012	Units Sold July-2013	% Change	Median Price July-2012	Median Price July-2013	% Change
Alameda County	1,717	1,872	9.03%	\$385,000	\$520,000	35.06%
Contra Costa County	1,718	1,799	4.71%	\$308,000	\$440,000	42.86%
Marin County	338	420	24.26%	\$660,000	\$818,000	23.94%
Napa County	135	166	22.96%	\$372,500	\$425,000	14.09%
San Francisco County	547	718	31.26%	\$714,000	\$840,000	17.65%
San Mateo County	732	812	10.93%	\$618,000	\$745,000	20.55%
Santa Clara County	1,779	2,244	26.14%	\$565,000	\$650,000	15.04%
Solano County	610	605	-0.82%	\$188,000	\$255,750	36.04%
Sonoma County	665	703	5.71%	\$320,000	\$422,500	32.03%

Recapturing SFR Proposition 8 Reductions

In 1978 California voters approved Proposition 8 that (among other things) allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be recaptured as the real estate market improves. Now, after five years of declining real estate values, county assessors are beginning to restore values. The graph below reflects the percentage of assessed value restored in 2013-14 for residential properties that have not changed ownership. Assessors will not restore values to their trended Proposition 13 values until the strength of the market recovery is proven. We are anticipating continued recovery of Proposition 8 reductions for 2014-15.

Estimated SFR Prop 8 Recaptures between 2012-13 and 2013-14



2013-2014 PROPERTY DATA
THE CITY OF ALAMEDA
PRELIMINARY PROPERTY TAX REPORTS



Revenue Management for Local Government



THE CITY OF ALAMEDA 2013/14 PROPERTY TAX

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Tax Increment Projections
Description of Property Tax Reports



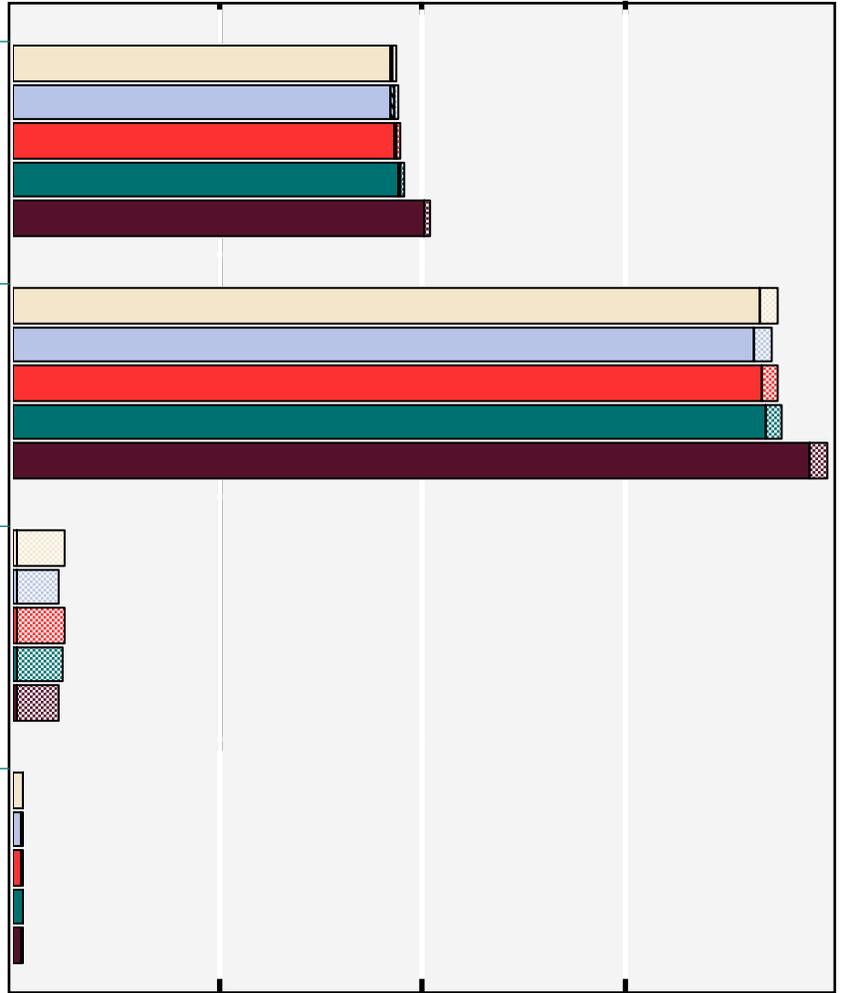
THE CITY OF ALAMEDA

2009/10 TO 2013/14 ASSESSED VALUES



Land

\$3,014,474,105
 \$3,032,916,049
 \$3,041,867,515
 \$3,080,167,088
 \$3,276,722,169



Percent Change

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

0.6%	-1.4%
0.3%	0.3%
1.3%	1.8%
6.4%	4.6%

Improvements

\$6,009,747,222
 \$5,961,909,436
 \$6,011,972,549
 \$6,041,834,575
 \$6,395,233,704

-0.8%	-1.2%
0.8%	0.6%
0.5%	2.2%
5.8%	5.6%

Personal Property

\$412,411,170
 \$362,072,563
 \$409,419,777
 \$382,979,918
 \$353,267,374

-12.2%	-3.1%
13.1%	-1.0%
-6.5%	8.0%
-7.8%	5.7%

Exemptions

\$77,665,070
 \$72,298,797
 \$76,164,468
 \$81,934,808
 \$76,028,967

-6.9%	5.8%
5.3%	13.2%
7.6%	4.2%
-7.2%	10.7%

\$3,000,000,000 \$6,000,000,000 \$9,000,000,000 \$12,000,000,000

City County

Gross Assessed

\$9,436,632,497
 \$9,356,898,048
 \$9,463,259,841
 \$9,504,981,581
 \$10,025,223,247

-0.8%	-1.4%
1.1%	0.4%
0.4%	2.3%
5.5%	5.3%

Net Taxable Value

\$9,358,967,427
 \$9,284,599,251
 \$9,387,095,373
 \$9,423,046,773
 \$9,949,194,280

-0.8%	-1.6%
1.1%	0.0%
0.4%	2.3%
5.6%	5.1%



THE CITY OF ALAMEDA

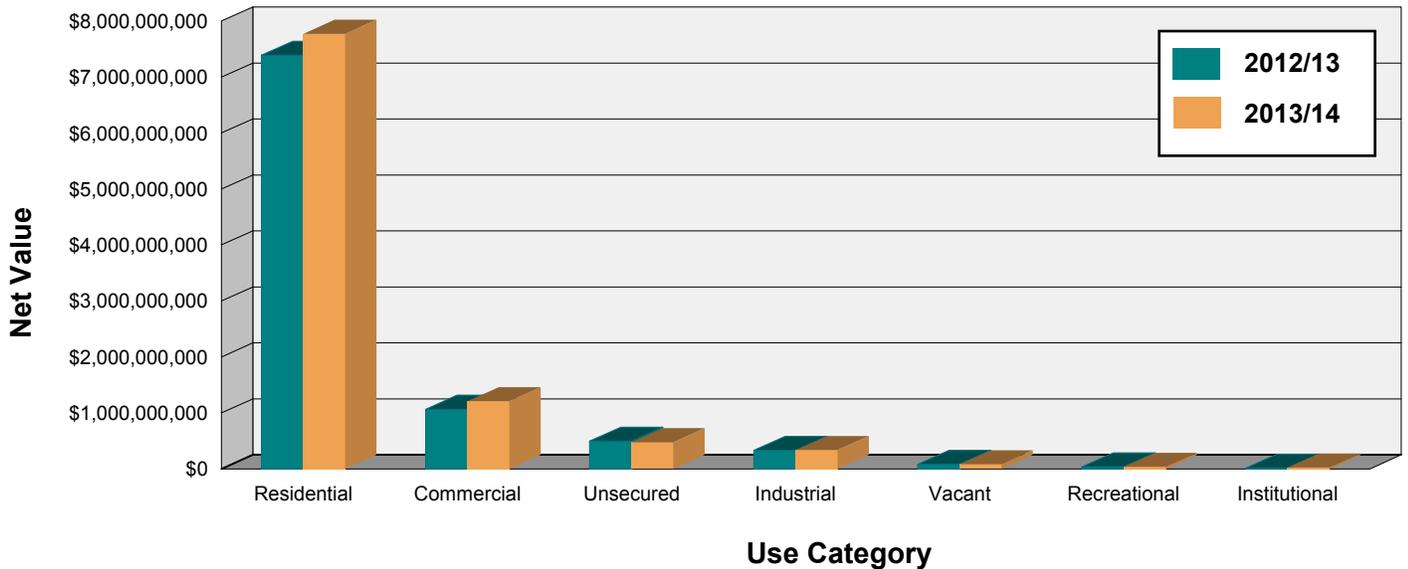
2013/14 GROWTH BY USE CATEGORY

2012/13 to 2013/14 Value Growth by Use Category

Category	2012/13 Net Taxable Value		2013/14 Net Taxable Value			\$ Change	% Change
Residential	19,221	\$7,387,270,367	19,232	\$7,771,551,190	(78.1%)	\$384,280,823	5.2%
Commercial	656	\$1,065,300,470	658	\$1,209,519,384	(12.2%)	\$144,218,914	13.5%
Unsecured	[4,674]	\$496,000,269	[4,731]	\$476,558,073	(4.8%)	-\$19,442,196	-3.9%
Industrial	100	\$330,639,186	99	\$337,101,279	(3.4%)	\$6,462,093	2.0%
Vacant	158	\$82,818,998	145	\$83,112,428	(0.8%)	\$293,430	0.4%
Recreational	24	\$36,030,031	24	\$36,678,756	(0.4%)	\$648,725	1.8%
Institutional	67	\$14,492,382	69	\$24,178,132	(0.2%)	\$9,685,750	66.8%
SBE Nonunitary	[18]	\$10,495,070	[18]	\$10,495,038	(0.1%)	-\$32	0.0%
Exempt	352	\$0	360	\$0	(0.0%)	\$0	> 999.9%
TOTALS	20,578	\$9,423,046,773	20,587	\$9,949,194,280	(100.0%)	\$526,147,507	5.6%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category





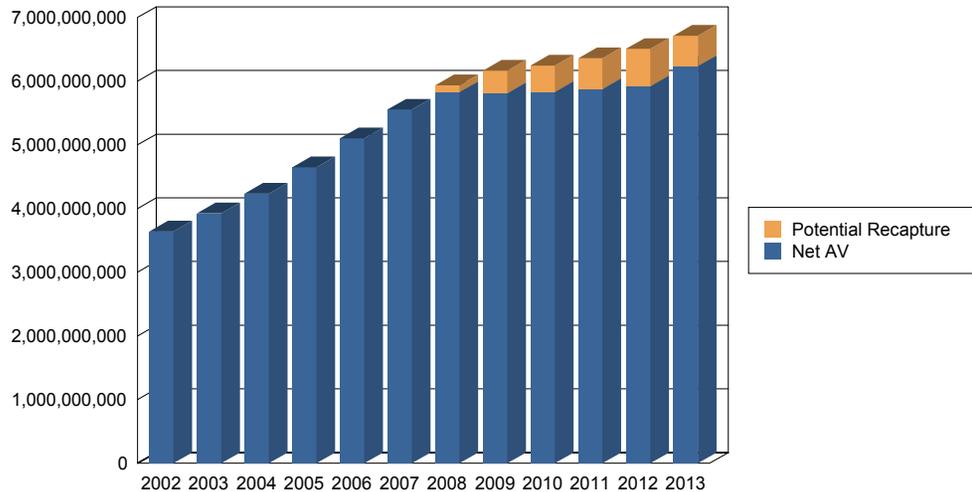
THE CITY OF ALAMEDA

PROP 8 POTENTIAL RECAPTURE HISTORY

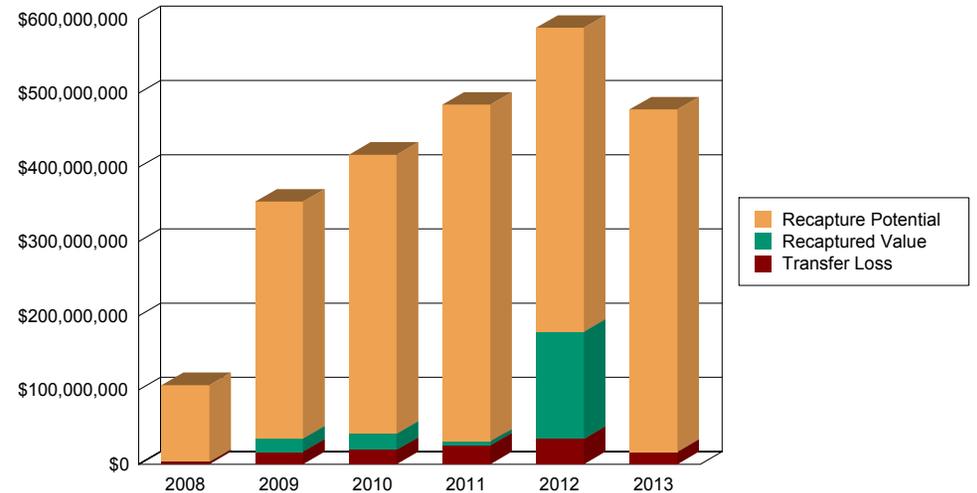
Single Family Residential Parcels

Roll Year	Prop 8 Parcel Count	Net AV of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have Recaptured Value	Increase in Net AV Due to Recaptures	Transfer Count	Recapture Potential Lost Due to Transfer
2008	1,240	793,430,938	899,903,144	106,472,206	7.5%	4	15,006	54	3,171,919
2009	3,077	1,836,338,085	2,190,122,687	353,784,602	18.6%	757	17,457,095	138	17,124,292
2010	3,320	1,908,145,553	2,324,896,177	416,750,624	20.0%	787	21,682,742	192	19,448,358
2011	3,356	1,859,735,832	2,344,022,252	484,286,420	20.2%	280	5,181,156	165	25,387,688
2012	3,411	1,830,527,498	2,418,473,785	587,946,287	20.5%	2,707	144,317,502	201	34,231,125
2013	3,091	1,768,022,011	2,245,960,891	477,938,880	18.6%			123	16,692,706

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies those parcels which have been granted a value reduction and are eligible for further potential of recaptured value per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2013-14 lien date.

The Inflation Adjusted 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. Peak values are inflated annually according to the maximum allowed rate under proposition 13.

The count of Prop 8 Parcels that have recaptured value includes both parcels that have been fully recaptured and are no longer in the Prop 8 Parcel Count as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values.

The Proposition 8 potential value recapturing is shown in the Potential Recapture Column and assumes no future sales transactions. As properties transfer ownership they are removed from the Prop 8 Parcel Count and if sold for more or less will not be eligible for value recapturing per Proposition 8.



ALAMEDA COUNTY CITY GROWTH COMPARISON

2012/13 To 2013/14 Net Taxable Assessed Value Change

City	2013/14 Net Value	Value Change	% Change
Hayward	16,692,870,194	1,503,207,803	9.896%
Dublin	9,643,278,030	852,489,075	9.698%
Berkeley	14,363,985,300	855,329,106	6.332%
San Leandro	10,560,252,639	573,991,632	5.748%
Piedmont	3,382,469,394	179,040,208	5.589%
Alameda	9,949,194,280	526,147,507	5.584%
Union City	7,938,118,885	397,799,961	5.276%
Albany	2,084,715,180	102,284,306	5.160%
Livermore	13,743,958,187	665,985,115	5.092%
Fremont	35,784,925,774	1,670,246,780	4.896%
Newark	6,075,184,698	253,861,570	4.361%
Pleasanton	17,750,791,312	720,167,330	4.229%
Emeryville	4,046,671,447	130,709,838	3.338%
Oakland	41,617,810,596	1,212,264,739	3.000%



THE CITY OF ALAMEDA

2013/14 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 -1200-029-05	Commercial	Jamestown Harsch Alameda Towne Centre	2130 S Shore Center Rd	\$134,627,401	+\$87,912,694	+188%
072 -0384-031-00	Industrial	Lennar Hms Of California Inc	Clement St	\$9,693,800	+\$8,415,440	+658%
074 -1362-050-00	Commercial	Vf Outdoor Inc	2601 Harbor Bay Pkwy	\$10,663,794	+\$7,974,719	+297%
074 -1362-053-00	Commercial	Vf Outdoor Inc	2901 Harbor Bay Pkwy	\$10,617,894	+\$7,928,819	+295%
074 -1362-052-00	Commercial	Vf Outdoor Inc	2801 Harbor Bay Pkwy	\$10,174,194	+\$7,485,119	+278%
074 -1362-049-02	Commercial	Stacy And Witbeck Inc	2800 Harbor Bay Pkwy	\$6,115,308	+\$5,535,438	+955%
074 -1362-051-00	Commercial	Vf Outdoor Inc	2701 Harbor Bay Pkwy	\$6,450,072	+\$4,493,497	+230%
074 -1200-029-04	Commercial	Jamestown Harsch Alameda Towne Centre	South Shore Center Rd	\$6,533,712	+\$3,383,919	+107%
074 -0905-037-00	Commercial	Oakmontsl Of Alameda Lp Etal	Mariner Square Dr	\$23,339,550	+\$3,239,550	+16%
074 -1200-002-03	Commercial	Jamestown Harsch Alameda Towne Centre	2340 Otis Dr	\$6,745,476	+\$3,217,044	+91%
074 -1339-007-00	Commercial	Amp Capital Titan Harbor Bay Property Llc	1420 Harbor Bay Pkwy	\$17,900,000	+\$2,900,000	+19%
074 -1359-018-01	Industrial	Peets Operating Company	2001 Harbor Bay Pkwy	\$38,756,535	+\$2,825,085	+8%
074 -1200-002-19	Commercial	Jamestown Harsch Alameda Towne Centre	2260 Otis Dr	\$2,913,120	+\$2,509,488	+622%
074 -1359-010-00	Industrial	G8 Harbor Technology Llc	2000 N Loop Rd	\$2,450,000	+\$2,450,000	+9,999%
074 -1200-002-20	Commercial	Jamestown Harsch Alameda Towne Centre	2270 Otis Dr	\$2,632,212	+\$2,187,032	+491%
074 -1200-002-16	Commercial	Jamestown Harsch Alameda Towne Centre	325 Park St	\$2,705,040	+\$2,103,072	+349%
074 -1200-002-22	Commercial	Jamestown Harsch Alameda Towne Centre	2130 Otis Dr	\$2,455,344	+\$1,988,033	+425%
074 -0436-028-03	Residential	612 Buena Vista Avenue Llc	580 Buena Vista Ave	\$2,502,518	+\$1,899,357	+315%
074 -0427-030-00	Residential	Hultgren Susan S And Susan S	620 Santa Clara Ave	\$2,462,278	+\$1,792,076	+267%
074 -1285-326-00	Commercial	Hultgren Susan S	512 Westline Dr	\$3,000,000	+\$1,771,769	+144%
070 -0196-046-00	Commercial	Wackeen Holdings Llc	2523 Blanding Ave	\$4,450,000	+\$1,650,000	+59%
074 -0453-001-05	Residential	Kw Alameda Llc	1826 Poggi St	\$60,680,252	+\$1,470,579	+2%
074 -0431-028-04	Residential	612 Buena Vista Avenue Llc	612 Buena Vista Ave	\$1,601,713	+\$1,212,102	+311%
074 -1200-002-15	Commercial	Jamestown Harsch Alameda Towne Centre	2375 Shore Line Dr	\$2,496,960	+\$1,134,732	+83%
074 -0431-028-05	Residential	612 Buena Vista Avenue Llc	600 Buena Vista Ave	\$1,402,068	+\$1,026,953	+274%
071 -0218-013-00	Residential	Cheong Kin M And Miao Jean	2229 Central Ave	\$1,140,644	+\$969,883	+568%
074 -1285-080-00	Residential	South Shore Beach And Tennis Club	300 Westline Dr	\$11,425,173	-\$900,062	-7%
074 -1337-041-00	Commercial	Amstar 105 Llc	1701 Harbor Bay Pkwy	\$6,361,740	-\$1,140,232	-15%
074 -1285-081-00	Residential	South Shore Beach And Tennis Club	410 Westline Dr	\$15,107,387	-\$1,320,452	-8%
074 -1337-005-03	Commercial	Fhg7 Llc	1501 Harbor Bay Pkwy	\$3,570,000	-\$1,454,790	-29%
074 -1359-012-01	Industrial	Bergman Lorin D	2060 N Loop Rd	\$3,125,000	-\$1,566,660	-33%
074 -1200-008-09	Commercial	Ventas Realty Limited Partnership	400 Willow St	\$5,700,000	-\$1,700,000	-23%
074 -1200-002-27	Commercial	Jamestown Harsch Alameda Towne Centre	2201 S Shore Ctr	\$19,500,000	-\$2,030,040	-9%
074 -1337-042-00	Commercial	Amstar 105 Llc	1601 Harbor Bay Pkwy	\$5,420,280	-\$2,032,383	-27%
074 -1337-040-00	Industrial	Amstar 105 Llc	1750 N Loop Rd 125	\$7,860,120	-\$2,039,880	-21%
074 -1337-038-00	Commercial	Amstar 105 Llc	1851 Harbor Bay Pkwy	\$8,420,100	-\$3,156,007	-27%
074 -1337-007-10	Commercial	Amstar 105 Llc	1801 Harbor Bay Pkwy 125	\$8,752,620	-\$3,280,438	-27%
074 -1337-039-00	Commercial	Amstar 105 Llc	1751 Harbor Bay Pkwy	\$10,105,140	-\$3,788,364	-27%
074 -1340-023-00	Govt. Owned	First 5 Alameda County	1115 Atlantic Ave	\$0	-\$3,807,929	-100%
074 -1339-026-00	Institutional	Gracepoint Fellowship Church	1255 Harbor Bay Pkwy	\$8,108,400	-\$4,545,054	-36%

Data Source: Alameda County Assessor 2012/13 And 2013/14 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 10/3/2013 By MV



THE CITY OF ALAMEDA

2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

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		Denied
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		
2013	Jamestown Harsch Alameda Towne Centre Lr	45,333,569	89,293,832	0	0	134,627,401	0		

072 -0384-031-00 Clement St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2003	Encinal Real Estate Inc	265,969	842,701	0	0	1,108,670	0		
2004	Encinal Real Estate Inc	270,934	858,431	0	0	1,129,365	0		
2005	Encinal Real Estate Inc	276,352	875,598	0	0	1,151,950	0		
2006	Encinal Real Estate Inc	281,877	893,105	0	0	1,174,982	0		
2007	Encinal Real Estate Inc	287,515	910,967	0	0	1,198,482	0		
2008	Encinal Real Estate Inc	293,264	929,184	0	0	1,222,448	0		
2009	Encinal Real Estate Inc	299,129	947,765	0	0	1,246,894	0		
2010	Encinal Real Estate Inc	298,419	945,518	0	0	1,243,937	0		
2011	Encinal Real Estate Inc	300,665	952,631	0	0	1,253,296	0		
2012	Lennar Hms Of California Inc	306,677	971,683	0	0	1,278,360	0	9,694,000 F	
2013	Lennar Hms Of California Inc	8,000,000	1,693,800	0	0	9,693,800	0	17,000,000	

074 -1362-050-00 2601 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,831,500	0	0	2,689,075	0	37,163,000 F	
2013	Vf Outdoor Inc	2,142,000	8,521,794	0	0	10,663,794	0		

074 -1362-053-00 2901 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,831,500	0	0	2,689,075	0	37,163,000 F	
2013	Vf Outdoor Inc	2,096,100	8,521,794	0	0	10,617,894	0		

074 -1362-052-00 2801 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,831,500	0	0	2,689,075	0	37,163,000 F	
2013	Vf Outdoor Inc	1,652,400	8,521,794	0	0	10,174,194	0		



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2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1362-049-02 2800 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Alameda Waterfront Development Investors li	579,870	0	0	0	579,870	0		
2013	Stacy And Witbeck Inc	1,428,000	4,687,308	0	0	6,115,308	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	Gracepoint Fellowship Church	3,137,220	9,516,234	0	0	12,653,454	0	8,108,500 F	
2013	Gracepoint Fellowship Church	2,459,000	5,649,400	0	0	8,108,400	0		

074 -1362-051-00 2701 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,099,000	0	0	1,956,575	0	37,163,000 F	
2013	Vf Outdoor Inc	1,448,400	5,001,672	0	0	6,450,072	0		

074 -1340-023-00 1115 Atlantic Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Alameda Real Estate Investments	988,207	1,711,298	0	0	2,699,505	0		
1995	Alameda Real Estate Investments	999,985	1,781,294	0	0	2,781,279	0		
1996	Alameda Real Estate Investments	1,011,085	1,801,066	0	0	2,812,151	0		
1997	Alameda Real Estate Investments	1,031,285	1,837,049	0	0	2,868,334	0		
1998	Alameda Real Estate Investments	1,051,884	1,873,743	0	0	2,925,627	0		
1999	Alameda Real Estate Investments	1,071,424	1,908,550	0	0	2,979,974	0		
2000	Alameda Real Estate Investments	1,092,854	1,946,723	0	0	3,039,577	0		
2001	Alameda Real Estate Investments	1,114,713	1,985,662	0	0	3,100,375	0		
2002	Alameda Real Estate Investments	1,137,003	2,025,367	0	0	3,162,370	0		
2003	Alameda Real Estate Investments	1,159,743	2,065,874	0	0	3,225,617	0		
2004	Alameda Real Estate Investments	1,181,392	2,104,439	0	0	3,285,831	0		\$-444,831



THE CITY OF ALAMEDA

2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1340-023-00 1115 Atlantic Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Real Estate Investments	1,205,015	2,146,526	0	0	3,351,541	0		\$-351,541
2006	Alameda Real Estate Investments	1,229,111	2,189,446	0	0	3,418,557	0		
2007	Legacy Partners I Alameda Llc	1,081,200	2,488,800	0	0	3,570,000	0		
2008	Legacy Partners I Alameda Llc	1,102,824	2,538,576	0	0	3,641,400	0		\$-700,400
2009	Legacy Partners I Alameda Llc	1,124,872	2,589,328	0	0	3,714,200	0		\$-1,488,300
2010	Legacy Partners I Alameda Llc	1,122,200	2,583,179	0	0	3,705,379	0		\$-1,525,379
2011	Legacy Partners I Alameda Llc	1,130,649	2,602,626	0	0	3,733,275	0		Pending
2012	First 5 Alameda County	1,153,258	2,654,671	0	0	3,807,929	0		Pending
2013	First 5 Alameda County	0	0	0	0	0	0		

074 -1337-039-00 1751 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Waterfront Investors Llc	1,406,172	3,448,110	0	0	4,854,282	0		
2006	Alameda Waterfront Invtrs Llc	1,434,295	3,517,072	0	0	4,951,367	0		
2007	Alameda Waterfront Investors Llc	2,652,000	9,078,000	0	0	11,730,000	0		
2008	Alameda Waterfront Investors Llc	2,705,040	9,259,560	0	0	11,964,600	0		
2009	Alameda Waterfront Investors Llc	2,759,120	10,792,404	0	0	13,551,524	0		
2010	Alameda Waterfront Investors Llc	2,752,568	10,766,775	0	0	13,519,343	0		\$-3,844,343
2011	Amstar-105 Llc	2,773,290	10,847,830	0	0	13,621,120	0		Denied
2012	Amstar-105 Llc	2,828,748	11,064,756	0	0	13,893,504	0	46,000,000F	
2013	Amstar 105 Llc	3,090,600	7,014,540	0	0	10,105,140	0		

074 -1200-029-04 South Shore Center Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Harsch Investment Corporation	72,665	205,146	196,174	0	473,985	0		
2000	Harsch Investment Corporation	74,118	2,620,953	201,619	0	2,896,690	0		
2001	Harsch Investment Corporation	75,600	2,661,562	201,773	0	2,938,935	0		
2002	Harsch Investment Realty Llc Series C	77,112	2,685,311	190,980	0	2,953,403	0		
2003	Harsch Investment Realty Llc Series C	78,655	2,790,634	278,330	0	3,147,619	0		
2004	Harsch Investment Realty Llc Series C	80,123	2,824,916	287,577	0	3,192,616	0		
2005	Harsch Investment Realty Llc Series C	81,724	3,338,140	255,202	0	3,675,066	0		\$-3,339,564
2006	Harsch Investment Realty Llc Series C	83,359	3,823,329	237,432	0	4,144,120	0		\$-3,060,324
2007	Harsch Investment Realty Llc Series C	85,026	3,829,202	243,479	0	4,157,707	0		
2008	Harsch Investment Realty Llc Series C	86,726	3,117,083	1,040,775	0	4,244,584	0		Pending
2009	Harsch Investment Realty Llc Series C	88,460	3,090,794	4,230,986	0	7,410,240	0		
2010	Jamestown Harsch Alameda Towne	88,250	2,976,725	0	0	3,064,975	0		
2011	Jamestown Harsch Alameda Towne	88,915	2,999,125	0	0	3,088,040	0	156,000,000F	
2012	Harsch Investment Realty Llc Series C	90,693	3,059,100	0	0	3,149,793	0		
2013	Jamestown Harsch Alameda Towne Centre Lj	1,352,520	5,181,192	0	0	6,533,712	0		

074 -1337-007-10 1801 Harbor Bay Pkwy 125									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2004	Srm-Pccp Harbor Associates Llc	1,296,969	5,755,180	0	0	7,052,149	0		
2005	Alameda Waterfront Investors Llc	1,322,909	2,987,249	0	0	4,310,158	0		



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2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1337-007-10 1801 Harbor Bay Pkwy 125 (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2006	Alameda Waterfront Invtrs Llc	1,349,367	3,046,994	0	0	4,396,361	0		
2007	Alameda Waterfront Investors Llc	2,244,000	8,058,000	0	0	10,302,000	0		
2008	Alameda Waterfront Investors Llc	2,288,880	8,219,160	0	0	10,508,040	0		
2009	Alameda Waterfront Investors Llc	2,334,640	9,402,232	0	0	11,736,872	0		\$-2,191,872
2010	Alameda Waterfront Investors Llc	2,329,096	9,379,904	0	0	11,709,000	0		\$-3,799,000
2011	Amstar-105 Llc	2,346,630	9,450,519	0	0	11,797,149	0		Denied
2012	Amstar-105 Llc	2,393,556	9,639,502	0	0	12,033,058	0	46,000,000 F	
2013	Amstar 105 Llc	2,606,100	6,146,520	0	0	8,752,620	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		
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 Etal	4,380,000	15,720,000	0	0	20,100,000	0		
2013	Oakmontsl Of Alameda Lp Etal	5,168,298	18,171,252	0	0	23,339,550	0		
074 -1200-002-03 2340 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Utah International Inc	238,013	0	0	0	238,013	0		
1995	Utah International Inc	240,851	0	0	0	240,851	0		
1996	Utah International Inc	243,524	0	0	0	243,524	0		
1997	Utah International Inc	248,391	0	0	0	248,391	0		
1998	Utah International Inc	253,358	0	0	0	253,358	0		
1999	Utah International Inc	258,057	0	0	0	258,057	0		
2000	Utah International Inc	263,218	0	0	0	263,218	0		
2001	Utah International Inc	268,481	0	0	0	268,481	0		
2002	Utah International Inc	273,851	0	0	0	273,851	0		
2003	Utah International Inc	279,329	0	0	0	279,329	0		
2004	Utah International Inc	284,543	0	0	0	284,543	0		
2005	Utah International Inc	290,233	0	0	0	290,233	0		
2006	Utah International Inc	296,036	0	0	0	296,036	0		
2007	Utah International Inc	301,956	3,006,000	0	0	3,307,956	0		
2008	Utah International Inc	307,995	3,066,120	0	0	3,374,115	0		
2009	Utah International Inc	314,155	3,127,442	0	0	3,441,597	0		
2010	Jamestown Harsch Alameda Towne	313,409	3,120,017	0	0	3,433,426	0		
2011	Jamestown Harsch Alameda Towne	315,768	3,143,494	0	0	3,459,262	0	156,000,000 F	
2012	Utah International Inc	322,083	3,206,349	0	0	3,528,432	0		
2013	Jamestown Harsch Alameda Towne Centre Lr	2,393,556	4,351,920	0	0	6,745,476	0		

Data Source: Alameda County Assessor 2013/14 Secured Tax Rolls

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Prepared On 10/3/2013 By MV



THE CITY OF ALAMEDA

2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1337-038-00 1851 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Waterfront Investors Llc	1,138,218	2,874,360	0	0	4,012,578	0		
2006	Alameda Waterfront Invtrs Llc	1,160,982	2,931,847	0	0	4,092,829	0		
2007	Alameda Waterfront Investors Llc	2,142,000	7,446,000	0	0	9,588,000	0		
2008	Alameda Waterfront Investors Llc	2,184,840	7,594,920	0	0	9,779,760	0		
2009	Alameda Waterfront Investors Llc	2,228,520	9,062,648	0	0	11,291,168	0		
2010	Alameda Waterfront Investors Llc	2,223,228	9,041,127	0	0	11,264,355	0		\$-1,051,168
2011	Amstar-105 Llc	2,239,965	9,109,191	0	0	11,349,156	0		\$-3,399,355
2012	Amstar-105 Llc	2,284,758	9,291,349	0	0	11,576,107	0	46,000,000F	Denied
2013	Amstar 105 Llc	2,504,100	5,916,000	0	0	8,420,100	0		

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		
2012	Amp Capital Titan Harbor Bay Property Llc	4,000,000	11,000,000	0	0	15,000,000	0		
2013	Amp Capital Titan Harbor Bay Property Llc	4,000,000	13,900,000	0	0	17,900,000	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
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		
2013	Peets Operating Company	6,293,964	28,060,077	4,402,494	0	38,756,535	0		



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074 -1200-002-19 2260 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	144,238	154,036	0	0	298,274	0		
1995	Harsh Investment Corporation	145,960	155,876	0	0	301,836	0		
1996	Harsh Investment Corporation	147,583	157,609	0	0	305,192	0		
1997	Harsh Investment Corporation	150,530	160,757	0	0	311,287	0		
1998	Harsh Investment Corporation	153,544	163,975	0	0	317,519	0		
1999	Harsh Investment Corporation	156,386	167,010	0	0	323,396	0		
2000	Harsh Investment Corporation	159,514	170,350	0	0	329,864	0		
2001	Harsh Investment Corporation	162,704	173,757	0	0	336,461	0		
2002	Harsch Investment Realty Llc Series C	165,959	177,233	0	0	343,192	0		
2003	Harsch Investment Realty Llc Series C	169,277	180,777	0	0	350,054	0		
2004	Harsch Investment Realty Llc Series C	172,437	184,152	0	0	356,589	0		
2005	Harsch Investment Realty Llc Series C	175,884	187,833	0	0	363,717	0		
2006	Harsch Investment Realty Llc Series C	179,400	191,588	0	0	370,988	0		
2007	Harsch Investment Realty Llc Series C	182,988	195,420	0	0	378,408	0		
2008	Harsch Investment Realty Llc Series C	186,648	199,328	0	0	385,976	0		
2009	Harsch Investment Realty Llc Series C	190,381	203,314	0	0	393,695	0		
2010	Jamestown Harsch Alameda Towne	189,929	202,832	0	0	392,761	0		
2011	Jamestown Harsch Alameda Towne	191,359	204,359	0	0	395,718	0	156,000,000 F	
2012	Harsch Investment Realty Llc Series C	195,186	208,446	0	0	403,632	0		
2013	Jamestown Harsch Alameda Towne Centre Lf	1,040,400	1,872,720	0	0	2,913,120	0		

074 -1359-010-00 2000 N Loop Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2006	Waterfront Bts Epc Llc	574,030	0	0	0	574,030	0		
2007	Berkland Baptist Church	800,000	1,911,300	0	0	2,711,300	0		
2008	Berkland Baptist Church	816,000	1,949,526	0	0	2,765,526	0		
2009	Berkland Baptist Church	832,320	2,498,516	0	3,330,836	0	0		
2010	Berkland Baptist Church	830,344	2,492,585	0	3,322,929	0	0		
2011	Berkland Baptist Church	836,592	2,511,342	0	3,347,934	0	0		
2012	G8 Harbor Technology Llc	853,320	2,561,558	0	3,414,878	0	0	2,586,000 F	
2013	G8 Harbor Technology Llc	1,000,000	1,450,000	0	0	2,450,000	0		

074 -1200-002-20 2270 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	103,736	225,241	0	0	328,977	0		
1995	Harsh Investment Corporation	104,975	227,930	0	0	332,905	0		
1996	Harsh Investment Corporation	106,142	230,464	0	0	336,606	0		
1997	Harsh Investment Corporation	108,262	235,067	0	0	343,329	0		
1998	Harsh Investment Corporation	110,430	239,774	0	0	350,204	0		
1999	Harsh Investment Corporation	112,473	244,211	0	0	356,684	0		
2000	Harsh Investment Corporation	114,723	249,096	0	0	363,819	0		
2001	Harsh Investment Corporation	117,017	254,078	0	0	371,095	0		
2002	Harsch Investment Relaty Llc Series C	119,358	259,160	0	0	378,518	0		
2003	Harsch Investment Relaty Llc Series C	121,745	264,343	0	0	386,088	0		

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074 -1200-002-20 2270 Otis Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2004	Harsch Investment Relaty Llc Series C	124,017	269,277	0	0	393,294	0		
2005	Harsch Investment Relaty Llc Series C	126,496	274,660	0	0	401,156	0		
2006	Harsch Investment Relaty Llc Series C	129,025	280,152	0	0	409,177	0		
2007	Harsch Investment Relaty Llc Series C	131,605	285,754	0	0	417,359	0		
2008	Harsch Investment Relaty Llc Series C	134,237	291,469	0	0	425,706	0		
2009	Harsch Investment Relaty Llc Series C	136,922	297,299	0	0	434,221	0		
2010	Jamestown Harsch Alameda Towne	136,597	296,594	0	0	433,191	0		
2011	Jamestown Harsch Alameda Towne	137,626	298,827	0	0	436,453	0	156,000,000 F	
2012	Harsch Investment Relaty Llc Series C	140,378	304,802	0	0	445,180	0		
2013	Jamestown Harsch Alameda Towne Centre Lr	728,280	1,903,932	0	0	2,632,212	0		

074 -1200-002-16 325 Park St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	84,097	360,754	0	0	444,851	0		
1995	Harsh Investment Corporation	85,095	365,037	0	0	450,132	0		
1996	Harsh Investment Corporation	86,038	369,083	0	0	455,121	0		
1997	Harsh Investment Corporation	87,766	376,494	0	0	464,260	0		
1998	Harsh Investment Corporation	89,517	384,006	0	0	473,523	0		
1999	Harsh Investment Corporation	91,178	391,128	0	0	482,306	0		
2000	Harsh Investment Corporation	93,001	398,951	0	0	491,952	0		
2001	Harsh Investment Corporation	94,861	406,929	0	0	501,790	0		
2002	Harsch Investment Realty Llc Series C	96,759	415,071	0	0	511,830	0		
2003	Harsch Investment Realty Llc Series C	98,693	423,369	0	0	522,062	0		
2004	Harsch Investment Realty Llc Series C	100,536	431,273	0	0	531,809	0		
2005	Harsch Investment Realty Llc Series C	102,545	439,896	0	0	542,441	0		
2006	Harsch Investment Realty Llc Series C	104,595	448,693	0	0	553,288	0		
2007	Harsch Investment Realty Llc Series C	106,687	457,665	0	0	564,352	0		
2008	Harsch Investment Realty Llc Series C	108,821	466,817	0	0	575,638	0		
2009	Harsch Investment Realty Llc Series C	110,997	476,152	0	0	587,149	0		
2010	Jamestown Harsch Alameda Towne	110,734	475,023	0	0	585,757	0		
2011	Jamestown Harsch Alameda Towne	111,568	478,600	0	0	590,168	0	156,000,000 F	
2012	Harsch Investment Realty Llc Series C	113,798	488,170	0	0	601,968	0		
2013	Jamestown Harsch Alameda Towne Centre Lr	832,320	1,872,720	0	0	2,705,040	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		Denied
2012	Amstar-105 Llc	5,500,000	4,400,000	0	0	9,900,000	0	46,000,000 F	

Data Source: Alameda County Assessor 2013/14 Secured Tax Rolls

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THE CITY OF ALAMEDA

2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1337-040-00 1750 N Loop Rd 125 (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2013	Amstar 105 Llc	3,570,000	4,290,120	0	0	7,860,120	0		
074 -1337-042-00 1601 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Waterfront Investors Llc	810,787	1,850,879	0	0	2,661,666	0		
2006	Alameda Waterfront Invtrs Llc	827,003	1,887,897	0	0	2,714,900	0		
2007	Alameda Waterfront Investors Llc	1,530,000	4,692,000	0	0	6,222,000	0		
2008	Alameda Waterfront Investors Llc	1,560,600	4,785,840	0	0	6,346,440	0		
2009	Alameda Waterfront Investors Llc	1,591,800	5,677,420	0	0	7,269,220	0		\$-1,054,220
2010	Alameda Waterfront Investors Llc	1,588,020	5,663,938	0	0	7,251,958	0		\$-2,141,958
2011	Amstar-105 Llc	1,599,975	5,706,577	0	0	7,306,552	0		Denied
2012	Amstar-105 Llc	1,631,970	5,820,693	0	0	7,452,663	0	46,000,000 F	
2013	Amstar 105 Llc	1,664,640	3,755,640	0	0	5,420,280	0		
074 -1200-002-27 2201 S Shore Ctr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	135,018	1,097,166	0	0	1,232,184	0		
1995	Harsh Investment Corporation	136,628	1,110,248	0	0	1,246,876	0		
1996	Harsh Investment Corporation	138,144	1,122,570	0	0	1,260,714	0		
1997	Harsh Investment Corporation	140,905	1,145,007	0	0	1,285,912	0		
1998	Harsh Investment Corporation	143,723	1,167,901	0	0	1,311,624	0		
1999	Harsh Investment Corporation	146,389	1,189,563	0	0	1,335,952	0		
2000	Harsh Investment Corporation	149,316	1,213,355	0	0	1,362,671	0		
2001	Harsh Investment Corporation	152,302	1,237,618	0	0	1,389,920	0		
2002	Harsch Investment Realty Llc Series C	155,348	1,262,368	0	0	1,417,716	0		
2003	Harsch Investment Realty Llc Series C	158,455	1,287,620	0	0	1,446,075	0		
2004	Harsch Investment Realty Llc Series C	161,413	1,311,655	0	0	1,473,068	0		
2005	Harsch Investment Realty Llc Series C	164,639	1,337,882	0	0	1,502,521	0		
2006	Harsch Investment Realty Llc Series C	167,931	1,364,632	0	0	1,532,563	0		
2007	Harsch Investment Realty Llc Series C	171,290	1,391,922	0	0	1,563,212	0		
2008	Harsch Investment Realty Llc Series C	174,715	1,419,760	0	0	1,594,475	0		
2009	Harsch Investment Realty Llc Series C	178,210	1,448,155	0	0	1,626,365	0		
2010	Jamestown Harsch Alameda Towne	2,494,075	18,456,155	105,151	0	21,055,381	0		\$-1,555,381
2011	Jamestown Harsch Alameda Towne	2,512,850	18,595,090	0	0	21,107,940	0	156,000,000 F	Denied
2012	Harsch Investment Realty Llc Series C	2,563,100	18,966,940	0	0	21,530,040	0		Pending
2013	Jamestown Harsch Alameda Towne Centre Lr	4,875,000	14,625,000	0	0	19,500,000	0		
074 -1200-002-22 2130 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	57,700	287,635	0	0	345,335	0		
1995	Harsh Investment Corporation	58,388	291,064	0	0	349,452	0		
1996	Harsh Investment Corporation	59,036	294,294	0	0	353,330	0		
1997	Harsh Investment Corporation	60,216	300,177	0	0	360,393	0		
1998	Harsh Investment Corporation	61,420	306,179	0	0	367,599	0		



THE CITY OF ALAMEDA

2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074 -1200-002-22 2130 Otis Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Harsh Investment Corporation	62,559	311,858	0	0	374,417	0		
2000	Harsh Investment Corporation	63,810	318,095	0	0	381,905	0		
2001	Harsh Investment Corporation	65,086	324,456	0	0	389,542	0		
2002	Harsch Investment Realty Llc Series C	66,388	330,944	0	0	397,332	0		
2003	Harsch Investment Realty Llc Series C	67,716	337,564	0	0	405,280	0		
2004	Harsch Investment Realty Llc Series C	68,980	343,865	0	0	412,845	0		
2005	Harsch Investment Realty Llc Series C	70,358	350,740	0	0	421,098	0		
2006	Harsch Investment Realty Llc Series C	71,765	357,753	0	0	429,518	0		
2007	Harsch Investment Realty Llc Series C	73,200	364,907	0	0	438,107	0		
2008	Harsch Investment Realty Llc Series C	74,664	372,206	0	0	446,870	0		
2009	Harsch Investment Realty Llc Series C	76,157	379,650	0	0	455,807	0		
2010	Jamestown Harsch Alameda Towne	75,977	378,749	0	0	454,726	0		
2011	Jamestown Harsch Alameda Towne	76,549	381,601	0	0	458,150	0	156,000,000 F	
2012	Harsch Investment Realty Llc Series C	78,080	389,231	0	0	467,311	0		
2013	Jamestown Harsch Alameda Towne Centre Lr	884,340	1,571,004	0	0	2,455,344	0		



THE CITY OF ALAMEDA TRANSFER OF OWNERSHIP (2009 - 2013)

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>														
2013 1/1/13-8/31/13	376	\$142,612,605	\$220,672,136	54.7%	55	\$30,433,099	\$44,277,000	45.5%	431	\$173,045,704	\$264,949,136	53.1%	\$91,903,432	
2012 1/1/12-12/31/12	548	\$205,438,215	\$286,086,045	39.3%	98	\$62,510,880	\$81,804,363	30.9%	646	\$267,949,095	\$367,890,408	37.3%	\$99,941,313	
2011 1/1/11-12/31/11	472	\$182,406,447	\$241,930,281	32.6%	97	\$42,266,784	\$63,262,681	49.7%	569	\$224,673,231	\$305,192,962	35.8%	\$80,519,731	
2010 1/1/10-12/31/10	419	\$168,225,283	\$231,632,726	37.7%	72	\$54,083,083	\$70,049,417	29.5%	491	\$222,308,366	\$301,682,143	35.7%	\$79,373,777	
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	
GENERAL FUND <i>Valid Sales Price Analysis</i>														
2013 1/1/13-8/31/13	346	\$124,871,913	\$199,603,636	59.8%	45	\$21,599,187	\$34,058,000	57.7%	391	\$146,471,100	\$233,661,636	59.5%	\$87,190,536	
										<i>Est. Revenue Change:</i>				\$245,139.86
2012 1/1/12-12/31/12	507	\$182,598,375	\$260,797,545	42.8%	83	\$54,397,601	\$61,769,363	13.6%	590	\$236,995,976	\$322,566,908	36.1%	\$85,570,932	
										<i>Est. Revenue Change:</i>				\$240,586.27
2011 1/1/11-12/31/11	423	\$154,778,334	\$214,407,281	38.5%	56	\$27,606,545	\$29,896,181	8.3%	479	\$182,384,879	\$244,303,462	33.9%	\$61,918,583	
										<i>Est. Revenue Change:</i>				\$173,434.30
2010 1/1/10-12/31/10	389	\$150,782,591	\$213,248,726	41.4%	58	\$44,186,979	\$57,949,145	31.1%	447	\$194,969,570	\$271,197,871	39.1%	\$76,228,301	
										<i>Est. Revenue Change:</i>				\$213,001.38
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
ALAMEDA SA <i>Valid Sales Price Analysis</i>														
2013 1/1/13-8/31/13	30	\$17,740,692	\$21,068,500	18.8%	10	\$8,833,912	\$10,219,000	15.7%	40	\$26,574,604	\$31,287,500	17.7%	\$4,712,896	
										<i>Est. Revenue Change:</i>				\$47,128.96[^]
2012 1/1/12-12/31/12	41	\$22,839,840	\$25,288,500	10.7%	15	\$8,113,279	\$20,035,000	146.9%	56	\$30,953,119	\$45,323,500	46.4%	\$14,370,381	
										<i>Est. Revenue Change:</i>				\$143,703.81[^]
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[^]

* 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 (01/01/1999 - 08/31/2013)

Year	Full Value Sales	Average Price	Median Price	Median % Change
1999	925	\$305,026	\$290,000	
2000	799	\$380,481	\$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	703	\$662,178	\$645,000	14.87%
2006	634	\$679,394	\$655,000	1.55%
2007	514	\$663,644	\$633,250	-3.32%
2008	413	\$603,855	\$590,000	-6.83%
2009	447	\$560,220	\$545,000	-7.63%
2010	426	\$547,847	\$537,500	-1.38%
2011	480	\$507,128	\$470,000	-12.56%
2012	558	\$519,061	\$499,500	6.28%
2013	378	\$586,511	\$567,500	13.61%



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



ALAMEDA COUNTY

2013 COUNTY SALES COMPARISON BY CITY

Single Family Residential Sales (01/01/2012 - 08/31/2013)

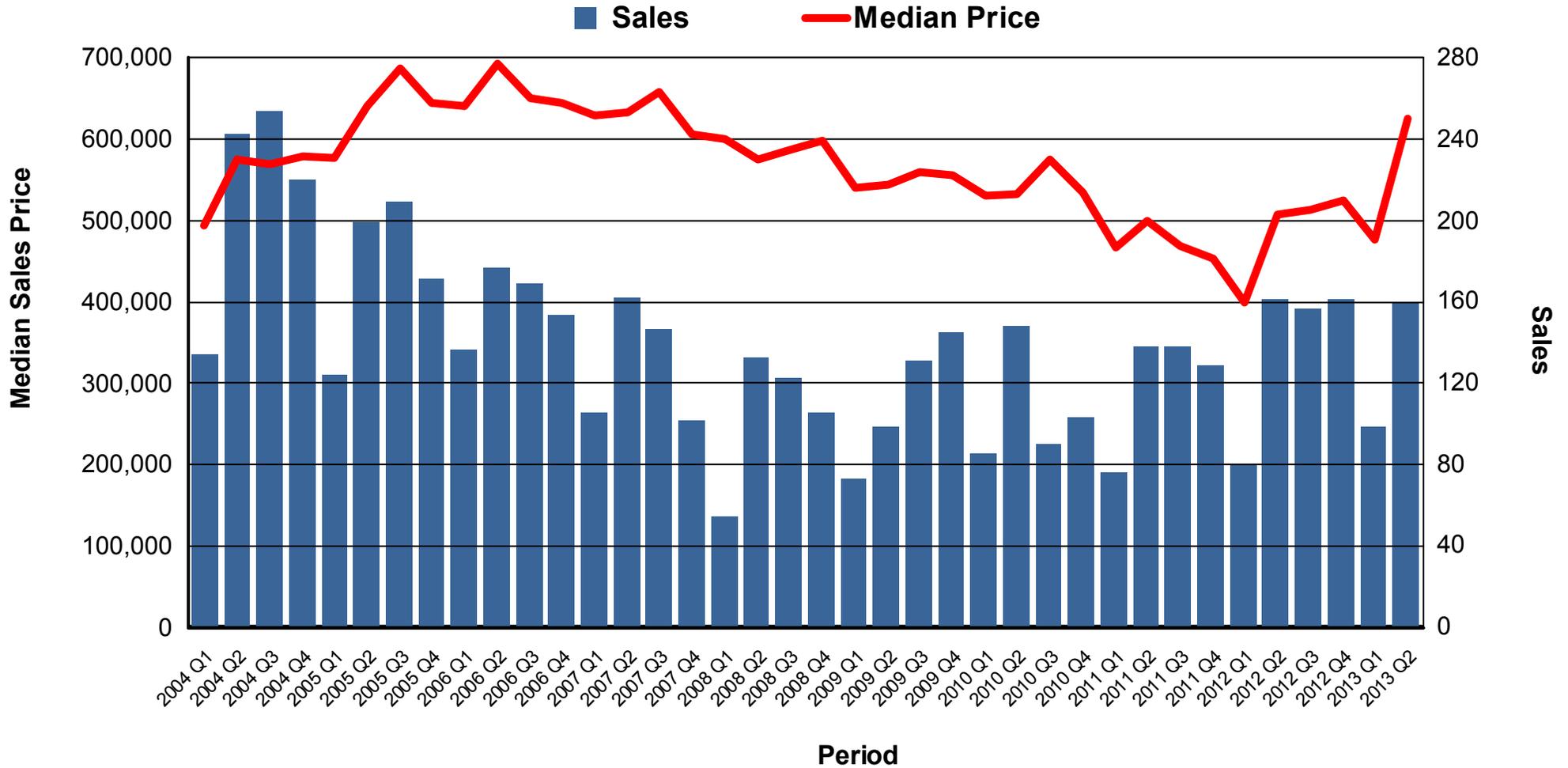
City	2012 Sale Count	2013 Sale Count	2012 Median Sales Price	2013 Median Sales Price	Median % Change
ALAMEDA	558	397	499,500	575,000	15.12
ALAMEDA UNINCORPORATED	1,431	948	315,000	412,500	30.95
ALBANY	129	107	440,000	600,000	36.36
BERKELEY	629	400	575,000	677,500	17.83
DUBLIN	742	508	434,500	560,000	28.88
EMERYVILLE	258	142	225,000	299,750	33.22
FREMONT	2,271	1,527	480,000	610,000	27.08
HAYWARD	1,427	929	250,000	348,000	39.20
LIVERMORE	1,196	919	405,000	481,000	18.77
NEWARK	474	321	340,000	440,000	29.41
OAKLAND	3,983	2,819	260,000	380,000	46.15
PIEDMONT	146	93	1,367,500	1,450,000	6.03
PLEASANTON	894	631	633,500	737,500	16.42
SAN LEANDRO	899	548	297,000	380,000	27.95
UNION CITY	677	422	365,000	462,750	26.78
ALAMEDA * (Entire Region)	15,714	10,711	359,000	460,000	28.13

*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 SALES HISTORY

Single Family Residential Full Value Sales (01/01/2004 - 06/30/2013)



*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 - 08/31/2013)

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	348,000	-36.7%	2003
SAN LEANDRO	2006	560,000	380,000	-32.1%	2003
ALAMEDA UNINCORPORATED	2006	580,000	412,500	-28.9%	2004
NEWARK	2006	610,000	440,000	-27.9%	2004
UNION CITY	2006	635,000	462,750	-27.1%	2004
OAKLAND	2007	510,000	380,000	-25.5%	2004
EMERYVILLE	2005	399,500	299,750	-25.0%	2003
LIVERMORE	2006	600,000	481,000	-19.8%	2004
ALAMEDA	2006	655,000	575,000	-12.2%	2005
DUBLIN	2006	630,000	560,000	-11.1%	2005
FREMONT	2007	642,000	610,000	-5.0%	2005
PLEASANTON	2007	765,250	737,500	-3.6%	2005
BERKELEY	2007	700,000	677,500	-3.2%	2005
ALBANY	2013	600,000	600,000	0.0%	2005
PIEDMONT	2013	1,450,000	1,450,000	0.0%	
ALAMEDA * (Entire Region)	2006	590,000	460,000	-22.0%	2004

*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 2013/14 ROLL SUMMARY

Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	20,227	18	4,731
TRAs	4	2	5
Values			
Land	3,227,511,623	10,495,038	38,715,508
Improvements	6,247,205,285	0	127,741,624
Personal Property	37,080,583	0	316,186,791
Fixtures	20,286,795	0	0
Aircraft	0	0	0
Total Value	\$9,532,084,286	\$10,495,038	\$482,643,923
Exemptions			
Real Estate	67,787,383	0	5,625,803
Personal Property	1,971,370	0	460,047
Fixtures	184,364	0	0
Aircraft	0	0	0
Homeowners*	90,410,600	0	618,500
Total Exemptions*	\$69,943,117	\$0	\$6,085,850
Total Net Value	\$9,462,141,169	\$10,495,038	\$476,558,073

Combined Values	Total
Total Values	\$10,025,223,247
Total Exemptions	\$76,028,967
Net Total Values	\$9,949,194,280
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

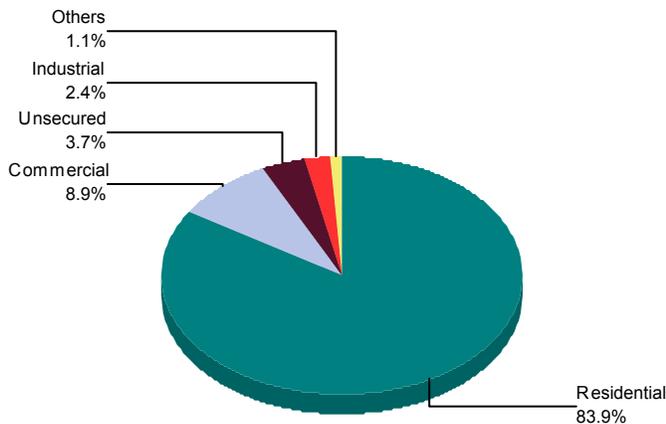
THE CITY OF ALAMEDA

2013/14 USE CATEGORY SUMMARY

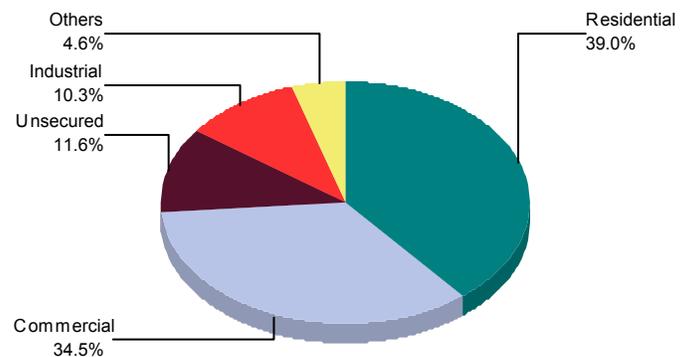
BASIC PROPERTY TAX TABLE

Category	Parcels	Net Taxable Value	G. F. Revenue	Incr. Revenue
Residential	19,232	\$7,771,551,190 (78.1%)	\$20,242,222.11	\$5,892,371.32
Commercial	658	\$1,209,519,384 (12.2%)	\$2,151,310.50	\$5,206,024.63
Industrial	99	\$337,101,279 (3.4%)	\$570,538.17	\$1,548,378.14
Institutional	69	\$24,178,132 (0.2%)	\$63,062.93	\$21,207.31
Recreational	24	\$36,678,756 (0.4%)	\$65,982.68	\$151,928.75
Vacant	145	\$83,112,428 (0.8%)	\$126,386.27	\$441,501.42
Exempt	360	\$0 (0.0%)	\$0.00	\$0.00
SBE Nonunitary	[18]	\$10,495,038 (0.1%)	\$7,707.37	\$85,438.01
Unsecured	[4,731]	\$476,558,073 (4.8%)	\$893,326.03	\$1,750,067.37
TOTALS	20,587	\$9,949,194,280	\$24,120,536.07	\$15,096,916.95

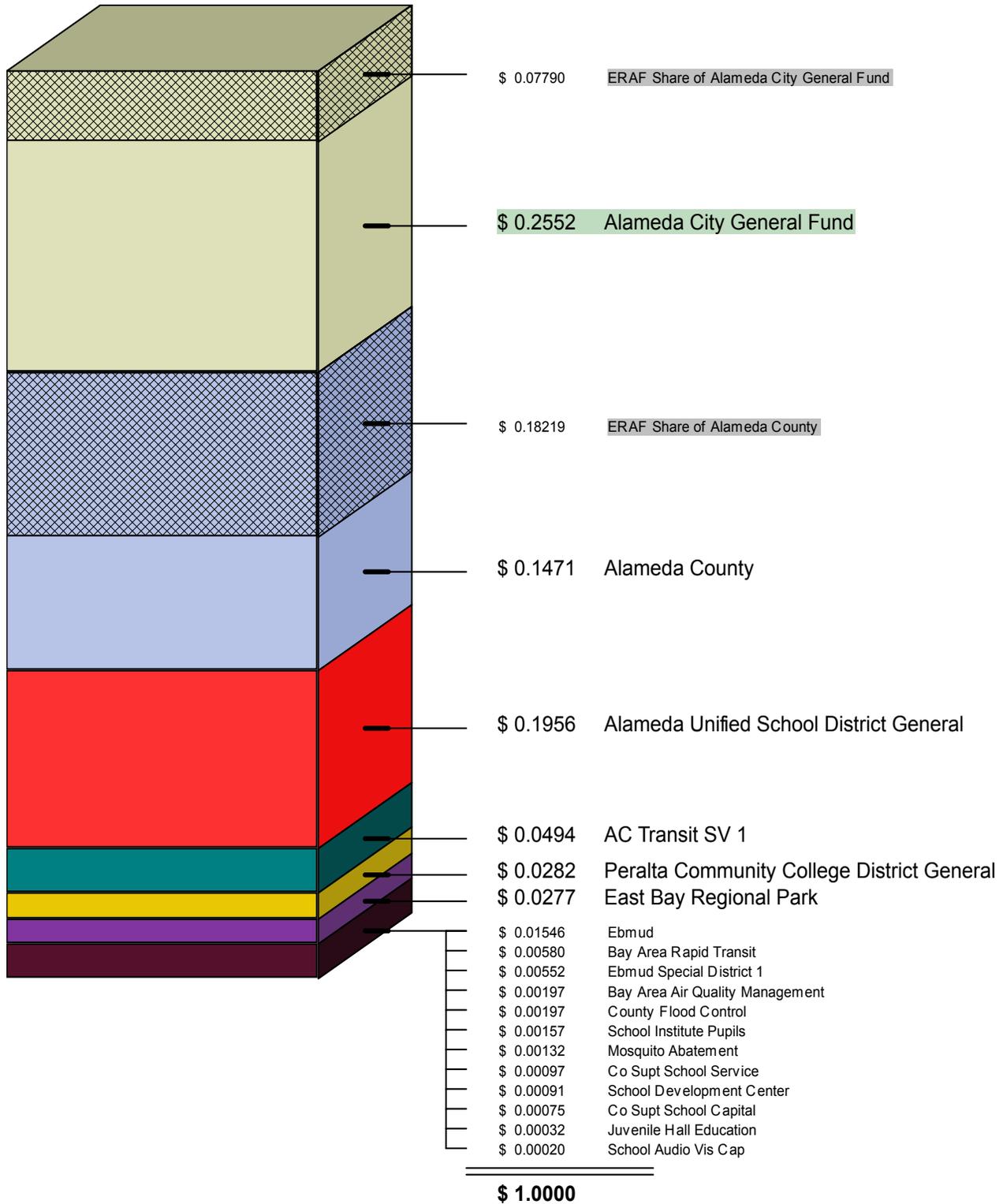
CITY REVENUE PORTION



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 2013/14 Annual Tax Increment Tables

Prepared On 10/3/2013 By MV

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



ALAMEDA COUNTY - 2013/14

REPRESENTATIVE GENERAL LEVY SHARE ESTIMATE

Estimate of City Representative Share of the General Levy before ERAF Shifts Applied by County Auditor

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 - 2013/14

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

General Fund Summary - Non SA TRAs							
Roll	Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue	
SEC	\$7,906,976,369	0.333058180	\$26,334,831.59	0.026000	\$2,055,813.86	\$28,390,645.44	
UTIL	\$36,900	0.333058266	\$122.90	0.026000	\$9.59	\$132.49	
UNS	\$225,856,322	0.333058180	\$752,232.96	0.026000	\$58,722.64	\$810,955.60	
<u>TOTAL</u>	<u>\$8,132,869,591</u>	<u>0.333058180</u>	<u>\$27,087,187.44</u>	<u>0.026000</u>	<u>\$2,114,546.09</u>	<u>\$29,201,733.54</u>	
+ Aircraft	\$0		\$0.00		\$0.00	\$0.00	
Total Before ERAF Adjustment	\$8,132,869,591	0.333058180	\$27,087,187.44	0.026000	\$2,114,546.09	\$29,201,733.54	
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)			-\$6,335,828.97			-\$6,335,828.97	
Non SA TRAs Total	\$8,132,869,591	0.255154202	\$20,751,358.47			\$22,865,904.56	
General Fund Summary - SA TRAs							
Roll	Net Value	SA TRAs Base Year Value	Rate	Base Year Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$1,555,164,800	\$227,463,595	0.333058230	\$757,586.22	0.026000	\$404,342.85	\$1,161,929.07
UTIL	\$10,458,138	\$3,474,385	0.333058328	\$11,571.73	0.026000	\$2,719.12	\$14,290.84
UNS	\$250,701,751	\$75,695,014	0.333058230	\$252,108.47	0.026000	\$65,182.46	\$317,290.93
<u>TOTAL</u>	<u>\$1,816,324,689</u>	<u>\$306,632,994</u>	<u>0.333058231</u>	<u>\$1,021,266.43</u>	<u>0.026000</u>	<u>\$472,244.42</u>	<u>\$1,493,510.84</u>
+ Aircraft	\$0	\$0		\$0.00		\$0.00	\$0.00
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)				-\$238,879.34			-\$238,879.34
SA TRAs Total	\$1,816,324,689						\$1,254,631.51
General Fund Total	\$9,949,194,280	\$8,439,502,585	0.255154203	\$21,533,745.56	0.026000	\$2,586,790.51	\$24,120,536.07

Incremental Revenue Summary								
Roll	SA Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
SEC	\$1,555,164,800	\$227,463,595	\$1,327,701,205	1.000000000	\$13,277,012.05	0.000000	\$0.00	\$13,277,012.05
UTIL	\$10,458,138	\$3,474,385	\$6,983,753	1.000000000	\$69,837.53	0.000000	\$0.00	\$69,837.53
UNS	\$250,701,751	\$75,695,014	\$175,006,737	1.000000000	\$1,750,067.37	0.000000	\$0.00	\$1,750,067.37
<u>TOTAL</u>	<u>1,816,324,689</u>	<u>306,632,994</u>	<u>1,509,691,695</u>	<u>1.000000000</u>	<u>\$15,096,916.95</u>	<u>0.000000</u>	<u>\$0.00</u>	<u>\$15,096,916.95</u>
+ Aircraft	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
SA Total	\$1,816,324,689	\$306,632,994	\$1,509,691,695		\$15,096,916.95	0.000000	\$0.00	\$15,096,916.95

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

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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THE CITY OF ALAMEDA

2013/14 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 (Pending Appeals On Parcels)	45	\$214,675,882	2.27%				\$214,675,882	2.16%	Commercial Successor Agency
2) JAMESTOWN HARSCH ALAMEDA (Pending Appeals On Parcels)	15	\$185,187,025	1.95%	3	\$2,662,327	0.56%	\$187,849,352	1.89%	Commercial Alameda City General Fund
3) KW ALAMEDA LLC (Pending Appeals On Parcels)	2	\$95,795,578	1.01%				\$95,795,578	0.96%	Residential Alameda City General Fund
4) WIND RIVER SYSTEMS INC (Pending Appeals On Parcels)	9	\$64,495,955	0.68%				\$64,495,955	0.65%	Commercial Successor Agency
5) AMSTAR-105 LLC	6	\$46,920,000	0.50%				\$46,920,000	0.47%	Commercial Alameda City General Fund
6) SKS HARBOR BAY ASSOCIATES LLC	4	\$42,932,659	0.45%				\$42,932,659	0.43%	Commercial Alameda City General Fund
7) PEETS OPERATING COMPANY	3	\$42,549,211	0.45%	1	\$126,413	0.03%	\$42,675,624	0.43%	Industrial Alameda City General Fund
8) VF OUTDOOR INC	4	\$37,905,954	0.40%				\$37,905,954	0.38%	Commercial Alameda City General Fund
9) WOODSTOCK HOMES CORPORATION	4	\$35,627,998	0.38%	1	\$5,721	0.00%	\$35,633,719	0.36%	Residential Alameda City General Fund
10) CREA-BRIDGESIDE LLC (Pending Appeals On Parcels)	3	\$34,100,000	0.36%				\$34,100,000	0.34%	Commercial Successor Agency
Top Ten Total	95	\$800,190,262	8.45%	5	\$2,794,461	0.59%	\$802,984,723	8.07%	
City Total		\$9,472,636,207			\$476,558,073		\$9,949,194,280		

Top Owners last edited on 9/17/13 by maheav using sales through 07/31/13 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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THE CITY OF ALAMEDA

2013/14 TOP 25 PROPERTY TAXPAYERS - SECURED

Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) LEGACY PARTNERS I ALAMEDA LLC (45)	\$214,675,882
2) JAMESTOWN HARSCH ALAMEDA (15)	\$185,187,025
3) KW ALAMEDA LLC (2)	\$95,795,578
4) WIND RIVER SYSTEMS INC (9)	\$64,495,955
5) AMSTAR-105 LLC (6)	\$46,920,000
6) SKS HARBOR BAY ASSOCIATES LLC (4)	\$42,932,659
7) PEETS OPERATING COMPANY (3)	\$42,549,211
8) VF OUTDOOR INC (4)	\$37,905,954
9) WOODSTOCK HOMES CORPORATION (4)	\$35,627,998
10) CREA-BRIDGESIDE LLC (3)	\$34,100,000
11) RPE BELLENA LLC (1)	\$31,377,353
12) SOUTH SHORE BEACH AND TENNIS CLUB (3)	\$26,585,068
13) SRM MARINA INVESTORS LLC (8)	\$26,366,800
14) OAKMONT SENIOR LIVING LLC (2)	\$25,589,550
15) OAKLAND RAIDERS LP (2)	\$22,235,142
16) DOLLINGER HARBOR BAY ASSOCIATES LP (3)	\$21,949,995
17) BRE ESA P PORTIFOLIO LLC (2)	\$18,519,120
18) WORTHINGTON CALIFORNIA INV LLC (2)	\$18,361,840
19) BANTRY BAY PROPERTIES (2)	\$18,062,873
20) AMP CAPITAL TITAN HARBOR BAY PROPERTY (1)	\$17,900,000
21) TIMBER DELL PROPERTIES LLC (12)	\$17,481,529
22) HARBOR BAY LANDING LLC (2)	\$17,130,678
23) EXTRA SPACE PROPERTIES TWO LLC (2)	\$16,639,740
24) FRITO LAY SALES INC (1)	\$16,393,820
25) SOUTHSORE GARDENS LP (2)	\$15,922,678

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 09/17/13 by maheav using sales through 07/31/13 (Version R.1)



THE CITY OF ALAMEDA

2013/14 TOP 25 PROPERTY TAXPAYERS - UNSECURED

Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) WHITNEY EQUIPMENT LLC (1)	\$31,431,716
2) COMCAST OF CALIFORNIA IX INC (6)	\$19,095,653
3) ABBOTT LABORATORIES INC (3)	\$15,163,072
4) CELERA CORPORATION (2)	\$10,918,233
5) SINGULEX INC (4)	\$9,792,485
6) BAY SHIP AND YACHT COMPANY (5)	\$9,263,974
7) ALAMEDA ENTERTAINMENT ASSOCIATES (3)	\$9,144,037
8) CNL INCOME BALLENA MARINA (1)	\$8,885,320
9) STARLIGHT MARINE SERVICES (4)	\$7,713,426
10) PENUMBRA INC (2)	\$6,961,260
11) RESOURCES FOR COMMUNITY DEVELOPMENT (1)	\$6,581,249
12) ENCINAL MARINA LIMITED (2)	\$6,203,075
13) KAISER FOUNDATION HEALTH PLAN (5)	\$5,332,556
14) FORTMAN BASIN LIMITED PARTNERSHIP (1)	\$4,297,609
15) MARQUES BROS EQ RENTAL LLP (1)	\$4,243,744
16) POWER ENGINEERING CONSTRUCTION COMPANY (10)	\$4,088,909
17) DELPHI PRODUCTIONS INC (4)	\$3,960,876
18) NOB HILL GENERAL STORE INC (1)	\$3,478,167
19) SAFEWAY INC (2)	\$3,458,501
20) GREENWAY GOLF ASSOCIATES INC (1)	\$3,118,600
21) DONSUEMOR INC (2)	\$2,980,448
22) PERFORCE SOFTWARE IMC (2)	\$2,975,617
23) AUCTIONS BY THE BAY INC (6)	\$2,879,314
24) JAMESTOWN HARSCH ALAMEDA (3)	\$2,662,327
25) ABB-CONCISE OPTICAL GROUP LLC (1)	\$2,647,594

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 09/17/13 by maheav using sales through 07/31/13 (Version R.1)



THE CITY OF ALAMEDA

SBE ASSESSED NONUNITARY UTILITIES - 2013/14 TAX YEAR

Railroad Company Parcels				Land Value	Improvement Value	Personal Property	Total Value
Parcel	Map Number	TRA	Owner				
0843-01-0069-01	0872-01-067E-25	21-000	Union Pacific Railroad Company	500	0	0	500
0843-01-0069-02	0872-01-142B-06	21-000	Union Pacific Railroad Company	6,300	0	0	6,300
0843-01-0069-03	0872-01-142B-07	21-000	Union Pacific Railroad Company	30,100	0	0	30,100
0843-01-0069-07	0872-01-064G-15	21-004	Union Pacific Railroad Company	1,033,243	0	0	1,033,243
0843-01-0069-08	0872-01-064K-20	21-004	Union Pacific Railroad Company	479,160	0	0	479,160
0843-01-0069-09	0872-01-064L-22	21-004	Union Pacific Railroad Company	220,418	0	0	220,418
0843-01-0069-10	0872-01-065A-02	21-004	Union Pacific Railroad Company	1,102,068	0	0	1,102,068
0843-01-0069-11	0872-01-065A-03	21-004	Union Pacific Railroad Company	2,194,553	0	0	2,194,553
0843-01-0069-12	0872-01-066B-09	21-004	Union Pacific Railroad Company	28,754	0	0	28,754
0843-01-0069-13	0872-01-067D-18	21-004	Union Pacific Railroad Company	591,100	0	0	591,100
0843-01-0069-14	0872-01-067E-22	21-004	Union Pacific Railroad Company	210,980	0	0	210,980
0843-01-0069-15	0872-01-067E-23	21-004	Union Pacific Railroad Company	211,000	0	0	211,000
0843-01-0069-16	0872-01-067E-26	21-004	Union Pacific Railroad Company	35,200	0	0	35,200
0843-01-0069-17	0872-01-067J-33	21-004	Union Pacific Railroad Company	226,520	0	0	226,520
0843-01-0069-18	0872-01-067K-35	21-004	Union Pacific Railroad Company	2,944,656	0	0	2,944,656
0843-01-0069-19	0872-01-126F-33	21-004	Union Pacific Railroad Company	776,248	0	0	776,248
0843-01-0069-20	0872-01-126F-34	21-004	Union Pacific Railroad Company	268,334	0	0	268,334
0843-01-0069-21	0872-01-126H-39	21-004	Union Pacific Railroad Company	135,904	0	0	135,904
18 Railroad Company Parcels				\$10,495,038	\$0	\$0	\$10,495,038



ALAMEDA COUNTY APPEAL EXPERIENCE

Appeals By City - 2009 Through 07/24/2013

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	1,081	379	121	268	313	1,225,596,520	(246,065,864)	20.1%	1,214,933,358
Alameda Unincorporated	2,072	519	435	560	558	657,900,252	(160,090,222)	24.3%	1,547,158,512
Albany	192	57	25	50	60	46,706,954	(5,406,618)	11.6%	91,350,975
Berkeley	1,371	415	190	361	405	1,096,072,411	(190,201,631)	17.4%	1,352,112,603
Dublin	1,482	296	241	658	287	1,895,990,575	(341,487,166)	18.0%	2,464,620,062
Emeryville	696	144	60	287	205	2,137,269,442	(469,810,951)	22.0%	4,006,614,405
Fremont	4,733	1,096	729	1,428	1,480	6,410,847,068	(1,613,743,232)	25.2%	14,214,986,857
Hayward	3,584	1,159	480	955	990	2,400,169,565	(578,605,325)	24.1%	5,580,314,780
Livermore	1,831	458	275	623	475	1,391,142,976	(279,535,609)	20.1%	1,659,628,691
Newark	937	221	129	292	295	1,105,625,604	(273,400,856)	24.7%	4,036,153,120
Oakland	7,376	2,017	1,205	2,091	2,063	4,776,182,092	(979,323,267)	20.5%	7,680,317,614
Piedmont	233	90	31	71	41	156,591,988	(24,140,584)	15.4%	65,170,419
Pleasanton	3,761	1,702	322	418	1,319	3,719,269,857	(1,000,270,129)	26.9%	5,553,511,553
San Leandro	1,487	349	226	388	524	893,379,411	(148,241,121)	16.6%	2,922,408,394
Union City	1,145	288	178	304	375	856,075,271	(179,692,684)	21.0%	1,564,725,167
Totals	31,981	9,190	4,647	8,754	9,390	28,768,819,986	(6,490,015,259)	22.6%	53,954,006,510



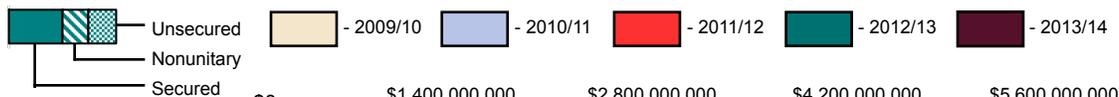
THE CITY OF ALAMEDA

2013/14 PARCEL CHANGE LISTING

Dropped Parcel	Added Parcel	TRA	Use Category	Owner	Situs	Dropped Net Total Value	Added Net Total Value	
071 -0201-005-00		21-004	Residential	Matinog Mark D	2318 Pacific Ave	\$906,651	\$0	
	071 -0201-016-00	21-004	Residential	Matinog Mark D Heirs Of Estate	2318 Pacific Ave	\$0	\$700,000	
	071 -0201-017-00	21-004	Vacant	Matinog Mark D Heirs Of Estate	2318 Pacific Ave	\$0	\$135,000	
073 -0423-001-02		21-004	Commercial	Alameda First National Bank	1414 Webster St	\$1,559,518	\$0	
	073 -0423-001-03	21-004	Commercial	Alameda First National Bank	1414 Webster St	\$0	\$1,590,708	
073 -0423-017-02		21-004	Commercial	Lexie Associates Llc	723 Central Ave	\$927,329	\$0	
	073 -0423-017-04	21-004	Commercial	Lexie Associates Llc And Cushman Christoph	723 Central Ave	\$0	\$772,635	
074 -0905-042-08		21-007	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
074 -0905-042-09		21-007	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
074 -0905-043-02		21-004	Govt. Owned	Community Improvement Commission City Of	Marina Square Loop	\$0	\$0	
	074 -1366-001-00	21-004	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-002-01	21-004	Vacant	Target Corporation	Willie Stargell Ave	\$0	\$13,036,637	
	074 -1366-002-02	21-004	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-003-00	21-007	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-004-00	21-007	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-005-00	21-005	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-006-00	21-007	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-007-00	21-004	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-008-00	21-005	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-009-00	21-004	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
	074 -1366-010-00	21-005	Govt. Owned	Community Improvement Commission City Of	Willie Stargell Ave	\$0	\$0	
6 Dropped Parcels	15 Added Parcels					Totals:	\$3,393,498	\$16,234,980

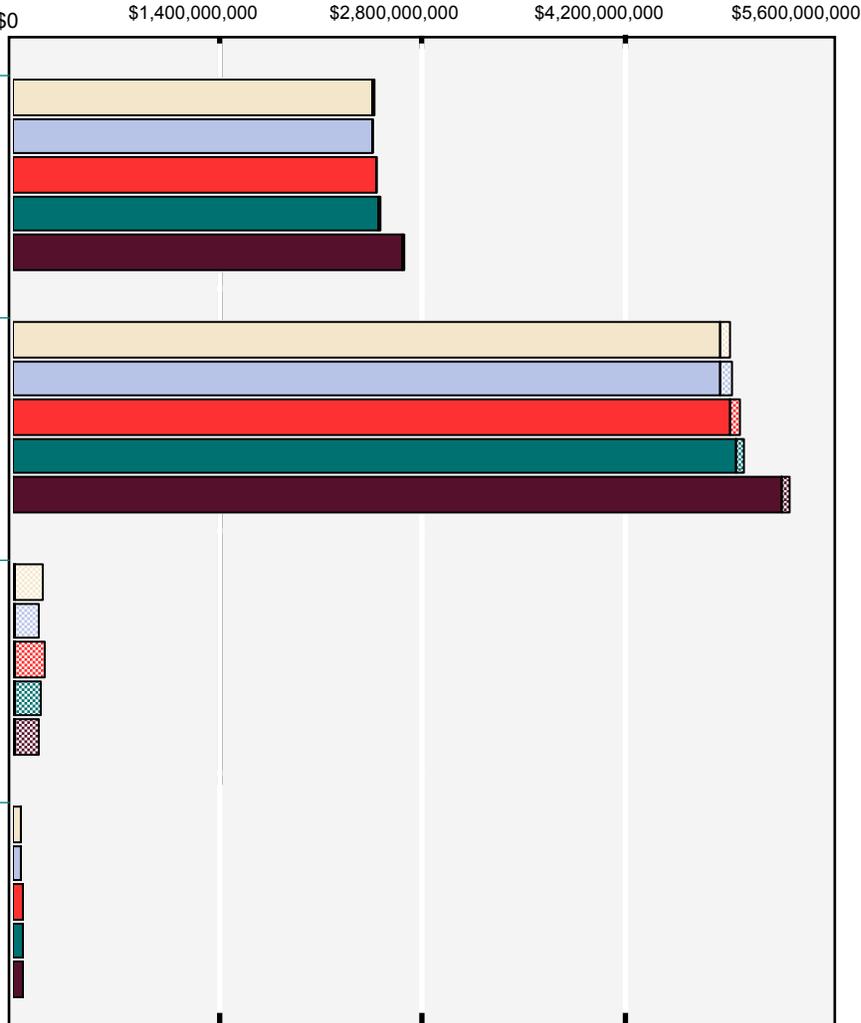


THE CITY OF ALAMEDA ALAMEDA CITY GENERAL FUND 2009/10 TO 2013/14 ASSESSED VALUES



Land

\$2,480,327,678
\$2,476,340,253
\$2,505,151,465
\$2,521,733,579
\$2,685,162,118

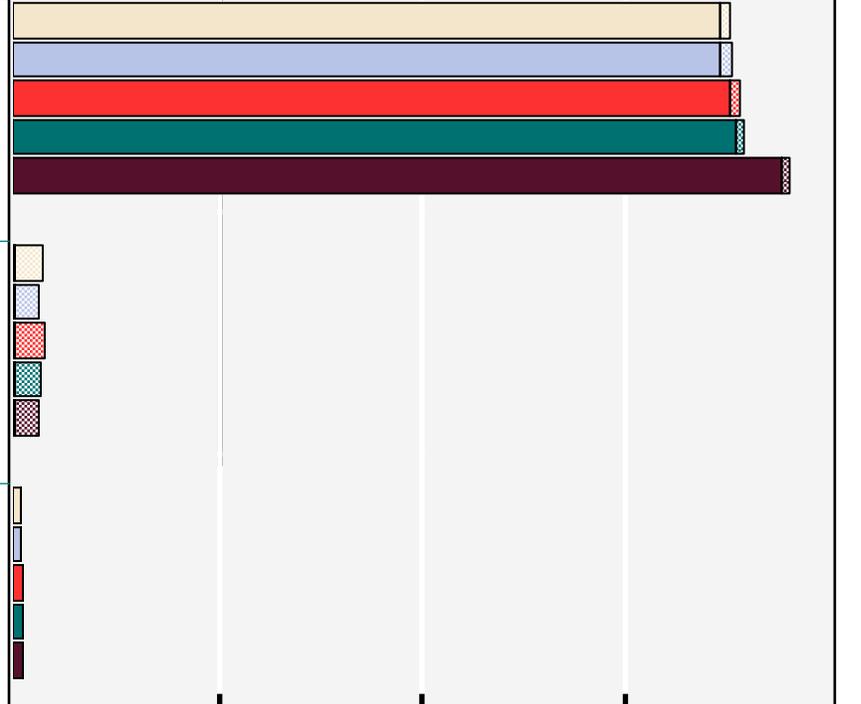


Percent Change Agency | County

|
-0.2% | -1.4%
1.2% | 0.3%
0.7% | 1.8%
6.5% | 4.6%

Improvements

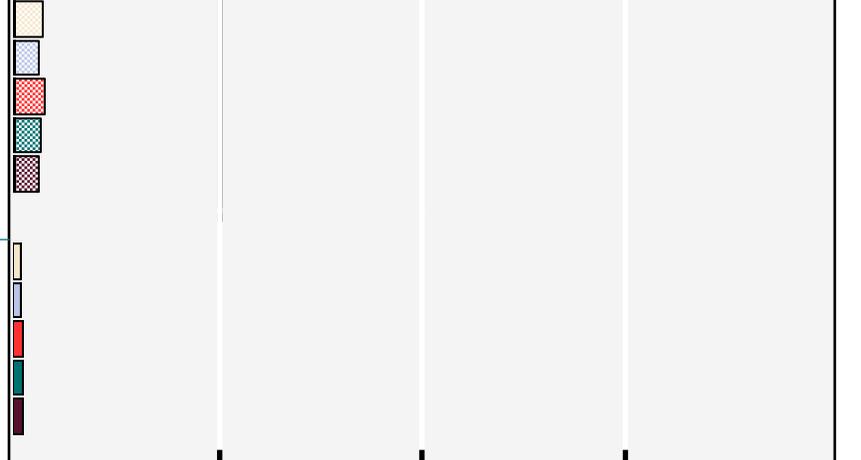
\$4,929,135,280
\$4,938,929,066
\$4,995,730,397
\$5,026,830,600
\$5,340,803,710



|
0.2% | -1.2%
1.2% | 0.6%
0.6% | 2.2%
6.2% | 5.6%

Personal Property

\$210,153,780
\$171,872,016
\$220,917,471
\$189,214,971
\$172,889,260



|
-18.2% | -3.1%
28.5% | -1.0%
-14.4% | 8.0%
-8.6% | 5.7%

Exemptions

\$59,770,034
\$58,930,715
\$63,576,582
\$68,822,080
\$65,985,497



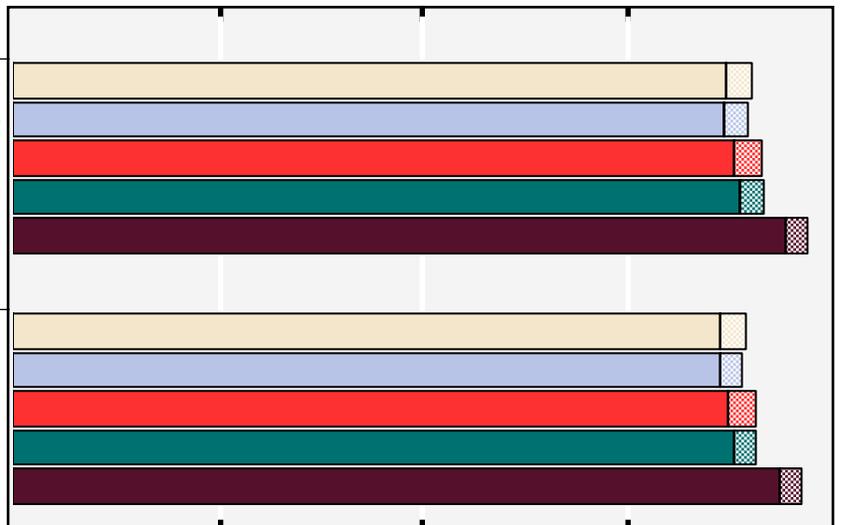
|
-1.4% | 5.8%
7.9% | 13.2%
8.3% | 4.2%
-4.1% | 10.7%

\$2,100,000,000 | \$4,200,000,000 | \$6,300,000,000 | \$8,400,000,000

Agency | County

Gross Assessed

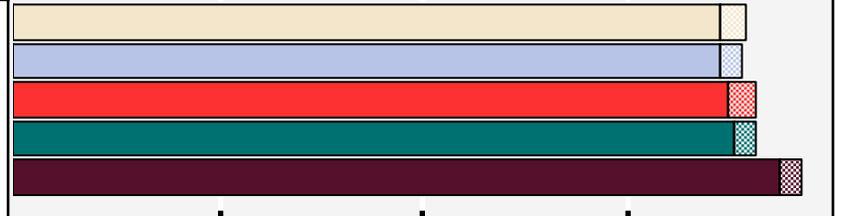
\$7,619,616,738
\$7,587,141,335
\$7,721,799,333
\$7,737,779,150
\$8,198,855,088



|
-0.4% | -1.4%
1.8% | 0.4%
0.2% | 2.3%
6.0% | 5.3%

Net Taxable Value

\$7,559,846,704
\$7,528,210,620
\$7,658,222,751
\$7,668,957,070
\$8,132,869,591



|
-0.4% | -1.6%
1.7% | 0.0%
0.1% | 2.3%
6.0% | 5.1%



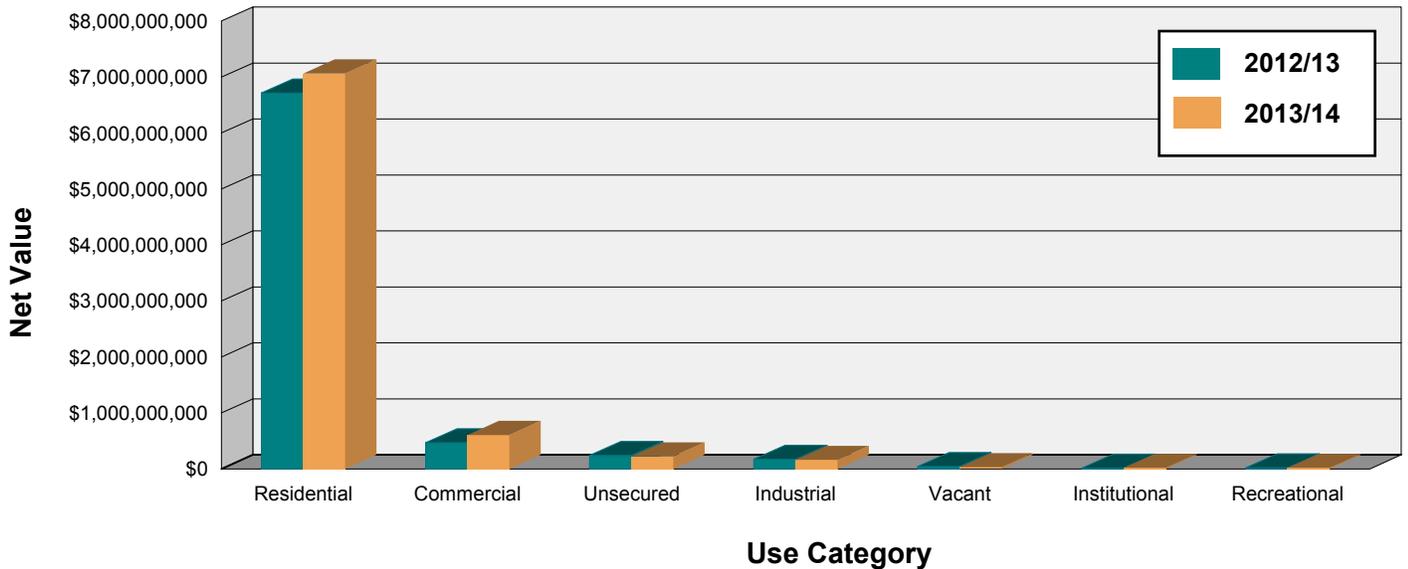
**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 GROWTH BY USE CATEGORY**

2012/13 to 2013/14 Value Growth by Use Category

Category	2012/13 Net Taxable Value		2013/14 Net Taxable Value			\$ Change	% Change
Residential	17,680	\$6,713,172,110	17,681	\$7,064,032,666	(86.9%)	\$350,860,556	5.2%
Commercial	249	\$468,931,111	254	\$606,090,208	(7.5%)	\$137,159,097	29.2%
Unsecured	[1,736]	\$239,491,985	[1,727]	\$225,856,322	(2.8%)	-\$13,635,663	-5.7%
Industrial	31	\$171,197,158	30	\$162,529,242	(2.0%)	-\$8,667,916	-5.1%
Vacant	95	\$44,299,265	89	\$33,096,196	(0.4%)	-\$11,203,069	-25.3%
Institutional	61	\$12,581,289	62	\$21,569,325	(0.3%)	\$8,988,036	71.4%
Recreational	12	\$19,247,252	12	\$19,658,732	(0.2%)	\$411,480	2.1%
SBE Nonunitary	[3]	\$36,900	[3]	\$36,900	(0.0%)	\$0	0.0%
Exempt	210	\$0	210	\$0	(0.0%)	\$0	> 999.9%
TOTALS	18,338	\$7,668,957,070	18,338	\$8,132,869,591	(100.0%)	\$463,912,521	6.0%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category





**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 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 -1200-029-05	Commercial	Jamestown Harsch Alameda Towne Centre	2130 S Shore Center Rd	\$134,627,401	+\$87,912,694	+188%
074 -1362-050-00	Commercial	Vf Outdoor Inc	2601 Harbor Bay Pkwy	\$10,663,794	+\$7,974,719	+297%
074 -1362-053-00	Commercial	Vf Outdoor Inc	2901 Harbor Bay Pkwy	\$10,617,894	+\$7,928,819	+295%
074 -1362-052-00	Commercial	Vf Outdoor Inc	2801 Harbor Bay Pkwy	\$10,174,194	+\$7,485,119	+278%
074 -1362-049-02	Commercial	Stacy And Witbeck Inc	2800 Harbor Bay Pkwy	\$6,115,308	+\$5,535,438	+955%
074 -1362-051-00	Commercial	Vf Outdoor Inc	2701 Harbor Bay Pkwy	\$6,450,072	+\$4,493,497	+230%
074 -1200-029-04	Commercial	Jamestown Harsch Alameda Towne Centre	South Shore Center Rd	\$6,533,712	+\$3,383,919	+107%
074 -1200-002-03	Commercial	Jamestown Harsch Alameda Towne Centre	2340 Otis Dr	\$6,745,476	+\$3,217,044	+91%
074 -1339-007-00	Commercial	Amp Capital Titan Harbor Bay Property Llc	1420 Harbor Bay Pkwy	\$17,900,000	+\$2,900,000	+19%
074 -1359-018-01	Industrial	Peets Operating Company	2001 Harbor Bay Pkwy	\$38,756,535	+\$2,825,085	+8%
074 -1200-002-19	Commercial	Jamestown Harsch Alameda Towne Centre	2260 Otis Dr	\$2,913,120	+\$2,509,488	+622%
074 -1359-010-00	Industrial	G8 Harbor Technology Llc	2000 N Loop Rd	\$2,450,000	+\$2,450,000	+9,999%
074 -1200-002-20	Commercial	Jamestown Harsch Alameda Towne Centre	2270 Otis Dr	\$2,632,212	+\$2,187,032	+491%
074 -1200-002-16	Commercial	Jamestown Harsch Alameda Towne Centre	325 Park St	\$2,705,040	+\$2,103,072	+349%
074 -1200-002-22	Commercial	Jamestown Harsch Alameda Towne Centre	2130 Otis Dr	\$2,455,344	+\$1,988,033	+425%
074 -0436-028-03	Residential	612 Buena Vista Avenue Llc	580 Buena Vista Ave	\$2,502,518	+\$1,899,357	+315%
074 -0427-030-00	Residential	Hultgren Susan S And Susan S	620 Santa Clara Ave	\$2,462,278	+\$1,792,076	+267%
074 -1285-326-00	Commercial	Hultgren Susan S	512 Westline Dr	\$3,000,000	+\$1,771,769	+144%
074 -0453-001-05	Residential	Kw Alameda Llc	1826 Poggi St	\$60,680,252	+\$1,470,579	+2%
074 -0431-028-04	Residential	612 Buena Vista Avenue Llc	612 Buena Vista Ave	\$1,601,713	+\$1,212,102	+311%
074 -1200-002-15	Commercial	Jamestown Harsch Alameda Towne Centre	2375 Shore Line Dr	\$2,496,960	+\$1,134,732	+83%
074 -0431-028-05	Residential	612 Buena Vista Avenue Llc	600 Buena Vista Ave	\$1,402,068	+\$1,026,953	+274%
071 -0218-013-00	Residential	Cheong Kin M And Miao Jean	2229 Central Ave	\$1,140,644	+\$969,883	+568%
074 -0462-001-02	Residential	Woodstock Homes Corporation	Pacific Ave	\$7,840,564	+\$864,951	+12%
071 -0248-015-00	Residential	Benhad Properties Llc	2029 Central Ave	\$994,982	+\$857,214	+622%
072 -0340-020-00	Residential	Iton Anthony B And Owens Levis	1226 Sherman St	\$950,000	+\$848,721	+838%
073 -0389-015-02	Residential	Saah Joseph And Nunan Shary Trust	1501 Verdi St	\$1,010,025	+\$839,320	+492%
074 -1285-080-00	Residential	South Shore Beach And Tennis Club	300 Westline Dr	\$11,425,173	-\$900,062	-7%
074 -1337-041-00	Commercial	Amstar 105 Llc	1701 Harbor Bay Pkwy	\$6,361,740	-\$1,140,232	-15%
074 -1285-081-00	Residential	South Shore Beach And Tennis Club	410 Westline Dr	\$15,107,387	-\$1,320,452	-8%
074 -1337-005-03	Commercial	Fhg7 Llc	1501 Harbor Bay Pkwy	\$3,570,000	-\$1,454,790	-29%
074 -1359-012-01	Industrial	Bergman Lorin D	2060 N Loop Rd	\$3,125,000	-\$1,566,660	-33%
074 -1200-008-09	Commercial	Ventas Realty Limited Partnership	400 Willow St	\$5,700,000	-\$1,700,000	-23%
074 -1200-002-27	Commercial	Jamestown Harsch Alameda Towne Centre	2201 S Shore Ctr	\$19,500,000	-\$2,030,040	-9%
074 -1337-042-00	Commercial	Amstar 105 Llc	1601 Harbor Bay Pkwy	\$5,420,280	-\$2,032,383	-27%
074 -1337-040-00	Industrial	Amstar 105 Llc	1750 N Loop Rd 125	\$7,860,120	-\$2,039,880	-21%
074 -1337-038-00	Commercial	Amstar 105 Llc	1851 Harbor Bay Pkwy	\$8,420,100	-\$3,156,007	-27%
074 -1337-007-10	Commercial	Amstar 105 Llc	1801 Harbor Bay Pkwy 125	\$8,752,620	-\$3,280,438	-27%
074 -1337-039-00	Commercial	Amstar 105 Llc	1751 Harbor Bay Pkwy	\$10,105,140	-\$3,788,364	-27%
074 -1339-026-00	Institutional	Gracepoint Fellowship Church	1255 Harbor Bay Pkwy	\$8,108,400	-\$4,545,054	-36%

Data Source: Alameda County Assessor 2012/13 And 2013/14 Secured Tax Rolls

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Prepared On 10/3/2013 By MV



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

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		Denied
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		
2013	Jamestown Harsch Alameda Towne Centre Lr	45,333,569	89,293,832	0	0	134,627,401	0		
074 -1362-050-00 2601 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,831,500	0	0	2,689,075	0	37,163,000 F	
2013	Vf Outdoor Inc	2,142,000	8,521,794	0	0	10,663,794	0		
074 -1362-053-00 2901 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,831,500	0	0	2,689,075	0	37,163,000 F	
2013	Vf Outdoor Inc	2,096,100	8,521,794	0	0	10,617,894	0		
074 -1362-052-00 2801 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,831,500	0	0	2,689,075	0	37,163,000 F	
2013	Vf Outdoor Inc	1,652,400	8,521,794	0	0	10,174,194	0		
074 -1362-049-02 2800 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Alameda Waterfront Development Investors li	579,870	0	0	0	579,870	0		
2013	Stacy And Witbeck Inc	1,428,000	4,687,308	0	0	6,115,308	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	



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 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
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	Gracepoint Fellowship Church	3,137,220	9,516,234	0	0	12,653,454	0	8,108,500 F	
2013	Gracepoint Fellowship Church	2,459,000	5,649,400	0	0	8,108,400	0		

074 -1362-051-00 2701 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Vf Outdoor Inc	857,575	1,099,000	0	0	1,956,575	0	37,163,000 F	
2013	Vf Outdoor Inc	1,448,400	5,001,672	0	0	6,450,072	0		

074 -1337-039-00 1751 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Waterfront Investors Llc	1,406,172	3,448,110	0	0	4,854,282	0		
2006	Alameda Waterfront Invtrs Llc	1,434,295	3,517,072	0	0	4,951,367	0		
2007	Alameda Waterfront Investors Llc	2,652,000	9,078,000	0	0	11,730,000	0		
2008	Alameda Waterfront Investors Llc	2,705,040	9,259,560	0	0	11,964,600	0		
2009	Alameda Waterfront Investors Llc	2,759,120	10,792,404	0	0	13,551,524	0		
2010	Alameda Waterfront Investors Llc	2,752,568	10,766,775	0	0	13,519,343	0		\$-3,844,343
2011	Amstar-105 Llc	2,773,290	10,847,830	0	0	13,621,120	0		Denied
2012	Amstar-105 Llc	2,828,748	11,064,756	0	0	13,893,504	0	46,000,000 F	
2013	Amstar 105 Llc	3,090,600	7,014,540	0	0	10,105,140	0		

074 -1200-029-04 South Shore Center Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Harsch Investment Corporation	72,665	205,146	196,174	0	473,985	0		
2000	Harsch Investment Corporation	74,118	2,620,953	201,619	0	2,896,690	0		
2001	Harsch Investment Corporation	75,600	2,661,562	201,773	0	2,938,935	0		
2002	Harsch Investment Realty Llc Series C	77,112	2,685,311	190,980	0	2,953,403	0		
2003	Harsch Investment Realty Llc Series C	78,655	2,790,634	278,330	0	3,147,619	0		
2004	Harsch Investment Realty Llc Series C	80,123	2,824,916	287,577	0	3,192,616	0		
2005	Harsch Investment Realty Llc Series C	81,724	3,338,140	255,202	0	3,675,066	0		\$-3,339,564
2006	Harsch Investment Realty Llc Series C	83,359	3,823,329	237,432	0	4,144,120	0		\$-3,060,324
2007	Harsch Investment Realty Llc Series C	85,026	3,829,202	243,479	0	4,157,707	0		
2008	Harsch Investment Realty Llc Series C	86,726	3,117,083	1,040,775	0	4,244,584	0		Pending

Data Source: Alameda County Assessor 2013/14 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1200-029-04 South Shore Center Rd (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2009	Harsch Investment Realty Llc Series C	88,460	3,090,794	4,230,986	0	7,410,240	0		
2010	Jamestown Harsch Alameda Towne	88,250	2,976,725	0	0	3,064,975	0		
2011	Jamestown Harsch Alameda Towne	88,915	2,999,125	0	0	3,088,040	0	156,000,000 F	
2012	Harsch Investment Realty Llc Series C	90,693	3,059,100	0	0	3,149,793	0		
2013	Jamestown Harsch Alameda Towne Centre Lr	1,352,520	5,181,192	0	0	6,533,712	0		
074 -1337-007-10 1801 Harbor Bay Pkwy 125									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2004	Srm-Pccp Harbor Associates Llc	1,296,969	5,755,180	0	0	7,052,149	0		
2005	Alameda Waterfront Investors Llc	1,322,909	2,987,249	0	0	4,310,158	0		
2006	Alameda Waterfront Invtrs Llc	1,349,367	3,046,994	0	0	4,396,361	0		
2007	Alameda Waterfront Investors Llc	2,244,000	8,058,000	0	0	10,302,000	0		
2008	Alameda Waterfront Investors Llc	2,288,880	8,219,160	0	0	10,508,040	0		
2009	Alameda Waterfront Investors Llc	2,334,640	9,402,232	0	0	11,736,872	0		\$-2,191,872
2010	Alameda Waterfront Investors Llc	2,329,096	9,379,904	0	0	11,709,000	0		\$-3,799,000
2011	Amstar-105 Llc	2,346,630	9,450,519	0	0	11,797,149	0		Denied
2012	Amstar-105 Llc	2,393,556	9,639,502	0	0	12,033,058	0	46,000,000 F	
2013	Amstar 105 Llc	2,606,100	6,146,520	0	0	8,752,620	0		
074 -1200-002-03 2340 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Utah International Inc	238,013	0	0	0	238,013	0		
1995	Utah International Inc	240,851	0	0	0	240,851	0		
1996	Utah International Inc	243,524	0	0	0	243,524	0		
1997	Utah International Inc	248,391	0	0	0	248,391	0		
1998	Utah International Inc	253,358	0	0	0	253,358	0		
1999	Utah International Inc	258,057	0	0	0	258,057	0		
2000	Utah International Inc	263,218	0	0	0	263,218	0		
2001	Utah International Inc	268,481	0	0	0	268,481	0		
2002	Utah International Inc	273,851	0	0	0	273,851	0		
2003	Utah International Inc	279,329	0	0	0	279,329	0		
2004	Utah International Inc	284,543	0	0	0	284,543	0		
2005	Utah International Inc	290,233	0	0	0	290,233	0		
2006	Utah International Inc	296,036	0	0	0	296,036	0		
2007	Utah International Inc	301,956	3,006,000	0	0	3,307,956	0		
2008	Utah International Inc	307,995	3,066,120	0	0	3,374,115	0		
2009	Utah International Inc	314,155	3,127,442	0	0	3,441,597	0		
2010	Jamestown Harsch Alameda Towne	313,409	3,120,017	0	0	3,433,426	0		
2011	Jamestown Harsch Alameda Towne	315,768	3,143,494	0	0	3,459,262	0	156,000,000 F	
2012	Utah International Inc	322,083	3,206,349	0	0	3,528,432	0		
2013	Jamestown Harsch Alameda Towne Centre Lr	2,393,556	4,351,920	0	0	6,745,476	0		
074 -1337-038-00 1851 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
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1337-038-00 1851 Harbor Bay Pkwy (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Waterfront Investors Llc	1,138,218	2,874,360	0	0	4,012,578	0		
2006	Alameda Waterfront Invtrs Llc	1,160,982	2,931,847	0	0	4,092,829	0		
2007	Alameda Waterfront Investors Llc	2,142,000	7,446,000	0	0	9,588,000	0		
2008	Alameda Waterfront Investors Llc	2,184,840	7,594,920	0	0	9,779,760	0		
2009	Alameda Waterfront Investors Llc	2,228,520	9,062,648	0	0	11,291,168	0		
2010	Alameda Waterfront Investors Llc	2,223,228	9,041,127	0	0	11,264,355	0		\$-1,051,168
2011	Amstar-105 Llc	2,239,965	9,109,191	0	0	11,349,156	0		\$-3,399,355
2012	Amstar-105 Llc	2,284,758	9,291,349	0	0	11,576,107	0	46,000,000F	Denied
2013	Amstar 105 Llc	2,504,100	5,916,000	0	0	8,420,100	0		

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		
2012	Amp Capital Titan Harbor Bay Property Llc	4,000,000	11,000,000	0	0	15,000,000	0		
2013	Amp Capital Titan Harbor Bay Property Llc	4,000,000	13,900,000	0	0	17,900,000	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
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		
2013	Peets Operating Company	6,293,964	28,060,077	4,402,494	0	38,756,535	0		



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1200-002-19 2260 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	144,238	154,036	0	0	298,274	0		
1995	Harsh Investment Corporation	145,960	155,876	0	0	301,836	0		
1996	Harsh Investment Corporation	147,583	157,609	0	0	305,192	0		
1997	Harsh Investment Corporation	150,530	160,757	0	0	311,287	0		
1998	Harsh Investment Corporation	153,544	163,975	0	0	317,519	0		
1999	Harsh Investment Corporation	156,386	167,010	0	0	323,396	0		
2000	Harsh Investment Corporation	159,514	170,350	0	0	329,864	0		
2001	Harsh Investment Corporation	162,704	173,757	0	0	336,461	0		
2002	Harsch Investment Realty Llc Series C	165,959	177,233	0	0	343,192	0		
2003	Harsch Investment Realty Llc Series C	169,277	180,777	0	0	350,054	0		
2004	Harsch Investment Realty Llc Series C	172,437	184,152	0	0	356,589	0		
2005	Harsch Investment Realty Llc Series C	175,884	187,833	0	0	363,717	0		
2006	Harsch Investment Realty Llc Series C	179,400	191,588	0	0	370,988	0		
2007	Harsch Investment Realty Llc Series C	182,988	195,420	0	0	378,408	0		
2008	Harsch Investment Realty Llc Series C	186,648	199,328	0	0	385,976	0		
2009	Harsch Investment Realty Llc Series C	190,381	203,314	0	0	393,695	0		
2010	Jamestown Harsch Alameda Towne	189,929	202,832	0	0	392,761	0		
2011	Jamestown Harsch Alameda Towne	191,359	204,359	0	0	395,718	0	156,000,000 F	
2012	Harsh Investment Realty Llc Series C	195,186	208,446	0	0	403,632	0		
2013	Jamestown Harsch Alameda Towne Centre Lf	1,040,400	1,872,720	0	0	2,913,120	0		

074 -1359-010-00 2000 N Loop Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2006	Waterfront Bts Epc Llc	574,030	0	0	0	574,030	0		
2007	Berkland Baptist Church	800,000	1,911,300	0	0	2,711,300	0		
2008	Berkland Baptist Church	816,000	1,949,526	0	0	2,765,526	0		
2009	Berkland Baptist Church	832,320	2,498,516	0	3,330,836	0	0		
2010	Berkland Baptist Church	830,344	2,492,585	0	3,322,929	0	0		
2011	Berkland Baptist Church	836,592	2,511,342	0	3,347,934	0	0		
2012	G8 Harbor Technology Llc	853,320	2,561,558	0	3,414,878	0	0	2,586,000 F	
2013	G8 Harbor Technology Llc	1,000,000	1,450,000	0	0	2,450,000	0		

074 -1200-002-20 2270 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	103,736	225,241	0	0	328,977	0		
1995	Harsh Investment Corporation	104,975	227,930	0	0	332,905	0		
1996	Harsh Investment Corporation	106,142	230,464	0	0	336,606	0		
1997	Harsh Investment Corporation	108,262	235,067	0	0	343,329	0		
1998	Harsh Investment Corporation	110,430	239,774	0	0	350,204	0		
1999	Harsh Investment Corporation	112,473	244,211	0	0	356,684	0		
2000	Harsh Investment Corporation	114,723	249,096	0	0	363,819	0		
2001	Harsh Investment Corporation	117,017	254,078	0	0	371,095	0		
2002	Harsch Investment Relaty Llc Series C	119,358	259,160	0	0	378,518	0		
2003	Harsch Investment Relaty Llc Series C	121,745	264,343	0	0	386,088	0		

Data Source: Alameda County Assessor 2013/14 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1200-002-20 2270 Otis Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2004	Harsch Investment Relaty Llc Series C	124,017	269,277	0	0	393,294	0		
2005	Harsch Investment Relaty Llc Series C	126,496	274,660	0	0	401,156	0		
2006	Harsch Investment Relaty Llc Series C	129,025	280,152	0	0	409,177	0		
2007	Harsch Investment Relaty Llc Series C	131,605	285,754	0	0	417,359	0		
2008	Harsch Investment Relaty Llc Series C	134,237	291,469	0	0	425,706	0		
2009	Harsch Investment Relaty Llc Series C	136,922	297,299	0	0	434,221	0		
2010	Jamestown Harsch Alameda Towne	136,597	296,594	0	0	433,191	0		
2011	Jamestown Harsch Alameda Towne	137,626	298,827	0	0	436,453	0	156,000,000F	
2012	Harsch Investment Relaty Llc Series C	140,378	304,802	0	0	445,180	0		
2013	Jamestown Harsch Alameda Towne Centre Lf	728,280	1,903,932	0	0	2,632,212	0		

074 -1200-002-16 325 Park St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	84,097	360,754	0	0	444,851	0		
1995	Harsh Investment Corporation	85,095	365,037	0	0	450,132	0		
1996	Harsh Investment Corporation	86,038	369,083	0	0	455,121	0		
1997	Harsh Investment Corporation	87,766	376,494	0	0	464,260	0		
1998	Harsh Investment Corporation	89,517	384,006	0	0	473,523	0		
1999	Harsh Investment Corporation	91,178	391,128	0	0	482,306	0		
2000	Harsh Investment Corporation	93,001	398,951	0	0	491,952	0		
2001	Harsh Investment Corporation	94,861	406,929	0	0	501,790	0		
2002	Harsch Investment Realty Llc Series C	96,759	415,071	0	0	511,830	0		
2003	Harsch Investment Realty Llc Series C	98,693	423,369	0	0	522,062	0		
2004	Harsch Investment Realty Llc Series C	100,536	431,273	0	0	531,809	0		
2005	Harsch Investment Realty Llc Series C	102,545	439,896	0	0	542,441	0		
2006	Harsch Investment Realty Llc Series C	104,595	448,693	0	0	553,288	0		
2007	Harsch Investment Realty Llc Series C	106,687	457,665	0	0	564,352	0		
2008	Harsch Investment Realty Llc Series C	108,821	466,817	0	0	575,638	0		
2009	Harsch Investment Realty Llc Series C	110,997	476,152	0	0	587,149	0		
2010	Jamestown Harsch Alameda Towne	110,734	475,023	0	0	585,757	0		
2011	Jamestown Harsch Alameda Towne	111,568	478,600	0	0	590,168	0	156,000,000F	
2012	Harsch Investment Realty Llc Series C	113,798	488,170	0	0	601,968	0		
2013	Jamestown Harsch Alameda Towne Centre Lf	832,320	1,872,720	0	0	2,705,040	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		Denied
2012	Amstar-105 Llc	5,500,000	4,400,000	0	0	9,900,000	0	46,000,000F	

Data Source: Alameda County Assessor 2013/14 Secured Tax Rolls

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1337-040-00 1750 N Loop Rd 125 (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2013	Amstar 105 Lic	3,570,000	4,290,120	0	0	7,860,120	0		
074 -1337-042-00 1601 Harbor Bay Pkwy									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Alameda Waterfront Investors Llc	810,787	1,850,879	0	0	2,661,666	0		
2006	Alameda Waterfront Invtrs Llc	827,003	1,887,897	0	0	2,714,900	0		
2007	Alameda Waterfront Investors Llc	1,530,000	4,692,000	0	0	6,222,000	0		
2008	Alameda Waterfront Investors Llc	1,560,600	4,785,840	0	0	6,346,440	0		
2009	Alameda Waterfront Investors Llc	1,591,800	5,677,420	0	0	7,269,220	0		\$-1,054,220
2010	Alameda Waterfront Investors Llc	1,588,020	5,663,938	0	0	7,251,958	0		\$-2,141,958
2011	Amstar-105 Lic	1,599,975	5,706,577	0	0	7,306,552	0		Denied
2012	Amstar-105 Lic	1,631,970	5,820,693	0	0	7,452,663	0	46,000,000 F	
2013	Amstar 105 Lic	1,664,640	3,755,640	0	0	5,420,280	0		
074 -1200-002-27 2201 S Shore Ctr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	135,018	1,097,166	0	0	1,232,184	0		
1995	Harsh Investment Corporation	136,628	1,110,248	0	0	1,246,876	0		
1996	Harsh Investment Corporation	138,144	1,122,570	0	0	1,260,714	0		
1997	Harsh Investment Corporation	140,905	1,145,007	0	0	1,285,912	0		
1998	Harsh Investment Corporation	143,723	1,167,901	0	0	1,311,624	0		
1999	Harsh Investment Corporation	146,389	1,189,563	0	0	1,335,952	0		
2000	Harsh Investment Corporation	149,316	1,213,355	0	0	1,362,671	0		
2001	Harsh Investment Corporation	152,302	1,237,618	0	0	1,389,920	0		
2002	Harsch Investment Realty Llc Series C	155,348	1,262,368	0	0	1,417,716	0		
2003	Harsch Investment Realty Llc Series C	158,455	1,287,620	0	0	1,446,075	0		
2004	Harsch Investment Realty Llc Series C	161,413	1,311,655	0	0	1,473,068	0		
2005	Harsch Investment Realty Llc Series C	164,639	1,337,882	0	0	1,502,521	0		
2006	Harsch Investment Realty Llc Series C	167,931	1,364,632	0	0	1,532,563	0		
2007	Harsch Investment Realty Llc Series C	171,290	1,391,922	0	0	1,563,212	0		
2008	Harsch Investment Realty Llc Series C	174,715	1,419,760	0	0	1,594,475	0		
2009	Harsch Investment Realty Llc Series C	178,210	1,448,155	0	0	1,626,365	0		
2010	Jamestown Harsch Alameda Towne	2,494,075	18,456,155	105,151	0	21,055,381	0		\$-1,555,381
2011	Jamestown Harsch Alameda Towne	2,512,850	18,595,090	0	0	21,107,940	0	156,000,000 F	Denied
2012	Harsch Investment Realty Llc Series C	2,563,100	18,966,940	0	0	21,530,040	0		Pending
2013	Jamestown Harsch Alameda Towne Centre Lr	4,875,000	14,625,000	0	0	19,500,000	0		
074 -1200-002-22 2130 Otis Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Harsh Investment Corporation	57,700	287,635	0	0	345,335	0		
1995	Harsh Investment Corporation	58,388	291,064	0	0	349,452	0		
1996	Harsh Investment Corporation	59,036	294,294	0	0	353,330	0		
1997	Harsh Investment Corporation	60,216	300,177	0	0	360,393	0		
1998	Harsh Investment Corporation	61,420	306,179	0	0	367,599	0		

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -1200-002-22 2130 Otis Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Harsh Investment Corporation	62,559	311,858	0	0	374,417	0		
2000	Harsh Investment Corporation	63,810	318,095	0	0	381,905	0		
2001	Harsh Investment Corporation	65,086	324,456	0	0	389,542	0		
2002	Harsch Investment Realty Llc Series C	66,388	330,944	0	0	397,332	0		
2003	Harsch Investment Realty Llc Series C	67,716	337,564	0	0	405,280	0		
2004	Harsch Investment Realty Llc Series C	68,980	343,865	0	0	412,845	0		
2005	Harsch Investment Realty Llc Series C	70,358	350,740	0	0	421,098	0		
2006	Harsch Investment Realty Llc Series C	71,765	357,753	0	0	429,518	0		
2007	Harsch Investment Realty Llc Series C	73,200	364,907	0	0	438,107	0		
2008	Harsch Investment Realty Llc Series C	74,664	372,206	0	0	446,870	0		
2009	Harsch Investment Realty Llc Series C	76,157	379,650	0	0	455,807	0		
2010	Jamestown Harsch Alameda Towne	75,977	378,749	0	0	454,726	0		
2011	Jamestown Harsch Alameda Towne	76,549	381,601	0	0	458,150	0	156,000,000 F	
2012	Harsch Investment Realty Llc Series C	78,080	389,231	0	0	467,311	0		
2013	Jamestown Harsch Alameda Towne Centre Lr	884,340	1,571,004	0	0	2,455,344	0		

074 -0436-028-03 580 Buena Vista Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Bruzzone Russell J	255,682	188,136	2,240	0	446,058	0		
1995	Bruzzone Russell J	258,735	190,382	2,240	0	451,357	0		
1996	Bruzzone Russell J	261,612	192,499	2,240	0	456,351	0		
1997	Bruzzone Russell J	266,837	196,344	2,240	0	465,421	0		
1998	Bruzzone Russell J	272,180	200,275	2,240	0	474,695	0		
1999	Bruzzone Russell J	277,217	203,982	2,240	0	483,439	0		
2000	Bruzzone Russell J	282,761	208,061	2,240	0	493,062	0		
2001	Bruzzone Russell J	288,417	212,223	2,240	0	502,880	0		
2002	Bruzzone Russell J	294,186	216,468	2,240	0	512,894	0		
2003	Bruzzone Russell J	300,069	220,797	2,240	0	523,106	0		
2004	Bruzzone Russell J	305,670	224,918	7,080	0	537,668	0		
2005	Bruzzone Russell J	311,781	229,415	7,080	0	548,276	0		
2006	Bruzzone Russell J	318,016	234,002	7,080	0	559,098	0		
2007	Bruzzone Joan E Trust	324,376	238,682	4,200	0	567,258	0		
2008	Bruzzone Joan E Trust	330,864	243,456	4,200	0	578,520	0		
2009	Bruzzone Joan E Trust	337,480	248,325	4,200	0	590,005	0		
2010	Bruzzone Joan E Trust	336,680	247,736	2,572	0	586,988	0		
2011	Bruzzone Joan E Trust	339,214	249,600	2,572	0	591,386	0		
2012	612 Buena Vista Avenue Llc	345,997	254,592	2,572	0	603,161	0		
2013	612 Buena Vista Avenue Llc	625,000	1,875,000	2,518	0	2,502,518	0		

074 -0427-030-00 620 Santa Clara Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Sutter John H And Eloiuise C	306,654	186,711	3,360	0	496,725	0		
1995	Sutter John H And Eloiuise C	310,290	188,925	3,360	0	502,575	0		
1996	Sutter John H And Eloiuise C	313,741	191,026	3,360	0	508,127	0		

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

074 -0427-030-00 620 Santa Clara Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1997	Sutter John H And Eloise C	320,023	194,851	3,360	0	518,234	0		
1998	Sutter John H And Eloise C	326,420	198,746	3,360	0	528,526	0		
1999	Sutter John H And Eloise C	332,465	202,426	3,360	0	538,251	0		
2000	Sutter John H And Eloise C	339,114	206,475	3,360	0	548,949	0		
2001	Sutter John H And Eloise C Trust	345,898	210,605	3,360	0	559,863	0		
2002	Sutter John H And Eloise C Trs	352,815	214,817	3,360	0	570,992	0		
2003	Sutter John H And Eloise C Trs	359,872	219,114	13,332	0	592,318	0		
2004	Sutter John H And Eloise C Trs	366,588	223,203	13,200	0	602,991	0		
2005	Sutter John H And Eloise C Trs	373,919	227,664	13,200	0	614,783	0		
2006	Sutter John H And Eloise C Trs	381,397	232,217	4,795	0	618,409	0		
2007	Sutter John H And Eloise C Trs	389,025	236,862	4,795	0	630,682	0		
2008	Sutter John H And Eloise C Trs	396,805	241,599	4,795	0	643,199	0		
2009	Sutter John H And Eloise C Trust	404,738	246,429	5,095	0	656,262	0		
2010	Sutter John H And Eloise C Trust	403,779	245,844	5,095	0	654,718	0		
2011	Sutter John H And Eloise C Trust	406,819	247,695	5,095	0	659,609	0		
2012	Hultgren Susan S	414,955	252,649	2,598	0	670,202	0		
2013	Hultgren Susan S And Susan S	660,023	1,799,657	2,598	0	2,462,278	0		

074 -1285-326-00 512 Westline Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1994	Sutter John H And Eloise C Vendee	272,305	635,377	0	0	907,682	0		
1995	Sutter John H And Eloise C Vendee	275,546	642,940	0	0	918,486	0		
1996	Sutter John H And Eloise C Vendee	278,590	650,043	0	0	928,633	0		
1997	Sutter John H And Eloise C Vendee	284,174	663,074	0	0	947,248	0		
1998	Sutter John H And Eloise C Vendee	289,847	676,309	0	0	966,156	0		
1999	Sutter John H And Eloise C Vendee	295,225	688,859	0	0	984,084	0		
2000	Sutter John H And Eloise C Vendee	301,129	702,635	0	0	1,003,764	0		
2001	Sutter John H And Eloise C	307,152	716,688	0	0	1,023,840	0		
2002	Sutter John H And Eloise C Trs	313,295	731,021	0	0	1,044,316	0		
2003	Sutter John H And Eloise C Trs	319,560	745,641	0	0	1,065,201	0		
2004	Sutter John H And Eloise C Trs	325,526	759,561	0	0	1,085,087	0		
2005	Sutter John H And Eloise C Trs	332,034	774,747	0	0	1,106,781	0		
2006	Sutter John H And Eloise C Trs	338,674	790,241	0	0	1,128,915	0		
2007	Sutter John H And Eloise C Trs	345,446	806,041	0	0	1,151,487	0		
2008	Sutter John H And Eloise C Trs	352,353	822,158	0	0	1,174,511	0		
2009	Sutter John H And Eloise C Trust	359,398	838,596	0	0	1,197,994	0		
2010	Sutter John H And Eloise C Trust	358,546	836,609	0	0	1,195,155	0		
2011	Sutter John H And Eloise C Trust	361,244	842,904	0	0	1,204,148	0		
2012	Hultgren Susan S	368,469	859,762	0	0	1,228,231	0		
2013	Hultgren Susan S	440,000	2,560,000	0	0	3,000,000	0		



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
PROPERTY TAX REVENUE - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

General Fund Summary - Non SA TRAs							
Roll		Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC		\$7,906,976,369	0.333058180	\$26,334,831.59	0.026000	\$2,055,813.86	\$28,390,645.44
UTIL		\$36,900	0.333058266	\$122.90	0.026000	\$9.59	\$132.49
UNS		\$225,856,322	0.333058180	\$752,232.96	0.026000	\$58,722.64	\$810,955.60
TOTAL		\$8,132,869,591	0.333058180	\$27,087,187.44	0.026000	\$2,114,546.09	\$29,201,733.54
+ Aircraft		\$0		\$0.00		\$0.00	\$0.00
Total Before ERAF Adjustment		\$8,132,869,591	0.333058180	\$27,087,187.44	0.026000	\$2,114,546.09	\$29,201,733.54
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)				-\$6,335,828.97			-\$6,335,828.97
Non SA TRAs Total		\$8,132,869,591	0.255154202	\$20,751,358.47			\$22,865,904.56
General Fund Summary - SA TRAs							
Roll	Net Value	SA TRAs Base Year Value	Rate	Base Year Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$1,555,164,800	\$227,463,595	0.333058230	\$757,586.22	0.026000	\$404,342.85	\$1,161,929.07
UTIL	\$10,458,138	\$3,474,385	0.333058328	\$11,571.73	0.026000	\$2,719.12	\$14,290.84
UNS	\$250,701,751	\$75,695,014	0.333058230	\$252,108.47	0.026000	\$65,182.46	\$317,290.93
TOTAL	\$1,816,324,689	\$306,632,994	0.333058231	\$1,021,266.43	0.026000	\$472,244.42	\$1,493,510.84
+ Aircraft	\$0	\$0		\$0.00		\$0.00	\$0.00
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)				-\$238,879.34			-\$238,879.34
SA TRAs Total	\$1,816,324,689						\$1,254,631.51
General Fund Total	\$9,949,194,280	\$8,439,502,585	0.255154203	\$21,533,745.56	0.026000	\$2,586,790.51	\$24,120,536.07

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

Data Source: Alameda County Assessor 2013/14 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
2013/14 ROLL SUMMARY
Taxable Property Values**

	Secured	Nonunitary Utilities	Unsecured
Parcels	18,128	3	1,727
TRAs	1	1	1
Values			
Land	2,672,181,243	36,900	12,943,975
Improvements	5,268,899,760	0	55,165,119
Personal Property	14,780,175	0	158,109,085
Fixtures	16,738,831	0	0
Aircraft	0	0	0
Total Value	\$7,972,600,009	\$36,900	\$226,218,179
Exemptions			
Real Estate	63,482,053	0	329,789
Personal Property	1,957,223	0	32,068
Fixtures	184,364	0	0
Aircraft	0	0	0
Homeowners*	84,039,200	0	88,600
Total Exemptions*	\$65,623,640	\$0	\$361,857
Total Net Value	\$7,906,976,369	\$36,900	\$225,856,322

Combined Values	Total
Total Values	\$8,198,855,088
Total Exemptions	\$65,985,497
Net Total Values	\$8,132,869,591
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

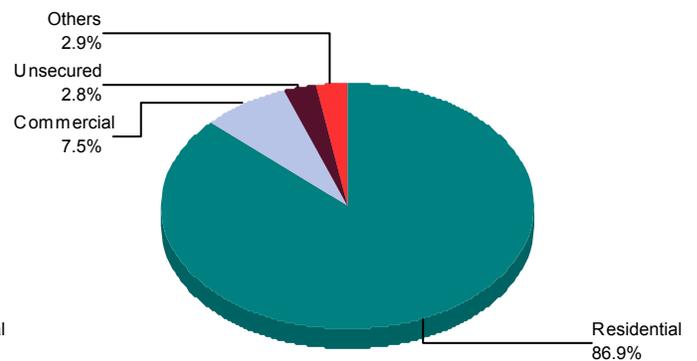
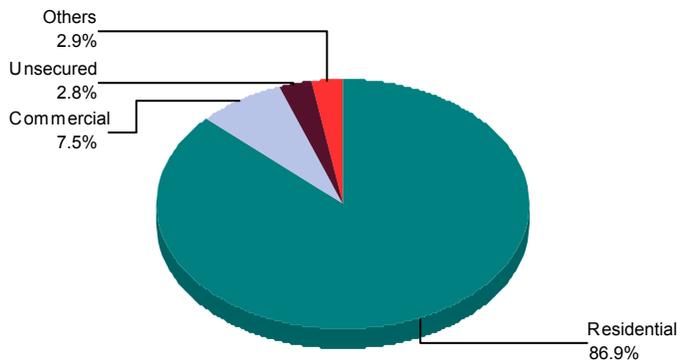
**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 USE CATEGORY SUMMARY**

BASIC PROPERTY VALUE TABLE

Category	Parcels	Net Taxable Value	Revenue
Residential	17,681	\$7,064,032,666 (86.9%)	\$19,860,824.64 (86.9%)
Commercial	254	\$606,090,208 (7.5%)	\$1,704,048.09 (7.5%)
Industrial	30	\$162,529,242 (2.0%)	\$456,957.79 (2.0%)
Institutional	62	\$21,569,325 (0.3%)	\$60,643.06 (0.3%)
Recreational	12	\$19,658,732 (0.2%)	\$55,271.35 (0.2%)
Vacant	89	\$33,096,196 (0.4%)	\$93,051.35 (0.4%)
Exempt	210	\$0 (0.0%)	\$0.00 (0.0%)
SBE Nonunitary	[3]	\$36,900 (0.0%)	\$103.75 (0.0%)
Unsecured	[1,727]	\$225,856,322 (2.8%)	\$635,004.54 (2.8%)
TOTALS	18,338	\$8,132,869,591	\$22,865,904.56
Base Year SA TRAs		\$306,632,994	\$1,254,631.51

Net Taxable Value

Revenue





**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 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) JAMESTOWN HARSCH ALAMEDA (Pending Appeals On Parcels)	15	\$185,187,025	2.34%	3	\$2,662,327	1.18%	\$187,849,352	2.31%	Commercial
2) KW ALAMEDA LLC (Pending Appeals On Parcels)	2	\$95,795,578	1.21%				\$95,795,578	1.18%	Residential
3) AMSTAR-105 LLC	6	\$46,920,000	0.59%				\$46,920,000	0.58%	Commercial
4) SKS HARBOR BAY ASSOCIATES LLC	4	\$42,932,659	0.54%				\$42,932,659	0.53%	Commercial
5) PEETS OPERATING COMPANY	3	\$42,549,211	0.54%				\$42,549,211	0.52%	Industrial
6) VF OUTDOOR INC	4	\$37,905,954	0.48%				\$37,905,954	0.47%	Commercial
7) WOODSTOCK HOMES CORPORATION	4	\$35,627,998	0.45%	1	\$5,721	0.00%	\$35,633,719	0.44%	Residential
8) WHITNEY EQUIPMENT LLC				1	\$31,431,716	13.92%	\$31,431,716	0.39%	Unsecured
9) RPE BELLENA LLC	1	\$31,377,353	0.40%				\$31,377,353	0.39%	Residential
10) SOUTH SHORE BEACH AND TENNIS CLUB	3	\$26,585,068	0.34%	1	\$22,200	0.01%	\$26,607,268	0.33%	Residential
Top Ten Total	42	\$544,880,846	6.89%	6	\$34,121,964	15.11%	\$579,002,810	7.12%	
Agency Total		\$7,907,013,269			\$225,856,322		\$8,132,869,591		

Top Owners last edited on 9/16/13 by paulac using sales through 07/31/13 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 10/3/2013 By MV



THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 PROPERTY TAXPAYERS - SECURED
 Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) JAMESTOWN HARSCH ALAMEDA (15)	\$185,187,025
2) KW ALAMEDA LLC (2)	\$95,795,578
3) AMSTAR-105 LLC (6)	\$46,920,000
4) SKS HARBOR BAY ASSOCIATES LLC (4)	\$42,932,659
5) PEETS OPERATING COMPANY (3)	\$42,549,211
6) VF OUTDOOR INC (4)	\$37,905,954
7) WOODSTOCK HOMES CORPORATION (4)	\$35,627,998
8) RPE BELLENA LLC (1)	\$31,377,353
9) SOUTH SHORE BEACH AND TENNIS CLUB (3)	\$26,585,068
10) OAKLAND RAIDERS LP (2)	\$22,235,142
11) DOLLINGER HARBOR BAY ASSOCIATES LP (3)	\$21,949,995
12) WORTHINGTON CALIFORNIA INV LLC (2)	\$18,361,840
13) BANTRY BAY PROPERTIES (2)	\$18,062,873
14) AMP CAPITAL TITAN HARBOR BAY PROPERTY (1)	\$17,900,000
15) HARBOR BAY LANDING LLC (2)	\$17,130,678
16) FRITO LAY SALES INC (1)	\$16,393,820
17) SOUTHSORE GARDENS LP (2)	\$15,922,678
18) ALAMEDA DUNES LP (1)	\$13,955,476
19) PLYPROPERTIES (3)	\$13,501,634
20) PHILIP J AND MICHAEL G AND ADRANLY JABER (17)	\$12,894,612
21) LIMAR REALTY CORPORATION (1)	\$12,856,418
22) TOWER ALAMEDA LLC (1)	\$12,695,193
23) MARCO CHAVEZ (1)	\$12,666,704
24) PCI XI DRIFTWOOD ASSOCIATES (69)	\$12,109,212
25) W E LODGE INC (1)	\$10,864,195

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 09/16/13 by paulac using sales through 07/31/13 (Version R.1)



THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 PROPERTY TAXPAYERS - UNSECURED
 Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) WHITNEY EQUIPMENT LLC (1)	\$31,431,716
2) COMCAST CORPORATION (5)	\$19,036,848
3) ABBOTT LABORATORIES INC (3)	\$15,163,072
4) SINGULEX INC (4)	\$9,792,485
5) CNL INCOME BALLENA MARINA (1)	\$8,885,320
6) CELERA CORPORATION (1)	\$7,631,977
7) STARLIGHT MARINE SERVICES (3)	\$7,293,900
8) PENUMBRA INC (2)	\$6,961,260
9) MARQUES BROS EQ RENTAL LLP (1)	\$4,243,744
10) SAFEWAY INC (2)	\$3,458,501
11) KAISER FOUNDATION HEALTH PLAN (3)	\$3,239,561
12) GREENWAY GOLF ASSOCIATES INC (1)	\$3,118,600
13) DONSUEMOR INC (2)	\$2,980,448
14) JAMESTOWN HARSCH ALAMEDA (3)	\$2,662,327
15) ABB-CONCISE OPTICAL GROUP LLC (1)	\$2,647,594
16) NETOPIA INC (1)	\$2,058,941
17) SEMIFREDDI'S INC (1)	\$2,045,634
18) BANC OF AMERICA LEASING AND CAPITAL LLC (1)	\$2,042,496
19) ALLERGY RESEARCH GROUP (1)	\$1,975,112
20) EMBARCADERO SYSTEMS CORPORATION (1)	\$1,935,138
21) ROCHE DIAGNOSTICS CORPORATION (1)	\$1,805,506
22) FRITO LAY SALES INC (1)	\$1,792,385
23) KOHL'S DEPARTMENT STORE (1)	\$1,651,236
24) TW HOLDINGS INC (2)	\$1,303,673
25) TRAYLOR BROS INC (2)	\$1,300,500

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 09/16/13 by paulac using sales through 07/31/13 (Version R.1)



**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
2008/09	128	124	4	69	55.65%	\$69,925,429	\$7,301,135	10.44%
2009/10	153	136	17	104	76.47%	\$198,693,678	\$29,456,233	14.82%
2010/11	75	68	7	45	66.18%	\$297,047,303	\$57,995,416	19.52%
2011/12	128	84	44	50	59.52%	\$71,324,842	\$28,682,199	40.21%
2012/13	131	25	106	22	88.00%	\$19,745,806	\$3,252,806	16.47%
2013/14	[0]*	[0]*	0	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
Totals:	615	437	178	290	66.36%	\$656,737,058	\$126,687,789	19.29%

*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
2008/09	4	55.65%	\$1,109,697	10.44%	\$257,898	0.255100	\$658
2009/10	17	76.47%	\$1,895,805	14.82%	\$3,653,677	0.255037	\$9,318
2010/11	7	66.18%	\$4,865,363	19.52%	\$4,400,327	0.255025	\$11,222
2011/12	44	59.52%	\$3,187,713	40.21%	\$33,573,312	0.255200	\$85,679
2012/13	106	88.00%	\$2,681,669	16.47%	\$41,207,563	0.255154	\$105,143
2013/14	0	66.36%*	\$0	19.29%*	\$0	0.255154	\$0
Totals:	178		\$2,530,614**		\$83,092,776		\$212,020

*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 615 appeals in the years 2008/09 to 2013/14 with a total value of \$1,556,327,418



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 07/24/13

1) JAMESTOWN HARSCH ALAMEDA		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1200-002-27	19,500,000				6,459,000	
1 Appeals On 1 Parcel(s)	19,500,000				6,459,000	

2) KW ALAMEDA LLC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -0434-004-04	35,115,326			20,000,000	20,000,000	
074 -0453-001-05	60,680,252			32,000,000	40,000,000	
4 Appeals On 2 Parcel(s)	95,795,578			52,000,000	60,000,000	

13) DOLLINGER HARBOR BAY ASSOCIATES LP		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1339-039-00	6,272,204				3,690,000	
074 -1339-040-00	12,361,628				7,272,000	
074 -1339-042-00	3,316,163				1,951,000	
3 Appeals On 3 Parcel(s)	21,949,995				12,913,000	

15) WORTHINGTON CALIFORNIA INV LLC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1339-048-00	9,900,000				4,000,000	
074 -1339-050-00	8,461,840			81,911	3,300,000	
3 Appeals On 2 Parcel(s)	18,361,840			81,911	7,300,000	

16) FRITO LAY SALES INC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1339-028-01	16,393,820				10,000,000	
1 Appeals On 1 Parcel(s)	16,393,820				10,000,000	

19) HARBOR BAY LANDING LLC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1045-010-01	284,246			100,000	200,000	
2 Appeals On 1 Parcel(s)	284,246			100,000	200,000	

23) PHILIP J AND MICHAEL G AND ADRANLY JABER		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
069 -0076-030-00	374,280			348,206		
069 -0076-036-00	281,328			294,539	322,345	
069 -0076-040-01	2,886,046			3,012,655		
069 -0132-023-00	516,278			515,794		
070 -0174-029-00	643,845			560,026		
070 -0175-016-01	4,029,210			3,450,700		

Top Owners last edited on 09/16/13 by paulac using sales through 07/31/13 (Version R.1)



**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 07/24/13

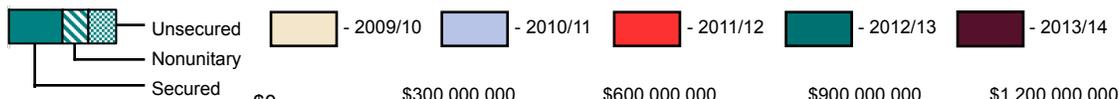
7 Appeals On 6 Parcel(s)	8,730,987	8,181,920	322,345
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25) TOWER ALAMEDA LLC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -0950-016-02	12,695,193				8,069,701	
1 Appeals On 1 Parcel(s)	12,695,193				8,069,701	

Top Owners last edited on 09/16/13 by paulac using sales through 07/31/13 (Version R.1)

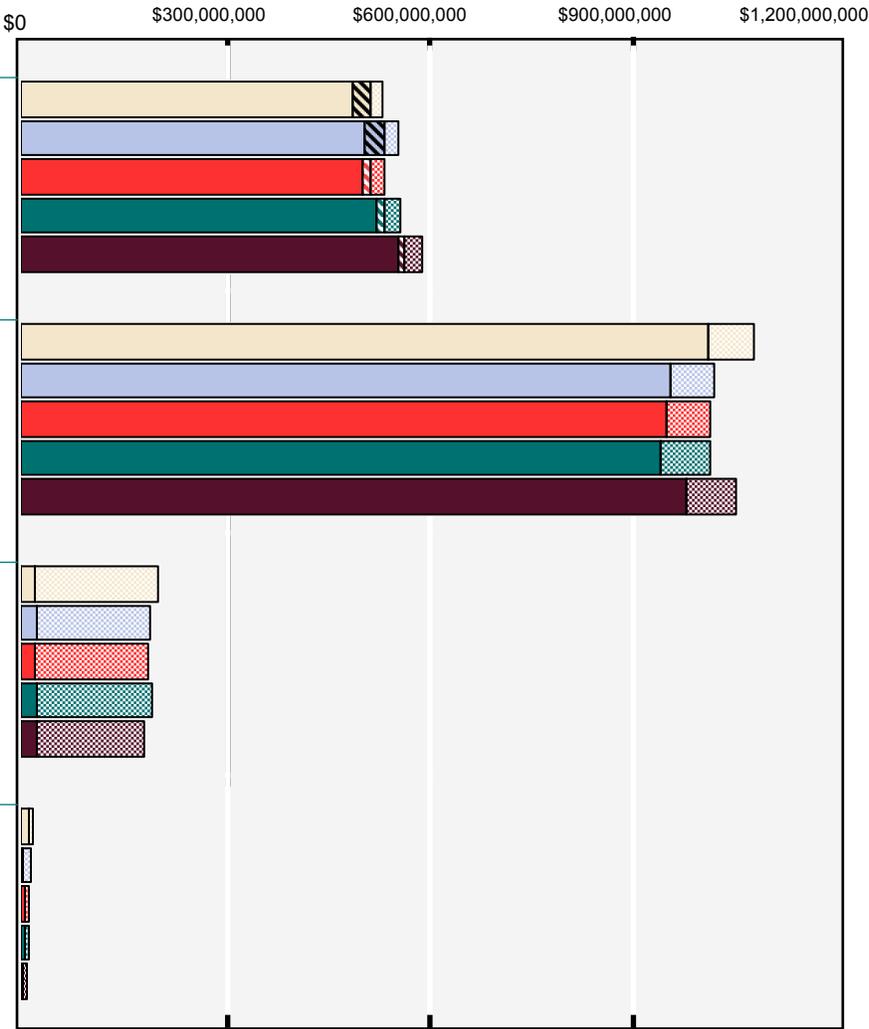


THE CITY OF ALAMEDA SUCCESSOR AGENCY 2009/10 TO 2013/14 ASSESSED VALUES



Land

\$534,146,427
\$556,575,796
\$536,716,050
\$558,433,509
\$591,560,051

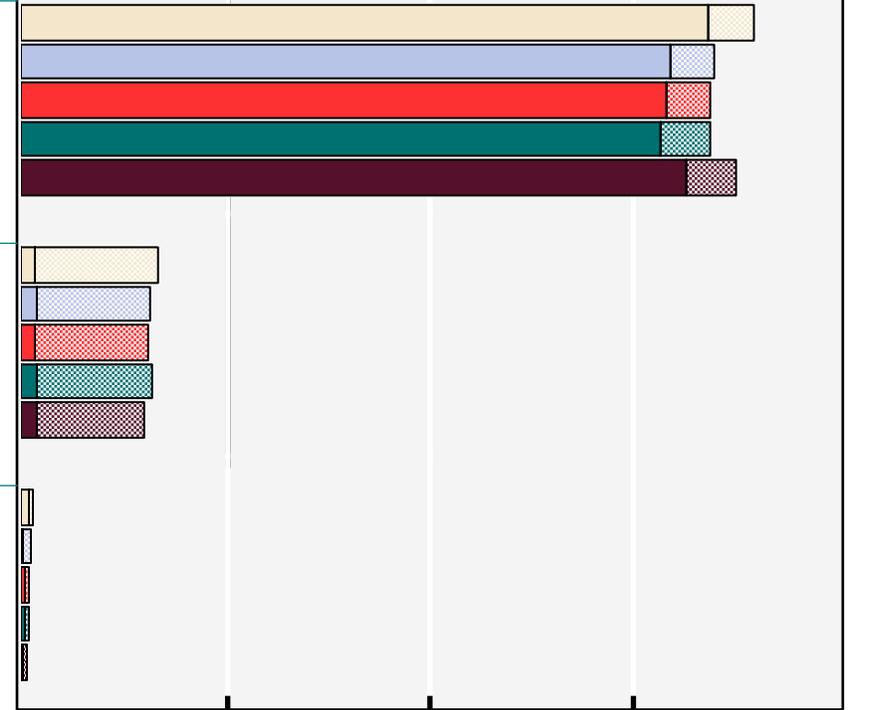


Percent Change Agency | County

|
4.2% | -1.4%
-3.6% | 0.3%
4.0% | 1.8%
5.9% | 4.6%

Improvements

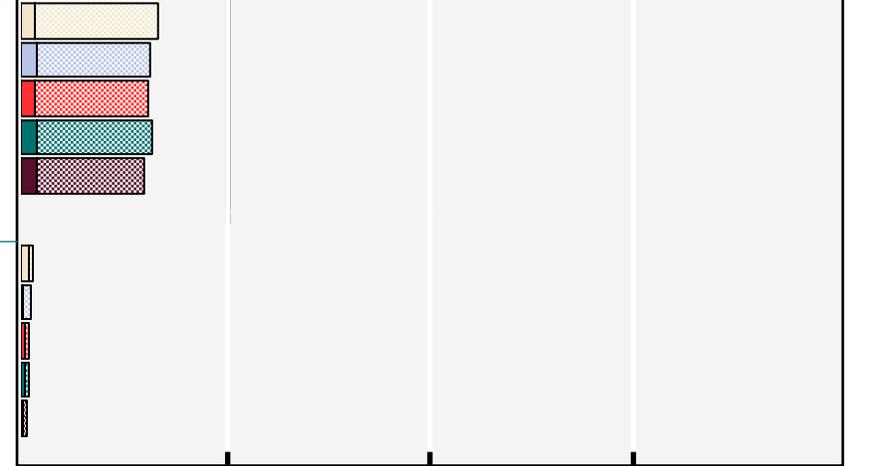
\$1,080,611,942
\$1,022,980,370
\$1,016,242,152
\$1,015,003,975
\$1,054,429,994



|
-5.3% | -1.2%
-0.7% | 0.6%
-0.1% | 2.2%
3.9% | 5.6%

Personal Property

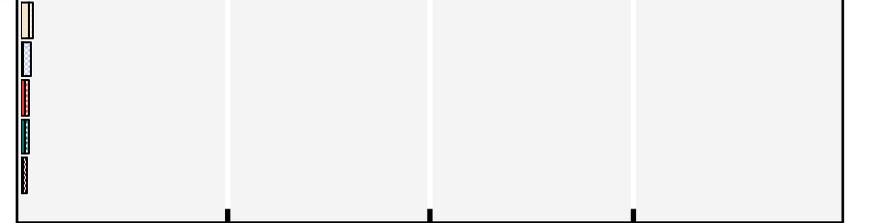
\$202,257,390
\$190,200,547
\$188,502,306
\$193,764,947
\$180,378,114



|
-6.0% | -3.1%
-0.9% | -1.0%
2.8% | 8.0%
-6.9% | 5.7%

Exemptions

\$17,895,036
\$13,368,082
\$12,587,886
\$13,112,728
\$10,043,470



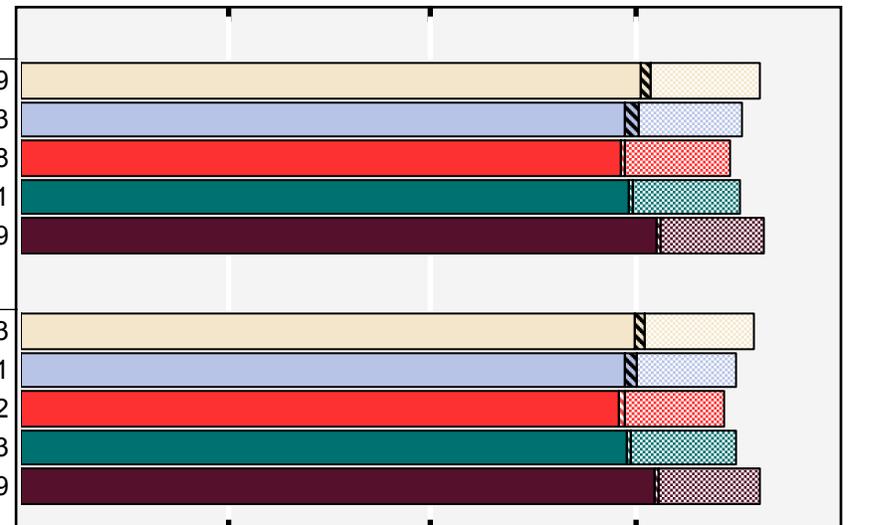
|
-25.3% | 5.8%
-5.8% | 13.2%
4.2% | 4.2%
-23.4% | 10.7%

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

Agency | County

Gross Assessed

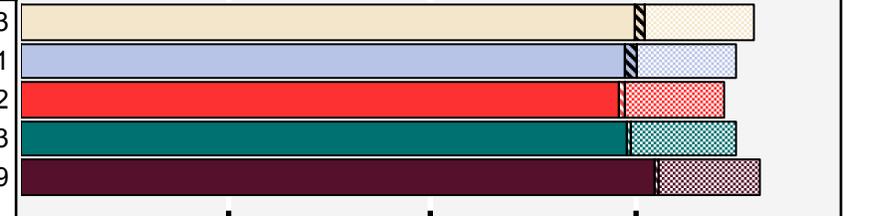
\$1,817,015,759
\$1,769,756,713
\$1,741,460,508
\$1,767,202,431
\$1,826,368,159



|
-2.6% | -1.4%
-1.6% | 0.4%
1.5% | 2.3%
3.3% | 5.3%

Net Taxable Value

\$1,799,120,723
\$1,756,388,631
\$1,728,872,622
\$1,754,089,703
\$1,816,324,689



|
-2.4% | -1.6%
-1.6% | 0.0%
1.5% | 2.3%
3.5% | 5.1%



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2013/14 AGENCY VALUE CHANGE SUMMARY**
Net Value Totals by Agency

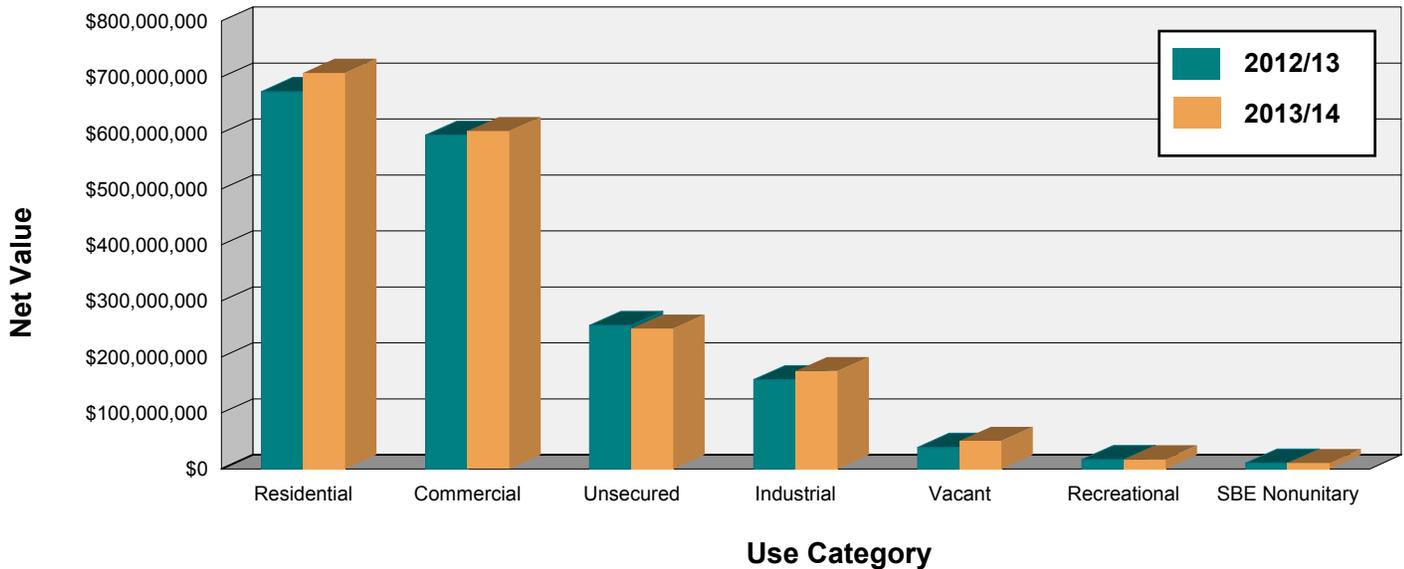
City/Agency Name	2012/13 Net Value	2013/14 Net Value	Value Change	% Change
ALAMEDA				
Alameda General Fund	7,668,957,070	8,132,869,591	463,912,521	6.05%
Business & Waterfront Improvement Project	1,248,258,746	1,311,164,277	62,905,531	5.04%
Point Improvement Redevelopment Project	33,557,655	36,144,847	2,587,192	7.71%
West End Community Improvement Project	472,273,302	469,015,565	-3,257,737	-0.69%
Totals:	9,423,046,773	9,949,194,280	526,147,507	5.58%

2012/13 to 2013/14 Value Growth by Use Category

Category	2012/13 Net Taxable Value		2013/14 Net Taxable Value			\$ Change	% Change
Residential	1,541	\$674,098,257	1,551	\$707,518,524	(39.0%)	\$33,420,267	5.0%
Commercial	407	\$596,369,359	404	\$603,429,176	(33.2%)	\$7,059,817	1.2%
Unsecured	[2,938]	\$256,508,284	[3,004]	\$250,701,751	(13.8%)	-\$5,806,533	-2.3%
Industrial	69	\$159,442,028	69	\$174,572,037	(9.6%)	\$15,130,009	9.5%
Vacant	63	\$38,519,733	56	\$50,016,232	(2.8%)	\$11,496,499	29.8%
Recreational	12	\$16,782,779	12	\$17,020,024	(0.9%)	\$237,245	1.4%
SBE Nonunitary	[15]	\$10,458,170	[15]	\$10,458,138	(0.6%)	-\$32	0.0%
Institutional	6	\$1,911,093	7	\$2,608,807	(0.1%)	\$697,714	36.5%
Exempt	142	\$0	150	\$0	(0.0%)	\$0	> 999.9%
TOTALS	2,240	\$1,754,089,703	2,249	\$1,816,324,689	(100.0%)	\$62,234,986	3.5%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category





**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2013/14 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
072 -0384-031-00	Industrial	Lennar Hms Of California Inc	Clement St	\$9,693,800	+\$8,415,440	+658%
074 -0905-037-00	Commercial	Oakmontsl Of Alameda Lp Etal	Mariner Square Dr	\$23,339,550	+\$3,239,550	+16%
070 -0196-046-00	Commercial	Wackeen Holdings Llc	2523 Blanding Ave	\$4,450,000	+\$1,650,000	+59%
070 -0196-044-00	Commercial	Crea Bridgeside Llc	2523 Blanding Ave	\$14,800,000	+\$830,000	+6%
072 -0385-013-00	Residential	Powell Giles V And Rogers Layla M	1637 Cruiser Ln	\$837,828	+\$742,598	+780%
072 -0385-014-00	Residential	Poon Ling C	1633 Cruiser Ln	\$786,216	+\$690,986	+726%
070 -0192-024-01	Commercial	Phua Hoi L And Lee Linli Trust	1716 Park St	\$4,987,636	+\$632,110	+15%
070 -0196-045-00	Commercial	Crea Bridgeside Llc	2523 Blanding Ave	\$16,700,000	+\$600,000	+4%
071 -0201-011-01	Commercial	Society Of St Vincent De Paul Of Alameda C	2315 Lincoln Ave	\$537,955	+\$537,955	+9,999%
073 -0413-033-02	Commercial	Norap Battery Lp	730 Buena Vista Ave	\$3,118,242	+\$537,815	+21%
074 -1341-072-00	Residential	Kurmel Larry D And Ruth E Trust	29 Invincible Ct A15	\$489,600	+\$422,111	+625%
072 -0385-006-00	Residential	Ngo Zelam And Anonuevo Kimberly A	1629 Red Sails Ln	\$672,078	+\$407,841	+154%
073 -0422-007-00	Residential	Allen Bradley E And Brenda K	725 Taylor Ave	\$669,120	+\$399,418	+148%
072 -0382-013-00	Commercial	Wind River Systems Inc	600 Wind River Way	\$25,533,250	+\$381,718	+2%
073 -0418-011-00	Residential	Simmons Ralph E Trust	717 Lincoln Ave	\$410,000	+\$359,248	+708%
072 -0385-003-00	Residential	Pessin Karol	1621 Fortmann Way	\$632,298	+\$357,361	+130%
074 -0431-035-00	Residential	Abdi Ayisha	638 Buena Vista Ave	\$284,070	+\$284,070	+9,999%
072 -0385-009-00	Residential	Yiu Gareth K And Hung Gloria C	1638 Cruiser Ln	\$725,016	+\$267,408	+58%
074 -1334-059-00	Commercial	Legacy Partners I Alameda Llc	1301 Marina Village Pkwy	\$13,527,607	+\$265,132	+2%
074 -1334-056-00	Commercial	Legacy Partners I Alameda Llc	1201 Marina Village Pkwy	\$13,227,981	+\$259,260	+2%
072 -0385-012-00	Residential	Yeo Shannon R Trust	1626 Cruiser Ln	\$689,316	+\$259,008	+60%
072 -0382-017-00	Commercial	Wind River Systems Inc	Buena Vista Ave	\$13,039,980	+\$255,641	+2%
072 -0382-014-00	Commercial	Wind River Systems Inc	500 Wind River Way	\$12,893,229	+\$252,765	+2%
074 -1334-010-00	Commercial	Legacy Partners I Alameda Llc	1080 Marina Village Pkwy 50	\$12,784,089	+\$250,560	+2%
072 -0385-011-00	Residential	Zhou Shaohang And Yu Qing Y	1632 Cruiser Ln	\$680,850	+\$250,542	+58%
074 -1334-072-00	Commercial	Bre Esa Properties Llc	1350 Marina Village Pkwy	\$12,484,800	+\$244,800	+2%
073 -0419-035-00	Commercial	Yu Norman K And Tonny K Trust	1540 Webster St	\$680,000	+\$237,005	+54%
072 -0385-023-00	Residential	Shaw Robert H And Decarlo Michele L	2056 Hibbard St	\$693,498	+\$235,889	+52%
074 -1363-009-00	Commercial	Oakmont Senior Living Llc	2400 Mariner Square Dr	\$2,250,000	+\$234,867	+12%
074 -0426-007-00	Residential	Quezada Ruben And Araceli	643 Central Ave	\$479,000	+\$234,600	+96%
070 -0188-010-00	Commercial	Central Alameda Llc	2417 Central Ave	\$11,647,817	+\$228,337	+2%
071 -0290-019-04	Commercial	Tam Kwok L And Tan Guo X	2338 Blanding Ave	\$625,000	-\$223,624	-26%
074 -1354-023-00	Residential	Alpertor Eleanor R Trust	350 Hollister Ave	\$396,833	-\$270,167	-41%
074 -1355-026-00	Residential	Evans James W Trust And Johnson Sylvia I	411 Jack London Ave	\$418,775	-\$291,225	-41%
074 -1341-086-00	Residential	Mercer Marshal H And Michele A Trust	30 Invincible Ct A27	\$87,471	-\$332,529	-79%
070 -0191-035-01	Vacant	Foley Street Investments Llc	1618 Park St	\$872,100	-\$391,200	-31%
070 -0190-018-01	Commercial	Dunn Ronald G And Cynthia Trust	2413 Webb Ave	\$900,000	-\$511,749	-36%
072 -0385-036-00	Residential	Harris James B And Veronica M	1601 China Clipper Ln	\$283,182	-\$516,818	-65%
071 -0203-003-01	Commercial	Longs Drug Stores Inc	2314 Santa Clara Ave	\$5,208,602	-\$832,408	-14%
074 -1340-023-00	Govt. Owned	First 5 Alameda County	1115 Atlantic Ave	\$0	-\$3,807,929	-100%

Data Source: Alameda County Assessor 2012/13 And 2013/14 Secured Tax Rolls

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Prepared On 10/3/2013 By MV



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2013/14 ROLL SUMMARY
Taxable Property Values**

	Secured	Nonunitary Utilities	Unsecured
Parcels	2,099	15	3,004
TRAs	3	1	4
Values			
Land	555,330,380	10,458,138	25,771,533
Improvements	978,305,525	0	72,576,505
Personal Property	22,300,408	0	158,077,706
Fixtures	3,547,964	0	0
Aircraft	0	0	0
Total Value	\$1,559,484,277	\$10,458,138	\$256,425,744
Exemptions			
Real Estate	4,305,330	0	5,296,014
Personal Property	14,147	0	427,979
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	6,371,400	0	529,900
Total Exemptions*	\$4,319,477	\$0	\$5,723,993
Total Net Value	\$1,555,164,800	\$10,458,138	\$250,701,751

Combined Values	Total
Total Values	\$1,826,368,159
Total Exemptions	\$10,043,470
Net Total Values	\$1,816,324,689
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 - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

Incremental Revenue Summary								
Roll	SA Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
SEC	\$1,555,164,800	\$227,463,595	\$1,327,701,205	1.000000000	\$13,277,012.05	0.000000	\$0.00	\$13,277,012.05
UTIL	\$10,458,138	\$3,474,385	\$6,983,753	1.000000000	\$69,837.53	0.000000	\$0.00	\$69,837.53
UNS	\$250,701,751	\$75,695,014	\$175,006,737	1.000000000	\$1,750,067.37	0.000000	\$0.00	\$1,750,067.37
TOTAL	1,816,324,689	306,632,994	1,509,691,695	1.000000000	\$15,096,916.95	0.000000	\$0.00	\$15,096,916.95
+ Aircraft	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
SA Total	\$1,816,324,689	\$306,632,994	\$1,509,691,695		\$15,096,916.95	0.000000	\$0.00	\$15,096,916.95

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

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
PROPERTY TAX REVENUE - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

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	\$387,056,344	\$8,924,721	\$378,131,623	1.000000000	\$3,781,316.23	0.000000	\$0.00	\$3,781,316.23
	UTIL	\$0	\$1,560,048	-\$1,560,048	1.000000000	-\$15,600.48	0.000000	\$0.00	-\$15,600.48
	UNS	\$81,959,221	\$3,277,400	\$78,681,821	1.000000000	\$786,818.21	0.000000	\$0.00	\$786,818.21
	TOTALS	\$469,015,565	\$13,762,169	\$455,253,396	1.000000000	\$4,552,533.96	0.000000	\$0.00	\$4,552,533.96
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$469,015,565	\$13,762,169	\$455,253,396		\$4,552,533.96	0.000000	\$0.00	\$4,552,533.96

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	\$1,168,108,456	\$218,538,874	\$949,569,582	1.000000000	\$9,495,695.82	0.000000	\$0.00	\$9,495,695.82
	UTIL	\$10,458,138	\$1,914,337	\$8,543,801	1.000000000	\$85,438.01	0.000000	\$0.00	\$85,438.01
	UNS	\$132,597,683	\$72,417,614	\$60,180,069	1.000000000	\$601,800.69	0.000000	\$0.00	\$601,800.69
	TOTALS	\$1,311,164,277	\$292,870,825	\$1,018,293,452	1.000000000	\$10,182,934.52	0.000000	\$0.00	\$10,182,934.52
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$1,311,164,277	\$292,870,825	\$1,018,293,452		\$10,182,934.52	0.000000	\$0.00	\$10,182,934.52

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

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
PROPERTY TAX REVENUE - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

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	\$36,144,847	\$0	\$36,144,847	1.000000000	\$361,448.47	0.000000	\$0.00	\$361,448.47
	TOTALS	<u>\$36,144,847</u>	<u>\$0</u>	<u>\$36,144,847</u>	<u>1.000000000</u>	<u>\$361,448.47</u>	<u>0.000000</u>	<u>\$0.00</u>	<u>\$361,448.47</u>
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		<u>\$36,144,847</u>	<u>\$0</u>	<u>\$36,144,847</u>		<u>\$361,448.47</u>	<u>0.000000</u>	<u>\$0.00</u>	<u>\$361,448.47</u>

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

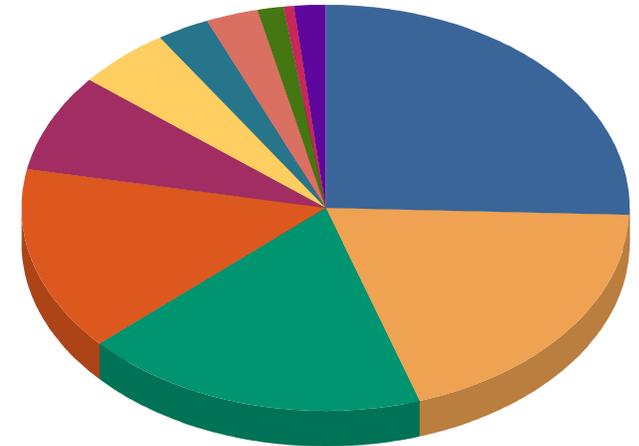
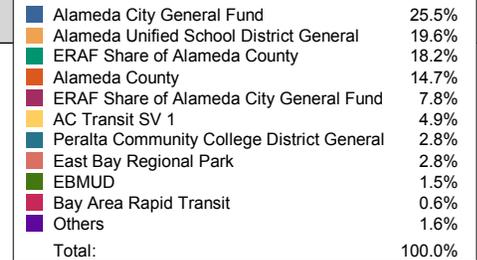
Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2013/14 AVERAGE BASIC REVENUES**

ATI Revenue by Agency for all TRAs within Selected Agency

Agency	Agency Description	Weighted Avg Share
9001	Alameda City General Fund	25.515430%
3005	Alameda Unified School District General	19.554742%
1005-ERAF	ERAF Share of Alameda County	18.219216%
1005	Alameda County	14.712546%
9001-ERAF	ERAF Share of Alameda City General Fund	7.790401%
7161	AC Transit SV 1	4.938867%
3004	Peralta Community College District General	2.819143%
7180	East Bay Regional Park	2.773178%
7205	EBMUD	1.546508%
7165	Bay Area Rapid Transit	0.579920%
7268	EBMUD Special District 1	0.551906%
7115	Bay Area Air Quality Management	0.197485%
4010	School Institute Pupils	0.156532%
7070	County Flood Control	0.109966%
4012	CO SUPT School Service	0.097268%
4015	School Development Center	0.090986%
7070-ERAF	ERAF Share of County Flood Control	0.087389%
7135	Mosquito Abatement	0.075974%
4013	CO SUPT School Capital	0.074946%
7135-ERAF	ERAF Share of Mosquito Abatement	0.055701%
4011	Juvenile Hall Education	0.032390%
4020	School Audio VIS CAP	0.019505%
Total:		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: 2013/14 Combined Tax Rolls

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Prepared On 10/3/2013 By MV



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2013/14 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 LLC (Pending Appeals On Parcels)	40	\$212,534,107	13.58%				\$212,534,107	11.70%	Commercial
2) WIND RIVER SYSTEMS INC (Pending Appeals On Parcels)	9	\$64,495,955	4.12%				\$64,495,955	3.55%	Commercial
3) CREA-BRIDGESIDE LLC (Pending Appeals On Parcels)	3	\$34,100,000	2.18%				\$34,100,000	1.88%	Commercial
4) SRM MARINA INVESTORS LLC (Pending Appeals On Parcels)	8	\$26,366,800	1.68%	2	\$21,460	0.01%	\$26,388,260	1.45%	Vacant
5) OAKMONT SENIOR LIVING LLC	2	\$25,589,550	1.63%				\$25,589,550	1.41%	Commercial
6) EXTRA SPACE PROPERTIES TWO LLC	2	\$16,639,740	1.06%	1	\$93,252	0.04%	\$16,732,992	0.92%	Industrial
7) VICTORIA MARINA LLC (Pending Appeals On Parcels)	4	\$15,786,396	1.01%	1	\$78,320	0.03%	\$15,864,716	0.87%	Commercial
8) CENTRAL ALAMEDA LLC	2	\$13,333,124	0.85%				\$13,333,124	0.73%	Commercial
9) TARGET CORPORATION	1	\$13,036,637	0.83%				\$13,036,637	0.72%	Vacant
10) BRE ESA PROPERTIES LLC (Pending Appeals On Parcels)	1	\$12,484,800	0.80%				\$12,484,800	0.69%	Commercial
Top Ten Total	72	\$434,367,109	27.74%	4	\$193,032	0.08%	\$434,560,141	23.93%	
Agency Total		\$1,565,622,938			\$250,701,751		\$1,816,324,689		
Incremental Net AV Total		\$1,334,684,958	32.54%		\$175,006,737	0.11%	\$1,509,691,695	28.78%	

Top Owners last edited on 9/16/13 by paulac using sales through 07/31/13 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 10/3/2013 By MV



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

Appeals History Listing - 2009 Through 07/24/2013 - In Appeal Number Order

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%
	18	Appeals Denied	\$23,056,979			
	1	Appeals Pending	\$13,588,973			
	<u>93</u>	Appeals	<u>\$322,190,446</u>	<u>\$235,587,884</u>	<u>\$-49,956,610</u>	
2010 Parcel Appeals						
	Appeal Count		Roll Total	Board Value	Change	
2010 Totals	60	Appeals Allowed	\$303,267,969	\$238,149,271	\$-65,118,698	Value Decline: 21.5%
	8	Appeals Denied	\$2,419,878			
	10	Appeals Pending	\$75,306,545			
	<u>78</u>	Appeals	<u>\$380,994,392</u>	<u>\$238,149,271</u>	<u>\$-65,118,698</u>	
2011 Parcel Appeals						
	Appeal Count		Roll Total	Board Value	Change	
2011 Totals	21	Appeals Allowed	\$48,058,065	\$36,573,526	\$-11,484,539	Value Decline: 23.9%
	3	Appeals Denied	\$759,301			
	49	Appeals Pending	\$234,468,927			
	<u>73</u>	Appeals	<u>\$283,286,293</u>	<u>\$36,573,526</u>	<u>\$-11,484,539</u>	
2012 Parcel Appeals						
	Appeal Count		Roll Total	Board Value	Change	
2012 Totals	3	Appeals Allowed	\$1,914,363	\$1,795,000	\$-119,363	Value Decline: 6.2%
	79	Appeals Pending	\$333,419,387			
	<u>82</u>	Appeals	<u>\$335,333,750</u>	<u>\$1,795,000</u>	<u>\$-119,363</u>	
ALAMEDA, Successor Agency Listed Totals						
	158	Appeals Allowed	\$638,784,891	\$512,105,681	\$-126,679,210	Value Decline: 19.8%
	29	Appeals Denied	\$26,236,158			
	139	Appeals Pending	\$656,783,832			
	<u>326</u>	Appeals	<u>\$1,321,804,881</u>	<u>\$512,105,681</u>	<u>\$-126,679,210</u>	



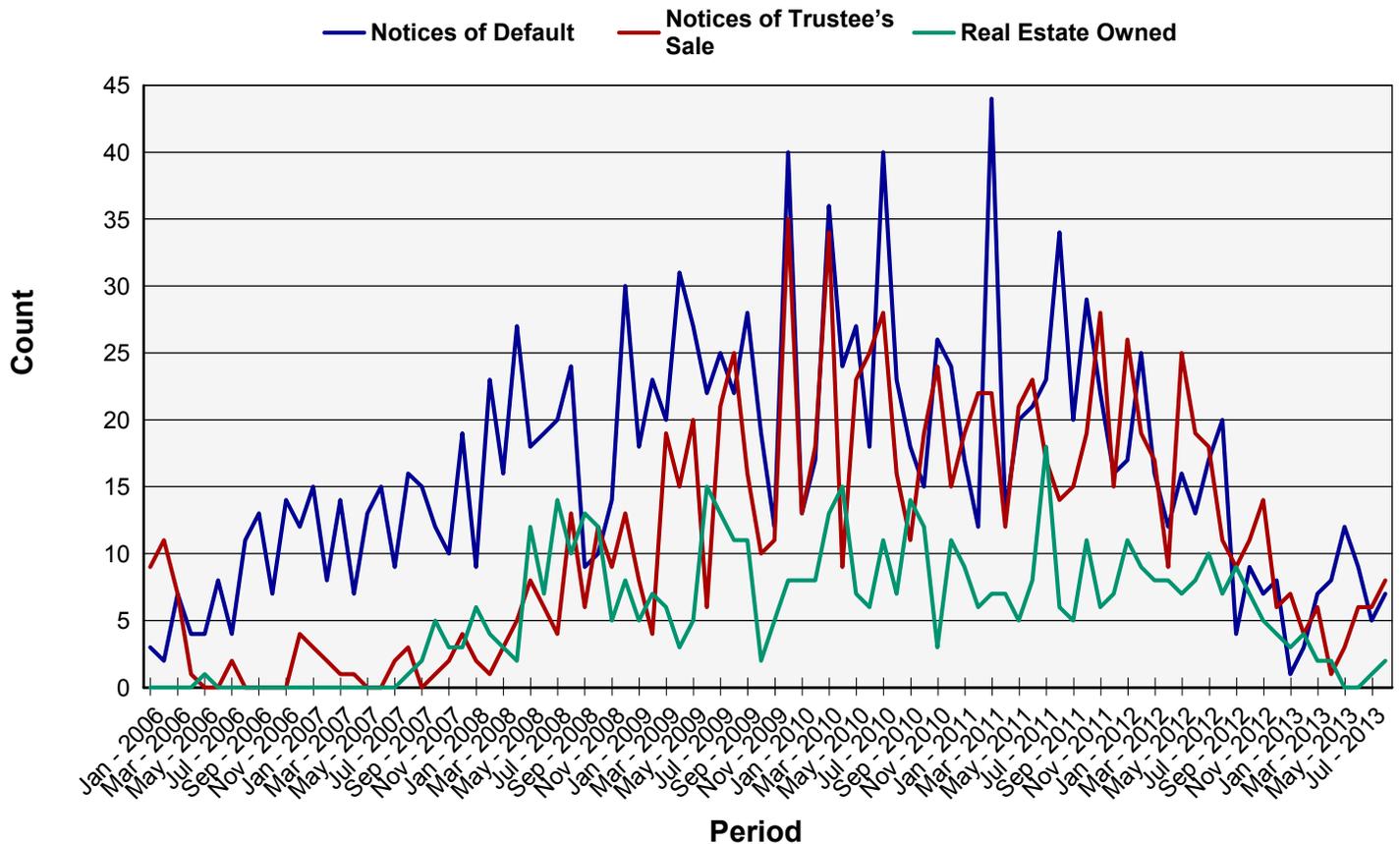
THE CITY OF ALAMEDA AVAILABLE DOCUMENTS BY PARTY

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	
Agreement Between the Alameda Community Improvement Commission and the Alameda County	5/14/91
Agreement Between the Alameda Community Improvement Commission and the Alameda County Superintendent of Schools	8/7/91
Agreement Between the Alameda Community Improvement Commission and the Alameda USD	11/12/91
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
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 Alameda Point Improvement Project	1/1/08
Community Improvement Plan for the Business and Waterfront Improvement Project	1/1/08
Community Improvement Plan for the West End Improvement Project	1/1/08
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
Ordinance No. 2889--Eliminating Time Limits	11/20/02
Ordinance No. 2895--Adopting Amendment No. 1	4/2/03
Ordinance No. 2897--Adopting Amendment	4/2/03
Ordinance No. 2910--Amending Plan	11/5/03
Ordinance No. 2963--Repealing Time Limits	2/20/07
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
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%
Oct - 2012	9	11	7	27	0.1%
Nov - 2012	7	14	5	26	0.1%
Dec - 2012	8	6	4	18	0.1%
Jan - 2013	1	7	3	11	0.0%
Feb - 2013	3	4	4	11	0.0%
Mar - 2013	7	6	2	15	0.0%
Apr - 2013	8	1	2	11	0.0%
May - 2013	12	3	0	15	0.0%
Jun - 2013	9	6	0	15	0.0%
Jul - 2013	5	6	1	12	0.0%
Aug - 2013	7	8	2	17	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.

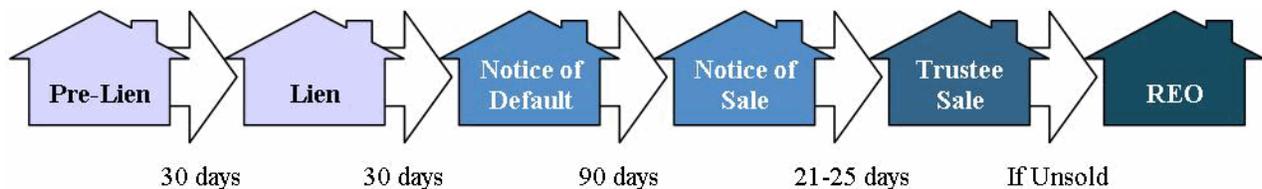
Deed of Trust

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 CITY OF ALAMEDA

2013/14 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	\$421,361	\$8,261	2.0%	12/27/10	\$405,000
074 -1311-013-00	21-000	Bank Of America	1229 Ballena Blvd	Planned Development (Townl	\$670,000	-\$50,000	-6.9%	9/6/06	\$962,500
072 -0329-009-00	21-000	Bank Of America	1591 Pacific Ave	2 Units, Less Than Full Dupl.	\$520,200	\$30,200	6.2%	3/2/90	\$215,000
073 -0388-016-02	21-000	Bank Of America	1517 Saint Charles St	2, 3, Or 4 Single Family Home	\$320,000	-\$26,800	-7.7%	9/22/10	\$340,000
074 -1355-044-00	21-007	Bank Of New York Mellon Trust	2128 Coral Sea St	Single Family	\$714,000	\$13,000	1.9%	9/20/04	\$854,500
071 -0222-018-00	21-000	Danh Don And Ton Loan	1828 Elm St	Single Family	\$473,137	\$9,276	2.0%	5/13/02	\$394,500
074 -1230-080-00	21-000	Federal National Mortgage Association	2137 Otis Dr 105	5+ Units, Condominium	\$295,800	\$5,800	2.0%	7/7/05	\$435,000
074 -1285-016-00	21-000	Federal National Mortgage Association	933 Shore Line Dr 204	5+ Units, Condominium	\$330,000	\$232,007	236.8%	6/21/91	\$222,000
071 -0219-021-00	21-000	Federal National Mortgage Association	2206 Lincoln Ave	3 Units, Less Than Full Triple;	\$510,000	\$10,000	2.0%	6/1/01	\$155,000
074 -0431-017-00	21-000	Federal National Mortgage Association	617 Pacific Ave F	Single Family	\$403,567	\$7,911	2.0%	5/18/07	\$480,000
074 -1355-045-00	21-007	Hagey Ryan D And Le Loan K	2118 Coral Sea St	Single Family	\$721,000	\$45,000	6.7%	9/8/04	\$760,000
071 -0232-049-00	21-000	Jp Morgan Chase Bank	2166 Buena Vista Ave	2 Units, Less Than Full Dupl.	\$169,669	\$3,327	2.0%	6/6/88	\$42,000
071 -0220-021-08	21-000	Lpp Mortgage Limited	1625 Oak St	Single Family	\$390,000	-\$80,925	-17.2%	2/14/07	\$441,500
074 -1348-021-00	21-000	Nationstar Mortgage Llc	256 Ratto Rd	Planned Development (Tract	\$810,000	-\$5,050	-0.6%	4/8/13	\$922,000
072 -0348-009-00	21-000	Ta Bau D And Tranta Loan	12 Powers Ct	2 Units, Less Than Full Dupl.	\$156,472	\$3,068	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	\$896,824	\$34,824	4.0%	1/28/11	\$862,000
074 -1351-020-00	21-004	Ta Loan T And Bau D	2 Bird Ct	Single Family	\$552,000	\$17,000	3.2%	2/4/03	\$500,000
074 -1351-049-00	21-004	Wells Fargo Bank N A Trust	3 Dow Ct	Single Family	\$581,400	\$11,400	2.0%	6/28/04	\$685,000
074 -1320-133-00	21-000	Wells Fargo Bank Series 2006-Nc5 T	151 Capetown Dr	Planned Development (Tract	\$781,564	\$15,323	2.0%	4/30/02	\$473,455
19 Records					9,716,994	283,622	3.0%		9,242,455

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 08/31/2013 and may be subject to changes as REO properties are acquired or sold from lending institutions.

Data Source: Alameda County Assessor 2013/14 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 10/3/2013 By MV

Alameda Successor Agency West End Community Improvement Project

PRELIMINARY



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

10/03/2013

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>
Taxable Values (1)						
Real Property (2)	395,093	397,069	405,010	413,110	421,373	429,800
Personal Property (3)	<u>73,922</u>	<u>73,922</u>	<u>73,922</u>	<u>73,922</u>	<u>73,922</u>	<u>73,922</u>
Total Projected Value	469,016	470,991	478,932	487,033	495,295	503,722
Taxable Value over Base	13,762	455,253	457,229	465,170	473,270	489,960
Gross Tax Increment Revenue (4)	4,553	4,572	4,652	4,733	4,815	4,900
Unitary Tax Revenue (5)	<u>38</u>	<u>38</u>	<u>38</u>	<u>38</u>	<u>38</u>	<u>38</u>
Gross Revenues	4,590	4,610	4,689	4,770	4,853	4,937
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)	(25)	(29)	(45)	(62)	(78)	(95)
SB 211 Statutory Tax Sharing Tier 2 (8)	<u>0</u>	<u>(3)</u>	<u>(17)</u>	<u>(30)</u>	<u>(44)</u>	<u>(58)</u>
Tax Revenues	<u>4,524</u>	<u>4,537</u>	<u>4,586</u>	<u>4,637</u>	<u>4,688</u>	<u>4,741</u>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 0.5% in 2014-15 and at 2% annually thereafter.
- (3) Personal property is held constant at 2013-14 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 2012-13 and is held constant over the life of the project.
- (6) County Administration fee is estimated at 0.88% 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.

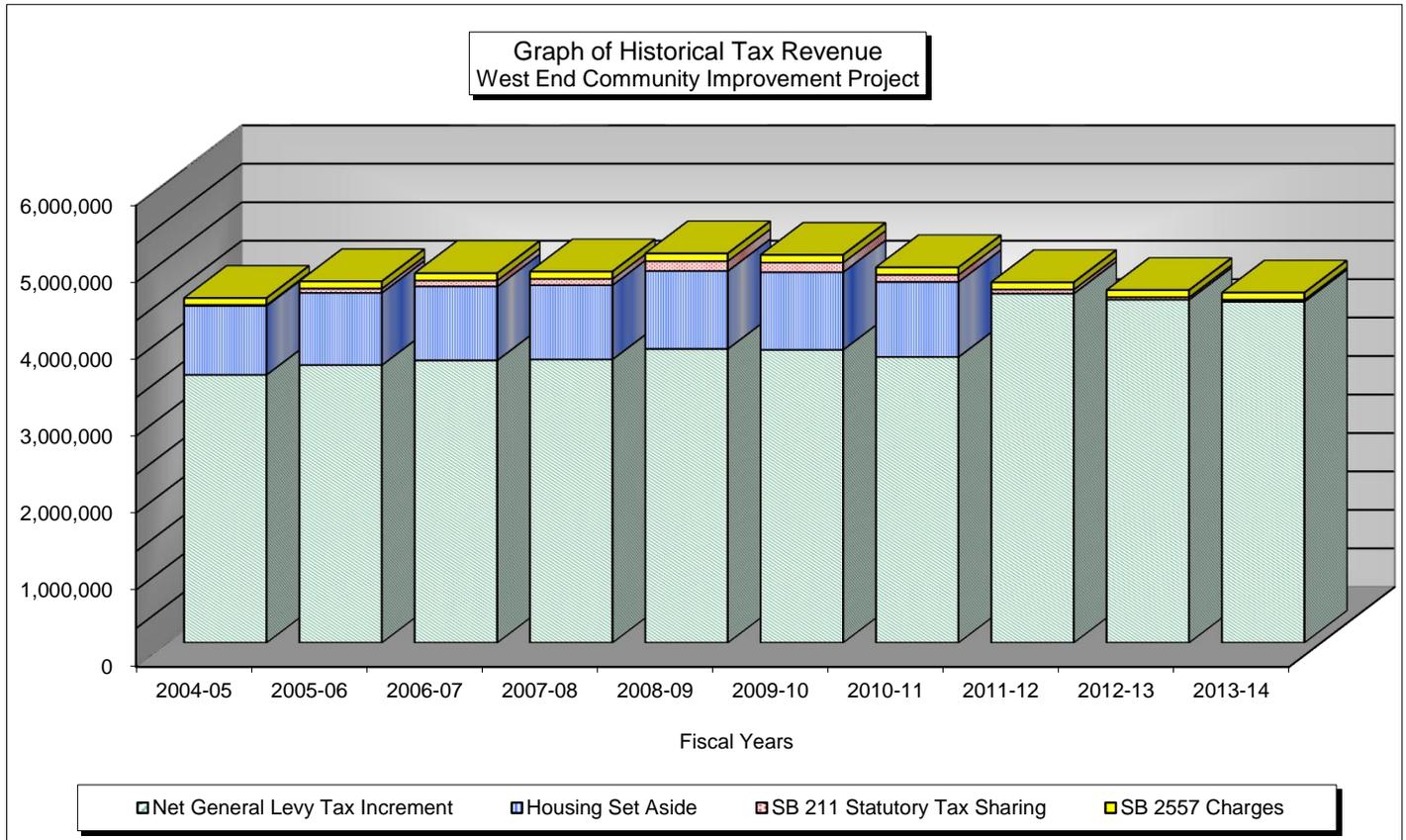
**Alameda Successor Agency
West End Community Improvement Project**

PRELIMINARY



Graph of Historical Tax Revenue

10/03/2013



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



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

10/03/2013

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>
Taxable Values (1)						
Real Property (2)	872,974	877,339	894,885	912,783	931,039	949,660
Personal Property (3)	<u>95,823</u>	<u>95,823</u>	<u>95,823</u>	<u>95,823</u>	<u>95,823</u>	<u>95,823</u>
Total Projected Value	968,797	973,162	990,709	1,008,606	1,026,862	1,045,483
Taxable Value over Base	291,660	677,137	681,502	716,947	735,202	753,823
Gross Tax Increment Revenue (4)	6,771	6,815	6,990	7,169	7,352	7,538
Unitary Tax Revenue (5)	13	13	13	13	13	13
Gross Revenues	6,785	6,828	7,004	7,183	7,365	7,551
<u>Section 33676 Adjustments (6)</u>						
County General	(182)	(185)	(196)	(208)	(219)	(231)
Flood Control District	(1)	(1)	(1)	(1)	(2)	(2)
Mosquito Abatement District	(1)	(1)	(1)	(1)	(1)	(1)
AC Transit Special Svc.#1	(54)	(55)	(58)	(61)	(65)	(68)
Bay Area Rapid Transit	(6)	(6)	(7)	(7)	(8)	(8)
East Bay Regional Park	(30)	(31)	(32)	(34)	(36)	(38)
City of Alameda	(288)	(293)	(310)	(328)	(346)	(365)
Adjusted Gross Revenue	6,222	6,257	6,398	6,542	6,689	6,839
LESS:						
SB 2557 Admin. Fee (7)	(60)	(60)	(62)	(63)	(65)	(67)
Housing Set Aside Requirement (8)	0	0	0	0	0	0
<u>Pass Throughs:</u>						
County Superintendent of Schools (9)	(7)	(7)	(7)	(7)	(7)	(7)
Peralta Community College District (10)	(40)	(40)	(41)	(43)	(44)	(45)
Alameda Unified School District (11)	(199)	(200)	(205)	(209)	(214)	(219)
Regency DDA (12)	(213)	0	0	0	0	0
SB 211 Statutory Tax Sharing Tier 1 (13)	(390)	(396)	(422)	(449)	(476)	(504)
SB 211 Statutory Tax Sharing Tier 2 (13)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(23)</u>	<u>(46)</u>
Tax Revenues	<u>5,313</u>	<u>5,553</u>	<u>5,661</u>	<u>5,771</u>	<u>5,860</u>	<u>5,951</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

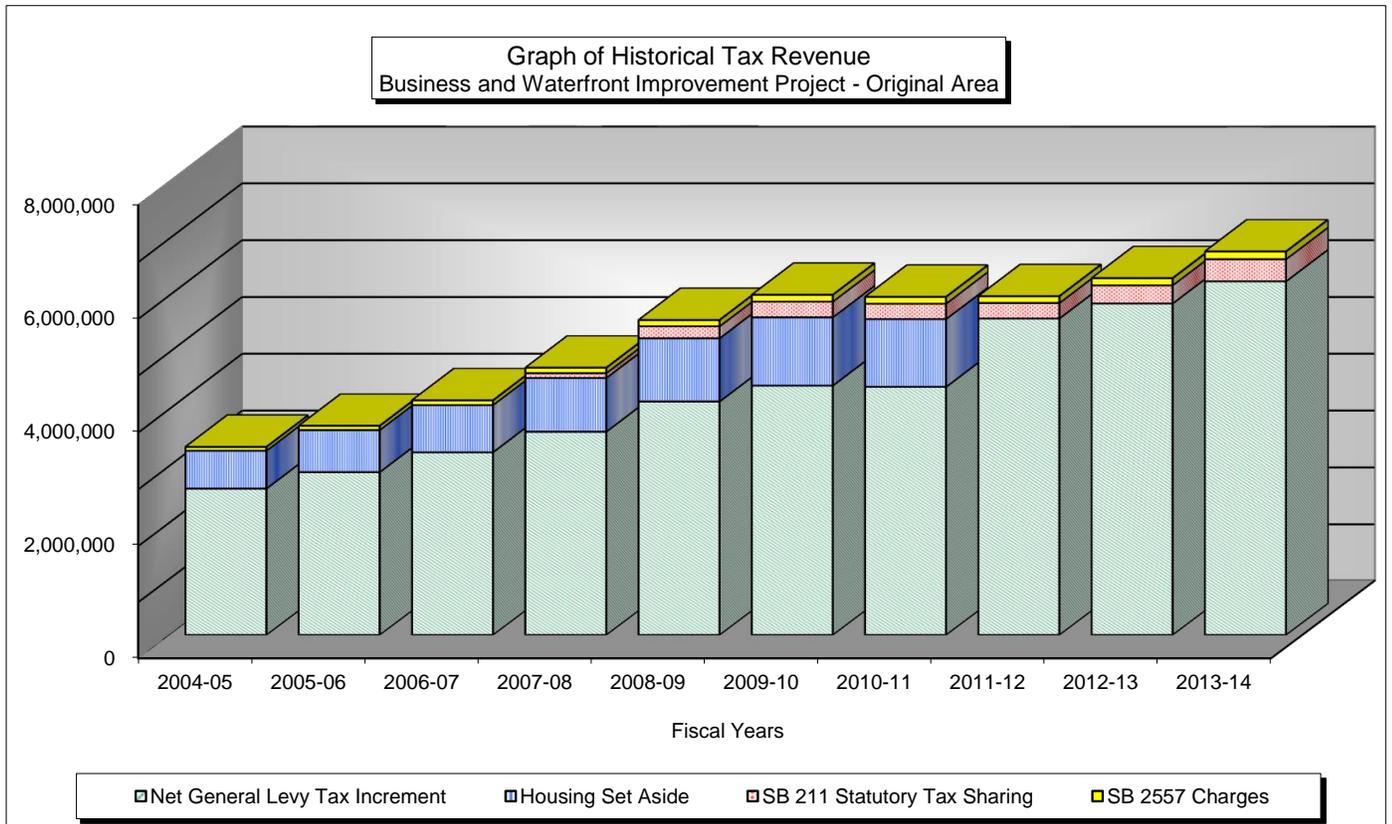
PRELIMINARY



Footnotes

10/03/2013

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 0.5% in 2014-15 and at 2% annually thereafter.
- (3) Personal property is held constant at 2013-14 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 2012-13 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 0.88% 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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Alameda Successor Agency
Business and Waterfront Improvement Project - Exchange Area 5th Amendment

PRELIMINARY



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

10/03/2013

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>
Taxable Values (1)						
Real Property (2)	344,062	345,783	352,698	359,752	366,947	374,286
Personal Property (3)	<u>(1,695)</u>	<u>(1,695)</u>	<u>(1,695)</u>	<u>(1,695)</u>	<u>(1,695)</u>	<u>(1,695)</u>
Total Projected Value	342,367	344,087	351,003	358,057	365,252	372,591
Taxable Value over Base	1,211	341,156	342,876	349,792	356,846	371,380
Gross Tax Increment Revenue (4)	3,412	3,429	3,498	3,568	3,640	3,714
Unitary Tax Revenue (5)	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>
Gross Revenues	3,418	3,435	3,505	3,575	3,647	3,720
LESS:						
SB 2557 Admin. Fee (6)	(30)	(30)	(31)	(31)	(32)	(33)
Housing Set Aside Requirement (7)	0	0	0	0	0	0
Pass Throughs						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(684)	(687)	(701)	(715)	(729)	(744)
AB 1290 Statutory Tax Sharing Tier 2 (8)	0	0	(12)	(23)	(36)	(48)
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>2,704</u>	<u>2,718</u>	<u>2,761</u>	<u>2,805</u>	<u>2,850</u>	<u>2,896</u>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 0.5% in 2014-15 and at 2% annually thereafter.
- (3) Personal property is held constant at 2013-14 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 2012-13 and is held constant over the life of the project.
- (6) County Administration fee is estimated at 0.88% 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.

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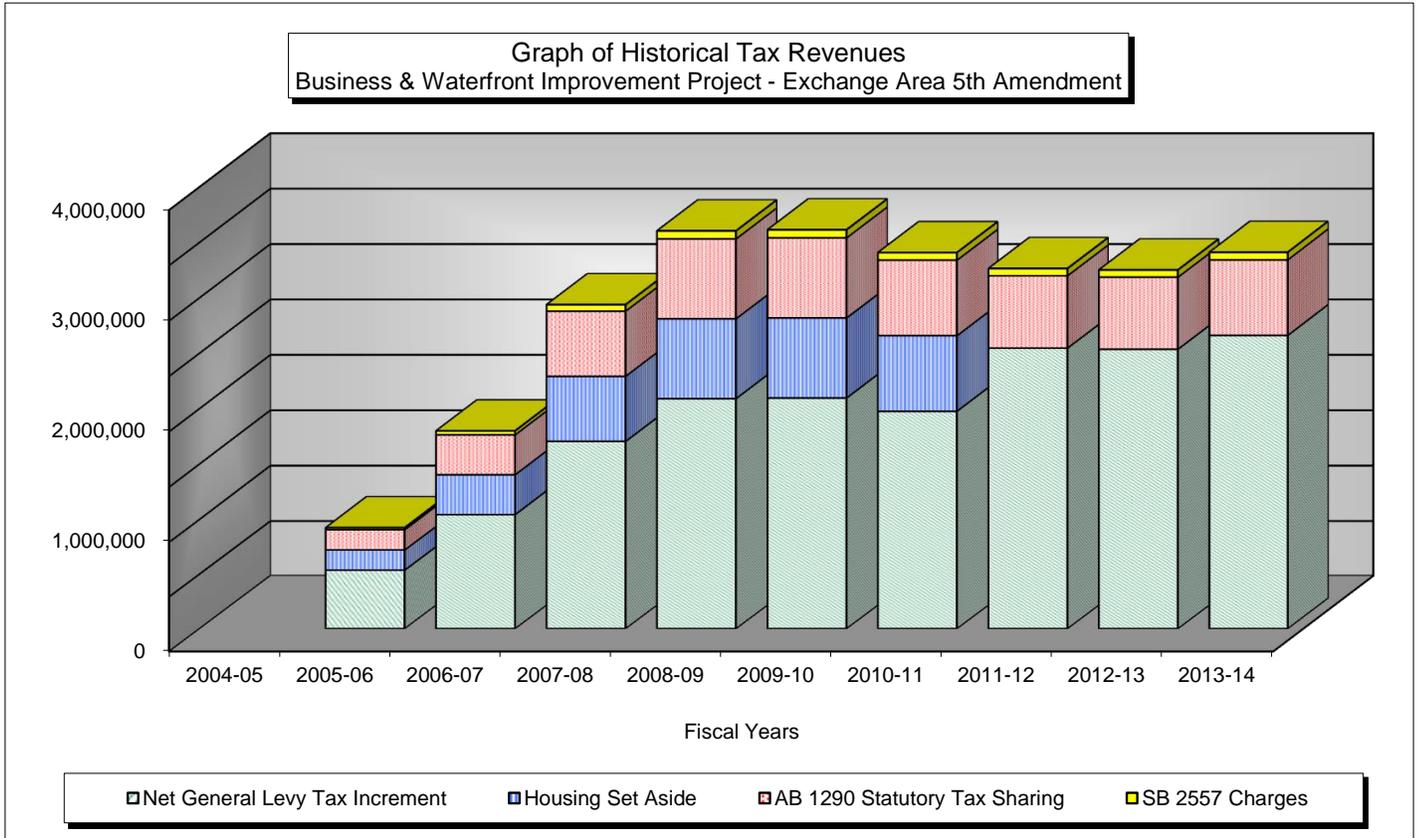
**Alameda Successor Agency
Business and Waterfront Improvement Project - Exchange Area 5th Amendment**

PRELIMINARY



Graph of Historical Tax Revenue

10/03/2013



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 Merged WECIP/BWIP Project Area

PRELIMINARY



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

10/03/2013

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>
Taxable Values (1)						
Real Property (2)	1,612,129	1,620,190	1,652,594	1,685,646	1,719,359	1,753,746
Personal Property (3)	<u>168,050</u>	<u>168,050</u>	<u>168,050</u>	<u>168,050</u>	<u>168,050</u>	<u>168,050</u>
Total Projected Value	1,780,180	1,788,240	1,820,644	1,853,696	1,887,409	1,921,796
Taxable Value over Base	306,633	1,473,547	1,481,607	1,514,011	1,547,063	1,615,163
Gross Tax Increment Revenue (4)	14,735	14,816	15,140	15,471	15,808	16,152
Unitary Tax Revenue (5)	<u>58</u>	<u>58</u>	<u>58</u>	<u>58</u>	<u>58</u>	<u>58</u>
Gross Revenues	14,793	14,874	15,198	15,528	15,865	16,209
<i>Sect. 33676 Adjustments (6)</i>	<u>(563)</u>	<u>(572)</u>	<u>(606)</u>	<u>(641)</u>	<u>(676)</u>	<u>(713)</u>
Adjusted Gross Revenue	14,230	14,302	14,592	14,887	15,189	15,497
LESS:						
SB 2557 Admin. Fee (7)	(130)	(131)	(134)	(137)	(140)	(143)
Housing Set Aside Requirement (8)	0	0	0	0	0	0
Pass Throughs:						
County Superintendent of Schools (9)	(7)	(7)	(7)	(7)	(7)	(7)
Peralta Community College District (9)	(40)	(40)	(41)	(43)	(44)	(45)
Alameda Unified School District (9)	(199)	(200)	(205)	(209)	(214)	(219)
Regency DDA (9)	(213)	0	0	0	0	0
SB 211 Statutory Tax Sharing Tier 1 (10)	(415)	(426)	(468)	(510)	(554)	(599)
SB 211 Statutory Tax Sharing Tier 2 (10)	0	(3)	(17)	(30)	(67)	(104)
AB 1290 Statutory Tax Sharing Tier 1 (11)	(684)	(687)	(701)	(715)	(729)	(744)
AB 1290 Statutory Tax Sharing Tier 2 (11)	0	0	(12)	(23)	(36)	(48)
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>12,542</u>	<u>12,808</u>	<u>13,008</u>	<u>13,213</u>	<u>13,398</u>	<u>13,588</u>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 0.5% in 2014-15 and at 2% annually thereafter.
- (3) Personal property is held constant at 2013-14 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 2012-13 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 0.88% 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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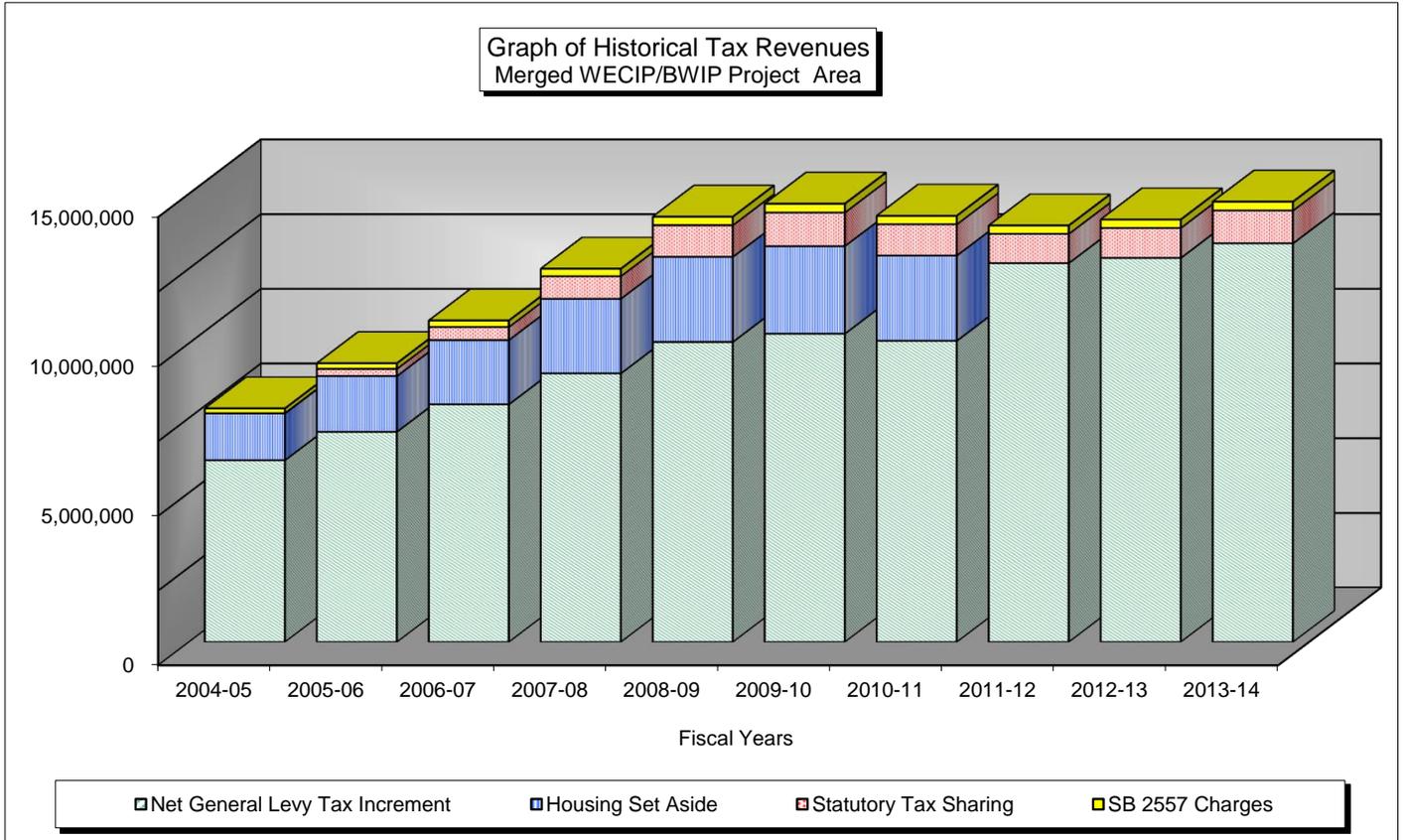
**Alameda Successor Agency
Merged WECIP/BWIP Project Area**

PRELIMINARY



Graph of Historical Tax Revenue

10/03/2013



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 Alameda Point Improvement Redevelopment Project

PRELIMINARY



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

10/03/2013

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>
Taxable Values (1)						
Real Property (2)	29,541	29,689	30,283	30,888	31,506	32,136
Personal Property (3)	<u>6,604</u>	<u>6,604</u>	<u>6,604</u>	<u>6,604</u>	<u>6,604</u>	<u>6,604</u>
Total Projected Value	36,145	36,293	36,886	37,492	38,110	38,740
Taxable Value over Base	0	36,145	36,293	36,886	37,492	38,740
Gross Tax Increment Revenue (4)	361	363	369	375	381	387
Unitary Tax Revenue (5)	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Gross Revenues	362	364	370	376	382	388
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)	(72)	(73)	(74)	(75)	(76)	(78)
AB1290 Statutory Tax Sharing Tier 2 (8)	(16)	(16)	(17)	(18)	(20)	(21)
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	<u>270</u>	<u>271</u>	<u>275</u>	<u>279</u>	<u>283</u>	<u>287</u>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 0.5% in 2014-15 and at 2% annually thereafter.
- (3) Personal property is held constant at 2013-14 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 2012-13 and is held constant over the life of the project.
- (6) County Administration fee is estimated at 0.88% 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.

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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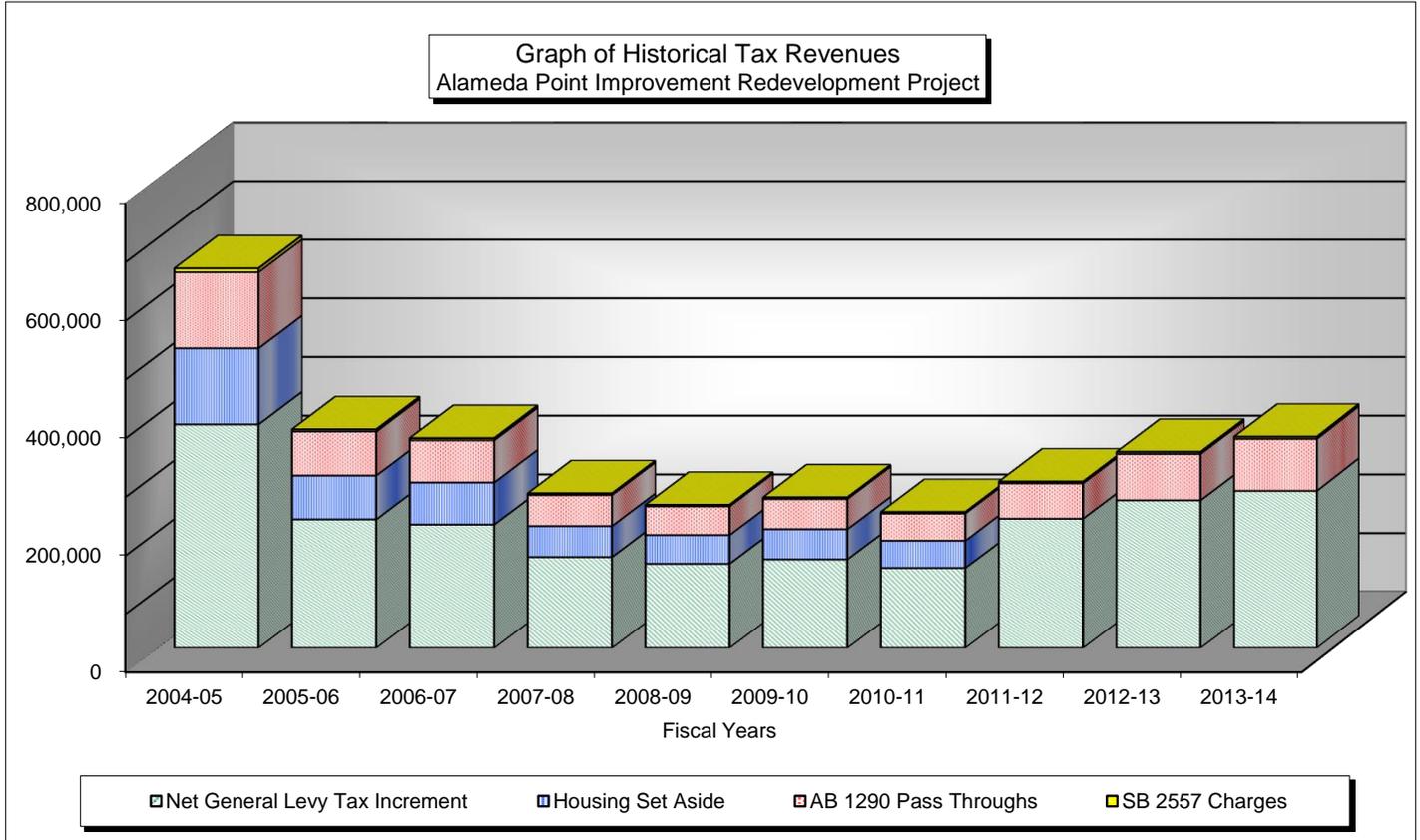
**Alameda Successor Agency
Alameda Point Improvement Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

10/03/2013



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 Combined Redevelopment Projects

PRELIMINARY



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

10/03/2013

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>
Taxable Values (1)						
Real Property (2)	1,641,671	1,649,879	1,682,876	1,716,534	1,750,865	1,785,882
Personal Property (3)	<u>174,654</u>	<u>174,654</u>	<u>174,654</u>	<u>174,654</u>	<u>174,654</u>	<u>174,654</u>
Total Projected Value	1,816,325	1,824,533	1,857,531	1,891,188	1,925,519	1,960,536
Taxable Value over Base	306,633	1,509,692	1,517,900	1,550,898	1,584,555	1,618,886
Gross Tax Increment Revenue (4)	15,097	15,179	15,509	15,846	16,189	16,539
Unitary Tax Revenue (5)	<u>58</u>	<u>58</u>	<u>58</u>	<u>58</u>	<u>58</u>	<u>58</u>
Gross Revenues	15,155	15,237	15,567	15,904	16,247	16,598
<i>Sect. 33676 Adjustments (6)</i>	<u>(563)</u>	<u>(572)</u>	<u>(606)</u>	<u>(641)</u>	<u>(676)</u>	<u>(713)</u>
Adjusted Gross Revenue	14,592	14,666	14,962	15,263	15,571	15,885
LESS:						
SB 2557 Admin. Fee (7)	(133)	(134)	(137)	(140)	(143)	(146)
Housing Set Aside Requirement (8)	0	0	0	0	0	0
Pass Throughs:						
County Superintendent of Schools (9)	(7)	(7)	(7)	(7)	(7)	(7)
Peralta Community College District (9)	(40)	(40)	(41)	(43)	(44)	(45)
Alameda Unified School District (9)	(199)	(200)	(205)	(209)	(214)	(219)
Regency DDA (9)	(213)	0	0	0	0	0
SB 211 Statutory Tax Sharing Tier 1 (10)	(415)	(426)	(468)	(510)	(554)	(599)
SB 211 Statutory Tax Sharing Tier 2 (10)	0	(3)	(17)	(30)	(67)	(104)
AB 1290 Statutory Tax Sharing Tier 1 (11)	(756)	(760)	(775)	(790)	(806)	(822)
AB 1290 Statutory Tax Sharing Tier 2 (11)	(16)	(16)	(29)	(42)	(55)	(68)
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>12,812</u>	<u>13,079</u>	<u>13,283</u>	<u>13,491</u>	<u>13,681</u>	<u>13,874</u>

- (1) Taxable values as reported by Alameda County.
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- (3) Personal property is held constant at 2013-14 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 2012-13 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 0.88% 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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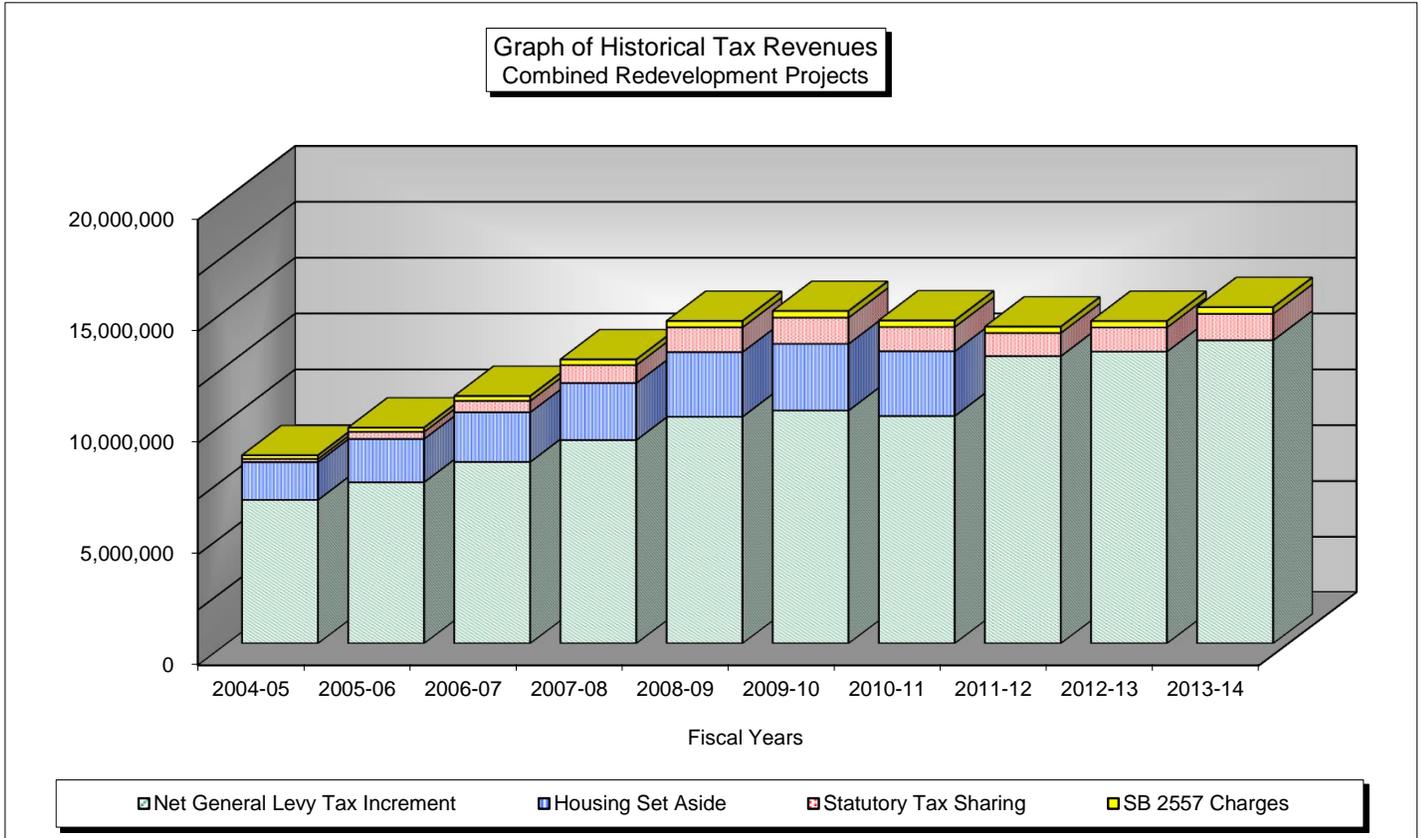
Alameda Successor Agency Combined Redevelopment Projects

PRELIMINARY



Graph of Historical Tax Revenue

10/03/2013



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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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