



## AGENDA

### BERKELEY JOINT POWERS FINANCING AUTHORITY MEETING

Tuesday, December 2, 2025

5:45 PM

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

ADENA ISHII, CHAIRPERSON

Authority members:

DISTRICT 1 – RASHI KESARWANI

DISTRICT 2 – TERRY TAPLIN

DISTRICT 3 – BEN BARTLETT

DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O'KEEFE

DISTRICT 6 – BRENT BLACKABY

DISTRICT 7 – CECILIA LUNAPARRA

DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the “raise hand” function in Zoom. To join by phone: Dial **1-669-254-5252** or **1-833-568-8864 (Toll Free)** and enter **Meeting ID: 160 966 0575**. To provide public comment, Press \*9 and wait to be recognized by the Chair. To submit a written communication for the public record, email [council@berkeleyca.gov](mailto:council@berkeleyca.gov).*

*Live captioned broadcasts of Council meetings are available on B-TV (Channel 33) and via [internet video stream](#). All Joint Powers Financing Authority meetings are recorded.*

*This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The Joint Powers Financing Authority may take action related to any subject listed on the Agenda.*

*Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. “Disrupting” means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.*

**Government Code Section 84308 (Levine Act)** - Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over \$500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than \$500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.

## Preliminary Matters

### Roll Call:

**Public Comment on Non-Agenda Matters:** *Up to ten persons will be selected to address matters not on the Authority agenda. If five or fewer persons are identified to provide non-agenda comment, each person selected will be allotted two minutes each. If more than five persons are selected to address matters not on the Authority agenda, each person selected will be allotted one minute each.*

*In-person attendees wishing to address the Authority on matters not on the Authority agenda during the initial ten-minute period for such comment, must submit a speaker card to the City Clerk in person at the meeting location and prior to the moment that the Presiding Officer calls for public comment on non-agenda items. Remote attendees must raise their hand in the videoconference application when the Presiding Officer calls for non-agenda speakers. The first five raised hands on the videoconference application will be selected to speak and the first five cards drawn at the meeting will be selected to speak. The number of in-person and remote speakers selected may be adjusted by the Presiding Officer if fewer than five speakers from either format are identified.*

*The remainder of the speakers wishing to address the Authority on non-agenda items will be heard at the end of the agenda.*

### Consent Calendar

*The Authority will first determine whether to move items on the agenda for “Action” or “Information” to the “Consent Calendar”, or move “Consent Calendar” items to “Action.” Three members of the Authority must agree to pull an item from the Consent Calendar or Information Calendar for it to move to Action. Items that remain on the “Consent Calendar” are voted on in one motion as a group. “Information” items are not discussed or acted upon at the Authority meeting unless they are moved to “Action” or “Consent”.*

*No additional items can be moved onto the Consent Calendar once public comment has commenced. At any time during, or immediately after, public comment on Information and Consent items, any Councilmember may move any Information or Consent item to “Action.” Following this, the Authority will vote on the items remaining on the Consent Calendar in one motion.*

*For items moved to the Action Calendar from the Consent Calendar or Information Calendar, persons who spoke on the item during the Consent Calendar public comment period may speak again at the time the matter is taken up during the Action Calendar.*

**Public Comment on Consent Calendar and Information Items Only:** *The Authority will take public comment on any items that are either on the amended Consent Calendar or the Information Calendar. If ten or fewer persons are interested in speaking on an individual agenda item, each speaker may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue. A speaker may only speak once during the period for public comment on Consent Calendar and Information items.*

*Additional information regarding public comment by City of Berkeley employees and interns: Employees and interns of the City of Berkeley, although not required, are encouraged to identify themselves as such, the department in which they work and state whether they are speaking as an individual or in their official capacity when addressing the Council in open session or workshops.*

## Consent Calendar

### 1. Minutes for Approval

**From:** Chief Administrative Officer

**Recommendation:** Approve the minutes for the Authority meeting of May 20, 2025.

**Financial Implications:** None

Contact: Mark Numainville, Secretary, (510) 981-6900

### 2. Authorizing the Chief Administrative Officer to Sign Downtown Property Based Business Improvement District (DPBID) Petition and Ballot on Behalf of the Joint Powers Financing Authority (JPFA)

**From:** Chief Administrative Officer

**Recommendation:** Adopt a Resolution authorizing the Chief Administrative Officer to vote YES on the petition in support of DPBID formation, and YES on the subsequent "Ballot to Reestablish the Downtown Berkeley Property-Based Business Improvement District" on behalf of the Joint Powers Financing Authority-owned property in the proposed District.

**Financial Implications:** See report

Contact: Eleanor Hollander, Economic Development, (510) 981-7530

## Public Comment – Items Not Listed on the Agenda

## Adjournment

**NOTICE CONCERNING YOUR LEGAL RIGHTS:** *If you object to a decision by the Authority to approve or deny a use permit or variance for a project the following requirements and restrictions apply: 1) No lawsuit challenging a City decision to deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) a use permit or variance may be filed more than 90 days after the date the Notice of Decision of the action of the Authority is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against an Authority decision to approve or deny a use permit or variance, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

Archived indexed video streams are available at:

<https://berkeleyca.gov/your-government/city-council/city-council-agendas>.

Channel 33 rebroadcasts the following Wednesday at 9:00 a.m. and Sunday at 9:00 a.m.

Communications to the Authority are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Authority, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the City Clerk Department at 2180 Milvia Street. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk Department for further information.

Any writings or documents provided to a majority of the Authority regarding any item on this agenda will be made available for public inspection at the public counter at the City Clerk Department located on the first floor of City Hall located at 2180 Milvia Street, and through the City's online records portal:

<https://records.cityofberkeley.info/>.

Agendas, agenda reports, and revised/supplemental material may be accessed via the online agenda for this meeting at:

<https://berkeleyca.gov/your-government/city-council/council-committees/joint-powers-financing-authority>

and may be accessed at reference desks at the following locations:

City Clerk Department - 2180 Milvia Street, First Floor  
Tel: 510-981-6900, TDD: 510-981-6903, Fax: 510-981-6901  
Email: [clerk@berkeleyca.gov](mailto:clerk@berkeleyca.gov)

Libraries: Main – 2090 Kittredge Street,  
Claremont Branch – 2940 Benvenue, West Branch – 1125 University,  
North Branch – 1170 The Alameda, Tarea Hall Pittman South Branch – 1901 Russell

#### COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair accessible location.

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at [ada@berkeleyca.gov](mailto:ada@berkeleyca.gov), (510) 981-6418 (V), or (510) 981-6347 (TDD) at least three business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.



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Questions regarding public participation may be addressed to the City Clerk Department (510) 981-6900 or by email at [clerk@berkeleyca.gov](mailto:clerk@berkeleyca.gov).

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***I hereby certify that the agenda for this meeting of the Berkeley Joint Powers Financing Authority was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on November 25, 2025.***

A handwritten signature in black ink, appearing to read 'Mark Numainville'.

Mark Numainville, Secretary

## Communications

*Authority rules limit action on Communications to referral to the Chief Administrative Officer and/or Boards and Commissions for investigation and/or recommendations. All communications submitted to Authority are public record. Copies of individual communications are available for viewing at the City Clerk Department and through [Records Online](#).*

- None



Office of the Chief Administrative Officer

CONSENT CALENDAR  
December 2, 2025

To: Honorable Chairperson and Members of the Joint Powers Financing Authority  
From: Paul Buddenhagen, Chief Administrative Officer  
Submitted by: Mark Numainville, Authority Clerk  
Subject: Minutes for Approval

RECOMMENDATION

Approve the minutes for the Authority meeting of May 20, 2025.

CONTACT PERSON

Mark Numainville, City Clerk Department, 981-6900

Attachments:

1. May 20, 2025 – JPFA Meeting Minutes

**MINUTES**  
**BERKELEY JOINT POWERS FINANCING AUTHORITY MEETING**

**Tuesday, May 20, 2025**  
**5:00 PM**

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

TELECONFERENCE LOCATION - 1027D BANCROFT WAY, BERKELEY CA 94710

ADENA ISHII, CHAIRPERSON

Authority members:

DISTRICT 1 – RASHI KESARWANI  
DISTRICT 2 – TERRY TAPLIN  
DISTRICT 3 – BEN BARTLETT  
DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O’KEEFE  
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## Preliminary Matters

**Roll Call:** 5:18 p.m.

**Present:** Kesarwani, Taplin, Tregub, O'Keefe, Lunaparra, Humbert, Ishii

**Absent:** Bartlett, Blackaby

**Public Comment on Non-Agenda Matters:** 0 speakers.

## Consent Calendar

**Public Comment on Consent Calendar and Information Items Only:** 0 speakers.

**Action:** M/S/C (Tregub/Humbert) to adopt the Consent Calendar in one motion except as indicated.

**Vote:** Ayes – Kesarwani, Taplin, Tregub, Lunaparra, Humbert, Ishii; Noes – None; Abstain – O'Keefe; Absent – Bartlett, Blackaby.

### 1. Minutes for Approval

**From:** Chief Administrative Officer

**Recommendation:** Approve the minutes for the Joint Powers Financing Authority (JPFA) meeting of April 27, 2021.

**Financial Implications:** None

Contact: Mark Numainville, Secretary, (510) 981-6900

**Action:** Approved the minutes as submitted.

## Action Calendar – New Business

### 2. Authorizing the Execution, Sale, and Delivery of Lease Revenue Notes for the Fire Administration and Training Project

**From:** Chief Administrative Officer

**Recommendation:** Adopt a Resolution authorizing the issuance and sale of federally taxable Lease Revenue Notes in the aggregate principal amount of not to exceed \$11,000,000 to provide financing for the construction of improvements to property used for fire administration and training, and approving related documents and actions.

**Financial Implications:** See report

Contact: Henry Oyekanmi, Finance, (510) 981-7300

**Action:** 0 speakers. M/S/C (Humbert/Tregub) to adopt Resolution No. 25–N.S. authorizing the issuance and sale of federally taxable Lease Revenue Notes in the aggregate principal amount of not to exceed \$11,000,000 to provide financing for the construction of improvements to property used for fire administration and training, and approving related documents and actions.

**Vote:** Ayes – Kesarwani, Taplin, Tregub, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii; Noes – None; Abstain – None; Absent – Bartlett.

**Public Comment – Items Not Listed on the Agenda - 0 speakers.**

**Adjournment**

**Action:** M/S/C (Tregub/Humbert) to adjourn the meeting.

**Vote:** Ayes – Kesarwani, Taplin, Tregub, O’Keefe, Blackaby, Lunaparra, Humbert, Ishii;  
Noes – None; Abstain – None; Absent – Bartlett.

Adjourned at 5:25 p.m.

I hereby certify that the foregoing is a true and correct record of the Berkeley Joint Powers Financing Authority meeting held on May 20, 2025

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Mark Numainville, City Clerk

**Communications**

- None

**Supplemental Communications and Reports 1**

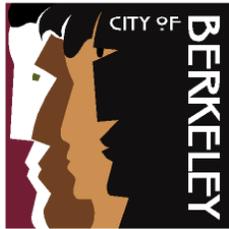
- None

**Supplemental Communications and Reports 2**

- None

**Supplemental Communications and Reports 3**

- None



Office of the Chief Administrative Officer

02

JPFA Meeting Item

CONSENT CALENDAR

December 2, 2025

To: Honorable Chairperson and Members of the Joint Powers Financing Authority

From: Paul Buddenhagen, Chief Administrative Officer

Submitted by: Eleanor Hollander, Manager, Office of Economic Development

Subject: Authorizing the Chief Administrative Officer to Sign Downtown Property Based Business Improvement District (DPBID) Petition and Ballot on Behalf of the Joint Powers Financing Authority (JPFA)

RECOMMENDATION

Adopt a Resolution authorizing the Chief Administrative Officer to vote YES on the petition in support of DPBID formation, and YES on the subsequent “Ballot to Reestablish the Downtown Berkeley Property-Based Business Improvement District” on behalf of the Joint Powers Financing Authority-owned property in the proposed District.

FISCAL IMPACTS OF RECOMMENDATION

Under the provisions of Proposition 218 in the California Constitution, government agencies including Joint Powers Financing Authorities must pay assessments on properties they own in property-based business improvement districts. In 1994, the City of Berkeley created the Joint Powers Financing Authority or “JPFA” in partnership with the California Municipal Finance Authority to give it the power to acquire property and issue bonds to fund public projects and to provide financing for public capital projects in the city.

The Berkeley JPFA owns assessor parcel number or “APN” #057-2025-024-00, located at 2015 Addison Street. The JPFA owns the land at 2015 Addison Street to provide financing (through the issuance of tax-exempt revenue bonds) for the expansion of the Berkeley Repertory Theatre, which operates the Roda Theatre on the site. The 600-seat Rhoda Theater has been in operation since 2001, in complement to Berkeley Rep’s original 400-seat stage theatre located next door at 2025 Addison Street in Berkeley’s Downtown Arts District. The JPFA’s ownership of the property allowed the transaction to qualify for the tax-exempt status of municipal bonds, which lowered the cost of borrowing for the overall project. This type of arrangement is a common financing tool for cities that want to support important cultural institutions without a direct appropriation from the city’s general fund.

If the Downtown Berkeley Property-Based Business Improvement District, or “DPBID”, is re-established, the JPFA’s initial assessment payment in fiscal year or “FY” 2027 is

estimated to be \$15,776.13 (Exhibit A). In future years, the DPBID Owners' Association, also known as the Downtown Berkeley Association or the DBA, would have the authority to raise assessment rates by up to 5% per year to keep pace with inflation. If the DPBID is re-established, the JPFA would be invoiced annually along with the thirteen other parcels owned by the City of Berkeley inside the DPBID boundary.

As described in the *DPBID Management District Plan* (implemented by the DBA), the DPBID finances maintenance and marketing activities for the Downtown Berkeley property-based business improvement district (Exhibit B). It therefore indirectly enhances sales tax, business license tax and other business-related City revenue sources.

### CURRENT SITUATION AND ITS EFFECTS

The reestablishment of the Downtown Property Based Business Improvement District is a Strategic Plan Priority Project, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities and foster a dynamic, sustainable, and locally based economy. The Downtown Property Based Business Improvement District (DPBID) provides services for environmental and economic enhancements in Berkeley's Downtown area. The current term of the DPBID is scheduled to expire in FY 2026 (June 30, 2026). The Downtown Berkeley Association (DBA), as the district's owners' association, has begun the legal process to re-establish the DPBID for a third term of 10 years starting in FY 2027 (July 1, 2026).

The DBA developed and adopted a ten-year *Strategic Plan* in June 2025 and developed and adopted a *DPBID Management District Plan* in October 2025. Next, the reestablishment process requires that petitions representing at least 50% of the total amount of the proposed assessment be submitted to the City Clerk. If petitions representing 50% or more of the total assessment are received, then the City Clerk will send ballots to all of the proposed assessees within the DPBID boundary.

The Joint Powers Financing Authority is the legal entity empowered to authorize a YES vote on both the petition and the ballot pertaining to parcel APN # 057- -2025-024-00, 2015 Addison Street. This Resolution will authorize the JPFA's Chief Administrative Officer to vote YES on both the petition (Exhibit B) and the forthcoming ballot.

### BACKGROUND

In 2009, the Downtown Berkeley Association (DBA) undertook a Strategic Action Planning process. As a result, in 2011 the DBA worked with property owners and City Council to establish a Property-Based Business Improvement District (PBID) to replace the existing business license-based district for five years. This new legal framework allowed for a considerable expansion of services including added hospitality staff, extensive upgrading of planters and landscaping services as well as added marketing and communications efforts. The district was renewed in 2016 for a term of 10 years, and the enabling legislation for that PBID is set to expire on December 31, 2026. The

current reestablishment effort would install the PBID for a second 10-year term – with collections coinciding with the start of the 2027 Fiscal year (July 1, 2026).

To prepare for the renewal of the DPBID, the DBA retained the services of Progressive Urban Management Associates, Inc. (“PUMA”) to update the organization’s strategic plan. With priorities gained from the DBA Board of Directors, stakeholder focus groups and responses to an online community improvement survey, the adopted DBA Strategic Plan (June 2025) and the proposed new DPBID *Management District Plan* (Exhibit B) will offer support for the environmental and economic enhancement services in Downtown Berkeley. As with all Business Improvement Districts, these additional DPBID funded services would augment, not replace, the City’s existing level of “baseline” services.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

By maintaining and enhancing the DPBID, the DBA creates shopping opportunities for residents and visitors alike while encouraging alternative forms of transportation. The District encompasses the area surrounding the Downtown BART Station and several AC Transit lines that provide easy accessibility for visitors coming to and from this popular regional destination. The DPBID’s ambassadors and environmental enhancements such as low water median plantings all contribute to making the Downtown a more pleasant destination. Because the District is well served by public transportation and biking infrastructure, these services indirectly support environmental sustainability goals of encouraging alternative transportation choices.

#### RATIONALE FOR RECOMMENDATION

This private/public partnership will generate significant resources for Downtown revitalization on an ongoing basis that will continue to have a positive transformational effect on the physical and economic health of the Downtown area.

#### ALTERNATIVE ACTIONS CONSIDERED

None.

#### CONTACT PERSON

Eleanor Hollander, Economic Development Manager, 510-981-7536

#### Attachments:

##### 1: Resolution

Exhibit A: Petition to Renew the Downtown Berkeley Property-Based Business Improvement District, JPFA, 2015 Addison Street, APN # 057- -2025-024-00  
Exhibit B: DPBID *Management District Plan*, October 2025

RESOLUTION NO. ##,###

AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO VOTE YES ON ANY PETITIONS AND BALLOTS ON BEHALF OF JOINT POWERS FINANCING AUTHORITY-OWNED PROPERTIES IN THE DOWNTOWN PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT (DPBID) AREA

WHEREAS, on December 2, 2025, the Berkeley City Council will vote to authorize the City Manager to approve and sign the “Preliminary Petition to Form the Downtown Berkeley Property-Based Business Improvement District” document on behalf of City-owned properties in the proposed Downtown PBID area; and

WHEREAS, on December 2, 2025, the Berkeley City Council will vote to further authorize the City Manager to vote YES on any ballots on behalf of City-owned properties in the proposed Downtown PBID area in the event the petition is successful in triggering a ballot process to reestablish a Downtown PBID; and

WHEREAS, it is the intent to reestablish the Downtown Berkeley Property and Business Improvement District (DPBID) for the fiscal year (FY) period beginning July 1, 2026 (FY27) and ending June 30, 2036 (FY36), with operations to occur over the ten-calendar year period beginning January 1, 2027 and ending December 31, 2036; and

WHEREAS, the Joint Powers Financing Authority is the owner of record for parcel number 057- -2025-024-00, address 2015 Addison Street, Berkeley, CA.

WHEREAS, parcel number 057- -2025-024-00, address 2015 Addison Street, Berkeley, CA is located in the DPBID boundaries.

NOW THEREFORE, BE IT RESOLVED by the Joint Powers Financing Authority that the Chief Administrative Officer is authorized to vote YES on any petitions and ballots on behalf of Joint Powers Financing Authority–owned properties in the Downtown PBID area.

Exhibits

A: DPBID Petition for APN # 057- -2025-024-00, 2015 Addison Street

B: DPBID *Management District Plan*, October 2025

**PETITION TO RENEW THE  
DOWNTOWN BERKELEY  
PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT**  
*(Pursuant to Sec. 36600 et seq. of the Calif. Streets and Highway Code)*

This is a petition to initiate special assessment proceedings to renew the Property-based Business Improvement District (PBID) in accordance with the Property and Business Improvement District Law of 1994, California Streets and Highways Code Sections 36600 et seq., for the purpose of undertaking and implementing the Management District Plan, a summary of which is attached.

**Legal Owner: Berkeley Joint Powers Financing**

**Owner % of Total Assessment: 0.59%**

| APN:              | Parcel Address (if known) | 2027 Parcel Assessment   |
|-------------------|---------------------------|--------------------------|
| 057- -2025-024-00 | 2015 Addison St           | \$15,776.13              |
|                   |                           | Annual Total \$15,776.13 |

To complete your Petition please:

- 1) Check your affirmation YES.
- 2) Print your name, e-mail and phone number below, and
- 3) Sign and date below.

YES, I approve of the proposed maximum assessment of \$15,776.13 on the parcel(s) identified on this preliminary petition.

---

|                                                                                      |                      |                  |
|--------------------------------------------------------------------------------------|----------------------|------------------|
| <i>(Print) Name and Title of Owner of Record<br/>or an Authorized Representative</i> | <i>Email address</i> | <i>Phone No.</i> |
|--------------------------------------------------------------------------------------|----------------------|------------------|

---

|                                                                                                                     |             |
|---------------------------------------------------------------------------------------------------------------------|-------------|
| <i>Signature of Owner of Record or the Representative<br/>Legally Authorized and Entitled to Sign this Petition</i> | <i>Date</i> |
|---------------------------------------------------------------------------------------------------------------------|-------------|

Please return this Petition signed and dated to:

**Downtown Berkeley Association**  
**1917 Addison Street, Suite 191**  
**Berkeley, CA 94704**  
[info@downtownberkeley.com](mailto:info@downtownberkeley.com)  
**Phone: 510.549.2230**

# Downtown Berkeley

## Property-Based Business Improvement District Berkeley, California

# Management District Plan



October 24, 2025

Prepared by:  
Kristin Lowell, Inc. and  
Progressive Urban Management Associates, Inc.

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
and Article XIII D of the California Constitution  
to create a property-based business improvement district.*

**MANAGEMENT DISTRICT PLAN  
for renewal of the  
Downtown Berkeley  
Property-Based Business Improvement District (PBID)**

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**ATTACHMENT**

- A. Engineer’s Report
- B. Base Level Services Agreement
- C. Strategic Plan Executive Summary

## SECTION 1: EXECUTIVE SUMMARY

The Downtown Berkeley Property-Based Business Improvement District (“PBID”) was first formed in 2011 and renewed in 2016. Building on the success of the PBID over the last 15 years, Downtown property and business owners seek to renew the district for an additional 10 years. The Downtown Berkeley Association (DBA) board of directors has approved a new PBID Management District Plan that responds to market trends and respond to conditions that can be reasonably expected through the next ten years.

As part of the PBID renewal initiative, the DBA engaged Progressive Urban Management Associates (PUMA) to analyze downtown dynamics and prepare a Strategic Plan to help guide Downtown and the PBID for the next 10 years. More than 700 Downtown Berkeley stakeholders contributed to the strategic planning process, including property owners, merchants, nonprofits, residents, students and civic partners. The key takeaways from the strategic plan found that:

- Downtown has ongoing challenges related to the unhoused population and storefront vacancies.
- The DBA is under-capitalized to address these challenges and needs to build organizational and financial capacity to provide impactful solutions.

It was clear that Downtown stakeholders and the DBA have 4 clear objectives and goals:

1. Ensure Downtown is consistently clean, safe and welcoming
2. Attract, retain and support locally owned businesses and nonprofits
3. Bring residents and visitors Downtown to patronize businesses, nonprofits and the arts
4. Be the leading convener and advocate for Downtown Berkeley.

The new Management District Plan will provide services to help address these challenges and meet these goals. Specific enhancements to the Downtown improvement program include:

1. Continuation of current Clean, Safe, Beautification, Marketing & Activation services
2. Reinstating a Safety Ambassador program, and
3. Option of later adding a staff member solely focused on Economic Development and Placemaking.

### ***Summary Management Plan***

Pursuant to the Property and Business Improvement District Law of 1994 (California Streets and Highways Code § 36600 et seq.) (the “PBID Law”), the PBID is proposed to be renewed for a 10-year term. Upon receipt of petitions signed by property owners representing greater than 50% of the PBID assessable budget, the City will initiate a ballot procedure to officially form the PBID. Governed by the Downtown Berkeley Association as the Owners’ Association, the PBID will deliver enhanced services to improve and convey special benefits to properties located within the PBID boundary, above and beyond those provided by the City.

The PBID will provide enhanced environmental improvements and activities, such as cleaning the Downtown, improving safety, beautifying the Downtown; as well as economic vitality enhancements such as marketing, communications and special events. Each of the activities is designed to meet the goals of the District; to improve the appearance and safety of the PBID, to

increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services.

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Location</b></p>                  | <p>The District boundary encompasses the core of the Downtown area focused along the Shattuck and University Avenue corridors in Downtown Berkeley. To assess for the special benefit each parcel receives from the PBID activities, two benefit zones will continue. (See Section 2 for full description and boundary map.)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Services &amp; Activities</b></p> | <p>The PBID will finance services that will enhance the experience within the Downtown area for property owners, businesses, residents, employees, and visitors, including:</p> <p><b><u>Clean, Safe and Beautiful:</u></b></p> <ul style="list-style-type: none"> <li>• Cleaning/Hospitality Ambassadors will provide sweeping, scrubbing and pressure washing sidewalks, litter and graffiti removal, trash removal, visitor information, merchant outreach, city services liaison, event support.</li> <li>• Homeless Outreach Ambassador will provide outreach and referrals for shelter and social services to unhoused persons in the district.</li> <li>• The Ambassadors and Economic Vitality team will provide beautification and placemaking improvements that make Downtown Berkeley more visually attractive, which may include enhanced landscaping, public art, holiday décor, signage, streetscape, planters, urban design, etc.</li> <li>• A new Safety Ambassador program will address public safety concerns, mental health crises, open drug use, and safety escorts, and work with local police and business and property owners to prevent crime and address quality of life issues.</li> </ul> <p><b><u>Marketing &amp; Activation:</u></b></p> <ul style="list-style-type: none"> <li>• The Economic Vitality team will support Downtown Berkeley’s evolution as a regional destination for arts, culture and entertainment, including:</li> <li>• Marketing and communications to support PBID activities and improvements and promote a positive image for Downtown Berkeley.</li> <li>• Special events and promotions to bring more customers and economic vitality to the Downtown.</li> </ul> <p><b><u>Economic Development &amp; Placemaking:</u></b> <i>(These services are proposed as an optional enhancement to the PBID, subject to DBA board approval, but are not included in Year 1 budget.)</i></p> <ul style="list-style-type: none"> <li>• A new Economic Development Placemaking Manager will promote and support local business and property owners with a focused role on reducing empty storefronts, retaining and attracting businesses, compiling hyper-local market data, and other efforts that attract investment to the Downtown.</li> <li>• This new Manager will also focus on new placemaking programs to beautify Downtown and attract new investment and visitors to the</li> </ul> |

|                            | <p>Downtown including murals, window graphics/displays, sculpture, sidewalk seating/commerce and other activations.</p> <p><b><u>Advocacy, Management &amp; Contingency:</u></b></p> <ul style="list-style-type: none"> <li>• The CEO and the DBA team will advocate for policy issues that will improve the Downtown business environment,</li> <li>• And demonstrate leadership through research and community education to represent the Downtown community with one clear voice,</li> <li>• And provide daily management to carry out the day-to-day PBID operations,</li> <li>• And manage contingency for unforeseen expenses.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------|----------------------|---------------------------|-----------------------|--------|---------------------------|-----------|-----------------------|--------------------------|------------------------|--------|----------------------------|--------------------|----------------|----------|--|--|------------------|-------------|--------|---------------------|----------|-------|--------------------|-----------|-------|-----------------------|--------------------|----------------|
| <b>Method of Financing</b> | Levy of assessments upon real property that receive a special benefit from enhanced services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| <b>Budget</b>              | <p>The total budget for its first year of operations is <b>\$2,917,537</b>, as follows:</p> <table border="1" data-bbox="459 800 1417 1224"> <thead> <tr> <th>EXPENDITURES</th> <th>TOTAL BUDGET</th> <th>% of Budget</th> </tr> </thead> <tbody> <tr> <td>Clean, Safe and Beautiful</td> <td>\$2,234,962</td> <td>76.60%</td> </tr> <tr> <td>Marketing and Activation</td> <td>\$438,672</td> <td>15.04%</td> </tr> <tr> <td>Management &amp; Contingency</td> <td>\$243,903</td> <td>8.36%</td> </tr> <tr> <td><b>Total Expenditures</b></td> <td><b>\$2,917,537</b></td> <td><b>100.00%</b></td> </tr> <tr> <th>REVENUES</th> <th></th> <th></th> </tr> <tr> <td>PBID Assessments</td> <td>\$2,668,086</td> <td>91.45%</td> </tr> <tr> <td>General Benefit (1)</td> <td>\$58,351</td> <td>2.00%</td> </tr> <tr> <td>Other Revenues (2)</td> <td>\$191,100</td> <td>6.55%</td> </tr> <tr> <td><b>Total Revenues</b></td> <td><b>\$2,917,537</b></td> <td><b>100.00%</b></td> </tr> </tbody> </table> <p>(1) A certified engineer has estimated that the general benefit from the PBID services accounts for \$58,351 of the estimated budget.</p> <p>(2) Revenues from events, contract services and other sources.</p> | EXPENDITURES     | TOTAL BUDGET  | % of Budget          | Clean, Safe and Beautiful | \$2,234,962           | 76.60% | Marketing and Activation  | \$438,672 | 15.04%                | Management & Contingency | \$243,903              | 8.36%  | <b>Total Expenditures</b>  | <b>\$2,917,537</b> | <b>100.00%</b> | REVENUES |  |  | PBID Assessments | \$2,668,086 | 91.45% | General Benefit (1) | \$58,351 | 2.00% | Other Revenues (2) | \$191,100 | 6.55% | <b>Total Revenues</b> | <b>\$2,917,537</b> | <b>100.00%</b> |
| EXPENDITURES               | TOTAL BUDGET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | % of Budget      |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Clean, Safe and Beautiful  | \$2,234,962                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 76.60%           |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Marketing and Activation   | \$438,672                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 15.04%           |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Management & Contingency   | \$243,903                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8.36%            |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| <b>Total Expenditures</b>  | <b>\$2,917,537</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>100.00%</b>   |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| REVENUES                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| PBID Assessments           | \$2,668,086                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 91.45%           |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| General Benefit (1)        | \$58,351                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2.00%            |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Other Revenues (2)         | \$191,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 6.55%            |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| <b>Total Revenues</b>      | <b>\$2,917,537</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>100.00%</b>   |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| <b>Assessments</b>         | <p>Annual assessments are based upon an allocation of land use type, program costs, benefit zone, and a calculation of lot square footage plus building square footage. Estimated annual maximum assessment rates for the first year of the district are:</p> <table border="1" data-bbox="488 1518 1386 1766"> <thead> <tr> <th>Assessment Rates</th> <th>Lot + Bldg SF</th> </tr> </thead> <tbody> <tr> <td>Premium – Commercial</td> <td>0.3241</td> </tr> <tr> <td>Premium – Residential</td> <td>0.2463</td> </tr> <tr> <td>Premium - Tax Exempt/Govt</td> <td>0.1848</td> </tr> <tr> <td>Standard – Commercial</td> <td>0.2010</td> </tr> <tr> <td>Standard – Residential</td> <td>0.1232</td> </tr> <tr> <td>Standard - Tax Exempt/Govt</td> <td>0.0924</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment Rates | Lot + Bldg SF | Premium – Commercial | 0.3241                    | Premium – Residential | 0.2463 | Premium - Tax Exempt/Govt | 0.1848    | Standard – Commercial | 0.2010                   | Standard – Residential | 0.1232 | Standard - Tax Exempt/Govt | 0.0924             |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Assessment Rates           | Lot + Bldg SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Premium – Commercial       | 0.3241                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Premium – Residential      | 0.2463                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Premium - Tax Exempt/Govt  | 0.1848                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Standard – Commercial      | 0.2010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Standard – Residential     | 0.1232                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |
| Standard - Tax Exempt/Govt | 0.0924                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |               |                      |                           |                       |        |                           |           |                       |                          |                        |        |                            |                    |                |          |  |  |                  |             |        |                     |          |       |                    |           |       |                       |                    |                |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CPI Increase</b>                        | Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The determination of annual adjustments in assessment rates will be subject to review and approval by the PBID Owners' Association (i.e. the DBA Board of Directors) and City Council and will be subject to the requirements of the PBID Law. The Owners' Association will develop annual budgets and service programs each year which will be presented to the City Council for approval. |
| <b>Optional Economic Development Boost</b> | To add Economic Development / Placemaking services focusing on retail attraction, storefront activation, investment, placemaking and small business support to the PBID, the Owner's Association (i.e. DBA Board of Directors) may elect to boost the budget in any of the first five (5) years of the PBID but are not included in Year 1 budget.                                                                                                                                                                       |
| <b>City Services</b>                       | The City has established and documented the baseline of pre-existing City services. The PBID will not replace any pre-existing general City services.                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Collection</b>                          | PBID assessments appear as a separate line item on the annual Alameda County property tax bills.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>District Governance</b>                 | The PBID will be managed by the Downtown Berkeley Association, a nonprofit organization that acts as the PBID Owners' Association. The Owners' Association is governed by a Board of Directors comprised of a majority of PBID property owners. The Board will determine PBID annual services and budgets.                                                                                                                                                                                                               |
| <b>District Formation</b>                  | The PBID Law requires the submission of petitions signed by property owners in the proposed district who will pay more than 50% of the total assessments (i.e., petitions must represent <b>more than 50% of the \$2,668,086</b> to be assessed). Petitions are submitted to the City Clerk, who then mails ballots to all assessed property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the PBID for the City Council to approve the formation.                |
| <b>Duration</b>                            | The PBID will have a 10-year term and will run from January 1, 2027, through December 31, 2036. Any subsequent renewal of the PBID will require a new Management District Plan, petition, and ballot process, and may be renewed up to 10 years.                                                                                                                                                                                                                                                                         |

## SECTION 2: PBID BOUNDARY

### *PBID Boundary*

---

The existing PBID district encompasses the core of the Downtown area along the Shattuck Avenue corridor bounded by Delaware Street to the north, Oxford/Fulton Streets to the east, Carleton Street to the south and Grant Street to the west.

### *Benefit Zones*

---

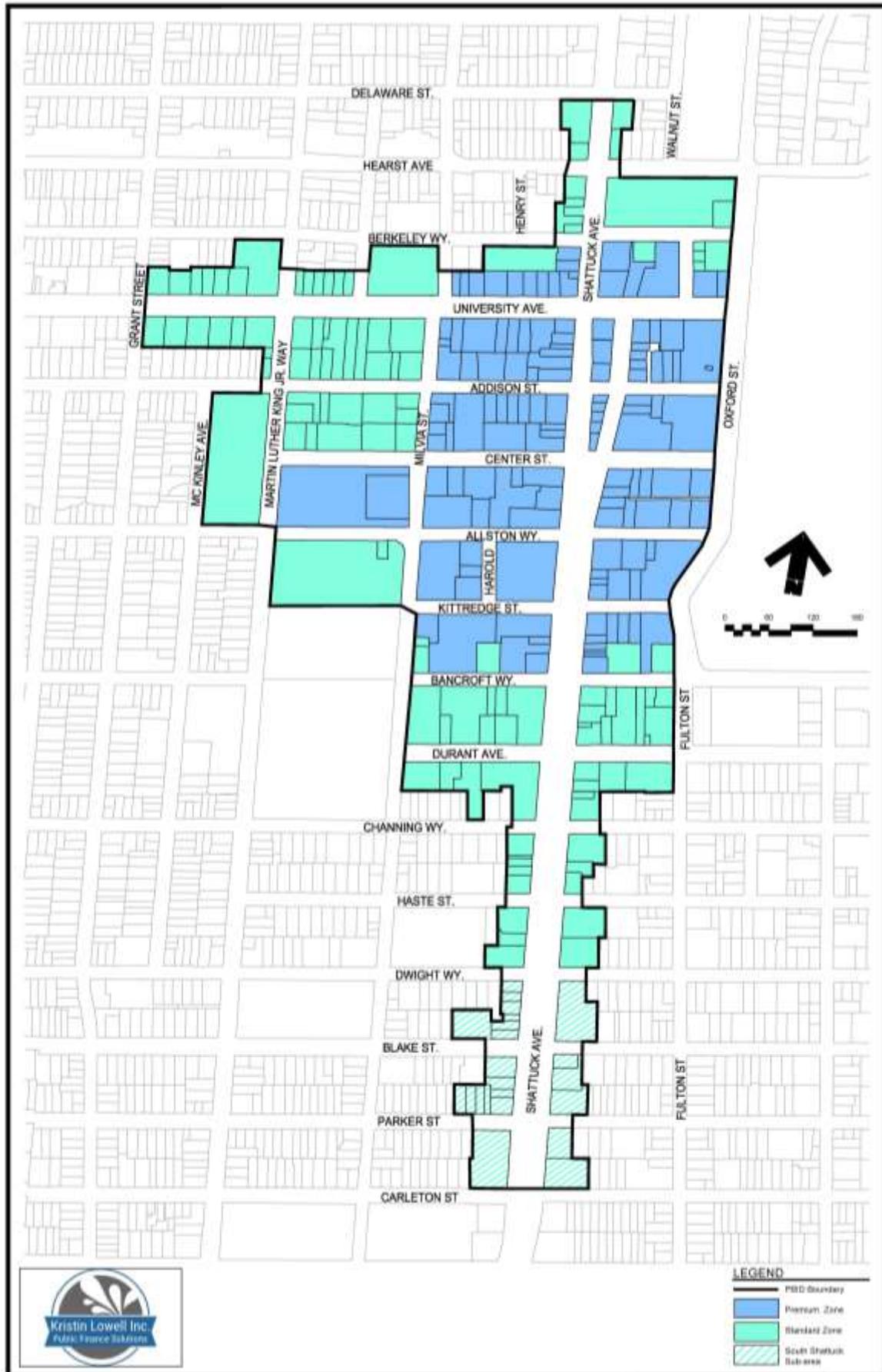
For the past 15 years the PBID has been allocated into two benefit zones that align with pedestrian traffic and the need for the PBID services:

**Premium Zone:** Encompasses the central Downtown core and the area of highest intensity of use (blue parcels on the boundary map). The Premium Zone requires more services due to its high concentration of commerce, tourism, and public activity, where higher foot traffic and business density requires the highest level of PBID services. Its services include but are not limited to more coverage of the Cleaning/Hospitality Ambassadors, with more frequent patrols, pressure washing, and litter and trash removal. The deployment frequencies for the clean and safe services will be approximately double the service level in the standard zone.

**Standard Zone:** Includes all other parcels not included in the Premium Zone and is primarily parcels on the periphery of the Downtown core to the north, west and south (green parcels on the boundary map). These areas have less commercial density and pedestrian traffic than the Premium Zone and do not require the same level or frequency of the PBID services.

The South Shattuck sub-area within the Standard Zone Includes three blocks along Shattuck Avenue between Dwight Way and Carleton Street (green hatched parcels on the boundary map). This area will receive the same Standard Zone level of services from the PBID; however, this area is also located in the City's Adeline Corridor Planning Area. A new PBID may be formed within the Adeline Corridor Planning Area within the next ten years. If a new PBID is formed, property owners within this sub-area may opt out of the Downtown PBID and become part of a new PBID.

A map of the proposed district boundary and benefit zones is on the following page.



## SECTION 3: PBID ACTIVITY AND IMPROVEMENT PLAN

### *Background*

Informed by a participatory strategic planning process that included extensive community outreach (including stakeholder roundtables with property, business owners, residents, and neighbors; online surveys; and meetings with the DBA Board of Directors), the PBID priorities continue to be, and will expand upon, the following improvements and activities:

- ◆ Clean, Safe and Beautiful
- ◆ Marketing, Activation and Economic Development
- ◆ Management and Operations

The specially benefited parcels within the boundaries of the PBID are a unique mix of retail, office, services, government, education, non-profit, and residential uses. The PBID improvements and activities are designed to provide special benefits to each of the individual assessed parcels: to improve the appearance and safety of the area, to increase building occupancy and lease rates, to encourage new business development and support existing businesses, and to attract visitors to venues and events. All PBID improvements and activities are over and above the City's baseline of services, and each of the PBID services provides particular and distinct benefits to each of the individual assessed parcels within the PBID. To ensure that parcels outside of the PBID will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be delivered to individual assessed parcels within the boundaries of the PBID and will not extend beyond.

Based upon these findings, the following narrative provides recommendations for the PBID's first year of operation. PBID activities may be amended in subsequent years within the following general categories. Final activities and budgets will be subject to the review and approval of the DBA Board of Directors (the PBID Owners' Association).

### *Clean, Safe and Beautiful*

The area of top concern with stakeholders is providing services that will make Downtown more secure, functional, and attractive. Safety is foundational to any urban environment – for people to visit, work or live in the district, they expect a welcoming and comfortable experience. Hence, the PBID will be strengthened by adding Safety Ambassadors moving forward. The Management Plan provides funding for both Cleaning/Hospitality and Safety Ambassador programs including labor costs, management personnel, equipment and supplies. The Plan also includes funding for Homeless Outreach support to the unhoused population in Downtown Berkeley.

These activities and improvements are intended to improve commerce and the quality of life by making each individual assessed parcel safer, cleaner and more attractive, which will encourage investment dollars Downtown and generate additional pedestrian traffic. Clean, Safe and Beautiful activities specially benefit each individual assessed parcel, including commercial, government, parking, education, nonprofits and residential properties. Ensuring Downtown is clean, safe, and well-maintained is essential for supporting businesses, promoting economic vitality, and enhancing the overall experience for tenants, residents and visitors alike.

**Cleaning/Hospitality Ambassadors**

To maintain consistently clean standards in the District, the Cleaning/Hospitality Ambassador program will continue to provide services as it has for the past 15 years. The purpose of Cleaning/Hospitality Ambassadors is to provide cleaning, sweeping, scrubbing and pressure washing of sidewalks, trash and graffiti removal, as well as visitor information, merchant outreach, event support. The special benefit to parcels from these services is increased commercial activity, which directly relates to increases in lease rates and customer usage. Further benefits include cleaner, healthier streets, and an improved pedestrian experience. A multi-dimensional approach has been developed consisting of the following elements.



**Sidewalk Maintenance:** Uniformed, radio-equipped Cleaning/Hospitality Ambassadors sweep and remove litter and other refuse from sidewalks and gutters in the District and clean all public hardscape in the District such as trash receptacles, benches, and parking meters.

**Graffiti Removal:** The Cleaning/Hospitality Ambassadors remove graffiti using solvents and pressure washing. The District maintains a zero-tolerance policy for graffiti reachable at safe levels. The goal is to remove all accessible graffiti within 48 hours of notification.

**Sidewalk Pressure Washing:** Sidewalk pressure washing is provided on a regular schedule basis as per below schedule. Also, spot washing is provided daily throughout the District on an as needed basis.

**Trash Collection**

Cleaning/Hospitality Ambassador top off trash cans as needed daily between pickups by the City. Trash receptacles are also cleaned and maintained regularly.

**Landscape Maintenance:** Cleaning/Hospitality Ambassadors maintain landscape areas including, circular planters, temporary planters and hanging baskets provided by the DBA. Tree wells are also maintained and kept free of litter and weeds and reported to the City for replanting dead or missing street trees.

**Special Collections**

Cleaning/Hospitality Ambassadors are also available to collect, and/or notify City for pick-up, bulky items such as bike carcasses, stolen shopping carts or other large items illegally dumped in the District.

**Maintenance Problems Requiring Third Party Intervention**

Cleaning/Hospitality Ambassadors also report to City problems in the District that create blighted or unsafe conditions, that are monitored but outside the scope of the District responsibilities. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.

**Homeless Outreach Ambassador**

The Homeless Outreach Ambassador engages with unhoused community members, builds trusting relationships, and connects people to critical resources such as emergency shelter, transitional and permanent housing, healthcare, mental health services, and substance abuse support. This outreach-driven approach is designed to reduce barriers to care, promote stability, and support individuals in navigating the path toward long-term housing and self-sufficiency. The Homeless Outreach Ambassador also responds to merchant and property owner requests for outreach at encampments at or near their business.

**Safety Ambassadors (New service addition)**

Safety Ambassadors will provide daily monitoring and patrol services. The Ambassadors will patrol regular routes by foot or bike and respond to on-demand service calls. The purpose of the Safety Ambassadors is to address safety concerns, mental health crises, open drug use, and safety escorts, and work with local police and business and property owners to prevent crime and address quality of life issues. The Safety Ambassadors will work to de-escalate anti-social behaviors and report illegal activities including criminal activities and vandalism. They also report maintenance issues and perform outreach to the unsheltered homeless. These Ambassadors, who act as the “eyes and ears” on the street will supplement, not replace, other ongoing police, security, and patrol efforts within the District. The Safety Ambassadors will maintain communication with the Berkeley Police Department, Code Enforcement, and Public Works with the intent of reporting illegal activity or an emergency infrastructure occurrence. The Safety Ambassadors will cover the entire District and communicate with businesses, visitors, residents, and employees within it.



*Vision of Downtown Berkeley’s future from DBA Strategic Plan survey*

Estimated deployment of the Cleaning/Hospitality Ambassadors and Safety Ambassadors and is anticipated as follows, subject to actual daily district needs:

| Cleaning/Hospitality Ambassadors      | Premium Zone                          | Standard Zone      |
|---------------------------------------|---------------------------------------|--------------------|
| <b>Average Weekly Coverage</b>        | <b>840 hours per week (21 F.T.E.)</b> |                    |
|                                       | <b>7 days/week</b>                    | <b>5 days/week</b> |
| Coverage in all areas                 | 8-16 hours                            | 6-8 hours          |
| Method of coverage                    | Foot patrol                           | Foot patrol        |
| Cleaning rounds                       | 4 rounds per shift                    | 2 rounds per shift |
| Litter removal / pan & broom          | Twice per day                         | Once per day       |
| Detail cleaning of public amenities   | Twice per day                         | Once per day       |
| Pressure washing - scheduled cleaning | Four times/year                       | Two times/year     |
| Pressure washing - spot cleaning      | Daily as needed                       | Daily as needed    |
| Graffiti removal                      | Daily as needed                       | Daily as needed    |
| Weed removal                          | Daily as needed                       | Daily as needed    |
| Business contacts                     | 6 per shift                           | 3 per shift        |
| Outreach with street populations      | Daily                                 | Daily              |
| Reporting                             | Daily                                 | Daily              |

| Safety Ambassadors                 | Premium Zone                           | Standard Zone      |
|------------------------------------|----------------------------------------|--------------------|
| <b>Average Weekly Coverage</b>     | <b>112 hours per week (2.8 F.T.E.)</b> |                    |
| Method of coverage                 | Foot & Bike Patrol                     | Foot & Bike Patrol |
| Safety rounds                      | 4 rounds per shift                     | 2 rounds per shift |
| Business contacts                  | 8 rounds per shift                     | 4 rounds per shift |
| Quality of Life & Safety Incidents | Daily as needed                        | Daily as needed    |

**Beautification/Placemaking.**

In addition to clean and safe services, the PBID budget may include funds for beautification and placemaking improvements that are defined as cosmetic enhancements that improve the appearance and walkability within the PBID, in turn encouraging customer traffic and improved quality of life for residents, workers and visitors alike. Examples of beautification improvements might include:



- Landscaping, planters, hanging flower baskets and other green elements
- Seasonal holiday decorations and banners
- Cosmetic capital improvements, including street furniture, information kiosks, pedestrian lighting and other amenities
- Wayfinding and directional signage to help visitors navigate through the Downtown
- Temporary and permanent public art installations
- Installation of bicycle racks and other amenities to encourage bicycle use
- Programming of public spaces, such as BART Plaza
- Planning and design processes to improve public spaces throughout the Downtown
- Other improvements as determined year-to-year by the DBA board of directors
- Other cosmetic enhancements that improve the PBID's appearance.

**Marketing, Activation and Economic Development**

Downtown Berkeley's unique character and appeal are shaped by its vibrant mix of small, locally owned businesses; nonprofit organizations that serve diverse communities and a rich array of arts and cultural venues. Like many cities across the country, Berkeley's storefront economy was hit hard by the pandemic and continues to face challenges amid ongoing recovery efforts and broader economic uncertainty. These conditions have strained local businesses and slowed or stalled new development, contributing to a high storefront vacancy rate in the Downtown area. While the DBA has long supported business and property owners, there is now a clear opportunity to strengthen and formalize this area of work within the organization.

**Arts, Culture, Entertainment**

A key goal is to advance Downtown Berkeley's evolution as a regional destination for arts, culture and entertainment. Downtown has a rich and varied collection of arts and cultural venues. The Berkeley Repertory Theater is one of the most acclaimed community theaters in the nation. The University of California's Berkeley Art Museum and Pacific Film Archive (BAMPFA) is also located Downtown. Other venues, featuring both live and visual arts, restaurants and other entertainment options, are sprinkled throughout the Downtown. Arts, culture and entertainment create a differential advantage for Downtown and add to the quality of life for Berkeley residents. The PBID

will provide leadership and programs to enhance Downtown's image as a unique arts and cultural destination.

### **Marketing and Communications**

The marketing and communications efforts of the Economic Vitality team will be strengthened to support all components of the PBID Management Plan. Overall, the Marcom program will promote the vision of the Downtown as the dynamic heart of the Berkeley community, inspiring commerce, culture, learning and stakeholder engagement. Additionally, the team will create awareness of environmental services program including cleaning, hospitality, safety, beautification and placemaking changes being made to improve the Downtown. Marcom related to the economic development portion of the work program will: advance the image and branding of the Downtown; highlight the unique startup ecosystem and the arts, culture and entertainment character of the Downtown; attract new and returning visitors to Downtown to live, work, eat, drink, play, engage, and be inspired; promote local businesses, cultural venues and nonprofits; support new investment opportunities for retail, office and housing; and promote easy and affordable access via transit and parking. The DBA Vitality team may also develop and promote events, often with strategic partners, that aligned with the Downtown vision and mission, bringing residents and visitors from the entire Bay Area to Downtown Berkeley.



### **Economic Development & Placemaking** *(potential new initiative)*

Many place management organizations provide dedicated support to property owners and commercial brokers in attracting new retail, nonprofit, office, arts and culture ventures to their downtowns, by offering services such as technical assistance workshops, one-on-one permitting and licensing guidance, block-by-block commercial market data (foot traffic, local versus chain composition, price trends, etc.), storefront improvement grants, pop-up retail opportunities, and connecting entrepreneurs with local resources and funding opportunities. These activities aim to enhance Downtown Berkeley as a center for unique startups, shopping, food & drink, arts and entertainment while also meeting the growing needs of residents and employees. This area will focus on providing support services to help businesses thrive, such as a new advocacy and liaison role to navigate permitting processes. In addition many business improvement districts provide dedicated support for placemaking projects on both private and public property attracting visitors and new investment to the Downtown, including murals, sculpture, window film, signage, enhanced landscaping, and pop-up art. Advancing Downtown Berkeley's status as a unique destination for startups, arts, culture, shopping, and dining, with a blend of one-of-a-kind local and national tenants, in a welcoming and creative pedestrian oriented environment, is a clear priority for Downtown stakeholders.

### **Leadership**

The PBID will support research and community education efforts that help to evaluate the impacts of public policies and issues on the Downtown business and investment climate. The PBID will

support efforts to advance policies that improve the overall quality of life and economic and cultural vitality of the Downtown. The PBID will also inform stakeholders of various policy initiatives and how they can engage in City and other agency processes, so their voices are heard and considered. The PBID may also partner with other local and regional organizations to more effectively achieve stakeholder goals.

### ***Management, Operations & Contingency***

Like any business, the PBID requires a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To reduce administrative costs, leverage funding and avoid duplication of enhanced services, this plan anticipates that the DBA will continue to manage and provide the day-to-day PBID services. PBID funds can be further leveraged by sponsorships from special events, service contracts, advertising & promotions, grants, parking revenues and earned income. This professional staff represents the District's interests in advocacy and relationships with local government and media, in addition to coordinating and complying with all contractual obligations to the City of Berkeley and vendors. In support of these efforts, funding is allocated to pay for contract services; office, operations and storage rent; furniture, equipment and supplies, telephone/internet access; legal and accounting services; travel and conference expenses; insurance (workers compensation, general liability and directors/officers' liability); dues/subscriptions; and database maintenance. Personnel expenses include salaries, benefits and payroll taxes.

**Reserve:** An operating reserve will be maintained for the PBID as determined annually by the Board of Directors. The reserve can also be utilized as a contingency fund to address unforeseen expenses.

## SECTION 4: PBID ASSESSMENT BUDGET

### 2027 PBID Assessment Budget

The following table outlines the PBID maximum assessment budget for 2027.

| EXPENDITURES               | TOTAL BUDGET       | % of Budget    |
|----------------------------|--------------------|----------------|
| Clean, Safe and Beautiful  | \$2,234,962        | 76.60%         |
| Marketing and Activation   | \$438,672          | 15.04%         |
| Management and Contingency | \$243,903          | 8.36%          |
| <b>Total Expenditures</b>  | <b>\$2,917,537</b> | <b>100.00%</b> |
| REVENUES                   |                    |                |
| PBID Assessments           | \$2,668,086        | 91.45%         |
| General Benefit            | \$58,351           | 2.00%          |
| Other Revenues (1)         | \$191,100          | 6.55%          |
| <b>Total Revenues</b>      | <b>\$2,917,537</b> | <b>100.00%</b> |

(1) Revenues from events, contract services and other sources

### Budget Adjustments

Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. Assessment budgets may also increase based on development in the PBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the DBA Board of Directors, serving as the PBID Owners' Association.

The table below illustrates the estimated maximum budget for each year of the PBID based on the maximum percentage increase discussed above.

|         | Clean, Safe and Beautiful | Marketing and Activation | Management | TOTAL       |
|---------|---------------------------|--------------------------|------------|-------------|
| Year 1  | \$2,234,962               | \$438,672                | \$243,903  | \$2,917,537 |
| Year 2  | \$2,346,710               | \$460,606                | \$256,098  | \$3,063,414 |
| Year 3  | \$2,464,046               | \$483,636                | \$268,903  | \$3,216,585 |
| Year 4  | \$2,587,248               | \$507,818                | \$282,348  | \$3,377,414 |
| Year 5  | \$2,716,610               | \$533,209                | \$296,466  | \$3,546,284 |
| Year 6  | \$2,852,441               | \$559,869                | \$311,289  | \$3,723,599 |
| Year 7  | \$2,995,063               | \$587,862                | \$326,853  | \$3,909,779 |
| Year 8  | \$3,144,816               | \$617,256                | \$343,196  | \$4,105,268 |
| Year 9  | \$3,302,057               | \$648,118                | \$360,356  | \$4,310,531 |
| Year 10 | \$3,467,160               | \$680,524                | \$378,374  | \$4,526,057 |

**Economic Development & Placemaking Boost:** To add economic development services focusing on retail attraction, storefront activation, placemaking and small business support to the PBID, the Owner's Association (i.e. Downtown Berkeley Association) may elect to boost the budget in any of the first five (5) years of the PBID. The chart below illustrates the impact of this boost to the budget, beginning in Year 2. *Note: Year 2 budget reflects both the maximum 5% increase plus the additional cost adding in economic development.*

|         | Clean, Safe and Beautiful | Marketing and Activation | Management | TOTAL       |
|---------|---------------------------|--------------------------|------------|-------------|
| Year 1  | \$2,358,746               | \$314,888                | \$243,903  | \$2,917,537 |
| Year 2  | \$2,476,684               | \$543,209                | \$256,098  | \$3,275,990 |
| Year 3  | \$2,600,518               | \$570,369                | \$268,903  | \$3,439,790 |
| Year 4  | \$2,730,544               | \$598,888                | \$282,348  | \$3,611,780 |
| Year 5  | \$2,867,071               | \$628,832                | \$296,465  | \$3,792,368 |
| Year 6  | \$3,010,424               | \$660,274                | \$311,289  | \$3,981,987 |
| Year 7  | \$3,160,946               | \$693,288                | \$326,853  | \$4,181,086 |
| Year 8  | \$3,318,993               | \$727,952                | \$343,196  | \$4,390,141 |
| Year 9  | \$3,484,943               | \$764,349                | \$360,355  | \$4,609,648 |
| Year 10 | \$3,659,190               | \$802,567                | \$378,373  | \$4,840,130 |

Any accrued interest or delinquent payments will be expended in the above categories. The cost of PBID improvements and activities may vary in any given year depending on market conditions and the cost of providing those services. Expenditures for each of the line items may be adjusted up or down 20% between them to continue the same level of service. The DBA Board of Directors shall make such a determination. In addition, any annual budget surplus, including those created through cost saving measures, unexpected reductions in expenses or unanticipated increases in income, will be rolled into the following year's budget. The budget will be adjusted accordingly consistent with the Management District Plan to adjust for surpluses that are carried forward to ensure that the PBID is spending these funds in a timely manner and is complying with applicable State laws and City policies. Any change in line-item expenditure and/or budget surplus will be approved by the DBA Board of Directors and submitted in the annual report, pursuant to Section 36650 of the State Law.

### **PBID Renewal**

PBID funds may be used for renewing the district in 2037, or earlier if determined by the Board of Directors, to hire a consultant and pay the city administration fees to create a new management plan, initiate a petition drive, and assessment ballot initiative.

### **Bond Issuance**

No bonds will be issued to finance improvements.

## SECTION 5: ASSESSMENT METHODOLOGY

### *General*

This Management District Plan provides for the levy of assessments for the purpose of providing improvements and activities that specially benefit real property in the PBID. These assessments are not taxes for the general benefit of the City but are assessments that convey special benefits to each individual assessed parcel for which the improvements and activities are provided.

### *Assessment Factors*

The method used to determine proportional special benefits are measured by each parcel's lot square footage plus building square footage. Each parcel's proportional lot size and building square footage represents each parcel's proportional special benefit compared to other parcels within each respective benefit zone. Lot square footage is relevant to the best use of a property and will reflect the long term special benefit implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term impacts.

Lot Square Footage Defined. Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps.

Building Square Footage Defined. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

### *Parcel Use Considerations*

The methodology provides the following treatments for property used exclusively for residential, nonprofit and government, and parking structures:

- **Treatment of Residential Property:** Residential uses will fully benefit from the Clean, Safe and Beautiful services and will pay a full share of these services; however, Economic Development services will not benefit residential uses, and the residential rate is adjusted accordingly. The residential building square footage portion of commercial and mixed-use parcels will be subject to the adjusted residential assessment rate.
- **Assessment Policy on Nonprofit & Governmental Properties:** Properties that are exempt from property tax, including educational and governmental institutions, and nonprofit organizations (e.g. faith-based, low income housing, cultural, community services, etc.), will not benefit from increased commercial activity resulting from PBID services and thereby will receive reduced benefits from PBID services. An owner of real property located within the PBID boundaries may reduce their assessment if ALL the following conditions are met:
  1. The property owner is a nonprofit corporation that has obtained federal tax exemption under Internal Revenue Code section 501c3 or California franchise tax-exemption under the Revenue and Taxation Code Section 23701d.
  2. The class or category of real property has been granted an exemption, in whole or in part, from real property taxation.
  3. The nonprofit or governmental property owner occupies a majority of building square footage within the subject property.

4. The property owner makes the request in writing to the City of Berkeley prior to the submission of the PBID assessment rolls to the Alameda County Assessor (to accommodate periodic changes in ownership or use, on or before July 1 of each year), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.
5. The City of Berkeley may verify the documentation of tax-exempt status and classification of the property for assessment purposes prior to submitting the assessments to the County Assessor.

If ALL of these conditions are met, the amount of the PBID assessment to be levied will be for three-quarters (75%) of the Clean, Safe and Beautiful services. In addition, these parcels will not benefit from the Economic Development services and thus will not be assessed for these services.

**Treatment of Parking Structures:** Parking structures receive different levels of benefit from PBID improvements and services based upon their use and ownership. Parking structures will be subject to one of the following methodologies:

- a. Parking structure square footage that is integrated within and/or dedicated to a building, has the same ownership as the building, and the building has uses in addition to parking where parking is just an ancillary use, does not receive benefit from the PBID services and therefore square footage of the parking structure will not be assessed.
- b. Stand-alone parking structures that are not ancillary to a building will receive the full benefit from PBID improvements and activities and will be assessed at standard assessment rates.

### ***Benefit Units***

Using the benefit zones and assessment factors described above we assign benefit units to each specially benefitted parcel. The total number of assessable Square Footage (SF) benefit units in the PBID are as follows:

| Benefit Zone               | Assessable Units  |
|----------------------------|-------------------|
|                            | Lot + Building SF |
| <b>Premium Zone</b>        |                   |
| Commercial                 | 6,208,030         |
| Residential                | 2,630,490         |
| Tax Exempt & Government    | 3,600,390         |
| <b>Total Premium Zone</b>  | <b>12,438,910</b> |
| <b>Standard Zone</b>       |                   |
| Commercial                 | 2,165,251         |
| Residential                | 1,888,365         |
| Tax Exempt & Government    | 1,840,319         |
| <b>Total Standard Zone</b> | <b>5,893,935</b>  |
| <b>TOTAL:</b>              | <b>18,332,845</b> |

## Assessment Methodology

The proportionate special benefit each assessed parcel receives shall be determined in relationship to the entirety of the capital cost of the PBID improvements and activities. Due to the proportionate special benefits received by these individual parcels from the PBID services, these parcels will be assessed at a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable, and these benefits must be separated from any general benefits. As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not “particular and distinct” and are not over and above the benefits that other parcels receive. The attached Engineer’s Report has calculated that 2.0% of the PBID activities may be general in nature and will be funded from sources other than special assessments, see Section E of the Engineer’s Report for discussion of special and general benefits.

## Calculation of Assessments

Based on the assessment budget, benefit zone, land use type, and assessable benefit units, all of which are discussed above, the following tables illustrate the maximum first year annual assessment per assessable benefit unit. Note, assessment rates are rounded off to the fourth decimal place and a parcel’s assessment may vary slightly when calculated using the assessment rates below.

**Benefit Zone Adjustments:** The assessments are adjusted to reflect anticipated service frequencies within each of two benefit zones:

- The Premium Zone, which includes the core of the PBID, provides a higher frequency of environmental enhancements.
- The Standard Zone, which includes areas on the periphery to the north, west and south, including the South Shattuck sub-area, offers a lower frequency of environmental enhancements.
- Commercial properties in both service areas will equally benefit from marketing, activation and economic development enhancements.

The resulting assessment calculation by service and benefit zone follows:

| Assessment by Service                      | Per Sq.Ft. of Lot + Building |
|--------------------------------------------|------------------------------|
| Clean, Safe and Beautiful: Premium Zone    | \$ 0.2463                    |
| Clean, Safe and Beautiful: Standard Zone   | \$ 0.1232                    |
| Marketing and Activation (commercial only) | \$ 0.0778                    |

Assessments rates by Benefit Zone and land use type will not exceed the following amounts during the first year of the renewed PBID:

| Assessment Rates           | Per Sq.Ft. of Lot + Building |
|----------------------------|------------------------------|
| Premium – Commercial       | 0.3241                       |
| Premium – Residential      | 0.2463                       |
| Premium - Tax Exempt/Govt  | 0.1848                       |
| Standard – Commercial      | 0.2010                       |
| Standard – Residential     | 0.1232                       |
| Standard - Tax Exempt/Govt | 0.0924                       |

## ***Premium Zone - Sample Parcel Assessments***

### **Commercial Parcel Assessment**

To calculate the assessment for a commercial parcel in the Premium Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.3241 = \\ \$5,671.75 \text{ total annual parcel assessment.}$$

### **Residential Parcel Assessment**

To calculate the assessment for a residential parcel in the Premium Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.2463 = \\ \$4,310.25 \text{ total annual parcel assessment.}$$

### **Tax Exempt/Government Parcel Assessment**

To calculate the assessment for a tax exempt/government parcel in the Premium Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.1848 = \\ \$3,234.00 \text{ total annual parcel assessment}$$

## ***Standard Zone - Sample Parcel Assessments***

### **Commercial Parcel Assessment**

To calculate the assessment for a commercial parcel in the Standard Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.2010 = \\ \$3,517.50 \text{ total annual parcel assessment.}$$

### **Residential Parcel Assessment**

To calculate the assessment for a residential parcel in the Standard Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.1232 = \\ \$2,156.00 \text{ total annual parcel assessment.}$$

**Tax Exempt/Government Parcel Assessment**

To calculate the assessment for a tax exempt/government parcel in the Standard Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0924 = \\ \$1,617.00 \text{ total annual parcel assessment}$$

**Public Sector Participation****Existing City Services**

The City Council, by adopting this plan, will confirm its intention to ensure an existing level of services in the District equivalent to the level that is being provided elsewhere in the City. Assessment funds will pay for services that are above and beyond those services provided by the City.

**Rationale for Public Property Assessments**

Proposition 218 states that no parcel is exempt from assessments if that parcel receives benefit from the improvements and activities. This includes government and Public use parcels. The City of Berkeley and any other government owned parcels within the PBID boundary will pay their assessment based on the special benefits conferred to those parcels. All publicly owned parcels specially benefit from the PBID activities as they make each assessed parcel cleaner, safer, more attractive, and economically vibrant. Specifically, these parcels specially benefit from: removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, cleaning up any debris or trash, pressure washing the sidewalks, beautifying the public right-of-ways, and increasing business development.

Therefore, government uses are assessed for the special benefits they receive from the PBID activities. The assessment methodology to allocate the cost of these improvements is consistent with all other land uses in the district: lot square footage plus building square footage as explained above.

**Annual Assessment Adjustments**

During the 10-year term assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. Assessment budgets may also increase based on development in the PBID.

The Maximum Annual Assessments are shown below:

|                                 | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   |
|---------------------------------|----------|----------|----------|----------|----------|
| Premium: Commercial             | \$0.3241 | \$0.3404 | \$0.3574 | \$0.3752 | \$0.3940 |
| Premium: Residential            | \$0.2463 | \$0.2587 | \$0.2716 | \$0.2852 | \$0.2994 |
| Premium: Tax Exempt/Government  | \$0.1848 | \$0.1940 | \$0.2037 | \$0.2139 | \$0.2246 |
| Standard: Commercial            | \$0.2010 | \$0.2110 | \$0.2216 | \$0.2327 | \$0.2443 |
| Standard: Residential           | \$0.1232 | \$0.1293 | \$0.1358 | \$0.1426 | \$0.1497 |
| Standard: Tax Exempt/Government | \$0.0924 | \$0.0970 | \$0.1019 | \$0.1069 | \$0.1123 |

|                                 | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
|---------------------------------|----------|----------|----------|----------|----------|
| Premium: Commercial             | \$0.4137 | \$0.4344 | \$0.4561 | \$0.4789 | \$0.5029 |
| Premium: Residential            | \$0.3144 | \$0.3301 | \$0.3466 | \$0.3640 | \$0.3822 |
| Premium: Tax Exempt/Government  | \$0.2358 | \$0.2476 | \$0.2600 | \$0.2730 | \$0.2866 |
| Standard: Commercial            | \$0.2565 | \$0.2693 | \$0.2828 | \$0.2969 | \$0.3118 |
| Standard: Residential           | \$0.1572 | \$0.1651 | \$0.1733 | \$0.1820 | \$0.1911 |
| Standard: Tax Exempt/Government | \$0.1179 | \$0.1238 | \$0.1300 | \$0.1365 | \$0.1433 |

**Economic Development & Placemaking Boost:** To add economic development services focusing on storefront activation, placemaking and small business support to the PBID, the Owner’s Association (i.e. Downtown Berkeley Association) may elect to boost the budget in any of the first three years of the PBID. The chart below illustrates the impact of this boost to the assessment rates, beginning in Year 2. *Note: Year 2 rates reflect both the maximum 5% increase plus the additional cost adding in economic development.*

|                                 | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   |
|---------------------------------|----------|----------|----------|----------|----------|
| Premium: Commercial             | \$0.3241 | \$0.3615 | \$0.3796 | \$0.3985 | \$0.4185 |
| Premium: Residential            | \$0.2463 | \$0.2634 | \$0.2765 | \$0.2904 | \$0.3049 |
| Premium: Tax Exempt/Government  | \$0.1848 | \$0.1975 | \$0.2074 | \$0.2178 | \$0.2287 |
| Standard: Commercial            | \$0.2010 | \$0.2298 | \$0.2413 | \$0.2534 | \$0.2660 |
| Standard: Residential           | \$0.1232 | \$0.1317 | \$0.1383 | \$0.1452 | \$0.1524 |
| Standard: Tax Exempt/Government | \$0.0924 | \$0.0988 | \$0.1037 | \$0.1089 | \$0.1143 |
|                                 | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
| Premium: Commercial             | \$0.4394 | \$0.4614 | \$0.4844 | \$0.5086 | \$0.5341 |
| Premium: Residential            | \$0.3201 | \$0.3361 | \$0.3529 | \$0.3706 | \$0.3891 |
| Premium: Tax Exempt/Government  | \$0.2401 | \$0.2521 | \$0.2647 | \$0.2779 | \$0.2918 |
| Standard: Commercial            | \$0.2793 | \$0.2933 | \$0.3080 | \$0.3233 | \$0.3395 |
| Standard: Residential           | \$0.1601 | \$0.1681 | \$0.1765 | \$0.1853 | \$0.1946 |
| Standard: Tax Exempt/Government | \$0.1200 | \$0.1260 | \$0.1324 | \$0.1390 | \$0.1459 |

**PBID Guidelines**

**Time and Manner for Collecting Assessments**

As provided by State Law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Alameda. The City of Berkeley and/or the DBA may direct bill the first year’s assessment for all property owners and may direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the PBID term.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Alameda. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation or for changes to assessments that occur during an assessment year and are prorated for a part of the year, and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. These

assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Berkeley and/or the DBA is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

### **Disestablishment**

State law provides for the disestablishment of a PBID pursuant to an annual process. The 30-day period begins each year on the anniversary day that the City Council first establishes the PBID. Within this annual 30-day period, if the owners of real property who pay more than 50% of the assessments levied submit a written petition for disestablishment, the PBID may be dissolved by the City Council. The City Council must hold a public hearing on the proposed disestablishment before voting on whether to disestablish the PBID.

### **Duration**

The PBID will have a 10-year term commencing January 1, 2027, through December 31, 2036. Any major modifications or new or increased assessments during the term of the PBID that are not consistent with the provisions of the original Management District Plan will require a new mail ballot process.

### **Future Development**

As a result of continued development, the PBID may experience the addition or subtraction of assessable footage for parcels included and assessed within the PBID boundaries. Parcels with a change in the building square or lot square footage need to provide notice of the change to the District by April 1<sup>st</sup> of each year. The future year's assessments will reflect the change.

### **Assessment Appeal Procedure**

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds and providing proof of the appeal and filed with the DBA Board of Directors, serving as the Owners' Association prior to April 1 of each year. The Owners' Association shall review the appeal and will determine if the information provided warrants an adjustment to the assessment. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case, appeals will only be considered for the current year and will not be considered for prior years.

### **Implementation Timeline**

The Downtown Berkeley PBID is expected to be renewed by July 2026 for inclusion of parcel assessments on the County of Alameda 2026/27 tax roll with an implementation date of the Management District Plan on January 1, 2027. Consistent with State law, the PBID will have a 10-year life through December 31, 2036.

## SECTION 6: PBID GOVERNANCE

### *City Council*

Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, the City Council, upon holding a public hearing on the proposed PBID, may elect to renew the PBID. The PBID is renewed by a City Council resolution, including the levy of an assessment on property, if the assessment is first approved by parcel owners in a balloting process.

### *PBID Governance*

The PBID Law establishes a governance framework that allows property owners who pay assessments the ability to determine how the assessments are used. This Management District Plan may be subject to changes if required by the state of California or the City of Berkeley.

The PBID shall continue to contract with the Downtown Berkeley Association (DBA), a nonprofit organization that acts as the Owners' Association and governing board for the PBID. The role of the Owners' Association is consistent with similar PBIDs and management organizations throughout California and the nation. The Owners' Association determines budgets, assessment adjustments and monitors service delivery. As part of the Management Plan, the nonprofit organization oversees the delivery of day-to-day PBID activities. The PBID Owners' Association Board of Directors will represent a cross section of property owners found throughout the district.

### **Brown Act & Public Records Act Compliance**

The Owners' Association is subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Board of Directors of the Owners' Association and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

### **Annual Report**

The Owners' Association shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650. The annual report is a prospective report for the upcoming year and must include:

1. Any proposed changes in the boundaries of the PBID or in any benefit zones or classification of property within the district;
2. The improvements, maintenance, and activities to be provided for that fiscal year;
3. The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.

**SECTION 7: ASSESSMENT ROLL**

The total assessment amount for FY 2026/27 is \$2,668,086 apportioned to each individual assessed parcel, as follows.

| APN               | Owner                                      | Site Address              | Parcel Assessment |
|-------------------|--------------------------------------------|---------------------------|-------------------|
| 057- -2016-021-01 | 1812 University Ave Llc                    | 1812 University Ave       | \$7,287.30        |
| 057- -2024-007-01 | 1935 Addison Street Llc                    | 1935 Addison St           | \$11,396.24       |
| 057- -2022-019-01 | 1950 Addison Apartment Joint Venture Llc   | 1950 Addison St           | \$18,723.94       |
| 057- -2060-001-00 | 1950 Mlk Llc                               | 1988 M L King Jr Way      | \$26,799.47       |
| 057- -2046-001-00 | 1951 Shattuck Llc                          | 2108 Berkeley Way         | \$50,960.22       |
| 057- -2053-002-00 | 1974 Shattuck Avenue Llc                   | 1974 Shattuck Ave         | \$2,933.54        |
| 057- -2026-007-02 | 2000 Center Street Llc                     | 2175 Milvia St            | \$20,253.74       |
| 057- -2023-013-00 | 2001 Center Street Llc                     | 2001 Center St            | \$14,151.33       |
| 057- -2025-002-00 | 2008 Shattuck Avenue Llc                   | 2008 Shattuck Ave         | \$6,424.61        |
| 055- -1894-014-03 | 2025 Durant Avenue Llc                     | 2025 Durant Ave           | \$15,301.78       |
| 055- -1894-015-01 | 2028 Bancroft Way Llc                      | 2028 Bancroft Way         | \$5,021.84        |
| 057- -2025-017-03 | 2054 University Llc                        | 2054 University Ave       | \$12,025.89       |
| 057- -2024-013-00 | 2099 Mlk Owner Llc                         | 2099 M L King Jr Way      | \$11,187.84       |
| 057- -2023-001-00 | 2100 Shattuck Ave Lp                       | 2104 Shattuck Ave         | \$17,382.11       |
| 057- -2030-001-00 | 2108 Allston Llc                           | 2108 Allston Way          | \$14,250.19       |
| 057- -2029-013-00 | 2110 Kittredge Llc                         | 2110 Kittredge St         | \$12,286.76       |
| 055- -1893-007-01 | 2124 Bancroft Way Llc                      | 2124 Bancroft Way         | \$9,044.67        |
| 055- -1893-006-01 | 2125 Durant Avenue Llc                     | 2125 Durant Ave           | \$481.53          |
| 057- -2031-011-00 | 2130 Center Llc                            | 2130 Center St            | \$8,329.31        |
| 057- -2029-017-00 | 2176 Kittredge Owner Llc                   | 2150 Kittredge St 100-728 | \$53,588.44       |
| 057- -2029-018-00 | 2176 Kittredge Owner Llc                   | 2146 Kittredge St         | \$5,162.38        |
| 057- -2029-019-00 | 2176 Kittredge Owner Llc                   | 2146 Kittredge St         | \$341.65          |
| 057- -2028-003-00 | 2274 Shattuck Qozb Llc                     | 2274 Shattuck Ave         | \$18,650.18       |
| 055- -1894-017-04 | 2322 Shattuck Avenue Llc                   | 2300 Shattuck Ave         | \$24,669.30       |
| 055- -1896-004-00 | 2420 Shattuck Avenue Llc                   | 2428 Shattuck Ave         | \$1,619.24        |
| 055- -1896-004-00 | 2420 Shattuck Avenue Llc                   | 2428 Shattuck Ave         | \$1,619.24        |
| 055- -1896-003-00 | 2420 Shattuck Llc                          | 2420 Shattuck Ave         | \$2,081.88        |
| 055- -1896-003-00 | 2420 Shattuck Llc                          | 2420 Shattuck Ave         | \$2,081.88        |
| 055- -1822-005-00 | 2524 Shattuck Blake Llc                    | 2524 Shattuck Ave         | \$2,155.23        |
| 057- -2024-010-02 | 384 Promenade Llc & Wpg Promenade Llc Etal | 1936 University Ave       | \$13,038.13       |
| 057- -2023-014-00 | 440 Jackson Street Llc                     | 2115 Milvia St            | \$6,387.34        |
| 057- -2060-046-00 | Acampora Rose Tr                           | 1801 University Ave 309   | \$239.33          |
| 057- -2033-004-00 | Addison Building Llc                       | 2044 Kala Bagai Way       | \$7,841.14        |
| 057- -2022-014-01 | Addison Llc                                | 1912 Addison St           | \$1,277.94        |
| 057- -2060-041-00 | Albanese Andres & Celina                   | 1801 University Ave 407   | \$239.33          |
| 057- -2030-010-00 | Amherst Ventures Llc                       | 2231 Shattuck Ave         | \$8,559.70        |
| 057- -2050-031-01 | Amistad House Llc                          | 1810 Shattuck Ave         | \$6,581.98        |
| 055- -1821-026-00 | Ampri Investments Inc                      | 2030 Blake Stc            | \$308.55          |
| 055- -1821-027-00 | Ampri Investments Inc                      | 2030 Blake Stb            | \$307.94          |
| 057- -2028-013-00 | Aochi Fusako J Tr                          | 2000 Kittredge St         | \$4,612.95        |
| 057- -2030-008-00 | Aquarius Twins Inc                         | 2117 Kittredge St         | \$3,268.06        |

| APN               | Owner                                        | Site Address            | Parcel Assessment |
|-------------------|----------------------------------------------|-------------------------|-------------------|
| 057- -2031-008-00 | Arding Jon D Tr & Martin David               | 2171 Shattuck Ave       | \$5,733.85        |
| 057- -2060-050-03 | Arefi Ehsan & Arefy Katrin Tr                | 1809 University Ave     | \$528.96          |
| 057- -2032-018-00 | Arlington Investment Co                      | 134 Berkeley Sq         | \$1,420.42        |
| 057- -2059-007-00 | Ayyad Fred & Mona                            | 1929 University Ave     | \$1,824.43        |
| 055- -1893-013-00 | Baker Edward Tr                              | 2327 Shattuck Ave       | \$410.19          |
| 057- -2032-016-00 | Bancroft Susan E Trust                       | 2115 Shattuck Ave       | \$1,964.66        |
| 055- -1894-016-00 | Bancroft Way Properties Llc                  | 2030 Bancroft Way       | \$1,547.08        |
| 057- -2032-022-00 | Bank Of America                              | 2129 Center St          | \$2,379.25        |
| 055- -1821-025-00 | Belgrove Angela M & Swinderman Eric G        | 2030 Blake Std          | \$826.75          |
| 057- -2016-025-01 | Berkeley Chamber Of Com                      | 1834 University Ave     | \$1,263.78        |
| 057- -2032-021-00 | Berkeley Downtown Hotel Owner                | 2121 Center St          | \$99,598.04       |
| 055- -1824-015-00 | Berkeley Free Market Llc                     | 2567 Shattuck Ave       | \$6,792.89        |
| 057- -2028-011-00 | Berkeley Inn Llc                             | 2001 Bancroft Way       | \$4,746.18        |
| 057- -2025-024-00 | Berkeley Joint Powers Financin               | 2015 Addison St         | \$15,776.13       |
| 057- -2029-004-00 | Berkeley Lodge No 270 I O O F                | 2288 Fulton St          | \$6,066.58        |
| 057- -2049-037-00 | Berkeley Lofts Llc                           | 1849 Shattuck Ave C1    | \$139.07          |
| 057- -2049-038-00 | Berkeley Lofts Llc                           | 1849 Shattuck Ave C2    | \$394.51          |
| 057- -2025-005-03 | Berkeley Repertory Theatre                   | 2071 Addison St         | \$1,724.39        |
| 057- -2025-008-00 | Berkeley Repertory Theatre                   | 2025 Addison St         | \$5,536.22        |
| 057- -2025-023-00 | Berkeley Repertory Theatre                   | 2009 Addison St         | \$9,896.06        |
| 057- -2023-021-02 | Berkeley Traditional Music Fou               | 2026 Addison St         | \$2,811.90        |
| 057- -2023-021-03 | Berkeley Traditional Music Fou               | 2020 Addison St         | \$3,082.21        |
| 055- -1894-007-02 | Berkeley Unified School District             | 2000 Bancroft Way       | \$3,427.90        |
| 057- -2020-004-00 | Berkeley Unified School District             | 1980 Allston Way        | \$4,424.23        |
| 057- -2020-005-03 | Berkeley Unified School District             | 2223 M L King Jr Way    | \$26,213.08       |
| 055- -1822-009-01 | Berkeley Vqof li Spe Llc                     | 2035 Blake St           | \$14,388.08       |
| 057- -2032-010-00 | Bettencourt Charles A & Jeanne K Trs         | 2109 Kala Bagai Way     | \$8,363.33        |
| 057- -2060-023-00 | Biggs Ralph E                                | 1801 University Ave 401 | \$239.33          |
| 055- -1821-024-02 | Blake Street Sfc Llc & Blake S               | 2034 Blake St           | \$4,864.15        |
| 057- -2023-004-00 | Bolibokka Shattuck Llc                       | 2144 Shattuck Ave       | \$30,688.06       |
| 057- -2027-012-00 | Bpr Properties Berkeley Llc                  | 2060 Allston Way C      | \$40,805.37       |
| 057- -2049-030-00 | Brooks Jody & Wiggin Annette                 | 1849 Shattuck Ave 406   | \$120.83          |
| 057- -2060-050-01 | Browning Robert P & Maio Linda R Trs         | 1801 University Ave A   | \$723.50          |
| 055- -1892-001-01 | Buddhist Churches Of America                 | 2140 Durant Ave         | \$5,231.09        |
| 057- -2022-008-00 | Butler Larry Tr                              | 1907 Center St          | \$1,893.20        |
| 057- -2023-003-00 | C & V Shattuck Llc                           | 2120 Shattuck Ave       | \$2,133.54        |
| 057- -2031-009-00 | C S Company                                  | 2161 Shattuck Ave       | \$14,069.64       |
| 055- -1895-041-00 | Ca Ag Logan Park Property Owner              | 2352 Shattuck Ave       | \$31,450.15       |
| 055- -1895-042-00 | Ca Ag Logan Park Property Owner Phase li Llc | 2370 Shattuck Ave       | \$16,224.36       |
| 057- -2027-011-00 | Ca Student Living Berkeley Llc               | 2070 Allston Way        | \$14,452.14       |
| 057- -2034-007-00 | Calif State Empl Cr Un                       | 2033 Kala Bagai Way     | \$2,037.92        |
| 057- -2028-014-02 | California Community Housing Agency          | 2022 Kittredge St       | \$41,395.10       |
| 055- -1893-011-00 | California First Bank                        | 2107 Durant Ave         | \$1,306.32        |
| 055- -1893-012-00 | California First Bank                        | 2333 Shattuck Ave       | \$5,505.05        |
| 057- -2060-030-00 | Caloca Rosa N Tr                             | 1801 University Ave 204 | \$239.33          |
| 057- -2029-015-00 | Carlson Susan Tr                             | 2138 Kittredge St       | \$3,021.48        |
| 057- -2030-003-00 | Cerfam Llc                                   | 2134 Allston Way        | \$3,154.61        |

| APN               | Owner                                             | Site Address            | Parcel Assessment |
|-------------------|---------------------------------------------------|-------------------------|-------------------|
| 055- -1891-012-00 | Chan Kum L & Andrew Trs & Chan Kum L & Andrew Trs | 2429 Shattuck Ave       | \$5,912.41        |
| 057- -2060-040-00 | Chang Andy T & Terry L Etal                       | 1801 University Ave 307 | \$239.33          |
| 057- -2032-012-00 | Cheng Frank & Dorothy                             | 2112 Addison St         | \$5,970.81        |
| 057- -2016-003-00 | Cheng Te C Tr                                     | 2070 M L King Jr Way    | \$992.81          |
| 057- -2060-028-00 | Chua Shirley C & Suisuilyn                        | 1801 University Ave 303 | \$239.33          |
| 057- -2017-016-01 | City Of Berkeley                                  | 2100 M L King Jr Way    | \$25,326.87       |
| 057- -2021-001-00 | City Of Berkeley                                  | 2180 Milvia St          | \$21,423.76       |
| 057- -2021-002-00 | City Of Berkeley                                  | 0 Center St             | \$22,561.90       |
| 057- -2022-006-00 | City Of Berkeley                                  | 1947 Center St          | \$12,461.49       |
| 057- -2022-020-00 | City Of Berkeley                                  | 0 Center St             | \$5,341.94        |
| 057- -2023-020-03 | City Of Berkeley                                  | 2025 Center St          | \$52,152.34       |
| 057- -2028-005-00 | City Of Berkeley                                  | 2031 Bancroft Way       | \$4,077.43        |
| 057- -2028-017-01 | City Of Berkeley                                  | 2090 Kittredge St       | \$18,502.30       |
| 057- -2118-001-00 | City Of Berkeley                                  | 2200 Fulton St          | \$0.00            |
| 057- -2119-001-00 | City Of Berkeley                                  | 2200 Fulton Sta         | \$10,484.16       |
| 057- -2122-001-00 | City Of Berkeley                                  | 2012 Berkeley Way       | \$13,704.20       |
| 057- -2122-002-00 | City Of Berkeley                                  | Berkeley Way            | \$604.36          |
| 057- -2122-003-00 | City Of Berkeley                                  | 2020 Berkeley Way       | \$1,827.76        |
| 057- -2031-001-01 | Core Berkeley Oxford Llc                          | 2128 Oxford St          | \$6,454.76        |
| 057- -2031-013-00 | Core Berkeley Oxford Llc                          | 2142 Center St          | \$11,144.53       |
| 057- -2031-014-00 | Core Berkeley Oxford Llc                          | 2136 Center St          | \$3,740.34        |
| 057- -2060-026-00 | Corr James C & Michaels Mary F Trs                | 1801 University Ave 402 | \$239.33          |
| 055- -1895-019-01 | Cpf Berkeley Varsity Llc                          | 2024 Durant Ave         | \$12,109.95       |
| 055- -1822-003-02 | Creston Developments Llc                          | 2514 Shattuck Ave       | \$2,279.24        |
| 057- -2026-013-00 | Csq Fee Owner Ca Llc                              | 2168 Shattuck Ave       | \$17,584.06       |
| 057- -2023-026-00 | Cvbaq Acq Llc                                     | 2055 Center St          | \$52,993.72       |
| 057- -2049-021-00 | Dang Dennis H                                     | 1849 Shattuck Ave 403   | \$120.83          |
| 057- -2120-001-00 | David Brower Center                               | 2150 Allston Way        | \$9,069.43        |
| 057- -2049-020-00 | Delbonta Matthew A & Bell Jennifer M              | 1849 Shattuck Ave 303   | \$120.83          |
| 057- -2026-004-12 | Dun Sherman S & Katherine Y Etal                  | 2068 Center St          | \$2,814.25        |
| 055- -1892-015-00 | Durant Berkeley Partners Lp                       | 2367 Shattuck Ave       | \$2,226.18        |
| 055- -1892-016-00 | Durant Berkeley Partners Lp                       | 2349 Shattuck Ave       | \$3,762.22        |
| 057- -2031-003-00 | Dwf Vi Vmg Allston Llc                            | 2161 Allston Way        | \$14,237.82       |
| 055- -1893-005-03 | Dwf Vi Vmg Stadium Llc                            | 2310 Fulton St          | \$12,934.72       |
| 055- -1890-012-01 | Dwight Way Residential Property Owner Llc         | 2121 Dwight Way         | \$15,909.79       |
| 057- -2024-004-00 | East Bay Media Center                             | 1939 Addison St         | \$780.71          |
| 057- -2024-008-01 | East End Investors Group Inc                      | 1950 University Ave     | \$5,233.34        |
| 055- -1892-013-01 | Eastborough Properties Lp                         | 2399 Shattuck Ave       | \$6,741.44        |
| 057- -2053-003-01 | Fifth Keil Co                                     | 1998 Shattuck Ave       | \$6,656.06        |
| 057- -2053-003-02 | Fifth Keil Co                                     | 1984 Shattuck Ave       | \$1,440.51        |
| 055- -1894-006-00 | Figueroa Josefina D & Xavier M                    | 2017 Durant Ave         | \$1,277.82        |
| 057- -2022-003-01 | First Milvia Llc                                  | 2108 Milvia St          | \$1,396.76        |
| 057- -2022-017-01 | First Milvia Llc                                  | 2100 Milvia St          | \$17,855.05       |
| 057- -2026-002-01 | First Shattuck Llc                                | 2150 Shattuck Ave       | \$60,078.24       |
| 057- -2026-005-01 | First Shattuck Llc                                | 2043 Allston Way        | \$7,216.51        |
| 057- -2026-012-03 | First Shattuck Llc                                | 2052 Center St          | \$40,491.27       |

| APN               | Owner                                                                | Site Address            | Parcel Assessment |
|-------------------|----------------------------------------------------------------------|-------------------------|-------------------|
| 057- -2028-002-00 | Fu Jihwa & Ji H Trs<br>Fujikawa Mark A & Georgia Trs & Chun S R & Do | 2270 Shattuck Ave       | \$2,800.96        |
| 055- -1896-002-00 | Etal                                                                 | 2414 Shattuck Ave       | \$466.86          |
| 057- -2049-040-00 | Gedr Hillside Llc                                                    | 2102 Delaware St        | \$6,978.44        |
| 055- -1895-015-01 | Genirberg Siblings Llc                                               | 2000 Durant Ave         | \$6,186.83        |
| 057- -2049-022-00 | Giebeler Persis A                                                    | 1849 Shattuck Ave 204   | \$120.83          |
| 057- -2049-026-00 | Gilmour Susan R & Thomas S                                           | 1849 Shattuck Ave 305   | \$120.83          |
| 055- -1825-015-02 | Global Alliance For Progress Llc                                     | 2621 Shattuck Ave       | \$9,711.42        |
| 055- -1825-019-00 | Global Alliance For Progress Llc                                     | 2609 Shattuck Ave       | \$4,319.71        |
| 057- -2034-009-00 | Golden Ca Property 1 Llc                                             | 2017 Kala Bagai Way     | \$2,306.64        |
| 055- -1892-014-00 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 2375 Shattuck Ave       | \$1,176.30        |
| 055- -1897-006-00 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 2450 Shattuck Ave       | \$5,637.29        |
| 057- -2024-021-01 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 1952 University Ave     | \$5,731.15        |
| 057- -2025-005-02 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 2024 Shattuck Ave       | \$7,622.02        |
| 057- -2025-006-00 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 2036 Shattuck Ave       | \$10,911.47       |
| 057- -2025-019-00 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 2058 University Ave     | \$5,472.92        |
| 057- -2025-022-00 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 2014 Shattuck Ave       | \$2,133.54        |
| 057- -2029-011-00 | Gordon John K & Mitchell Janis L Trs & Gordon Etal                   | 2277 Shattuck Ave       | \$2,999.67        |
| 057- -2025-004-00 | Gordon John K & Mitchell Janis Trs & Gordon M Etal                   | 2020 Shattuck Ave       | \$3,873.24        |
| 057- -2030-011-00 | Gordon John K & Mitchell Janis Trs & Gordon M Etal                   | 2225 Shattuck Ave       | \$1,388.33        |
| 057- -2053-004-02 | Gordon John K & Mitchell Janis Trs & Gordon M Etal                   | 2071 University Ave     | \$3,436.62        |
| 057- -2049-029-00 | Gottlieb Sharona D                                                   | 1849 Shattuck Ave 306   | \$120.83          |
| 057- -2024-015-03 | Greenlining Institute                                                | 1916 University Ave     | \$3,191.12        |
| 057- -2029-012-00 | H Drake Corporation                                                  | 2271 Shattuck Ave       | \$3,312.79        |
| 055- -1821-028-00 | Ha Yangwon K                                                         | 2030 Blake Sta          | \$334.42          |
| 057- -2016-027-02 | Hadjian Simin & Payvand Etal                                         | 1840 University Ave     | \$4,291.98        |
| 057- -2060-036-00 | Hammond Lucia Tr                                                     | 1801 University Ave 206 | \$239.33          |
| 057- -2059-006-00 | Han Chang S & Yoon J                                                 | 1941 University Ave     | \$2,403.84        |
| 057- -2060-043-00 | Hart Elizabeth                                                       | 1801 University Ave 308 | \$239.33          |
| 057- -2027-002-02 | Head Lama Tibetan Nyingma Meditation Center                          | 2210 Harold Way         | \$2,307.68        |
| 057- -2027-002-03 | Head Lama Tibetan Nyingma Meditation Center                          | 2018 Allston Way        | \$7,728.24        |
| 057- -2027-004-00 | Head Lama Tibetan Nyingmapa Meditation Center                        | 2222 Harold Way         | \$10,137.92       |
| 057- -2060-037-00 | Hernandez Karyn L                                                    | 1801 University Ave 306 | \$239.33          |
| 057- -2031-006-00 | Hirahara Family Limited Partnership                                  | 2187 Shattuck Ave       | \$7,306.30        |
| 057- -2027-010-00 | Hsr Berkeley Investments Llc                                         | 2060 Allston Way A      | \$40,899.38       |
| 057- -2049-015-00 | Hu Victoria L                                                        | 1849 Shattuck Ave 401   | \$120.83          |
| 057- -2059-010-00 | Hultgren Robert P & Susan S Trs                                      | 1909 University Ave     | \$1,941.80        |
| 057- -2049-019-00 | Huynh Matthew & Regina Trs                                           | 1849 Shattuck Ave 203   | \$120.83          |
| 057- -2032-015-00 | Janta Realty Inc & Batra Manjul Tr                                   | 2100 Kala Bagai Way     | \$2,018.47        |
| 055- -1894-002-00 | Jindo Ventures Llc                                                   | 2037 Durant Ave         | \$5,162.19        |
| 057- -2053-001-00 | Jlljar Llc                                                           | 1950 Shattuck Ave       | \$4,399.01        |
| 055- -1821-003-00 | Johnston Stewart L                                                   | 2558 Shattuck Ave       | \$2,410.27        |
| 055- -1821-004-00 | Johnston Stewart L                                                   | 2576 Shattuck Ave       | \$1,385.91        |
| 057- -2025-013-01 | K & M 2000 University Llc                                            | 2000 University         | \$12,871.01       |
| 057- -2032-011-00 | K K & C Holdings Llc                                                 | 2101 Kala Bagai Way     | \$5,326.72        |
| 057- -2049-023-00 | Kalofonos Angeliki & Maria S                                         | 1849 Shattuck Ave 304   | \$120.83          |
| 057- -2025-016-00 | Kam Yiu Lam & Shun To Lo Lam Lp                                      | 2042 University Ave     | \$4,722.57        |

| APN               | Owner                                         | Site Address            | Parcel Assessment |
|-------------------|-----------------------------------------------|-------------------------|-------------------|
| 057- -2060-006-00 | Kami Barry G & Cathy J Trs                    | 1813 University Ave     | \$2,716.95        |
| 057- -2060-004-00 | Kang Bu U & Jeong H Trs & Kang Phillip T      | 1823 University Ave     | \$2,111.62        |
| 057- -2060-005-00 | Kang Bu U & Jeong H Trs & Kang Phillip T      | 1821 University Ave     | \$1,681.14        |
| 057- -2032-019-00 | Kaplan Educational Centers Inc                | 2144 Kala Bagai Way     | \$5,011.98        |
| 057- -2031-002-00 | Kashani Nasser & Pamela L Trs                 | 2171 Allston Way        | \$12,712.64       |
| 057- -2060-031-00 | Keas Mabel E                                  | 1801 University Ave 304 | \$239.33          |
| 057- -2060-044-00 | Kehret Joseph G                               | 1801 University Ave 408 | \$239.33          |
| 057- -2060-050-05 | Kennedy Patrick C & Julie M Trs               | 1805 University Ave     | \$127.62          |
| 057- -2060-050-06 | Kennedy Patrick C & Julie M Trs               | 1807 University Ave     | \$136.26          |
| 057- -2060-050-07 | Kennedy Patrick C & Julie Trs                 | 1807 University Ave A   | \$40.40           |
| 057- -2049-034-00 | Kho Eric L                                    | 1849 Shattuck Ave 208   | \$120.83          |
| 057- -2053-005-00 | KI2067 University Llc                         | 2067 University Ave     | \$9,250.33        |
| 057- -2060-003-00 | Klatt Thomas E                                | 1849 University Ave     | \$2,520.20        |
| 057- -2030-012-00 | Kooyman Steven P& Susan J Trs                 | 2219 Shattuck Ave       | \$3,244.07        |
| 057- -2049-016-00 | Lai Roger Y                                   | 1849 Shattuck Ave 202   | \$120.83          |
| 055- -1896-005-00 | Lair Qozb Llc                                 | 2440 Shattuck Ave       | \$9,389.19        |
| 055- -1893-015-01 | Lakireddy Prasad R & Santi                    | 2323 Shattuck Ave       | \$5,750.42        |
| 057- -2024-018-01 | Lakireddy Prasad R & Santi                    | 1942 University Ave     | \$7,100.98        |
| 055- -1897-002-00 | Lakireddy Prasad R & Santi & Hanimireddy      | 2484 Shattuck Ave       | \$11,569.62       |
| 057- -2059-008-00 | Lam Pauline P Etal                            | 1921 University Ave     | \$1,600.75        |
| 057- -2023-012-00 | Language Studies Inc                          | 2015 Center St          | \$5,668.38        |
| 057- -2025-001-00 | Lauson Llc                                    | 2000 Shattuck Ave       | \$8,822.98        |
| 057- -2024-011-00 | Lee Sang H & Chung Eunjung                    | 1915 Addison St         | \$2,652.64        |
| 057- -2049-017-00 | Lhakey Pema                                   | 1849 Shattuck Ave 302   | \$120.83          |
| 057- -2060-022-00 | Lin Diana M Tr                                | 1801 University Ave 301 | \$239.33          |
| 057- -2060-024-00 | Lin Diana M Tr                                | 1801 University Ave 202 | \$239.33          |
| 057- -2026-004-05 | Lmp Shattuck Property Owner Llc               | 2190 Shattuck Ave       | \$24,100.73       |
| 057- -2034-010-00 | Lore Bca 2120 L P                             | 2015 Kala Bagai Way     | \$20,408.03       |
| 057- -2060-032-00 | Lyon David                                    | 1801 University Ave 404 | \$239.33          |
| 057- -2031-004-00 | Magnes Museum Foundation                      | 2121 Allston Way        | \$8,259.25        |
| 057- -2053-012-00 | Mahrat Abdul & Reem Trs                       | 1949 Milvia St          | \$3,452.35        |
| 057- -2025-010-01 | Maia Holdings Llc                             | 2001 Addison St         | \$14,342.58       |
| 057- -2060-034-00 | Mak Kwan & Lishan                             | 1801 University Ave 305 | \$239.33          |
| 057- -2050-005-00 | Malin Robert O Inc                            | 1848 Shattuck Ave       | \$1,593.72        |
| 057- -2049-014-00 | Mamin Adrienne & Mamin Harry J & Marjorie Trs | 1849 Shattuck Ave 301   | \$120.83          |
| 057- -2060-025-00 | Mao Yuli                                      | 1801 University Ave 302 | \$239.33          |
| 057- -2031-005-00 | Martin David J & Reid B Etal                  | 2115 Allston Way        | \$2,915.39        |
| 057- -2051-053-00 | Martin Reid & John                            | 1912 Shattuck Ave       | \$961.66          |
| 057- -2031-007-00 | Martin Reid B & David R Etal                  | 2181 Shattuck Ave       | \$3,312.47        |
| 057- -2051-004-00 | Martin Reid B & David R Etal                  | 1920 Shattuck Ave       | \$1,266.33        |
| 057- -2046-008-04 | Mcref Achenson Llc                            | 2125 University Ave     | \$49,309.36       |
| 057- -2046-011-01 | Mcref Achenson Llc                            | 1987 Shattuck Ave       | \$22,092.08       |
| 057- -2046-009-00 | Mcref Bachenheimer Llc                        | 2119 University Ave     | \$15,197.58       |
| 057- -2049-036-00 | Mejia Cesar A                                 | 1849 Shattuck Ave 408   | \$120.83          |
| 057- -2123-001-00 | Mevlanarumi Llc                               | 2025 Kala Bagai Way     | \$7,201.14        |
| 057- -2033-001-01 | Mgm Shattuck Llc                              | 2000 Kala Bagai Way     | \$11,051.50       |
| 057- -2023-016-01 | Milvia Berkeley Llc                           | 0 Milvia St             | \$2,353.64        |

| APN               | Owner                                          | Site Address            | Parcel Assessment |
|-------------------|------------------------------------------------|-------------------------|-------------------|
| 055- -1822-002-01 | Mmp Chestnut Llc                               | 2506 Shattuck Ave       | \$1,625.67        |
| 057- -2016-002-00 | Moaven Saghi Tr                                | 2054 M L King Jr Way    | \$464.37          |
| 057- -2051-006-01 | Moran Everett S Jr & Catharine Trs             | 1936 Shattuck Ave       | \$3,000.53        |
| 055- -1821-001-01 | Natural Green Corporation                      | 2550 Shattuck Ave       | \$5,638.90        |
| 057- -2051-005-00 | Nineteen Hundred Twenty Six Shattuck Investors | 1926 Shattuck Ave       | \$1,222.52        |
| 057- -2049-031-00 | Niramol Chitrcharatn 2016 Living Trust         | 1849 Shattuck Ave 207   | \$120.83          |
| 057- -2049-032-00 | Nisen Frederick P                              | 1849 Shattuck Ave 307   | \$120.83          |
| 057- -2024-014-00 | Norcal Properties Llc                          | 1900 University Ave     | \$5,015.38        |
| 057- -2016-024-01 | Ohay Philip L & Barbara L Trs                  | 1824 University Ave     | \$4,176.22        |
| 057- -2034-006-00 | Okada Bros Inc                                 | 2037 Kala Bagai Way     | \$9,659.93        |
| 057- -2120-002-00 | Oxford Commercial Llc                          | 2200 Fulton St C        | \$11,452.47       |
| 057- -2121-001-00 | Oxford Plaza Lp                                | 2175 Kittredge St       | \$30,226.15       |
| 057- -2016-018-01 | P P M&B Berkeley Llc                           | 1800 University Ave     | \$3,414.73        |
| 055- -1893-019-00 | P T & T Co 279-1-12-6                          | 0 Durant Ave            | \$21,627.71       |
| 055- -1893-020-00 | P T & T Co 279-1-1-4                           | 0 Bancroft Way          | \$1,306.32        |
| 055- -1820-001-01 | Parkershattuck Owner Llc                       | 2600 Shattuck Ave       | \$27,452.95       |
| 055- -1821-005-00 | Parkershattuck Owner Llc                       | 2598 Shattuck Ave       | \$5,642.12        |
| 057- -2028-004-00 | Pasand Courtyard Llc                           | 2276 Shattuck Ave       | \$15,088.12       |
| 057- -2060-048-00 | Pathmarajah Canagaratnam Tr                    | 1801 University Ave 210 | \$239.33          |
| 057- -2029-014-00 | Peleg Yoram & Barbara L Trs & Weil Ben         | 2124 Kittredge St       | \$3,999.66        |
| 057- -2022-005-01 | Peralta Community College District             | 2118 Milvia St          | \$6,590.29        |
| 057- -2026-010-00 | Peralta Community College District             | 2016 Center St          | \$1,801.43        |
| 057- -2026-014-00 | Peralta Community College District             | 2048 Center St          | \$34,169.97       |
| 055- -1894-003-01 | Persian Center                                 | 2029 Durant Ave         | \$1,303.68        |
| 057- -2025-021-00 | Reddy Hanumandla J & Hanumandla J Trs          | 2066 University Ave     | \$7,388.03        |
| 057- -2053-006-00 | Reddy Hanumandla J & Hanumandla J Trs          | 2057 University Ave     | \$7,772.75        |
| 057- -2046-002-00 | Regency 2120 Berkeley Way Llc                  | 2120 Berkeley Way       | \$10,848.73       |
| 055- -1891-014-01 | Regents Of The University Of California        | 2401 Shattuck Ave       | \$8,629.70        |
| 057- -2029-007-02 | Regents Of The University Of California        | 2113 Bancroft Way       | \$6,014.39        |
| 057- -2029-009-00 | Regents Of The University Of California        | 2105 Bancroft Way       | \$15,062.19       |
| 057- -2032-014-01 | Regents Of The University Of California        | 2120 Oxford St          | \$18,817.69       |
| 057- -2034-003-00 | Regents Of The University Of California        | 0 Addison St            | \$1,019.89        |
| 057- -2034-004-00 | Regents Of The University Of California        | 2123 Addison St         | \$337.75          |
| 057- -2034-011-00 | Regents Of The University Of California        | 2138 University Ave     | \$978.87          |
| 057- -2034-012-00 | Regents Of The University Of California        | 2154 University Ave     | \$2,553.42        |
| 057- -2034-014-02 | Regents Of The University Of California        | 2199 Addison St         | \$92.57           |
| 057- -2034-014-03 | Regents Of The University Of California        | 2199 Addison St         | \$9,291.89        |
| 057- -2045-006-01 | Regents Of The University Of California        | 1950 Oxford St          | \$90,499.79       |
| 057- -2047-004-00 | Regents Of The University Of California        | 1900 Oxford St          | \$51,069.17       |
| 057- -2054-012-01 | Regents Of The University Of California        | 1995 University Ave     | \$22,423.97       |
| 057- -2023-023-00 | Rilco Addison Llc                              | 2030 Addison St         | \$14,722.15       |
| 057- -2023-024-00 | Rilco Addison Llc                              | 2040 Addison St         | \$6,314.40        |
| 057- -2023-025-00 | Ruegg & Ellsworth                              | 2072 Addison St         | \$16,715.52       |
| 057- -2049-033-00 | Ryu David J & Wu Christina L Trs               | 1849 Shattuck Ave 407   | \$120.83          |
| 055- -1895-018-01 | Satellite First Communities L P                | 2020 Durant Ave         | \$3,724.07        |
| 057- -2049-028-00 | Schirle Ann M Tr                               | 1849 Shattuck Ave 206   | \$120.83          |
| 055- -1893-016-00 | Segeberg Kenneth Tr                            | 2301 Shattuck Ave       | \$3,053.99        |

| APN               | Owner                                              | Site Address            | Parcel Assessment |
|-------------------|----------------------------------------------------|-------------------------|-------------------|
| 057- -2024-016-02 | Severy Michelle A Tr & Aaronia Michael Jr Tr       | 1926 University Ave     | \$763.85          |
| 057- -2022-009-02 | Shamszad Sasha G & Merideth B Trs                  | 2105 M L King Jr Way    | \$3,397.45        |
| 057- -2022-013-04 | Shamszad Sasha G & Merideth B Trs                  | 1900 Addison St         | \$5,147.12        |
| 057- -2024-002-02 | Shamszad Sasha G & Merideth B Trs                  | 2020 Milvia St          | \$11,473.95       |
| 057- -2033-003-00 | Shamszad Sasha G & Merideth B Trs                  | 2021 Shattuck Ave       | \$9,060.59        |
| 057- -2049-024-00 | Sharma Gauri Tr                                    | 1849 Shattuck Ave 404   | \$120.83          |
| 055- -1891-013-01 | Shattuck Senior Homes Associates                   | 2421 Shattuck Ave       | \$1,984.96        |
| 055- -1897-001-03 | Shattuck Wicks Partnership Ltd                     | 2480 Shattuck Ave       | \$3,591.59        |
| 055- -1822-006-00 | Shen Tsui Y & Wu Yeu B                             | 2530 Shattuck Ave       | \$2,089.92        |
| 057- -2060-038-00 | Shoji Joseph                                       | 1801 University Ave 406 | \$239.33          |
| 057- -2016-022-00 | Shree Laxmi Llc                                    | 1822 University Ave     | \$4,601.88        |
| 057- -2053-014-02 | Shrimatis Limited Inc                              | 2011 University Ave     | \$2,915.06        |
| 057- -2060-045-00 | Sikaffy Amal                                       | 1801 University Ave 209 | \$239.33          |
| 057- -2049-013-00 | Song Jia Y                                         | 1849 Shattuck Ave 201   | \$120.83          |
| 055- -1824-016-00 | Southwick Timothy K & Susan E Trs                  | 2555 Shattuck Ave       | \$1,721.54        |
| 055- -1892-018-01 | Southwick Timothy K & Susan E Trs                  | 2110 Durant Ave         | \$3,918.97        |
| 055- -1896-001-00 | Southwick Timothy K & Susan E Trs                  | 2410 Shattuck Ave       | \$4,466.63        |
| 057- -2060-002-00 | Southwick Timothy Sr & Susan Trs                   | 1865 University Ave     | \$3,776.28        |
| 057- -2023-017-01 | Sterling Berkeley Addison L P                      | 2101 Milvia St          | \$8,988.01        |
| 057- -2030-002-00 | Sterling Berkeley Allston Lp                       | 2116 Allston Way        | \$24,874.12       |
| 055- -1890-013-02 | Sterling Berkeley Haste Lp                         | 2451 Shattuck Ave       | \$17,299.51       |
| 057- -2047-002-01 | Sterling Berkeley Oxford Lp                        | 1910 Oxford St          | \$7,377.36        |
| 057- -2025-014-00 | Sterling Berkeley University Ave Lp                | 2004 University Ave     | \$9,467.45        |
| 057- -2024-001-02 | Stonefire Partners Llc                             | 1974 University Ave     | \$20,160.17       |
| 055- -1823-011-01 | Sutter Bay Hospitals                               | 2104 Dwight Way         | \$3,892.39        |
| 057- -2060-035-00 | Swanson Linda L                                    | 1801 University Ave 405 | \$239.33          |
| 057- -2049-025-00 | Sweeney Zephyr & Dennis A                          | 1849 Shattuck Ave 205   | \$120.83          |
| 057- -2060-042-00 | Szabo Marshika L                                   | 1801 University Ave 208 | \$239.33          |
| 057- -2053-008-01 | Talai Mohammad E & Kokab S Trs & Kashani Mans      | 2035 University Ave     | \$7,145.52        |
| 057- -2060-033-00 | Tavakolizadeh Mehdi                                | 1801 University Ave 205 | \$239.33          |
| 055- -1824-014-00 | Thallaug Kirsten Tr & Thallaug Haakon E            | 2105 Parker St          | \$5,204.00        |
| 057- -2060-027-00 | Thevanayagam Sabanayagam & Vasuki Etal             | 1801 University Ave 203 | \$239.33          |
| 057- -2060-049-00 | Thomas Herb Tr                                     | 1801 University Ave 310 | \$239.33          |
| 057- -2049-018-00 | Tiphane Bibiane Tr                                 | 1849 Shattuck Ave 402   | \$120.83          |
| 057- -2051-051-00 | Tipping Zeniada L Tr                               | 1900 Shattuck Ave       | \$2,381.87        |
| 057- -2051-052-00 | Tipping Zeniada L Tr                               | 1908 Shattuck Ave       | \$1,240.41        |
| 057- -2053-007-00 | Trilink Real Estate Investment & Development Inc   | 2041 University Ave     | \$9,863.18        |
| 057- -2025-015-00 | U C Studios Lp                                     | 2018 University Ave     | \$16,603.49       |
| 057- -20270-05-00 | United States Postal Service                       | 0 Milvia St             | \$15,687.63       |
| 057- -2060-047-00 | Vajjravel Muralli & Rajalakshmi Hema               | 1801 University Ave 409 | \$239.33          |
| 057- -2024-012-00 | Vedensky Properties Llc                            | 1911 Addison St         | \$3,401.27        |
| 055- -1893-018-00 | Vero Properties Llc                                | 2126 Bancroft Way       | \$1,316.99        |
| 057- -2051-007-00 | Vinland Property Invetment Llc                     | 2053 Berkeley Way       | \$1,503.06        |
| 057- -2060-039-00 | Wagele Nicholas                                    | 1801 University Ave 207 | \$239.33          |
| 057- -2028-012-00 | Wander Robert H & Ingrid                           | 2235 Milvia St          | \$845.90          |
| 057- -2030-009-00 | Wise Stanley & Wise Addington L Jr Heirs Of E Etal | 2115 Kittredge St       | \$8,736.44        |
| 055- -1822-001-00 | Wong Franklin & Pui T Etal                         | 2500 Shattuck Ave       | \$2,250.25        |

| APN               | Owner                                             | Site Address            | Parcel Assessment     |
|-------------------|---------------------------------------------------|-------------------------|-----------------------|
| 057- -2060-029-00 | Wong Mei L & Kuochen                              | 1801 University Ave 403 | \$239.33              |
| 057- -2031-010-00 | Wu Shu F Tr                                       | 2124 Center St          | \$4,523.16            |
| 057- -2049-027-00 | Yang Judy C Tr & Yang Lucinda Etal                | 1849 Shattuck Ave 405   | \$120.83              |
| 057- -2034-005-00 | Yaniv Gershon Tr & Nevo Dalia Tr                  | 2119 Addison St         | \$7,096.60            |
| 057- -2059-011-00 | Yearwood Ines L & Kahlil & Rodriguez R U Trs Etal | 1901 University Ave     | \$2,012.08            |
| 057- -2053-011-00 | Yee David                                         | 2017 University Ave     | \$4,504.68            |
| 057- -2060-021-00 | Yeh Jeng R & Yang Chingmei Trs                    | 1801 University Ave 201 | \$239.33              |
| 057- -2029-010-02 | Young James C & Eddie Jr                          | 2281 Shattuck Ave       | \$1,262.88            |
| 057- -2029-010-01 | Young James C & Young Eddie Jr                    | 2283 Shattuck Ave       | \$945.86              |
| 057- -2022-018-00 | Young Mens Christian Association Of The East Bay  | 2109 M L King Jr Way    | \$2,508.98            |
| 057- -2026-015-00 | Young Mens Christian Association Of The East Bay  | 2001 Allston Way        | \$25,378.05           |
| 057- -2049-035-00 | Yu David T & Lisa L Trs                           | 1849 Shattuck Ave 308   | \$120.83              |
| 055- -1893-001-00 | Yu Inn N Tr                                       | 2190 Bancroft Way       | \$2,641.59            |
| 055- -1822-004-00 | Yu Wah Y & Rui C Trs                              | 2520 Shattuck Ave       | \$964.67              |
| 057- -2059-009-00 | Z & L Pm Llc                                      | 1915 University Ave     | \$1,933.96            |
| 057- -2023-002-00 | Zac Enterprise Llc                                | 2116 Shattuck Ave       | \$1,769.85            |
| <b>TOTAL:</b>     |                                                   |                         | <b>\$2,668,086.26</b> |