

ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 1988-1

City of Albany
Alameda County, California

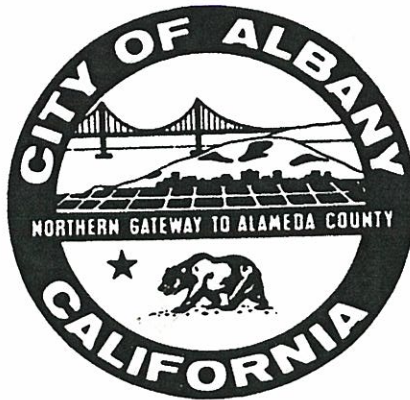
(Pursuant to the Landscaping and Lighting Act of 1972)

on the

LEVY OF AN ANNUAL ASSESSMENT

for the

2011/12 FISCAL YEAR



Prepared by

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, INC.

dba LCC, Inc.

Civil Engineering Land Surveying
Martinez, California

May 2011

ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 1988-1

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council of the City of Albany.

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, Inc.

Date: May 10, 2011 By: 

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____ 2011.

City Clerk
City of Albany
Alameda County, California

By: _____

I HEREBY CERTIFY the the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Albany, California, on the _____ day of _____ 2011.

City Clerk
City of Albany
Alameda County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Alameda on the _____ day of _____, 2011.

City Clerk
City of Albany
Alameda County, California

By: _____

**ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 1988-1
City of Albany
Alameda County, California**

2011/12 FISCAL YEAR
(Pursuant to the Landscaping and Lighting Act of 1972)

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, INC., Engineer of Work for Assessment District No. 1988-1, City of Albany, Alameda County, California, 2011/12 fiscal year, makes this report, as directed by the City Council, pursuant to Section 22565 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are generally described as follows:

The improvements to be made in this assessment district are generally described as follows: The installation, servicing, and/or maintenance of public landscaping, street trees, street lighting on Solano Avenue and park and recreational improvements within the assessment district. No new improvements are scheduled to be made in the next fiscal year.

This report consists of the following parts:

PART A - A brief description of the improvements to be made during the 2011/12 FY.

PART B - An estimate of cost of the improvements for the 2011/12 FY including a forecast of revenue and expense intended to demonstrate future fund balance.

PART C - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel. (Part C is included with the Original Report on file in the Office of the City Clerk.)

PART D - The Assessment Roll. An assessment of the estimated cost of the improvement on each benefited parcel of land within this assessment district. The assessment numbers are the assessor's parcel numbers as shown on the last equalized assessment roll for taxes. (Part D is included with the Original Report on file in the Office of the City Clerk.)

PART E - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to PART D by assessment number. (Part E is included with the Original Report on file in the Office of the City Clerk.)

Respectfully submitted,



LEPTIEN, CRONIN, COOPER, MORRIS & POORE, INC.
Engineer of Work

By: *Randolph W. Leptien* Date: May 9, 2011

PART A
Description of Improvements

Assessment District No. 1988-1 improvements include the following operation and maintenance activities, bond payments and construction projects including plans, specifications and estimates related thereto:

1. Operation and Maintenance Activities (Recurring Annual Expense)
 - a) Community Center Maintenance (Dept. 100) - maintenance at the Community Center. This expense will no longer be funded by LLAD 1988-1 beginning FY 2010/11.
 - b) Buchanan-San Pablo Medians (Dept. 410) – maintenance of medians on Buchanan Street and San Pablo Avenue
 - c) Playfield Maintenance (Dept. 417) – maintenance of ball-fields at Ocean View Park and Memorial Park
 - d) Engineering, Legal & Notice (Dept. 440) – annual cost to publish the resolution or intention in paper of general circulation as required by law and to deliver the report to the County Auditor.
 - e) Ohlone Path Lighting Service and Maintenance (Dept 911) – maintenance of the lights along the Ohlone Greenway that were installed with a Safe Routes to Transit Grant in 2007.
 - f) Ohlone Path Irrigation System Service and Maintenance (Dept 911) – maintenance of the irrigation valves and controllers along the Ohlone Greenway.
 - g) Tennis Court Maintenance (Dept 912) – resurfacing and striping of tennis courts. Work in FY 2011/12 has been suspended pending availability of funds.
 - h) Park Maintenance (Dept. 916) – Beginning in 2009/10 replacement of irrigation valves and controllers in all City parks and Ohlone Greenway (2011/12 Formerly limited to Ocean View Park)
 - i) Sidewalk maintenance program (Dept.929) - Continued implementation of a Citywide sidewalk repair program whereby City reimburses a portion of the repair when a city street tree is involved in the damaged area. In 2009/10 FY repairs to the wooden stairs between Hillside Ave. and Washington Ave. known as Catherine’s Walk were made (Dept. 964).
 - j) Street Tree Maintenance- Commercial areas (Dept. 969) – maintenance of street trees in commercial areas. Beginning in 2009/10 this activity being coded to Urban Forestry (Dept. 969 Commercial and Residential)
 - k) Urban Forestry Program (Dept. 969) – The Urban Tree Task Force discussed ways to increase Albany’s inventory of street trees, proposed revisions to the Street Tree Master List, and will consider solution for enhancing funding for street tree plantings. This one time expense was completed in 2008/09 FY. The City’s Urban Forestry Program identifies trees as a valuable asset to our community. Street trees (trees between the

sidewalk and roadway in the public right of way) can beautify neighborhoods and increase property values. Trees can also reduce noise and air pollution, keep our homes cool in the summer, create privacy, and furnish homes for birds. The City conducts pruning of street trees in a 5-year cycle, with priority given to trees that have a greater tendency towards speedy growth, any emergency pruning for clearance or other immediate needs. Additionally, the City also conducts tree planting (and concrete removal if needed) as requested by homeowners. Prior to 2009/10 a portion of this activity was coded to Dept. 970, Commercial and Residential areas are now combined under Dept. 969.

- l) Street Tree Maintenance- Res. Areas (Dept. 970) – maintenance of trees in residential areas. Beginning in 2009/10 this activity being coded to Urban Forestry (Dept. 969)
- m) Graffiti Abatement (Dept. 974) – Citywide abatement of graffiti on public property including the Bulb
- n) Street Lights (Dept. 978) –energizing street lights on Solano Avenue

2. Community Center Bond Payments – Payments are made to retire the principal and interest for this loan that was obtained to pay for the Community Center. The last payment will be made in August of 2012.

3. Projects

Brief descriptions of past projects funded by Assessment District No. 1988-1 are listed below.

Project: P44– Repairs to Community Center Tower
Location: Community Center (Marin at Masonic)
Description: The project removed existing windows together with flashing in order to eliminate leaks.
Status: Repairs were completed in June of 2010.

Project: P04 - Memorial Park Improvements Phase I
Location: Memorial Park, between the playfields and Portland Avenue
Description: Construction of new adjoining children’s play areas with all new play apparatus and parent seating, new walkways, new landscaping adjacent to park buildings, new turf and irrigation system, re-grading of the entire south side of the park with installation of a complete new drainage system.
Status: Completed in 2003/04

Project: P09 - Tennis Courts

- Location: Ocean View Park
Description: Repair and resurface the 2 tennis courts at Ocean View Park.
Status: Construction was completed in 2005.
- Project: P32 – Buchanan/Marin Medians
Location: Buchanan Street and Marin Avenue from San Pablo Avenue to Pierce Street.
Description: Planting and irrigation improvements to medians on Buchanan Street and Marin Avenue was funding by a grant from Waste Management. Preliminary plans were prepared in 2004/05.
Status: Construction was completed in 2005/06.
- Project: P13 - Ocean View Park Improvement Plan
Location: Ocean View Park, 900 Buchanan Avenue
Description: The goal of this project was to improve specific areas of the park to make it more attractive and user friendly. The existing electrical service was replaced and brought up to code in 2006/07. A Landscape Architect developed designs for the permanent restroom building, new play structure, redesigned picnic area, improved park lighting and pathway improvements.
Status: Construction was completed in 2007.
- Project: P32 – San Pablo Avenue Banners
Location: San Pablo Ave from south to North City Limit line.
Description: Install decorative metal banners on the existing street light poles.
Status: Installation was completed in 2007/08.
- Project: P62 & 543 – Ohlone Greenway Lighting and Pathway Improvements
Location: Adjacent to Masonic Avenue and follows the course of the BART tracks from Berkeley to El Cerrito
Description: Replacement of the lighting system since the current one is in disrepair with some sections inoperable. Improvements include: installation of new lights beneath the BART Tracks, the realignment of the path at Portland Avenue and Washington Avenue in and to eliminate the existing mid-block crosswalks, and relocation of the curb ramps at Marin and Masonic to align the path with the existing crosswalk.
Status: Work was completed in 2007/08.
- Project: P09 - Tennis Courts
Location: Terrace Park
Description: Repair and resurface the 2 tennis courts at Terrace Park.
Status: Construction of this project is pending availability of funding.

ASSESSMENT DISTRICT NO. 1988-1

PART B
Estimate of Cost
Fiscal Year 2011-12

| | | 2009/10 Actual | Engineer's Report 2010/11 Budget | 2010/11 Projected | 2011/12 Estimate | 2012/13 Forecast |
|--|-------|-------------------|--|----------------------|---------------------|---------------------|
| EST. FUND BALANCE, JULY 1 (Fund 730) | | \$ 314,149 | \$ 74,267 | \$ 191,779 | \$ 102,935 | \$ 124,271 |
| REVENUE | | | | | | |
| Assessments | | 516,363 | 514,269 | 514,269 | 514,269 | 514,269 |
| Interest | | 4,613 | 1,000 | 7,736 | 4,000 | 4,000 |
| Reimbursements and Other | | 9,092 | 8,792 | 2,740 | 4,000 | 4,000 |
| TOTAL REVENUE | | 530,068 | 524,061 | 524,745 | 522,269 | 522,269 |
| FUND USES: | | | | | | |
| DEBT SERVICE: | | | | | | |
| Bond Payments | | 357,393 | 267,095 | 231,835 | 218,279 | 219,755 |
| MAINTENANCE: | Dept. | | | | | |
| Community Center Maintenance | 100 | 35,260 | - | - | - | - |
| Buchanan-San Pablo Medians | 410 | 2,736 | 20,000 | 20,000 | - | - |
| Park Maintenance | 417 | 44,150 | 43,200 | 43,200 | 44,000 | 45,760 |
| Engineering, Legal & Notice | 440 | - | 1,500 | 1,500 | 1,500 | 1,500 |
| Ohlone Path Lighting Service and Maintenance | 911 | - | 3,500 | 3,500 | 3,500 | 3,640 |
| Ohlone Path Irrigation System Service & Maint | 911 | - | - | 7,741 | - | - |
| Tennis Court Maintenance | 912 | 210 | - | - | - | - |
| Park Irrigation Maintenance | 916 | - | 10,000 | 10,000 | 10,000 | 10,400 |
| Sidewalk maintenance program | 929 | 20,026 | 17,251 | 42,083 | 40,000 | 40,000 |
| CIP Expenditure | 953 | - | - | 290 | - | - |
| Catherine's Walk | 964 | 265 | 60,000 | 84,664 | - | - |
| Street Tree Maintenance- Coml areas | 969 | 134,344 | - | - | - | - |
| Urban Forestry Program | 969 | - | 120,000 | 137,251 | 120,000 | 120,000 |
| Street Tree Maintenance- Res. Areas | 970 | 4,683 | - | - | - | - |
| Graffiti Abatement | 974 | 14,847 | 15,873 | 28,092 | 28,654 | 29,800 |
| Street Light maintenance | 978 | 38,526 | 34,335 | 3,433 | 35,000 | 36,400 |
| Subtotal Maintenance | | 295,045 | 325,659 | 381,754 | 282,654 | 287,500 |
| PROJECTS: | | | | | | |
| Subtotal Projects | | - | - | - | - | - |
| TOTAL EXPENDITURES | | 652,438 | 592,754 | 613,589 | 500,933 | 507,255 |
| ENDING FUND BALANCE | | \$ 191,779 | \$ 5,574 | \$ 102,935 | \$ 124,271 | \$ 139,285 |
| Recommended Year end balance = 50% annual cost | | \$ 147,521 | \$ 162,830 | \$ 190,877 | \$ 141,327 | \$ 143,750 |
| (Amount in excess of 50% of Fund Uses) | | \$ 44,258 | \$ - | \$ - | \$ - | \$ - |

PART C
METHOD OF ASSESSMENT

The estimated net cost of the improvements has been divided among the several parcels of land within the assessment district in proportion to the estimated benefits to be received by the parcels, respectively, from the improvements. The method used to apportion the cost among the benefiting properties is identical to that approved upon formation of the District, with the inclusion of the modifications noted in the Fiscal Year 1990/91 report.

Discussion of Benefit

Public landscaping, park and recreation facilities serve to:

- a) Improve Property Appearance
- b) Provide Recreation for Citizens
- c) Improve Community Image
- d) Provide Location for Community Activities

The benefit from landscaping, park and recreation vary with parcel size and parcel use as it relates to an improved quality of life on a day to day basis.

Benefit Factors by Land Use

Single Family Residential

Approximately 72% of the parcels in the City are single family residential (SFR). Although SFR parcels vary in size and use it is reasonable to assume that the benefit received by SFR parcels is essentially the same. The SFR parcels were therefore assigned a benefit factor of unity (1.0). Equating the land benefit to the user benefit, values of 0.5 were assigned to the SFR parcel for land benefit and 0.5 for user benefit. Using this format benefit factors were computed for Multi-family Residential, Commercial, Industrial and other land use as follows:

Multiple Residential

Multi-family Residential (MFR) parcels, apartment units and condominiums, are typically smaller than SFR parcels. Land benefit and user benefit are both proportionately less. Taking reduced size and common area maintenance costs into account the following reduced benefit for MFR dwellings has been utilized:

0 to 20 units .75 x SFR rate per unit

> 20 " .50 x SFR " " "

Condominiums were assessed at 0.75 x SFR rate.

Commercial Land Use

Commercial parcels share, on an equal basis with SFR parcels the land benefit derived from park and recreation facility improvements. Commercial parcels benefit less from user benefits identified with Park and Recreational Facilities. Commercial parcels share on equal basis the user benefit derived from landscaping on public streets. The commercial properties have been assigned a factor of 0.10 to reflect user benefit from street improvements. An averaged sized SFR lot in Albany is estimated to be 4,000 square feet (sf). Commercial parcels of 4,000 sf or less were assigned a land benefit factor equal to SFR or 0.5 and a user benefit factor of 0.10. Larger Commercial parcels were assigned additional units based on the ratio of the total parcel area (A) to 4,000 sf.

Industrial

Industrial land benefits less from landscaping, parks and recreation improvements and was assessed 50% of the commercial land benefit factor and 50% of the commercial use benefit factor. The number of industrial units assessed was computed by dividing the approximate land area by 4,000 sf and multiplying by 0.30.

Exceptional Parcels

Parcels owned by Public Agencies were not assessed. Utilities were assessed only to the degree that they benefit. Railroad tracks were assumed not to benefit from landscaping improvements. Churches were not assessed. Vacant parcels were assessed at half the occupied rate reflecting the absence of user benefit. Common areas in condominium developments were not assessed. Parcels having less than 0.50 unit of assessment were assessed for 0.50 unit. Unusual or exceptional parcels not provided for above were assessed according to the judgment of the Engineer. Areas used in this report to determine relative benefit are approximations only, based upon information available with the County Assessor. They are not intended to be precise values. The amount assessed reflects the Engineer's judgment of the relative benefit received.

Proposed Assessment Rates

Table I lists the benefit factors assigned to the various types of land use discussed in the preceding paragraphs.

Table II lists proposed assessments for the 2011/12 fiscal year based on the estimate of costs and the benefit factors discussed. All assessments have been rounded to even cents. The proposed rates for fiscal year 2011/12 are the same as for the 1993/94, 1994/95, 1995/96, 1996/97, 1997/98, 1998/99, 1999/00, 2000/01, 2001/02, 2002/03, 2003/04, 2004/05, 2005/06, 2006/07, 2007/08, 2008/09, 2009/10 and 2010/11 fiscal years.

Table III lists Benefit factors by County Use Code and description.

Table IV is a summary of assessments by County Use Code and description.

ASSESSMENT DISTRICT 1988-1
 CITY OF ALBANY
 Alameda County, California

BENEFIT FACTORS BY
 LAND USE

| LAND USE | LAND | USE | TOTAL |
|-------------------|------|------|----------------|
| SFR | 0.50 | 0.50 | 1.00 |
| CONDOMINIUMS | 0.38 | 0.37 | 0.75 |
| MFR 0-20 units | 0.38 | 0.37 | 0.75 |
| MFR >20 units | 0.25 | 0.25 | 0.50 |
| COMMERCIAL | 0.50 | 0.10 | 0.60 x A/4,000 |
| INDUSTRIAL | 0.25 | 0.05 | 0.30 x A/4,000 |

**ASSESSMENT DISTRICT 1988-1
CITY OF ALBANY
Alameda County, California**

| LAND USE | ANNUAL ASSESSMENT |
|-------------------|--|
| | |
| SFR | \$75.54 |
| CONDOMINIUMS | \$56.64 |
| MFR 0-20 units | \$56.64 per unit |
| MFR >20 units | \$1,132.80 \$37.76 per unit over 20 |
| COMMERCIAL * | \$45.32 per area unit |
| INDUSTRIAL * | \$22.66 per area unit |
| | |

* One area unit equals 4,000 square feet of land.

Assessments are rounded to the nearest even cent.

**Benefit Factors
by County Use Code**

4/14/2011

| <u>COUNTY USE CODE</u> | <u>DESCRIPTION</u> | <u>UNITS</u> |
|----------------------------|---|----------------------------|
| 0300 | Exempt public agencies | 0.00 |
| 0400 | Property leased by a public utility | 0.00 |
| 0500 | Property owned by a public utility | 0.00 |
| 0800 | Vacant residential tract lot | 0.50 |
| 1000 | Vacant residential land zoned for < four units | 0.50 |
| 1100 | Single family residential home used as such | 1.00 |
| 1110 | SFR - split TRA's | 1.00 |
| 1130 | SFR - cooperative housing projects | 1.00 |
| 1200 | Single family residential home w/ 2nd living unit | 1.00 |
| 1300 | Single family residential home w/slight comm. use | 1.00 |
| 1500 | Planned development (townhouse type) | 1.00 |
| 1590 | Planned development common area (townhouse type) | 0.00 |
| 1800 | Planned development (tract type) with common area | 1.00 |
| 1810 | Planned development TRA's split | 1.00 |
| 1890 | Planned development common area (tract type) | 0.00 |
| 2100 | Two, three or four single family homes | 0.75 x n |
| 2200 | Double or duplex | 1.50 |
| 2300 | Triplex; double or duplex w/ Single Fam Res home | 2.25 |
| 2400 | Four living units, eg fourplex,triplex w/S F Res | 3.00 |
| 2500 | Residential property of 2 living units val<code 22 | 1.50 |
| 2600 | Residential property of 3 living units val<code 23 | 2.25 |
| 2800 | Residential property w/2,3 or 4 units w/boardg use | .75 x n |
| 3000 | Vacant commercial land (may include misc. imps) | (0.60 x A / 4,000) x 0.50 |
| 3100 | One - story store | 0.60 x A / 4,000 |
| 3110 | One-story store split TRA's | 0.60 x A / 4,000 |
| 3200 | Store on 1st fl w/office or apts on 2nd or 3rd fls | 0.60 x A / 4,000 |
| 3300 | Miscellaneous commercial (improved) | 0.60 x A / 4,000 |
| 3310 | Miscellaneous commercial Imp'd (split TRA's) | 0.60 x A / 4,000 |
| 3510 | Discount House (split TRA's) | 0.60 x A / 4,000 |
| 3600 | Restaurant | 0.60 x A / 4,000 |
| 3610 | Restaurant (split TRA's) | 0.60 x A / 4,000 |
| 3700 | Shopping Center | 0.60 x A / 4,000 |
| 3800 | Supermarket | 0.60 x A / 4,000 |
| 3900 | Commercial or industrial condominium to sale of 1unit | 0.60 x A / 4,000 |
| 4000 | Vacant industrial land (may include misc imps) | (0.30 x A / 4,000) x 0.50 |
| 4100 | Warehouse | (0.30 x A / 4,000) |
| 4200 | Light Industrial | (0.30 x A / 4,000) |
| 4300 | Heavy industrial(factories batching plants etc) | (0.30 x A / 4,000) |

**Benefit Factors
by County Use Code**

4/14/2011

| <u>COUNTY USE CODE</u> | <u>DESCRIPTION</u> | <u>UNITS</u> |
|----------------------------|---|---|
| 4500 | Nurseries | $(0.30 \times A / 4,000)$ |
| 6400 | Schools | 0.00 |
| 6600 | Churches | 0.00 |
| 6800 | Lodgehalls and clubhouses | 0.00 |
| 7000 | Vacant apt land capable of 5 or more units | $(0.75 \times n) \times 0.50 + (0.50 \times m) \times 0.50$ |
| 7200 | Residential property converted to 5 or more units | $(0.75 \times n) + (0.50 \times m)$ |
| 7300 | Condominiums | 0.75 |
| 7390 | Common area of condominium or planned development | 0.00 |
| 7500 | Restricted income properties | $(0.75 \times n) \times 0.50 + (0.50 \times m) \times 0.50$ |
| 7700 | Multiple residential properties > 5 units | $(0.75 \times n) + (0.50 \times m)$ |
| 7790 | Common area of condominium or planned development | 0.00 |
| 8000 | Car washes | $0.60 \times A / 4,000$ |
| 8100 | Commercial garages (repair) | $0.60 \times A / 4,000$ |
| 8200 | Automobile dealerships | $0.60 \times A / 4,000$ |
| 8210 | Auto Dealerships split TRA's | $0.60 \times A / 4,000$ |
| 8300 | Parking Lots | $0.60 \times A / 4,000$ |
| 8500 | Service stations | $0.60 \times A / 4,000$ |
| 8510 | Service Stations split TRA's | $0.60 \times A / 4,000$ |
| 8610 | Funeral Homes split TRA's | $0.60 \times A / 4,000$ |
| 8700 | Nursing or boarding homes | $0.60 \times A / 4,000$ |
| 9010 | Motel split TRA's | $0.60 \times A / 4,000$ |
| 9200 | Banks | $0.60 \times A / 4,000$ |
| 9300 | Medical- Dental | $0.60 \times A / 4,000$ |
| 9400 | 1 to 5 story offices | $0.60 \times A / 4,000$ |
| 9600 | Bowling alleys | $0.60 \times A / 4,000$ |
| 9710 | Theaters (walk-in) split TRA's | $0.60 \times A / 4,000$ |
| 9900 | Other recreational: rinks, stadiums, race tracks | $0.60 \times A / 4,000$ |

NOTES:

1. n = number of residential units less than or equal to 20.
2. m = number of residential units greater than 20.
3. A = approximate parcel area (as determined by the Engineer from the County Assessor or other public record).
4. Vacant parcels are assessed at half the occupied rate.
5. Parcels having less than 0.50 unit of assessment are assigned 0.50 unit.
6. Unusual or exceptional parcels not provided for were assessed according to the judgment of the Engineer.

SUMMARY OF ASSESSMENTS

4/14/2011

| COUNTY USE CODE | DESCRIPTION | NUMBER OF PARCELS | ASESS RES UNITS | ASESS AREA UNITS | TOTAL AMOUNT |
|-----------------|---|-------------------|-----------------|------------------|--------------|
| 0300 | Exempt public agencies | 166 | | | |
| 0500 | Property owned by a public utility | 17 | | | |
| 1000 | Vacant residential land zoned for < four units | 24 | 12.50 | | \$944.48 |
| 1100 | Single family residential home used as such | 3,663 | 3,669.75 | | \$277,213.00 |
| 1200 | Single family residential home w/ 2nd living unit | 28 | 28.50 | | \$2,152.90 |
| 1300 | Single family residential home w/slight comm. use | 1 | 1.00 | | \$75.54 |
| 1500 | Planned development (townhouse type) | 7 | 7.00 | | \$528.78 |
| 1590 | Planned development common area (townhouse type) | 1 | | | |
| 1800 | Planned development (tract type) with common area | 10 | 10.00 | | \$755.40 |
| 1890 | Planned development common area (tract type) | 6 | | | |
| 2100 | Two, three or four single family homes | 55 | 79.00 | | \$5,968.14 |
| 2200 | Double or duplex | 129 | 193.75 | | \$14,637.10 |
| 2300 | Triplex; double or duplex w/ Single Fam Res home | 39 | 87.75 | | \$6,628.44 |
| 2400 | Four living units, eg fourplex,triplex w/S F Res | 61 | 179.50 | | \$13,559.40 |
| 2500 | Residential property of 2 living units val<code 22 | 23 | 34.50 | | \$2,606.36 |
| 2600 | Residential property of 3 living units val<code 23 | 6 | 13.50 | | \$1,019.76 |
| 3000 | Vacant commercial land (may include misc. imps) | 10 | | 4.44 | \$335.46 |
| 3100 | One - story store | 78 | | 85.46 | \$6,455.98 |
| 3200 | Store on 1st fl w/office or apts on 2nd or 3rd fls | 34 | 0.62 | 28.59 | \$2,206.70 |
| 3300 | Miscellaneous commercial (improved) | 15 | | 10.25 | \$774.38 |
| 3500 | Discount House | 8 | | 71.46 | \$5,398.12 |
| 3600 | Restaurant | 15 | | 15.78 | \$1,192.06 |
| 3800 | Supermarket | 1 | | 10.19 | \$769.76 |
| 3900 | Commercial or industrial condominium to sale of 1unit | 6 | 3.00 | 0.89 | \$293.88 |
| 4000 | Vacant industrial land (may include misc imps) | 2 | | 1 | \$75.56 |
| 4100 | Warehouse | 1 | | 3.44 | \$259.86 |
| 4200 | Light Industrial | 5 | | 13.76 | \$1,039.42 |
| 4300 | Heavy industrial(factories batching plants etc) | 3 | | 22.94 | \$1,732.88 |
| 4500 | Nurseries | 1 | | 0.94 | \$71.00 |
| 6400 | Schools | 3 | | | |
| 6600 | Churches | 6 | | | |
| 6800 | Lodgehalls and clubhouses | 2 | | | |
| 7200 | Residential property converted to 5 or more units | 4 | 12.75 | | \$963.16 |
| 7300 | Condominiums | 1,077 | 807.75 | | \$61,022.80 |
| 7390 | Common area of condominium or planned development | 31 | | | |
| 7500 | Restricted income properties | 1 | 4.63 | | \$349.76 |
| 7700 | Multiple residential properties > 5 units | 88 | 671.25 | 0.42 | \$50,738.20 |
| 8000 | Car washes | 1 | | 4.71 | \$355.80 |
| 8100 | Commercial garages (repair) | 19 | | 23.52 | \$1,776.78 |
| 8200 | Automobile dealerships | 2 | | 4.31 | \$325.58 |
| 8300 | Parking Lots | 16 | | 15.66 | \$1,183.02 |
| 8500 | Service stations | 5 | | 4.62 | \$349.02 |
| 8700 | Nursing or boarding homes | 1 | | 0.75 | \$56.66 |
| 9200 | Banks | 5 | | 9.19 | \$694.22 |
| 9300 | Medical- Dental | 29 | | 22.46 | \$1,696.68 |
| 9400 | 1 to 5 story offices | 25 | 4.00 | 14.81 | \$1,420.98 |
| 9600 | Bowling alleys | 1 | | 7.51 | \$567.30 |
| 9700 | Theaters (walk-in) | 3 | | 2.70 | \$203.96 |
| 9900 | Other recreational: rinks, stadiums, race tracks | 4 | | 771.19 | \$58,255.70 |
| | | 5,738 | 5,820.75 | 1,150.99 | \$526,653.98 |

NOTES:

1. Third digit code xx9 is a common area of a condominium or planned development

PART D

ASSESSMENT ROLL

The assessment roll is a computerized list of each parcel within the District. The list includes the assessment number (Assessor's parcel Number), owner of record, situs address and the assessment for each parcel. The assessment roll is included with the original report only. The original report is on file with the City Clerk.

PART E
ASSESSMENT DIAGRAM

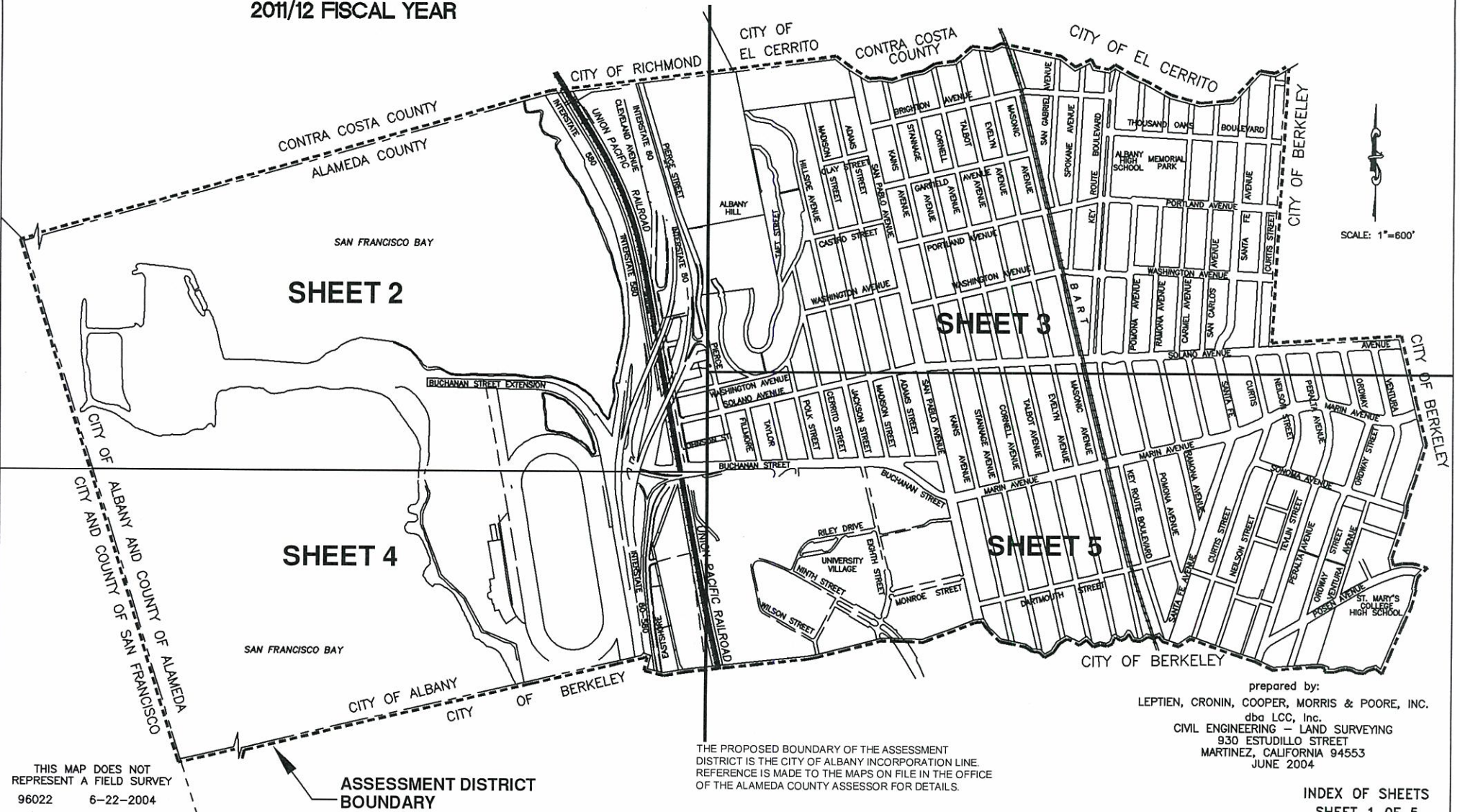
The Assessment Diagram is a 1" = 200' scale map which indicates the Assessment District Boundary (City Incorporation Line), and the Assessor's Book and Block Numbers.

Reference is made to Assessor's Parcel maps for the detailed lines and dimensions of each parcel to be assessed.

The assessments included on the Assessment Roll (Part D) are keyed to the Assessment Diagram. The assessment number is the Assessor's Parcel Number.

The assessment diagram is included with the original report only. The original report is on file with the City Clerk.

ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 1988-1
CITY OF ALBANY
ALAMEDA COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)
2011/12 FISCAL YEAR



SCALE: 1"=600'

THIS MAP DOES NOT REPRESENT A FIELD SURVEY
 96022 6-22-2004

ASSESSMENT DISTRICT BOUNDARY

THE PROPOSED BOUNDARY OF THE ASSESSMENT DISTRICT IS THE CITY OF ALBANY INCORPORATION LINE. REFERENCE IS MADE TO THE MAPS ON FILE IN THE OFFICE OF THE ALAMEDA COUNTY ASSESSOR FOR DETAILS.

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 JUNE 2004

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