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DOCUMENT TITLE

RESOLUTION NO. 80-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
APPROVING THE ENGINEER'S REPORT AND ORDERING THE LEVY AND
COLLECTION OF ASSESSMENTS IN THE MARINA BAY LANDSCAPING AND
LIGHTING MAINTENANCE DISTRICT FOR FISCAL YEAR 2015-2016**

CITY COUNCIL RESOLUTION NO. 80-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND APPROVING THE ENGINEER'S REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS IN THE MARINA BAY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT FOR FISCAL YEAR 2015-2016

WHEREAS, the Marina Bay Landscaping and Lighting Maintenance District was established in 2009 to provide landscaping and lighting improvements and maintenance in an area of the City known as Marina Bay; and

WHEREAS, on July 28, 2009 by Resolution No. 83-09 the City Council of the City of Richmond approved a maximum amount of individual maintenance assessments that may be levied by the City Council in the Marina Bay Landscaping and Lighting Maintenance District (the "MBLLMD" or "District") in future fiscal years and approved the index by which the stated maximum amount of individual assessments may be increased; and

WHEREAS, on February 17, 2015 the City Council ordered preparation of an Engineer's Report for Fiscal Year 2015-2016 regarding proposed improvements and costs of improvements and maintenance for the MBLLMD; and

WHEREAS, the Engineer has prepared the Engineer's Final Annual Levy Report for the Marina Bay Landscaping and Lighting Maintenance District for Fiscal Year 2015-2016 ("Engineer's Report") which describes existing and proposed improvements and substantial changes to be made to existing improvements within the MBLLMD, and which estimates the costs of such improvements; and

WHEREAS, the City has reviewed the Engineer's Report on file with the City Clerk's Office at Richmond City Hall at 450 Civic Center Plaza in the City of Richmond and determined that in order to pay the costs of proposed improvements for Fiscal Year 2015-2016 the City would have to increase District assessments from those levied in Fiscal Year 2014-2015 by an inflation rate of 3%, as permitted under Resolution No. 83-09.

WHEREAS, on May 5, 2015, the City Council approved the preliminary Engineer's Report on file with the City Clerk's Office, declared its intention to levy and collect assessments in the Marina Bay Landscape and Lighting Maintenance District for Fiscal Year 2015-2016, proposed to increase District assessments from those levied in Fiscal Year 2014-2015 under the maximum amount permissible under Resolution 83-09, and further resolved to conduct a hearing on the levy of the proposed assessments at a regular meeting of the Richmond City Council to be held at 6:30 p.m. on July 21, 2015; and

WHEREAS, the City Council conducted a duly noticed public hearing on July 21, 2015 on the proposal to increase District assessments from those levied in Fiscal Year 2014-2015 under the maximum amount permissible under Resolution 83-09.

NOW THEREFORE THE CITY COUNCIL of the City of Richmond does hereby approve the Engineer's Report and the increase in District assessments from those levied in Fiscal Year 2014-2015 in accordance with the Engineer's Report and under the maximum amount permissible under Resolution 83-09, and does hereby approve the levy and collection of assessments in the Marina Bay Landscape and Lighting Maintenance District for Fiscal Year 2015-16.

I CERTIFY that the foregoing resolution was adopted at a regular meeting of the City Council on July 21, 2015 by the following vote:

AYES: Councilmembers Bates, Martinez, McLaughlin, Pimplé, and Vice Mayor Myrick.
NOES: None.
ABSTENTIONS: None.
ABSENT: Councilmember Beckles and Mayor Butt.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

TOM BUTT
Mayor

Approved as to form:

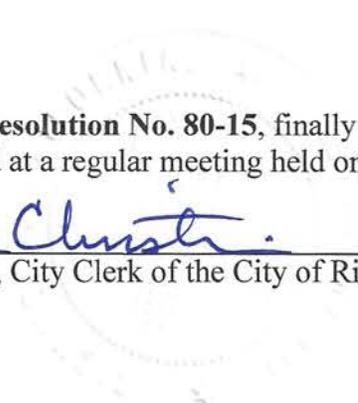
BRUCE GOODMILLER
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 80-15**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on July 21, 2015.



Pamela Christian, City Clerk of the City of Richmond

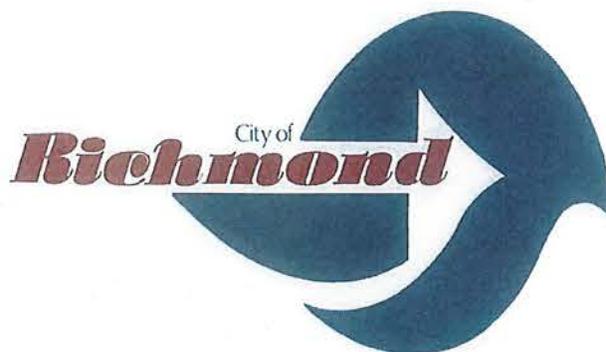


DAVID
TAUSSIG
& ASSOCIATES, INC.

Public Finance
Public Private Partnerships
Urban Economics
Clean Energy Bonds

ANNUAL ENGINEER'S REPORT

CITY OF RICHMOND
MARINA BAY LANDSCAPING & LIGHTING
MAINTENANCE DISTRICT



FISCAL YEAR 2015-2016

INTENT MEETING: MAY 5, 2015

PUBLIC HEARING: JUNE 16, 2015

Prepared by

DAVID TAUSSIG & ASSOCIATES
2250 Hyde Street, 5th Floor
San Francisco, California 94109
(800) 969-4382

Newport Beach
San Francisco
San Jose
Riverside
Dallas, Texas

CITY OF RICHMOND

CITY COUNCIL AND STAFF

MAYOR

Thomas K. Butt

VICE-MAYOR

Jael Myrick

COUNCIL MEMBERS

Nathaniel Bates

Jovanka Beckles

Eduardo Martinez

Gayle McLaughlin

Vinay Pimplé

PUBLIC WORKS DIRECTOR, CITY ENGINEER, & DISTRICT ADMINISTRATOR

Yader A. Bermudez

PROFESSIONAL SERVICES

ASSESSMENT ENGINEERING

Stephen A. Runk, P.E.

Nathan D. Perez, Esq.

David Taussig & Associates

TABLE OF CONTENTS

SECTION	PAGE
I. AFFIDAVIT & CERTIFICATES.....	1
II. ENGINEER'S REPORT.....	3
III. PLANS AND SPECIFICATIONS.....	5
IV. COST ESTIMATE	8
A. COSTS OF IMPROVEMENTS	8
B. ANNUAL COST INDEXING	10
C. CONTRIBUTIONS FROM OTHER SOURCES.....	10
D. ANNUAL INSTALLMENTS	11
E. NET ASSESSMENT.....	11
V. ASSESSMENT ROLL	12
VI. METHOD OF ASSESSMENT	13
VII. ASSESSMENT DIAGRAM	27
VIII. TERMINATION OF DISTRICT/LIMITATIONS OF REPORT	32

APPENDICES

Appendix A: ASSESSMENT ROLL

CITY OF RICHMOND

MARINA BAY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT

This Engineer's Report ("Engineer's Report" or "Report") outlines the plans and specification related to the Marina Bay Landscaping and Lighting Maintenance District. Based on the proposed budget for Fiscal Year 2015-2016, the Report establishes a proposed assessments for each lot or parcel within the District.

Reference is hereby made to the Contra Costa County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 29th day of June, 2015.

David Taussig & Associates
Assessment Engineer
On Behalf of the City of Richmond

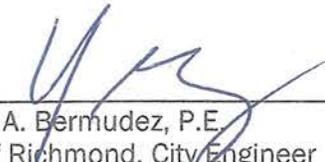
By: Nathan D. Perez
Nathan D. Perez, Esq.
Project Manager

By: Stephen A. Runk
Stephen A. Runk, P.E.
License Number: C23473

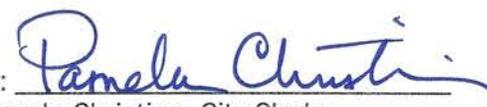


The undersigned respectfully submits the enclosed Engineer's Report as directed by the Richmond City Council pursuant to the provisions of Article XIID, Section 4 of the California Constitution, and Section 12.60.240 of the Richmond Municipal Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Date: 11/05/15, 2015

By: 
Yader A. Bermudez, P.E.
City of Richmond, City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the 12th day of November, 2015.

By: 
Pamela Christian, City Clerk
City of Richmond

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council on the 21st day of July, 2015.

By: 
Pamela Christian, City Clerk
City of Richmond

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Contra Costa on the 12th day of November, 2015.

By: 
Pamela Christian, City Clerk
City of Richmond

WHEREAS, on _____, 2015, the City Council of the City of Richmond ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code Section 22500, *et seq.* ("1972 Act"), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year 2015-2016 assessments against properties in the Marina Bay Landscaping & Lighting Maintenance District (the "District") to fund the maintenance and servicing of public streetscape landscaping and parks and trails in the District ("Improvements");

WHEREAS, the Resolution designates David Taussig & Associates ("DTA") as Assessment Engineer and directs the Assessment Engineer to prepare and file a report ("Engineer's Report" or "Report") pursuant to the 1972 Act and Article XIID of the California Constitution ("Proposition 218");

This Report includes the following sections:

Plans and Specifications – Plans and specifications for services to be provided. Plans and specifications are a part of this Report, whether or not separately bound.

Cost Estimate – An estimate of the annual cost of services to be provided. Also included are administrative and incidental costs that encompass maintenance, reserve, and repair and rehabilitation expenses.

Assessment Roll – An assessment roll showing the amount to be assessed against each parcel of real property within this District and the names and addresses of the property owners. An Assessor's Parcel number or other designation describes each parcel. Each parcel is also assigned an "assessment number" that links the Assessment Roll to the Assessment Diagram.

Method of Assessment – A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel, based on special benefits to be derived by each parcel from the services.

Assessment Diagram – A diagram showing all of the parcels of real property to be assessed within this District. The diagram corresponds with the Assessment Roll by assessment number.

Termination of District/Limitations of Report – A statement as to the duration of the District and the accuracy of the data and information necessary for the development of this annual Engineer's Report.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for the District, by virtue of the power vested under the 1972 Act and the order of the City, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by the District.

The net assessment in Fiscal Year 2015-2016 is summarized in Table ER-1.

TABLE ER-1

NET ASSESSMENT FOR FISCAL YEAR 2015-2016

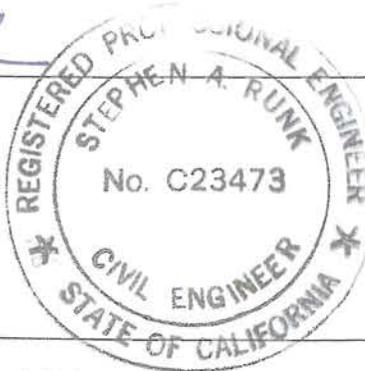
Item	Net Assessment
Maintenance Costs	\$406,617
Administration Costs	\$80,080
Repair and Rehabilitation Expenses	\$32,612
Reserve Fund Collection	\$16,656
<i>Net Assessment</i>	<i>\$535,965</i>

David Taussig & Associates does hereby recommend the net amount to be assessed upon all assessable lots or parcels of land within the District by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the Improvements, as more particularly set forth in the list attached as Appendix A ("Assessment Roll") and by this reference made as part of this Engineer's Report. The assessment diagram appearing herein is a representation of the assessment diagram that was approved by resolution of the City Council as of July 28, 2009. Reference is hereby made to the Assessor's maps of the County of Contra Costa for Fiscal Year 2015-2016 for a more particular description of the properties within the District. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the County of Contra Costa Assessor's Roll.

DAVID TAUSSIG & ASSOCIATES

Nathan D. Perez
 Nathan D. Perez, Esq.
 Managing Director
 Date: ^{May} June 26, 2015

Stephen A. Runk
 Stephen A. Runk, P.E.
 License Number: C23473
 Date: June 29, 2015



The maintenance and servicing of streetscape and landscaping for Fiscal Year 2015-2016 are included in the definition of "Improvements" as defined in Section 22525 of the 1972 Act. The Improvements will provide a significant amount of special benefit to assessed parcels within the District. As required by Section 22568 of the 1972 Act, the general nature, extent, and location of the facilities to be maintained and serviced under this program are described below.

DESCRIPTION OF THE DISTRICT

An Assessment Diagram showing the exterior boundaries of the District is provided in Section VII. A complete list of all parcels within District is on file at the Office of the City Clerk at the City of Richmond. Reference is hereby made to the Assessor's maps of the County of Contra Costa for an exact description of the lines and dimensions of each parcel within District.

Notably, parcels within the District will receive varying degrees of special benefit depending on each parcels' proximity to the improvement and services funded through the District. As a result, two (2) Zones have been established to partition areas within the District such that each Zone includes a subset of parcels that receive the same relative level of special benefit. As a result, Zone 1 includes parcels within the District that receive special benefit from all District improvements and services. In contrast, Zone 2 includes parcels that do not receive special benefit from the District's streetscape landscaping.

DISTRICT IMPROVEMENTS, FACILITIES, AND SERVICES

The following descriptions, provided in the formation documents of the District, identify the types of improvements that will be maintained by the District. Detailed maps and descriptions of these improvements, including the "Marina Bay Neighborhood Landscape Management Plan," are on file with the City, and are incorporated herein by reference.

Streetscape Landscaping

These improvements, occurring along the street right-of-ways within the boundaries of the District, may include, but are not limited to the following: turf; shrubs and plants; trees; ground cover (both hardscape and vegetation); weed and vector control; irrigation and drainage systems; ornamental lighting structures; related curbs, sidewalks (including Bay Trail connections on sidewalks), masonry walls, or other fencing within public areas or right-of-ways; entryway monuments or other ornamental structures and signs; and appurtenant facilities located within and associated with the District.

Parks and Trails – Landscaping

These improvements may include landscaping (and related amenities) associated with park areas included in the District and trail systems connecting or providing access to these park areas, but are not limited to: turf; shrubs, plants; trees; ground cover (both hardscape and vegetation); weed and vector control; irrigation and drainage systems; ornamental and safety lighting; various sidewalks, walking trails, and bicycle- paths; masonry walls, retaining walls, or other fencing; monuments; signs; water features;

trash receptacles; benches; tables; picnic areas; drinking fountains; exercise stations or other passive recreational facilities; as well as active recreational facilities and equipment including tennis courts, restrooms, and parking facilities; and appurtenant facilities located within and associated with the District.

Parks and Trails – Lighting

These improvements may include, but are not limited to: electric current or other illuminating agent; and all works or improvements used or useful for the lighting within public places, including ornamental standards, fixtures, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenant facilities associated with decorative and bollard lights primarily found in the parks and trails.

The maintenance, operation, and servicing of District Improvements is contingent on the availability of funding and, as deemed necessary by the City generally includes (i) regular scheduled maintenance of District Improvements, and (ii) repair and rehabilitation of Improvements, replacement of damaged equipment, and repair or renovation of facilities associated with the District.

Notably, the District's annual budget does not fund improvements related to street lighting and traffic signals that include, but are not limited to, the installation and construction of new lighting facilities, replacement of standard street lights with decorative light standards, solar lighting or other energy efficient systems, and replacement or renovation of existing lights. Additionally, the budget also excludes funding for Capital Improvement Projects that include, but are not limited to, the installation and construction of new buildings, lighting facilities, landscaped areas, park and trail facilities, or the reconstruction and major renovation of existing facilities.

These improvements have been excluded because the necessity, scope, or cost of such projects would be difficult to predict. Furthermore, the budget for the District that establishes the maximum assessments, does not specifically include funding for such projects. As a result, undertaking such projects in the future would likely require additional funding from other sources, including but not limited to, a new or increased assessment on properties within the District, a contribution by the City, or available grants, endowments, and donations.

Importantly, all specific Improvements and subsequent maintenance services to be performed are directed by the District Administrator. Table 1 below summarizes the scope of the public Improvements whose maintenance, operation, and servicing is funded by the District.

**TABLE 1
SUMMARY OF IMPROVEMENTS**

IMPROVEMENT DESCRIPTION	QUANTITY	UNITS
Streetscape Landscaping Associated With:		
Regatta Gateway	54,958	Sq. Ft.
Regatta Boulevard Medians	23,110	Sq. Ft.
Marina Bay Parkway Medians	8,265	Sq. Ft.
Marina Way South Medians	17,820	Sq. Ft.
Hall Avenue, Wright Avenue, & Harbor Way South Frontages	22,500	Sq. Ft.
Bayside Drive Medians	3,400	Sq. Ft.
Park and Trail Landscaping Associated With:		
Marina Bay Park	566,280	Sq. Ft.
Barbara & Jay Vincent Park	261,360	Sq. Ft.
Shimada Friendship Park	130,680	Sq. Ft.
Lucretia Edwards Park	87,120	Sq. Ft.
Sheridan Point Park	43,560	Sq. Ft.
Bay Trail - Esplanade	45,671	Sq. Ft.
Bay Trail - Bay Shoreline	219,551	Sq. Ft.
Bay Trail - Meeker Slough	162,987	Sq. Ft.
Bayside/Meeker Connector Trail	8,500	Sq. Ft.

Section 22569 of the 1972 Act requires the Engineer’s Report to contain an estimate of the costs of the Improvements for Fiscal Year 2015-2016, including estimates of (i) the total costs for Improvements and incidental expenses for Fiscal Year 2015-2016, (ii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iii) the amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments, and (iv) the net amount to be assessed upon assessable lands within the assessment district. Estimates of these amounts are provided below.

A. COSTS OF IMPROVEMENTS

1. Projected Annual Maintenance Costs

Included in the City’s Public Works Department Budget Request are estimated costs for the annual maintenance and servicing of all landscaping and lighting Improvements within the District. Operating expenses are estimated at \$509,592 for Fiscal Year (“FY”) 2015-2016 and include landscaping and lighting associated with Vincent Park, Edwards Park, Shimada Park, Marina Bay Park, Sheridan Observation Point, Marina Bay Trail System, and Streetscape and right-of-ways. Additional costs for the maintenance and servicing of landscaping include Utility (Water) costs estimated to be \$138,427 for FY 2015-2016, and Construction Services and Other Miscellaneous Costs, estimated to be \$53,045 for FY 2015-2016. These costs are summarized in Table 2 below.

**TABLE 2
PROJECTED ANNUAL MAINTENANCE COSTS**

Item Description	Cost Estimate
Operating Expenses – Direct Maintenance	\$509,592
Utility Charges	\$138,427
Construction Services and Other Misc.	\$53,045
Total	\$701,064*

**Figure may not sum due to rounding*

2. Projected Annual Administration Costs

In addition to the costs listed above, there will be costs attributed to the administration of the District. As shown in Table 3 below, the administration costs include a Professional Services fee of \$26,109, a City Administration fee of \$77,243, a County Administration Fee of \$2,131, and a Cost Pool charge of \$32,587 for FY 2015-2016.

**TABLE 3
PROJECTED ANNUAL ADMINISTRATION COSTS**

Item Description	Cost Estimate
Professional Services	\$26,103
City Administration	\$77,243
County Administration	\$2,131
Cost Pool	\$32,587
Total	\$138,069*

**Figure may not sum due to rounding*

3. Projected Annual Repair and Rehabilitation Expenses

Finally, in addition to the costs listed above, there will be costs attributed to Repair and Rehabilitation Expenses within the District. As shown in Table 4 below, these costs for FY 2015-2016 total \$56,228 and include Equipment and a Contract Services charge of \$3,183, a Turf and Horticultural Supplies charge of \$16,865, an Irrigation Materials charge of \$19,675, a Landscape Construction Supplies charge of \$5,059, an Electrical/Lighting Supplies charge of \$5,824, and a Play Equipment Repairs Supplies charge of \$5,622.

**TABLE 4
PROJECTED ANNUAL
REPAIR AND REHABILITATION EXPENSES**

Item Description	Cost Estimate
Equipment and Contract Services	\$3,183
Turf and Horticultural Supplies	\$16,865
Irrigation Materials	\$19,675
Landscape Construction Supplies	\$5,059
Electrical/Lighting Supplies	\$5,824
Play Equipment Repairs Supplies	\$5,622
Total	\$56,228*

**Figure may not sum due to rounding*

B. ANNUAL COST INDEXING

With the passage of Proposition 218, any proposed increase in assessments must be approved by impacted property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment obligation) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer's report, balloting, and the public hearing process can potentially exceed the total amount of the increase. The incidental costs of these proceedings may be added to the assessments, resulting in even higher assessments.

Therefore, indexing assessments annually allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any other significant changes to the District (e.g., increases in services, modification of the boundary, etc.) would still require Proposition 218 proceedings and, ultimately, property owner approval.

Thus, the maximum authorized assessment for the upcoming fiscal year will be determined by indexing (increasing) the maximum authorized assessment from the preceding fiscal year, by a factor equal to 3.00%. Notably, the *actual* assessment (i.e. the amount to be levied on property in the District) in the upcoming fiscal year may be any amount less than or equal to the maximum authorized assessment in that fiscal year.

C. CONTRIBUTIONS FROM OTHER SOURCES

Proposition 218 critically notes that "an agency shall separate the general benefits from the special benefits conferred..."

As discussed in this Engineer's Report, the Improvements funded through the District are directly associated with the properties located in the District and provide an enhanced level of service to those properties above and beyond that provided by the City. Therefore, properties within the District receive special benefit from the Improvements funded. Importantly, these Improvements, specifically parks and trails, are available to other residents and therefore confer some general benefit to areas surrounding the District. Furthermore, the parks and trails also cater to visitors from outside the City more than the typical City parks and trails. Recognizing the importance of these Improvements, the City will contribute additional funds to support the improvements.

Per discussions with the City, the City's overall annual contribution to the District Improvements (general benefit and additional city support) shall be forty-two percent (42%) of the "Total Annual Costs and Expenses" budget each fiscal year, with property owners being assessed for fifty-eight (58%) of those costs plus any funds collected for Reserves.

Notably, at the request of members of the property owners in the District, DTA has chosen to frame the summary benefit allocation as simply 58/42, whereas the previous Assessment Engineer provided a range of underlying benefit allocations, then adjusted each by ad hoc amounts to arrive at the same 58/42 allocation. Though mathematically correct, the result was a series of "Additional City Support" budget entries that confused some residents. As the underlying benefit allocations previously supplied are all "lesser included's" of the 58/42 determination, as provided for in the District formation documents, DTA is confident that presenting the information thusly is appropriate. Please see Section VI for additional information.

Table 5 below provides a summary of the benefit allocation discussed above.

D. ANNUAL INSTALLMENTS

The entire amount of the net assessment, as shown in Table 5 below, will be assessed in Fiscal Year 2015-2016.

E. NET ASSESSMENT

Pursuant to the foregoing, Table 5 below shows the net amount to be assessed upon assessable lands within the District, in Fiscal Year 2015-2016.

TABLE 5
NET ASSESSMENT FOR FISCAL YEAR 2015-2016

Item	Total Costs	Special Benefit Allocated	Net Assessment
Maintenance Costs	\$701,064	58%	\$406,617
Administration Costs	\$138,069	58%	\$80,080
Repair and Rehabilitation Expenses	\$56,228	58%	\$32,612
Reserve Fund Collection	\$16,656	100%	\$16,656
Net Assessment*	\$912,017	NA	\$535,965

*Figures may not sum due to rounding

The Assessment Engineer has prepared an Assessment Roll, included as Appendix A for the District as required by Section 22572 of the 1972 Act, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2015-2016 and shows the Fiscal Year 2015-2016 assessment, assessment number, Assessor's Parcel Number, and land use designation for each parcel.

All parcel information has been provided to DTA by the City Public Works Department, the previous Assessment Engineer, and the County of Contra Costa.

A. BACKGROUND

Assessment District jurisprudence requires that assessments levied pursuant to the 1972 Act be based on the “special benefit” properties receive from the improvements, facilities, and services. However, the law does not specify the method or formula that should be used to apportion the assessments in Landscaping and Lighting District proceedings. In addition, Article XIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

“Special benefit” is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer’s Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority* (2008), *Beutz v. County of Riverside* (2010), *Golden Hills Neighborhood Association v. City of San Diego* (2011), and *Concerned Citizens v. West Point Fire Protection District* (2011).

Methodologically, it is necessary and essential to identify the special benefit that the improvements, facilities, and services will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of David Taussig & Associates as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer’s Report for consideration at the public hearing. However, the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City Council must make the final action in determining that the assessment has been made in direct proportion to the special benefit received.

In determining the net amount to be assessed upon parcels within the District, Section 22573 of the California Streets and Highways Code states that such amount “may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

Proposition 218 further states that “no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel,”

where “special benefit” means “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” This Section VI describes the methodology used to calculate the net amount to be assessed on each parcel within the District in proportion to the special benefit conferred on each such parcel.

1. Special Benefit – Parks and Trails:

The five (5) designated park areas within the boundaries of the District (see Table 1 above) are identified by the City as “Neighborhood Parks.” Importantly, these parks were constructed either to serve development within the District and/or to encourage additional development within the Marina Bay area. As is typical of neighborhood parks, the park facilities and amenities, and trail systems, are directly connected to properties within the Marina Bay area. Properties in these neighborhoods have direct access to these park sites unlike other properties located in the City. Although the specific special benefit received by each property may vary based on the property’s use, it is clear that properties within the District have proximity to the parks and trails, and as such should be allocated a share of the net annual cost (excluding general benefit) of maintaining these improvements.

2. Special Benefit – Streetscape Landscaping:

Local streets are used primarily for direct access to residential and non-residential property and improvements to these local streets (i.e. local streetscape landscaping - parkways and medians) only serve to enhance the Marina Bay area. As such, the benefits generated by these improvements accrue specially to properties served directly by the local streets, and not generally to properties throughout the City or to the public at large. Accordingly, properties within the District have been allocated a share of the net annual cost (excluding general benefit) of maintaining these improvements.

Importantly, streetscape landscaping improvements are not in all areas in the District, and certain properties are not located on streets that have these improvements. Additionally, these properties would not typically be accessed through the local streets or the portions thereof where the streetscape landscaping improvements are located. Therefore it has been conservatively determined that these properties would likely not receive special benefits from streetscape landscaping improvements. Because of these differences in special benefit received, the District was established with two (2) non-contiguous Zones. The properties that do not receive special benefits from ongoing maintenance, operation, and servicing of streetscape landscaping improvements are identified as Zone 2 properties. All other properties in the District are identified as Zone 1 properties. A diagram showing the boundaries of the District and of each of the two (2) Zones, is also provided in Section VII.

Table 6 below identifies the special benefit allocated to the costs associated with maintenance and servicing of the District.

**TABLE 6
ALLOCATION METHODOLOGY**

Improvement Description	Allocation Methodology		
	Special Benefit Allocation	Benefits	
		General	Special
Streetscape Landscaping and Park & Trail Landscaping and Park & Trail Lighting	<p>The prior Engineer's Report established special benefit based on cost evaluations for the annual maintenance elements of the Marina Bay Improvements by utilizing service level and cost factors derived from the City's other parks and trails (labor, materials, utilities and service frequencies, etc.), which resulted in a budget that was approximately 73% of the costs being proposed for the maintenance of the park and trail Improvements within Marina Bay.</p> <p>Importantly, at the request of property owners in the District, DTA has chosen to frame the summary benefit allocation as simply 58/42, whereas the previous Assessment Engineer provided a range of underlying benefit allocations, then adjusted each by ad hoc amounts to arrive at the very same 58/42 allocation. Though mathematically correct, the result was a series of "Additional City Support" budget entries that confused some residents. As the underlying benefit allocations previously supplied are all "lesser included's" of the 58/42 determination, DTA is confident that presenting the information thusly is appropriate and that the selected 42% figure will (i) adhere to the District formation documents and principles, (ii) conservatively allocate "benefit," and (iii) streamline the City-District partnership.</p>	42%	58%

B. BENEFIT ZONES

Section 22574 of the 1972 Act provides that "a zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

As discussed earlier in this Section, it has been determined that there are clear differences in benefit conferred to certain properties in the District. Because of these differences in special benefit received, the District was established with two (2) non-contiguous Zones. Specifically, the properties that do not receive special benefits from ongoing maintenance, operation, and servicing of streetscape landscaping improvements are identified as Zone 2 properties. All other properties in the District are identified as Zone 1 properties. The following provides a brief description of the two (2) Zones:

Zone 1

Zone 1 includes approximately 99% of the parcels in the District, and includes those parcels that receive special benefits from both local streetscape landscape improvements and the park and trail improvements within the District. As a result, each of these parcels will be allocated a proportionate share of the net annual District budget that is authorized by the 1972 Act.

Zone 2

Zone 2 is comprised only of three (3) non-contiguous regions within the District that currently include thirty-two (32) parcels. These regions incorporate areas in the District that are located on streets that do not have streetscape landscaping improvements, but still receive special benefit from the park and trail improvements within Marina Bay.

A diagram showing the exterior boundaries of the District, the Zones, and the location of the Improvements is provided in Section VII below.

C. ALLOCATION OF SPECIAL BENEFIT TO PARCELS

Special Benefit is allocated to parcels based upon the number of Equivalent Benefit Units ("EBUs") assigned to each such parcel. The number of EBUs assigned to a parcel reflects the relative amount of Special Benefit allocable to each such parcel. This section describes the methodology used to assign EBUs to parcels in the District.

Generally, Special Benefit derived from public parks and landscaping is generally allocable to parcels on the basis of household size because each person living in the District receives an approximately equal amount of added aesthetic appeal and improved environmental conditions.

Ultimately, it has been determined that the residential parcels will be assessed by the number of dwelling units on each parcel, and non-residential parcels, commercial and industrial property, by parcel area. The single family parcel has been selected as the base unit for calculation of the assessments. Parcels of other land uses are reduced in EBUs, in the manner described below.

Importantly, the descriptions of each land use below and the appropriate allocation to such land use, were determined at the time of formation and have been incorporated below.

1. Single Family Residential Dwelling Units

This land use is defined as a fully subdivided residential home site with a single residential unit developed on the property. For purposes of establishing the proportional special benefits and equivalent benefit units for other land uses in

this District, the single-family residential land use is designated as the basic unit of assessment and shall be assigned 1.000 EBU per parcel (unit).

2. **Multi-Family Residential Dwelling Units**

This land use is defined as a fully subdivided residential parcel that has more than one residential unit associated with the parcel, and thus includes apartments, duplexes, triplexes, etc. (but does not include condominiums or town-homes, see below). This designation may also include parcels identified by the County Assessor's Office as mixed use properties for which there is more than one residential unit, but the parcel may also include a nonresidential component or unit (however, the parcel's primary use is considered residential).

Although multi-family residential properties receive similar special benefit to that of single family residential property and a comparative calculation of proportional special benefits is reasonably reflected by the parcel's total number of residential units, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that multi-family residential developments impact public infrastructure at reduced levels compared to a single-family residence, which is reflective of their reduced structure size, persons per unit, trip generations, and need for many public improvements. Based on these considerations, it is reasonable to conclude that an appropriate weighting of proportional special benefit per unit (compared to a single-family residential) is best represented by the following sliding scale:

- 0.750 EBU per unit for the first 5 units;
- 0.625 EBU per unit for 6-25 units;
- 0.500 EBU per unit for 26-50 units;
- 0.375 EBU per unit for 51-100 units; and
- 0.250 EBU per unit for 101+ units.

3. **Condominium Property**

This land use is defined as a fully subdivided residential condominium or town-home parcel (not typically classified as a detached single-family residential unit). These residential properties may include attached residential properties that have a shared (common) wall or driveway, but each residential unit is assigned a specific Assessor's Parcel Number. These properties are generally part of a multi-unit development for which each condominium parcel shares or has common interest with one or more of the other residential parcels in that development (common areas).

The development attributes of condominium tend to be a blend of the single-family residential and multi-family residential properties. Like single-family residential properties, condominiums are individual residential units that are privately owned, and tend to be owner-occupied with relatively fewer vacancies per unit than multi-family residential properties. However, because this property type usually has a much higher development density (greater number of units per acre) and typically has a reduced population density per unit than single-

family residential properties, it is reasonable to conclude that the parcel's proportional special benefit is less than that of a single-family residential property. Moreover, because condominiums are typically owner-occupied with relatively fewer vacancies per unit than multi-family residential properties, they also have a greater overall need and use of local public improvements per unit than multi-family residential properties.

In consideration of the characteristics discussed above, it has been determined that an appropriate allocation of special benefit for condominiums and similar residential properties is best represented by an assignment of 0.750 EBU per unit and because each parcel typically represents a single residential unit or small group of units that are each privately owned, no adjustment for multiple units is applicable.

4. Developed Non-Residential Property

Defined as a developed property with identifiable property improvements (buildings, parking lots, etc.) for which the primary use of the property is not considered residential, whether the property is being utilized (occupied) or not. This land use classification includes:

- All types of commercial enterprises including, but not limited to, retail, food services, banks, private recreational facilities, office and professional buildings, hotels, or motels;
- All types of industrial uses including, but not limited to, service centers, warehousing, storage facilities, transportation facilities, and manufacturing; and
- Private institutional facilities including, but not limited to, Places of Worship, Day Care Centers, Fraternal Organizations, Private Schools, Hospitals, Convalescent or Retirement Homes, or other similar public service or assembly type properties.

Utilizing trip generation data outlined by the Institute of Transportation Engineers Informational Report, Seventh Edition, developed non-residential properties collectively generate on average approximately four times the daily vehicular trips per acre than the trips generated by a single-family residential property (approximately 9.6 trips per single-family residential unit compared to 42.3 trips per acre for non-residential properties). While the actual trips generated by a property may be greater or less than these averages, it does provide a definable indicator of proportionality between these property types and need for overall public infrastructure. In support of this weighted comparison of benefit, residential developments typically yield approximately four (4) residential units per acre on average, although this density is slightly higher in the Marina Bay area. Collectively this suggests that it is reasonable to assign a weighting factor of 4.000 EBU per acre to non-residential properties to reflect their proportional special benefit compared to a single-family residential property. However, it is reasonable to conclude that there is a limit to the

proportional special benefit that any single parcel receives from the improvements. In a review of parcel acreages for developed non-residential properties within Marina Bay, it has been determined that only a small percentage of the parcels are greater than fifteen acres (15.0 acres) and therefore the maximum acreage applied to any one parcel for the calculation of proportional special benefit shall be fifteen (15.0) acres, which sets the maximum EBU at 60.000 EBU for any one parcel in this land use classification.

5. Vacant Property

Defined as property that has been identified as undeveloped, but has reasonable development potential (few or no development restrictions).

In an evaluation of the special benefits associated with this land use as compared to that of developed properties it becomes evident that the proportional special benefits associated with vacant property is clearly less than that of developed properties. Although vacant properties certainly derive special benefits from local public improvements, these special benefits are limited to the land (lot) itself while the direct and immediate special benefits for developed properties is interrelated to the owners, residents, employees, and others that occupy and utilize those properties. Therefore, it has been determined that the Equivalent Benefit Units applied to these properties should be half (1/2) that of developed properties. Consequently, vacant lands (zoned either as residential or non-residential) shall be assigned an equivalent benefit unit based on 2.000 EBU per acre with the same maximum acreage limit that is applicable to developed non-residential properties (15.0 acres), which represents a maximum of 30.000 EBU for any one parcel in this land use classification. While the calculation of Equivalent Benefit Units for parcels in this land use classification has no minimum acreage limit, because the County of Contra Costa does not typically indicate acreage information on the Assessor's roll for fully subdivided residential lots, all fully subdivided residential parcels shall be assigned 0.500 EBU, which is half the amount assigned to a developed single-family residential parcel.

6. Developed Public Property

Defined as developed public or government owned property used for public related services or activities, including but not limited to:

- City owned facilities
 - Community centers
 - Fire and police stations
 - Other City buildings (excluding District Improvements such as parks and trails)
- Federal, state, or county offices and facilities
 - Public schools
 - State and/or county offices
 - US postal service facilities

- o Public utility facilities
- o Other similar public properties

While many of these properties have the potential to be converted or utilized as commercial or other non-residential enterprises, their purpose and function is specifically for public related services and activities, and it has been determined that their proportional special benefit from other public improvements (the proposed District Improvements) is no more than that of a single-family residential property and these properties shall be assigned 1.000 EBU per parcel.

7. Exempt Parcels

Defined as parcels of land that receive no measurable special benefits from the District Improvements and are assigned 0.000 EBU. This land use classification may include, but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County of Contra Costa);
- Dedicated public easements including open space areas, utility right-of-ways, greenbelts, parkways, parks, trails, or other publicly-owned or utility-owned land that are considered part of the District Improvements or that serve the community or general public and are not considered or classified as developed public properties;
- Parcels of land that are privately owned but cannot be developed independently from an adjacent property or is part of a shared interest with other properties, such as common areas, sliver parcels, bifurcated lots, or properties with very restrictive development potential or use.

8. Special Case Property

In many districts where multiple land use classifications are involved, there may be one or more properties that the standard land use classifications do not accurately identify the use and special benefit received from the improvements. The most common reason for identifying a parcel as a Special Case is usually related to property development. Examples of such special cases may include: a parcel that the County identifies as vacant land, but the property is either being developed or has already been developed; or a property that would normally be identified as vacant land, but only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

Therefore, the Equivalent Benefit Units assigned to Special Case Properties will vary depending on the circumstances and reasons for treating the property as a Special Case. The Equivalent Benefit Unit(s) assigned to each such parcel may be based on adjusted acreage, units, or a combination of those factors. The City

and/or the Assessment Engineer tasked with the administration of the District shall annually review each parcel designated as a Special Case Property and based on that review shall make appropriate adjustments to that property's land use and Equivalent Benefit Unit assignment as warranted.

For this Report, one (1) parcel has been identified as a Special Case Property and that property incorporates the entire Marina area. The Marina parcel (APN 560-181-111) is 159.39 acres with 850 berths. While the Marina parcel is largely a commercial enterprise property, it also has a residential use with approximately seventy-five (75) of the berths currently used as live-aboard berths. In consideration of the live-aboard berths, this parcel has been assigned 75.000 EBU.

In summary, as shown in Table 7, the Equivalent Dwelling Units have been determined to be as follows:

**TABLE 7
EQUIVALENT DWELLING UNITS**

Land Use	Benefit Unit Calculation
Single Family Unit	
(1 Unit)	1.00 DU = 1 EBU
Multi-Family Unit	
(1-5 Units)	1.00 DU = 0.750 EBU
(6-25 Units)	1.00 DU = 0.625 EBU
(26-50 Units)	1.00 DU = 0.500 EBU
(51-100 Units)	1.00 DU = 0.375 EBU
(Greater Than 100 Units)	1.00 DU = 0.250 EBU
Condominium Property	1.00 DU = 0.750 EBU
Developed Non-Residential Property	1.00 Acre = 4.000 EBU
Vacant Undeveloped Property	1.00 Acre = 2.000 EBU
Vacant Subdivided Residential Lot	1.00 Parcel = 0.500 EBU
Developed Public Property	1.00 Parcel = 1.000 EBU
Exempt Property	1.00 Parcel = 0.000 EBU
Special Case Property	Varies

D. APPORTIONMENT

This section describes the calculations used to determine the net amount to be assessed on each parcel within the District in proportion to the Special Benefit conferred on each such parcel. The amount of the assessment for each parcel is listed in the Assessment Roll, which is attached as APPENDIX A.

1. CLASSIFICATION OF PARCELS BY LAND USE

Table 8 lists the parcels in the District by land use and EBUs.

**TABLE 8
PARCELS/LOTS IN MARINA BAY
LANDSCAPING & LIGHTING MAINTENANCE DISTRICT**

Land Use	Total Parcels	Total EBUs
Single Family Unit		
(1 Unit)	364	364.00
Multi-Family Unit		
(1-5 Units)	NA	NA
(6-25 Units)	NA	NA
(26-50 Units)	NA	NA
(51-100 Units)	NA	NA
(Greater Than 100 Units)	NA	NA
Condominium Property	1,881	1,410.75
Developed Non-Residential Property	43	623.06
Vacant Undeveloped Property	36	52.58
Vacant Subdivided Residential Lot	75	37.50
Developed Public Property	NA	NA
Exempt Property	155	0.00
Special Case Property	1	75.00
Total	2,555	2,562.89

2. CALCULATION OF ASSESSMENTS

The Special Benefit identified above was allocated to parcels based upon EBUs. The Fiscal Year 2015-2016 assessment identified in Table 5, is divided equally among the 2,562.89 EBUs shown in Table 8 above to yield a net assessment rate of \$211.51 and \$186.81 per EBU for Zone 1 and Zone 2, respectively. The resulting assessment rates by land use type for the District are shown in Table 9 below.

TABLE 9

FISCAL YEAR 2015-2016 ASSESSMENT RATES IN THE DISTRICT

District	Assessment Per Equivalent Benefit Unit
Zone 1	\$211.51
Zone 2	\$186.81

3. DISTRICT BUDGET

The budget shown on the following pages provides a breakdown of the overall estimated annual cost to provide the District Improvements, additional City funding, and the net assessment on properties in the District (special benefit.) Additionally, the budget identifies the proportional allocation of the net assessment, by Improvement, to the two (2) Zones in the District and establishes the proposed maximum assessment rates within each Zone.

While it is anticipated that the budgeted costs for various improvements and services are likely to fluctuate from year to year, the percentage allocations between the City's total contribution and the amount assessed to property owners within the District for the various improvements and activities shall remain substantially the same as those described in the method of apportionment (42% funded by the City and the remaining 58% allocated to the District). Adjustments in the annual assessments to property owners within the District resulting from increases or decreases in expenses (excluding funding for reserves) shall have like adjustments to the City's contributions based on the percentages outlined in this Report. Therefore, at a minimum, as shown in the following budget, the City shall contribute \$378,051.70 towards the total cost budgeted for fiscal year 2015-2016. However, any surplus revenues from the previous fiscal year shall be credited to the Reserve Fund which is to be held by the City under a separate trust account.

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")
Fiscal Year 2015-2016 Cost Estimate - Zones 1 and 2

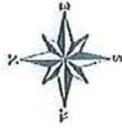
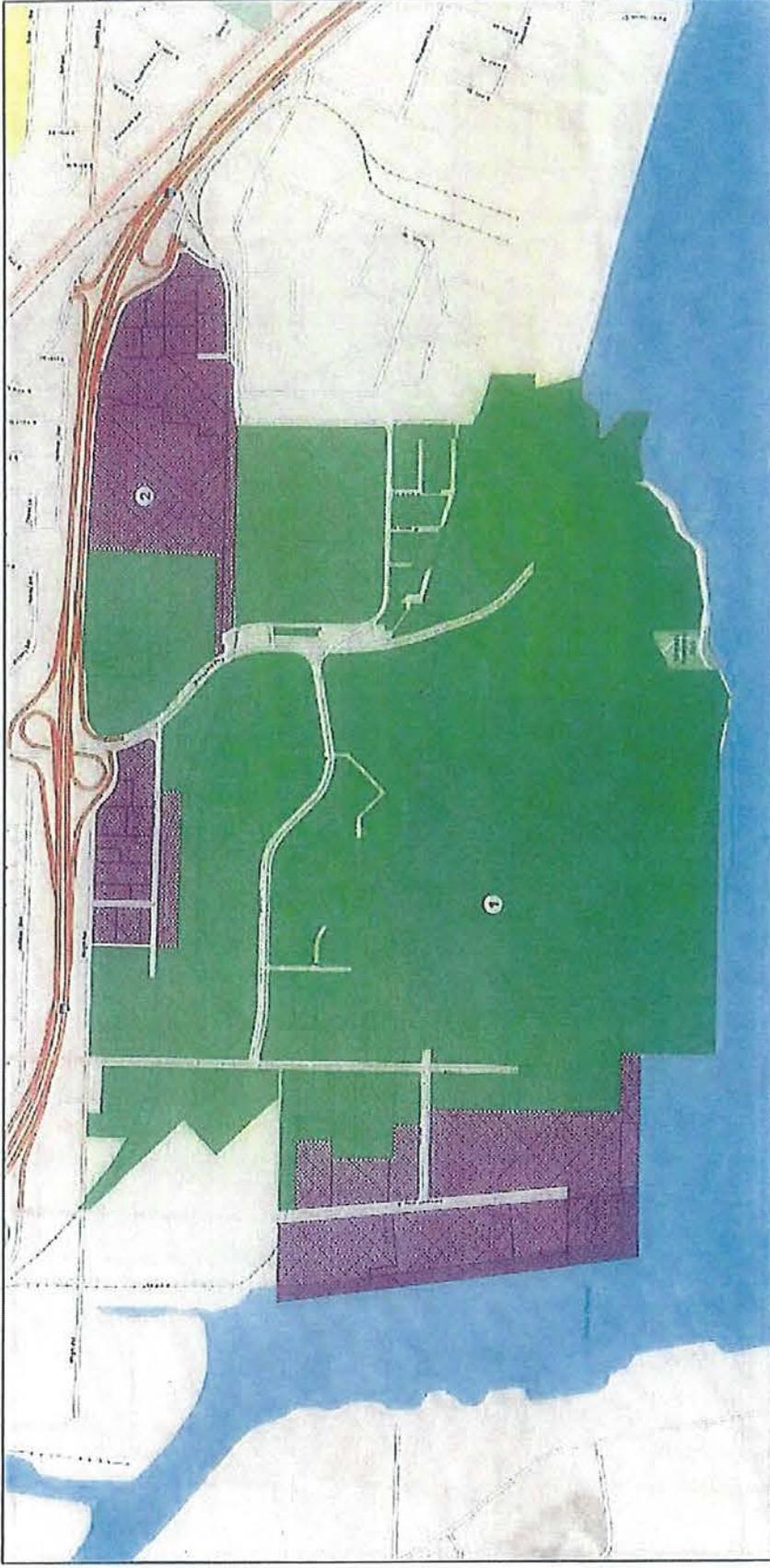
Description - Zones 1 and 2	Total Amount (\$)	Special Benefit Apportioned to District	Total City Allocation (Other Contributions)	FY 2015-2016 Budget to District	FY 2015-2016 Zone 1 Budget	FY 2015-2016 Zone 2 Budget
(A) Annual Maintenance (Direct Costs)						
Operating Expenses					Allocation Between Zones	8.64%
Vincent Park	\$50,959.22	58%		\$29,556.35	\$27,003.19	\$2,553.16
Edwards Park	\$35,671.46	58%		\$20,689.45	\$18,902.23	\$1,787.21
Shimada Park	\$25,479.61	58%		\$14,778.17	\$13,501.59	\$1,276.58
Marina Bay Park	\$127,398.05	58%		\$73,890.87	\$67,507.97	\$6,382.90
Sheridan Observation Point	\$15,287.77	58%		\$8,866.91	\$8,100.96	\$765.95
Marina Bay Trail System	\$178,357.26	58%		\$103,447.21	\$94,511.15	\$8,936.06
Streetscapes and Right-of-Ways *	\$76,438.83	58%		\$44,334.52	\$44,334.52	\$0.00
Utilities - Water	\$138,427.11	58%		\$80,287.72	\$73,352.24	\$6,935.48
Construction Services & Miscellaneous	\$53,045.00	58%		\$30,766.10	\$28,108.44	\$2,657.66
(B) Administration						
Professional Services	\$26,109.00	58%		\$15,143.22	\$13,835.11	\$1,308.11
City Administration	\$77,242.50	58%		\$44,800.65	\$40,930.64	\$3,870.01
County Administration Fee	\$2,131.10	58%		\$1,236.04	\$1,129.27	\$106.77
Cost Pool	\$32,586.60	58%		\$18,900.23	\$17,267.57	\$1,632.66
(C) Repairs, and Rehabilitation						
Equipment and Contract Services	\$3,182.70	58%		\$1,845.87	\$1,686.51	\$159.46
Turf and Horticultural Supplies	\$16,864.66	58%		\$9,781.50	\$8,936.55	\$844.95
Irrigation Materials	\$19,675.44	58%		\$11,411.76	\$10,425.98	\$985.78
Landscape Construction Supplies	\$5,059.40	58%		\$2,934.45	\$2,680.97	\$253.49
Electrical/Lighting Supplies	\$5,823.93	58%		\$3,377.88	\$3,086.09	\$291.79
Play Equipment Repairs Supplies	\$5,621.55	58%		\$3,260.50	\$2,978.85	\$281.65
Subtotal (A+B+C)	\$895,361.19	NA		\$519,309.49	\$478,279.80	\$41,029.69
(D) Levy Adjustments						
Transfers from General Fund (Additional City Support)			(\$376,051.70)			
Reserve Fund Collection **	\$16,655.69	100%		\$16,655.69	\$11,386.00	\$5,269.69
Balance to Levy (A+B+C+D)	\$912,016.88	NA		\$535,965.18	\$489,665.80	\$46,299.38

SECTION VI: METHOD OF ASSESSMENT

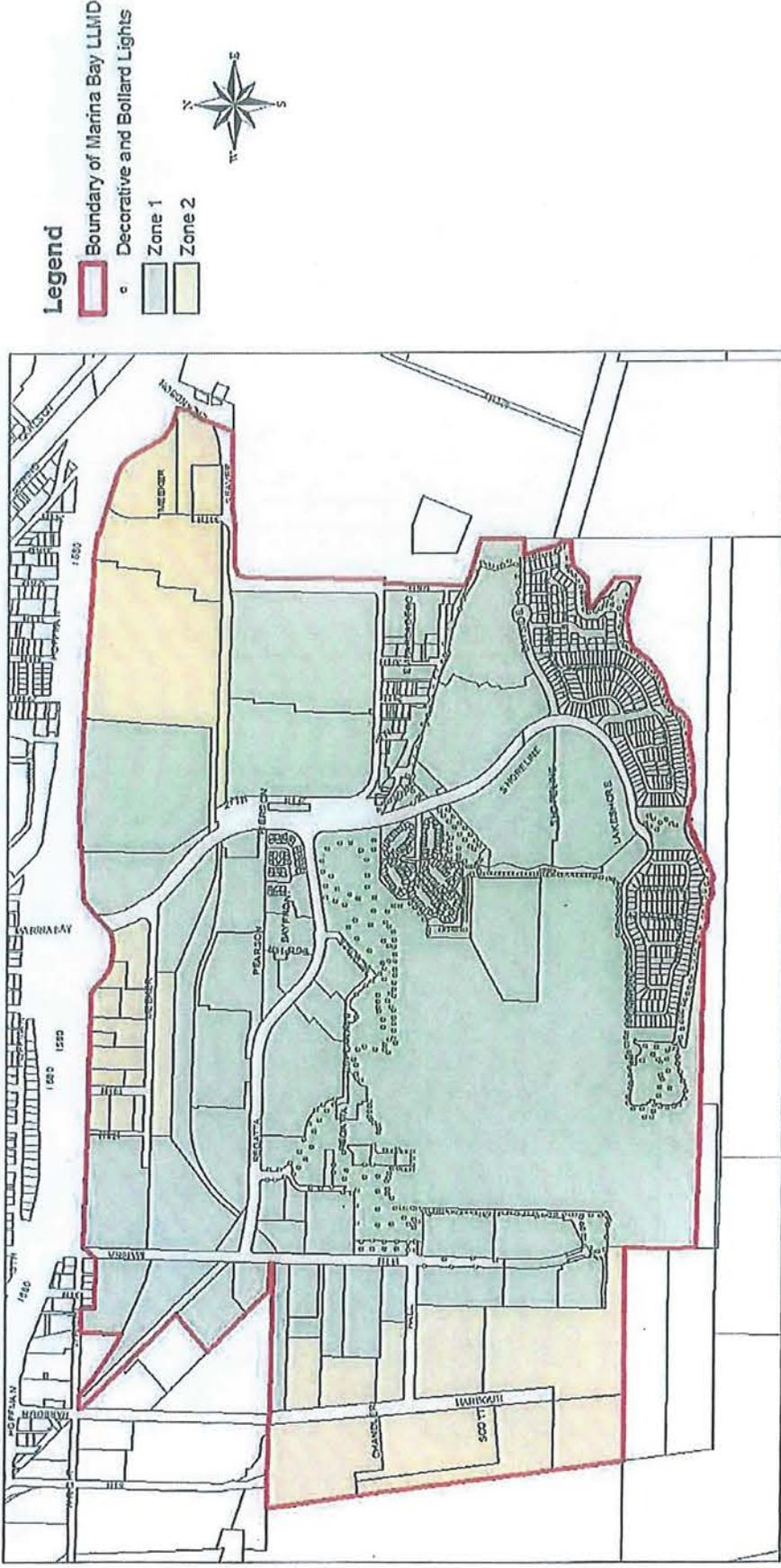
(E) District Assessment			
Total Parcels	2,555		32
Parcels Levied	2,400	2,523	26
Zone 1 EBUS	2,315	2,374	
Zone 2 EBUS	248	2,315.05	247.84
FY 2014-2015 Calculated Assessment per EBU/Acre - Zone 1	\$207.28		
FY 2014-2015 Calculated Assessment per EBU/Acre - Zone 2	\$183.88		
FY 2015-2016 Calculated Assessment per EBU/Acre - Zone 1	\$211.51		
FY 2015-2016 Calculated Assessment per EBU/Acre - Zone 2	\$186.81		
FY 2014-2015 Maximum Assessment per EBU/Acre - Zone 1	\$215.62		
FY 2014-2015 Maximum Assessment per EBU/Acre - Zone 2	\$191.28		
FY 2015-2016 Maximum Assessment per EBU/Acre - Zone 1	\$222.09		
FY 2015-2016 Maximum Assessment per EBU/Acre - Zone 2	\$197.02		
FY 2015-2016 Maximum Levy	\$562.975		
* Streetscapes and Right of Way's funded 100% by Zone 1.			
** Zone allocation of Reserve Fund Collection provided by the City of Richmond and adjusted by DTA to ensure that budget is consistent with maximum allowable increases.			

The following diagrams outline the boundaries of the District, and are based on the Contra Costa County Assessor's Maps and data that existed at the time the original Engineer's Report was prepared.

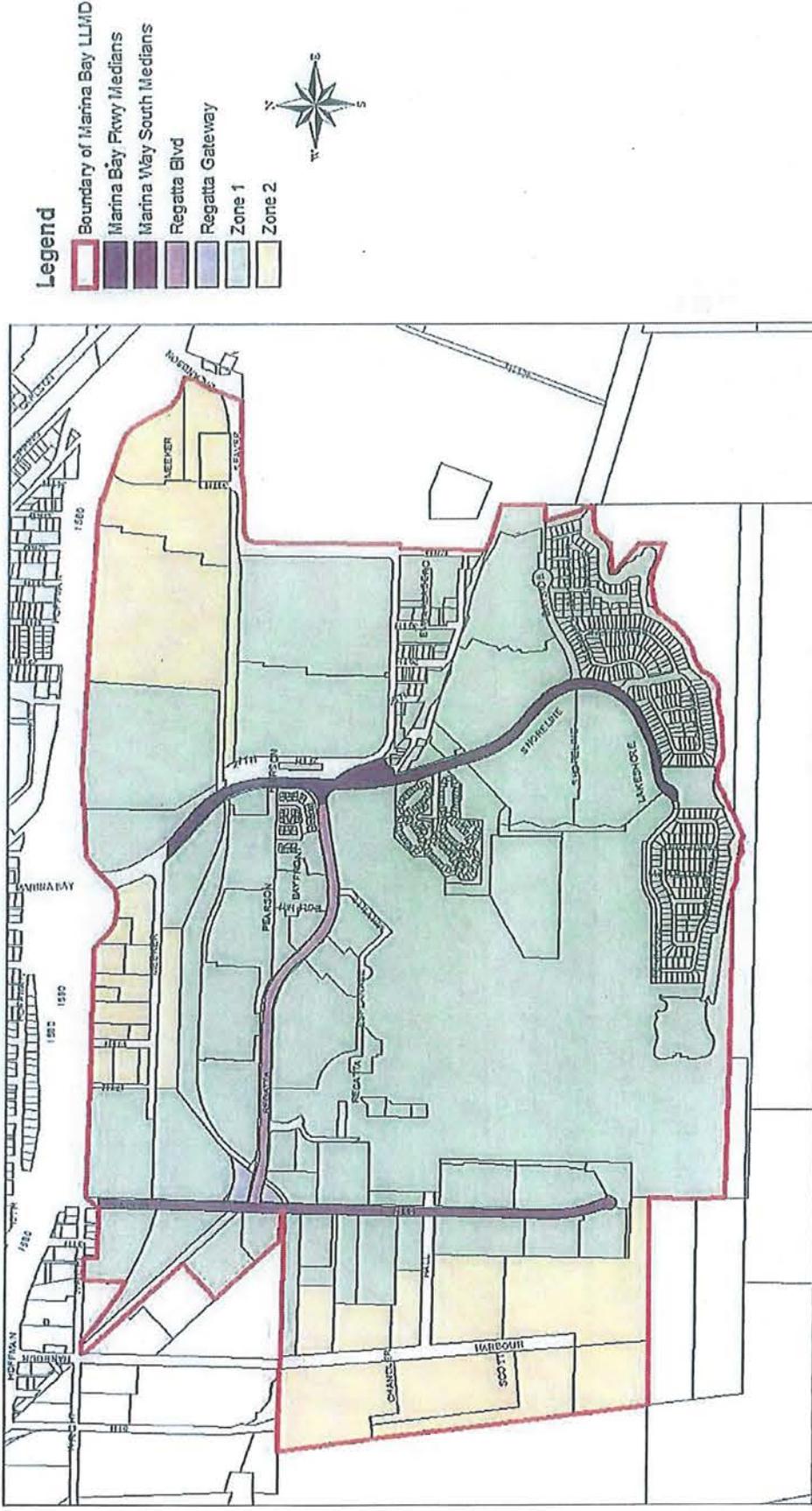
ASSESSMENT DIAGRAM
MARINA BAY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
CITY OF RICHMOND, COUNTY OF CONTRA COSTA, CA



DECORATIVE AND BOLLARD LIGHTING DIAGRAM
MARINA BAY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
CITY OF RICHMOND, COUNTY OF CONTRA COSTA, CA



STREETSCAPE DIAGRAM
MARINA BAY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
CITY OF RICHMOND, COUNTY OF CONTRA COSTA, CA



TERMINATION OF DISTRICT

Assessments associated with the District will be levied each fiscal year until the District is dissolved by the City Council.

LIMITATIONS OF REPORT

The conclusions, calculations, and recommendations in this Report rely on the substantial data and information provided to DTA at the time of the writing of the Report by the following parties:

1. City of Richmond, specifically the Public Works Department
2. The previous Assessment Engineer
3. The County of Contra Costa

APPENDIX A

CITY OF RICHMOND
MARINA BAY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2015-2016

ASSESSMENT ROLL



DTA DAVID TAUSSIG
& ASSOCIATES

Public Finance
Public Private Partnerships
Urban Economics
Clean Energy Bonds

2250 Hyde Street, 5th Floor
San Francisco, CA 94109
Phone (800) 969-4382



City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount	Levy Amount	Levy Amount (Prelim)
560090020	27.35	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	60.00	60.00	\$11,032.80	\$11,032.80	\$11,208.80	
560090021	10.90	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	43.58	43.58	\$8,014.22	\$8,014.22	\$8,142.07	
560090024	1.29	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090025	1.01	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090026	1.02	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090027	1.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090028	1.22	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090029	1.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090030	1.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090031	1.15	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560090032	1.11	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 2	0.75	0.75	\$137.90	\$137.90	\$140.11	
560150012	0.75	COMMERCIAL STORES	Developed Non-Residential Property	Zone 2	3.01	3.01	\$553.10	\$553.10	\$561.93	
560150013	2.82	COMMERCIAL STORES	Developed Non-Residential Property	Zone 2	11.26	11.26	\$2,071.22	\$2,071.22	\$2,104.27	
560170002	0.49	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	1.97	1.97	\$362.60	\$362.60	\$368.82	
560170006	0.44	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	1.76	1.76	\$323.62	\$323.62	\$329.37	
560170013	0.80	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	3.19	3.19	\$586.94	\$586.94	\$596.38	
560170014	1.75	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	7.00	7.00	\$1,286.42	\$1,286.42	\$1,307.09	
560170016	1.22	HEAVY INDUSTRIAL	Developed Non-Residential Property	Zone 2	4.89	4.89	\$898.80	\$898.80	\$913.48	
560170018	2.76	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 2	2.14	2.14	\$393.50	\$393.50	\$1,030.46	
560181113	22.91	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	60.00	60.00	\$11,032.80	\$11,032.80	\$11,208.80	
560181114	1.64	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	6.56	6.56	\$1,206.98	\$1,206.98	\$1,226.55	
560190003	1.10	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	4.39	4.40	\$807.60	\$807.60	\$821.07	
560190004	1.22	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	4.90	4.90	\$900.26	\$900.26	\$914.90	
560190005	0.50	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	2.01	2.01	\$369.22	\$369.22	\$375.34	
560260044	3.76	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 2	15.02	15.02	\$2,762.60	\$2,762.60	\$2,806.68	
560260046	3.00	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 2	6.01	6.01	\$1,104.74	\$1,104.74	\$1,122.37	
560100009	0.38	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.77	0.77	\$158.76	\$158.76	\$142.96	
560111001	3.45	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	13.80	13.80	\$2,860.46	\$2,860.46	\$2,578.02	
560111002	0.22	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.44	0.44	\$91.60	\$91.60	\$82.69	
560111003	0.27	INDUSTRIAL, MISC	Developed Non-Residential Property	Zone 1	1.09	1.09	\$226.34	\$226.34	\$204.11	
560111004	0.17	INDUSTRIAL, MISC	Developed Non-Residential Property	Zone 1	0.69	0.70	\$143.42	\$143.42	\$129.95	
560111005	0.18	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.46	0.36	\$95.34	\$95.34	\$67.12	
560111006	0.09	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.18	0.19	\$37.30	\$37.30	\$35.00	
560111007	0.02	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.52	0.03	\$107.78	\$107.78	\$6.43	
560111008	0.18	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.36	0.37	\$74.62	\$74.62	\$68.37	
560122003	0.14	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.29	0.29	\$59.68	\$59.68	\$53.80	
560122006	0.15	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	1.00	0.31	\$207.28	\$207.28	\$57.42	
560130010	0.13	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.27	0.27	\$55.12	\$55.12	\$49.76	
560130011	0.11	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.22	0.22	\$45.60	\$45.60	\$41.43	
560130012	0.06	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.12	0.12	\$24.86	\$24.86	\$22.52	
560130013	0.12	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.24	0.24	\$49.74	\$49.74	\$45.03	
560130014	0.12	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.24	0.24	\$49.74	\$49.74	\$45.03	
560130015	0.06	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.12	0.12	\$24.86	\$24.86	\$22.52	
560130016	0.06	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.12	0.12	\$24.86	\$24.86	\$22.52	

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount (Prelim)	Levy Amount	Levy Amount (Prelim)
560130017	0.12	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.24	0.24	\$49.74	\$45.03	\$45.03	
560130018	0.12	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.24	0.24	\$49.74	\$45.03	\$45.03	
560130021	1.02	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	4.08	4.08	\$844.86	\$761.92	\$761.92	
560140007	0.11	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.23	0.23	\$47.24	\$42.89	\$42.89	
560140008	0.06	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.11	0.11	\$23.62	\$21.44	\$21.44	
560140009	0.11	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.23	0.23	\$47.24	\$42.89	\$42.89	
560140011	0.11	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.23	0.23	\$47.24	\$42.89	\$42.89	
560140012	0.23	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.46	0.46	\$94.92	\$85.77	\$85.77	
560140014	0.12	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	0.48	0.48	\$99.48	\$90.06	\$90.06	
560140015	0.06	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.12	0.12	\$24.86	\$22.52	\$22.52	
560140016	0.06	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.12	0.12	\$24.86	\$22.52	\$22.52	
560140017	0.06	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.12	0.12	\$24.86	\$22.52	\$22.52	
560140018	0.12	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.24	0.24	\$49.74	\$45.03	\$45.03	
560140019	0.12	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.24	0.24	\$49.74	\$45.03	\$45.03	
560140020	#N/A	#N/A	#N/A	Zone 1	0.14	0.14	\$28.60	\$25.78	\$25.78	
560140024	0.59	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	1.17	1.17	\$242.50	\$218.57	\$218.57	
560140025	0.31	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	0.63	0.63	\$130.16	\$117.69	\$117.69	
560181020	1.06	RESTAURANT	Developed Non-Residential Property	Zone 1	4.24	4.24	\$878.86	\$792.08	\$792.08	
560181058	4.66	INDUSTRIAL R & D	Developed Non-Residential Property	Zone 1	18.60	18.63	\$3,855.40	\$3,480.25	\$3,480.25	
560181060	4.25	INDUSTRIAL R & D	Developed Non-Residential Property	Zone 1	17.00	17.00	\$3,523.76	\$3,175.29	\$3,175.29	
560181089	8.93	INDUSTRIAL R & D	Developed Non-Residential Property	Zone 1	35.72	35.72	\$7,404.04	\$6,672.97	\$6,672.97	
560181090	4.74	MINI-WAREHOUSE	Developed Non-Residential Property	Zone 1	18.96	18.96	\$3,930.02	\$3,541.97	\$3,541.97	
560181091	5.34	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	21.36	21.36	\$4,427.50	\$3,990.33	\$3,990.33	
560181096	2.96	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	5.91	5.91	\$1,225.84	\$1,104.81	\$1,104.81	
560181097	4.73	OFFICE BUILDINGS	Developed Non-Residential Property	Zone 1	18.93	18.93	\$3,923.38	\$3,536.00	\$3,536.00	
560181098	2.96	VACANT INDUSTRIAL	Vacant Undeveloped	Zone 1	5.92	5.92	\$1,226.68	\$1,105.56	\$1,105.56	
560181111	159.39	GOVERNMENT OWNED	Developed Public Property	Zone 1	75.00	75.00	\$15,546.00	\$14,011.00	\$14,011.00	
560181117	5.88	INDUSTRIAL PARK	Developed Non-Residential Property	Zone 1	23.52	23.52	\$4,875.22	\$4,393.85	\$4,393.85	
560181118	10.98	INDUSTRIAL PARK	Developed Non-Residential Property	Zone 1	43.92	43.92	\$9,103.72	\$8,204.84	\$8,204.84	
560190007	10.01	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	40.04	40.04	\$8,298.66	\$7,479.99	\$7,479.99	
560260041	2.28	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	9.11	9.11	\$1,888.72	\$1,702.25	\$1,702.25	
560260042	1.30	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	5.19	5.19	\$1,075.36	\$969.18	\$969.18	
560260043	4.71	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	18.83	18.83	\$3,903.48	\$3,518.06	\$3,518.06	
560260045	2.74	PUBLIC OR PRIVATE PARKING	Developed Non-Residential Property	Zone 1	10.96	10.96	\$2,270.94	\$2,046.73	\$2,046.73	
560260047	2.01	PUBLIC OR PRIVATE PARKING	Developed Non-Residential Property	Zone 1	8.02	8.02	\$1,662.38	\$1,498.25	\$1,498.25	
560260050	4.17	INDUSTRIAL PARK	Developed Non-Residential Property	Zone 1	16.68	16.68	\$3,457.42	\$3,116.04	\$3,116.04	
560260051	2.04	INDUSTRIAL PARK	Developed Non-Residential Property	Zone 1	8.16	8.16	\$1,691.40	\$1,524.39	\$1,524.39	
560260052	4.71	LIGHT INDUSTRIAL	Developed Non-Residential Property	Zone 1	18.84	18.84	\$3,905.14	\$3,519.57	\$3,519.57	
560260054	#N/A	#N/A	#N/A	Zone 1	11.60	11.60	\$2,404.44	\$2,167.03	\$2,167.03	
560371007	0.28	MISC MULTIPLE OR COMMERCIAL	Developed Non-Residential Property	Zone 1	1.12	1.12	\$232.98	\$207.57	\$207.57	
560450001	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$140.11	
560450002	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$140.11	
560450003	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$140.11	
560450004	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$140.11	

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

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							Levy Amount	Levy Amount (Prelim)	Levy Amount	Levy Amount (Prelim)
560460027	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460028	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460029	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460030	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460031	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460032	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460033	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460034	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460035	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460036	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460037	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460038	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460039	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460040	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460041	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460042	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460043	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460044	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460045	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460046	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460047	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460048	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460049	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460050	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460051	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460052	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460053	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460054	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460055	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460056	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460057	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460058	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460059	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460060	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460061	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460062	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460063	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560460064	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560531002	1.83	TAXABLE MUNICIPALLY OWNED	Developed Non-Residential Property	Zone 1	7.32	7.32	\$1,517.28	\$1,367.48	\$1,517.28	\$1,367.48
560531004	4.26	TAXABLE MUNICIPALLY OWNED	Developed Non-Residential Property	Zone 1	17.04	17.04	\$3,532.04	\$3,185.49	\$3,532.04	\$3,185.49
560540001	0.04	SF ATTACHED RES, TOWNHOUSE, DUET	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560540002	0.02	SF ATTACHED RES, TOWNHOUSE, DUET	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560540003	0.03	SF ATTACHED RES, TOWNHOUSE, DUET	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
560540004	0.02	SF ATTACHED RES, TOWNHOUSE, DUET	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11

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							Levy Amount	Levy Amount	Levy Amount	Levy Amount (Prelim)
560560004	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560005	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560006	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560007	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560008	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560009	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560010	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560011	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560012	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560013	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560014	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560015	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560016	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560017	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560018	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560019	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560020	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560021	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560022	0.12	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560023	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560024	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560025	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560026	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560027	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560028	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560029	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560030	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560031	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560032	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560033	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560034	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560035	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560036	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560037	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560038	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560039	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560040	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560041	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560042	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560043	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560044	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560045	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560046	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	
560560047	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$207.28	\$186.81	

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15 Levy Amount	FY 2015-16 Levy Amount (Prelim)
560590028	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590029	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590030	0.14	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590031	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590032	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590033	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590034	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590035	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590036	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590037	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590038	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590039	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590040	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590041	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590042	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590043	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590044	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590045	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590046	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590047	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590048	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590049	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590050	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590051	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590052	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590053	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590054	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590055	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590056	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590057	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590058	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590059	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590060	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590061	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590062	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590063	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590064	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590065	0.07	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590066	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590067	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590068	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590069	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590070	0.06	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590071	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15 Levy Amount	FY 2015-16 Levy Amount (Prelim)
560590072	0.09	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590073	0.06	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590074	0.06	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590075	0.07	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590076	0.06	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590077	0.06	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590078	0.09	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590079	0.09	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590080	0.07	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560590081	0.06	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81
560600001	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600002	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600003	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600004	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600005	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600006	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600007	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600008	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600009	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600010	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600011	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600012	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600013	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600014	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600015	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600016	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600017	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600018	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600019	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600020	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600021	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600022	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600023	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600024	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600025	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600026	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600027	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600028	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600029	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600030	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600031	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600032	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600033	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11
560600034	0.00	CONDOS/Townhouses, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11

City of Richmond
 Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount (Prelim)	Levy Amount	Levy Amount (Prelim)
560620012	0.08	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
560620013	0.08	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
560620014	0.09	SF W/Common Area	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount (Prelim)		
560620015	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620016	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620017	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620018	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620019	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620020	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620021	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620022	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620023	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620024	0.00	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620025	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620026	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620027	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620028	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620029	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620030	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620031	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620032	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620033	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620034	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620035	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620036	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620037	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620038	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620039	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620040	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620041	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620042	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620043	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620044	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620045	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620046	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620047	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620048	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620049	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620050	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620051	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620052	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620053	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620055	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620056	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620057	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620058	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		
560620059	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81		

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount (Prelim)	Levy Amount	Levy Amount (Prelim)
580620106	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620107	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620108	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620109	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620110	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620111	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620112	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620113	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620114	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620115	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620116	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620117	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620118	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620119	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620120	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620121	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620122	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620123	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620124	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620125	0.11	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620126	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620127	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620128	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620129	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620130	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620131	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620132	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620133	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620134	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620135	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620136	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620137	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620138	0.08	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620139	0.09	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580620140	0.10	SF W/COMMON AREA	Single Family	Zone 1	1.00	1.00	\$207.28	\$186.81	\$207.28	\$186.81
580630001	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630002	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630003	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630004	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630005	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630006	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630007	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630008	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11
580630009	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11	\$155.46	\$140.11

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount (Prelim)		
560690025	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690026	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690027	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690028	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690029	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690030	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690031	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690032	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690033	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690034	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690035	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690036	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690037	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690038	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690039	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690040	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690041	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690042	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560690049	1.42	TAXABLE MUNICIPALLY OWNED	Developed Non-Residential Property	Zone 1	5.68	5.68	\$1,177.34	\$1,061.10		
560690050	1.02	TAXABLE MUNICIPALLY OWNED	Developed Non-Residential Property	Zone 1	4.08	4.08	\$845.79	\$762.19		
560700001	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700002	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700003	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700004	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700005	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700006	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700007	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700008	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700009	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700040	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700041	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700042	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700043	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700053	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700054	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700055	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700056	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700057	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700058	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700059	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700060	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560700061	0.06	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County		District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
		Land Use	Levy Amount					Levy Amount (Prelim)			
560780002	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780003	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780004	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780005	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780006	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780007	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780008	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780009	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780010	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780011	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780012	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780013	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780014	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780015	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780016	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780017	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780018	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780019	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780020	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780021	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780022	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780023	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780024	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780025	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780026	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780027	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780028	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780029	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780030	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780031	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780032	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780033	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780034	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780035	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780036	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780037	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780038	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780039	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560780040	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11			
560790018	0.00	VACANT SF	Vacant Residential	Zone 1	0.75	0.75	\$155.46	\$140.11			
560790019	0.00	VACANT SF	Vacant Residential	Zone 1	0.50	0.50	\$103.64	\$93.41			
560790020	0.00	VACANT SF	Vacant Residential	Zone 1	0.50	0.50	\$103.64	\$93.41			
560790021	0.00	VACANT SF	Vacant Residential	Zone 1	0.50	0.50	\$103.64	\$93.41			
560790022	0.00	VACANT SF	Vacant Residential	Zone 1	0.50	0.50	\$103.64	\$93.41			

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount (Prelim)		
560800063	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800065	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800066	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800067	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800068	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800069	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800070	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800071	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800072	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560800073	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800074	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800075	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800076	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800077	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800078	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800079	0.00	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800080	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560800082	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800083	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800084	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800085	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800086	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800087	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800088	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800089	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800090	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800091	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800092	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800093	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800094	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800095	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800097	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800098	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800099	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800100	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800101	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800102	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800103	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800104	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800105	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800106	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800107	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560800108	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.50	0.75	\$103.64	\$140.11		
560810019	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		

City of Richmond
Marina Bay Landscaping & Lighting Maintenance District ("MBLLMD")

APN	Acreage	County Land Use	District Land Use	Zone	Prior EDUs	DTA Adj. EDUs	FY 2014-15		FY 2015-16	
							Levy Amount	Levy Amount (Prelim)		
560810067	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810068	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810069	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810070	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810072	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810073	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810074	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810075	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810076	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810077	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810078	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810080	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810081	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810082	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810083	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810084	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810085	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810086	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810088	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810089	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810090	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810091	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810093	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810094	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810095	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
560810096	0.05	CONDOS/TOWNHOUSES, CO-OP	Condo Property	Zone 1	0.75	0.75	\$155.46	\$140.11		
TOTAL					254.95	252.89				