



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

Emeryville Public Financing Authority Emeryville Redevelopment Agency Continuing Disclosure Report

Emeryville Public Financing Authority Bonds

\$14,300,000 Revenue Bonds, Series 1995

(Housing Increment Loan)

Base Cusip 291195

\$7,000,000 Revenue Bonds, 1998 Series A

(Civic Center Financing Project)

Base Cusip 291193

\$50,640,000 Revenue Bonds, 1998 Series B

(Emeryville Redevelopment, Shellmound Park Redevelopment and Housing Projects -Tax Exempt)

Base Cusip 291195

\$17,905,000 Revenue Bonds, 1998 Series C

(Emeryville Redevelopment and Housing Projects-Taxable)

Base Cusip 291195

\$14,420,000 1999 Revenue Bonds

(Assessment District Refinancings)

Base Cusip 291195

\$23,000,000 Revenue Bonds, 2001 Series A

(Emeryville Redevelopment and Shellmound Park Redevelopment Projects - Tax Exempt)

Base Cusip 291195

\$3,420,000 Revenue Bonds, 2001 Series B

(Housing Projects -Taxable)

Base Cusip 291195

\$22,120,000 Revenue Bonds, 2002 Series A

(Emeryville Redevelopment Project)

Base Cusip 291195

\$78,790,000 Revenue Bonds, 2004 Series A

(Emeryville Redevelopment and Shellmound Park Redevelopment Projects)

Base Cusip 291195

Emeryville Redevelopment Agency Bonds

\$15,125,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 A

\$3,555,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 B

\$2,095,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 C

(EmeryBay Apartments II)

Base Cusip 291200

**Annual Report
dated March 2005**

Emeryville Public Financing Authority
Emeryville Redevelopment Agency
 Continuing Disclosure Report
 CUSIP List

\$14,300,000 Revenue Bonds, Series 1995
 (Housing Increment Loan)

Maturity	Base Cusip	ORIGINAL	PRE-RE	UN REF
9/1/2002	291195	CV	FB	GF
9/1/2003	291195	CW	FC	GG
9/1/2004	291195	CX	FD	GH
9/1/2005	291195	CY	FE	GJ
9/1/2006	291195	CZ	FF	GK
9/1/2007	291195	DA	FG	GL
9/1/2008	291195	DB	FH	GM
9/1/2009	291195	DC	FJ	GN
9/1/2010	291195	DD	FK	GP
9/1/2011	291195	DE	FL	GQ
9/1/2012	291195	DH	FM	GR
9/1/2013	291195	DJ	FN	GS
9/1/2015	291195	DF	FP	GT
9/1/2025	291195	DG	FQ	GU

\$7,000,000 Revenue Bonds, 1998 Series A
 (Civic Center Financing Project)

5/1/2002	291193	AC
5/1/2003	291193	AD
5/1/2004	291193	AE
5/1/2005	291193	AF
5/1/2006	291193	AG
5/1/2007	291193	AH
5/1/2008	291193	AJ
5/1/2009	291193	AK
5/1/2010	291193	AL
5/1/2011	291193	AM
5/1/2012	291193	AN
5/1/2013	291193	AP
5/1/2018	291193	AQ
5/1/2028	291193	AR

\$50,640,000 Revenue Bonds, 1998 Series B
 (Emeryville Redevelopment, Shellmound Park Redevelopment and Housing Projects -Tax Exempt)

9/1/2002	291195	DN
9/1/2003	291195	DP
9/1/2004	291195	DQ
9/1/2005	291195	DR
9/1/2006	291195	DS
9/1/2007	291195	DT
9/1/2008	291195	DU
9/1/2009	291195	DV
9/1/2010	291195	DW
9/1/2011	291195	DX
9/1/2012	291195	DY
9/1/2019	291195	DZ
9/1/2028	291195	EA

CUSIP List (continued)

\$17,905,000 Revenue Bonds, 1998 Series C
 (Emeryville Redevelopment and Housing Projects-Taxable)

Maturity	Base Cusip	
9/1/2002	291195	EE
9/1/2003	291195	EF
9/1/2004	291195	EG
9/1/2005	291195	EH
9/1/2008	291195	EJ
9/1/2019	291195	EK
9/1/2026	291195	EL

\$14,420,000 1999 Revenue Bonds
 (Assessment District Refinancings)

9/1/2002	291195	GX
9/1/2003	291195	GY
9/1/2004	291195	GZ
9/1/2005	291195	HA
9/1/2006	291195	HB
9/1/2007	291195	HC
9/1/2008	291195	HD
9/1/2009	291195	HE
9/1/2010	291195	HF
9/1/2011	291195	HG
9/1/2012	291195	HH
9/1/2013	291195	HJ
9/1/2014	291195	HK
9/1/2015	291195	HL
9/1/2021	291195	HM

\$23,000,000 Revenue Bonds, 2001 Series A
 (Emeryville Redevelopment and Shellmound Park Redevelopment Projects - Tax Exempt)

9/1/2002	291195	HN
9/1/2003	291195	HP
9/1/2004	291195	HQ
9/1/2005	291195	HR
9/1/2006	291195	HS
9/1/2007	291195	HT
9/1/2008	291195	HU
9/1/2009	291195	HV
9/1/2010	291195	HW
9/1/2011	291195	HX
9/1/2012	291195	HY
9/1/2013	291195	HZ
9/1/2014	291195	JA
9/1/2015	291195	JB
9/1/2016	291195	JC
9/1/2017	291195	JD
9/1/2018	291195	JE
9/1/2022	291195	JF
9/1/1931	291195	JG

CUSIP List (continued)

\$3,420,000 Revenue Bonds, 2001 Series B
(Housing Projects -Taxable)

Maturity	Base Cusip	
9/1/2020	291195	JH
9/1/1931	291195	JJ

\$22,120,000 Revenue Bonds, 2002 Series A
(Emeryville Redevelopment Project)

	Base Cusip	291195
9/1/2003	291195	JK2
9/1/2004	291195	JL0
9/1/2005	291195	JM8
9/1/2006	291195	JN6
9/1/2007	291195	JP1
9/1/2008	291195	JQ9
9/1/2009	291195	JR7
9/1/2010	291195	JS5
9/1/2011	291195	JT3
9/1/2012	291195	JU0
9/1/2013	291195	JV8
9/1/2014	291195	JW6
9/1/2015	291195	JX4
9/1/2016	291195	JY2
9/1/2017	291195	JZ9
9/1/2018	291195	KA2
9/1/2019	291195	KB0
9/1/2020	291195	KC8
9/1/2021	291195	KD6

\$78,790,000 Revenue Bonds, 2004 Series A
(Emeryville Redevelopment, Shellmound Park Redevelopment and Housing Projects)

	Base Cusip	291195
9/1/2006	291195	KE4
9/1/2007	291195	KF1
9/1/2008	291195	KG9
9/1/2009	291195	KH7
9/1/2010	291195	KJ3
9/1/2011	291195	KK0
9/1/2012	291195	KL8
9/1/2013	291195	KM6
9/1/2014	291195	KN4
9/1/2015	291195	KP9
9/1/2016	291195	KQ7
9/1/2017	291195	KR5
9/1/2018	291195	KS3
9/1/2019	291195	KT1
9/1/2020	291195	KU8
9/1/2021	291195	KV6
9/1/2022	291195	KW4
9/1/2023	291195	KZ7
9/1/2024	291195	LA1
9/1/2029	291195	KY0
9/1/2034	291195	KX2

CUSIP List (continued)

Emeryville Redevelopment Agency

\$15,125,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 A

\$3,555,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 B

\$2,095,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 C

(EmeryBay Apartments II)

	Base Cusip	291200
10/1/2028	291200	BK8
10/1/2028	291201	BL6
10/1/2028	291202	BM4

Annual Report
Emeryville Public Financing Authority
Revenue Bonds, Series 1995
(Housing Increment Loan)

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As described in Disclosure Agreement

As presented herein

a) audited financial statements attached

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**Annual Report
Emeryville Public Financing Authority
Lease Revenue Bonds, 1998 Series A
(Civic Center Financing Project)**

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As described in Disclosure Agreement

As presented herein

- a) audited financial statements See Comprehensive Annual
Financial Report (CAFR)

b)	(i)	General Governmental Revenues by Source	see CAFR, page 131
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	(iii)	Assessed Value of Taxable Property	see CAFR, page 134
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	(v)	Statement of General Fund Revenues, Expenditures and Changes in Fund Balance	See CAFR, page 28
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	(vii)	Principal Taxpayers	See CAFR, page 141
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	(ix)	Portfolio Summary	Table 2
	(x)	Improvement Fund Balance as of February 15, 2000	\$ -
	(xi)	Status of Project The project was completed in December 2000.	

**Annual Report
Emeryville Public Financing Authority
Revenue Bonds, 1998 Series B and C**

(Series B-Emeryville Redevelopment, Shellmound Park Redevelopment and Housing Projects-Tax Exempt)
(Series C-Emeryville Redevelopment and Housing Projects-Taxable)

Contents of Report

As described in Disclosure Agreement

As presented herein

a) audited financial statements

attached

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Annual Report
Emeryville Public Financing Authority
1999 Revenue Bonds
 (Assessment District Refinancings)

Contents of Report

As described in Disclosure Certificate

As presented herein

a) audited financial statements attached

b)	(i) Outstanding principal amount of the Bonds as of the end of the most recent fiscal year.	\$ 12,520,000		
		West Emeryville	Bay Shellmound	East Bay Bridge
	(ii) Balance of each of the reserve accounts in the Reserve Fund as of the end of the most recent fiscal year.	\$ 116,019	\$ 277,496	\$ 291,277
c)	(i) Principal amount outstanding of the local obligations.	\$ 1,405,000	\$ 4,865,000	\$ 5,520,000
	(ii) Balance in the Redemption Funds created pursuant to the Fiscal Agent Agreements relating to the Local Obligations	\$ 174,285	\$ 1,230,701	\$ 384,999
	(iii) Total aggregate assessed value of all parcels subject to the Reassessment within each Assessment District	\$ 163,241,023	\$1,434,555,298	\$ 65,547,733
	(iii) Total aggregate assessed value of all parcels subject to the Reassessment within the three Assessment Districts in aggregate		\$1,434,555,298	
	(iv) Delinquency information for a district in the event that delinquencies exceed 5%	N/A	N/A	N/A
	(v) Land ownership summary listing property owners (and assessed values) responsible for more than 5% of annual Reassessments	See Table 11	See Table 11	See Table 11
	(vi) Copy of any information given to California Debt and Investment Advisory Commission pursuant to Section 5.10(b) or (c) or the Indenture.	attached after Table 11	attached after Table 11	attached after Table 11

Annual Report
Emeryville Public Financing Authority
Revenue Bonds, 2001 Series A and B
 (Emeryville Redevelopment and Shellmound Park Redevelopment Projects - Tax Exempt)
 (Housing Projects -Taxable)

Contents of Report

As described in Disclosure Agreement

As presented herein

a) audited financial statements

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Annual Report
Emeryville Public Financing Authority
Revenue Bonds, 2002 Series A
(Emeryville Redevelopment Project)

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As described in Disclosure Agreement

As presented herein

a) audited financial statements

attached

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Annual Report
Emeryville Public Financing Authority
\$78,790,000 Revenue Bonds, 2004 Series A
(Emeryville Redevelopment, Shellmond Park Redevelopment and Housing Projects)

Contents of Report

As described in Disclosure Agreement

As presented herein

a) audited financial statements

attached

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Annual Report
Emeryville Redevelopment Agency Bonds
\$15,125,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 A
\$3,555,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 B
\$2,095,000 Multifamily Housing Refunding Revenue Bonds, Series 1998 C
(EmeryBay Apartments II)

Contents of Report

As described in Disclosure Agreement

As presented herein

a) audited financial statements

attached

b) (i) Statement of the amount of Housing Set-Aside Revenues in each of the project areas

Table 4 and 5

Annual Report
Emeryville Public Financing Authority

Table 1
CITY OF EMERYVILLE
Employee Contracts

<u>Union/Association</u>	<u>Length of Contract</u> <u>(Years)</u>	<u>Expiration Date</u>
International Association of Firefighters, Local 55	6	June 30, 2006
Emeryville Police Officers' Association	5	June 30, 2005
United Public Employees, Local 790	4	June 30, 2007

Lease Revenue Bonds, 1998 Series A
(Civic Center Financing Project)
was Table 8 in Official Statement

Annual Report
Emeryville Public Financing Authority

Table 2
 CITY OF EMERYVILLE
 Portfolio Summary⁽¹⁾
 December 31, 2004

<u>Investment</u>	<u>% of Portfolio</u>	<u>Face Value</u>	<u>Cost Basis</u>	<u>Estimated Market Value</u>
Local Agency Investment Fund	9.5%	\$ 19,586,212	\$ 19,586,212	\$ 19,546,071
Certificates of Deposit	0.2%	499,193	499,193	499,193
Government/Agency Issues	39.1%	80,470,434	80,469,184	80,044,422
Corporate Issues	0.7%	1,500,000	1,540,050	1,520,530
Investment Contracts	<u>50.4%</u>	<u>103,611,392</u>	<u>103,611,392</u>	<u>103,611,392</u>
	100.0%	\$ 205,667,231	\$ 205,706,031	\$ 205,221,608

⁽¹⁾ Includes City and Redevelopment Agency investments

Lease Revenue Bonds, 1998 Series A
 (Civic Center Financing Project)
 was Table 9 in Official Statement

Annual Report
Emeryville Public Financing Authority

Table 3
EMERYVILLE PROJECT AREA
Actual Tax Rates and Components
Tax Rate Areas 14003 and 14004

SHELLMOUND PARK PROJECT AREA
Actual Tax Rates and Components
Tax Rate Areas 14001 and 14006

Entity	2003/04
Basic County Levy	1.0000 %
Peralta College District	0.0159
Emery School District	0.0224
East Bay Regional Park District	0.0057
Bay Area MUD, District 1	0.0079
Bay Area Rapid Transit District	<u>0.0000</u>
Total Tax Rate	1.0519 %

Revenue Bonds, Series 1995
(Housing Increment Loan)
was Table 2, 3 and 6 in Official Statement

**Annual Report
Emeryville Public Financing Authority**

Table 4
EMERYVILLE PROJECT AREA
Taxable Values and Tax Increment Revenues

	<u>2000/01</u>	<u>2001/02</u>	<u>2002/03</u>	<u>2003/04</u>	<u>Estimated 2004/05</u>
Secured	\$ 888,306,135	\$ 970,396,416	\$1,200,544,218	\$1,268,328,219	\$1,344,247,973
Unsecured	<u>194,388,315</u>	<u>199,717,403</u>	<u>163,466,259</u>	<u>135,013,142</u>	<u>136,919,563</u>
Total	1,082,694,450	1,170,113,819	1,364,010,477	1,403,341,361	1,481,167,536
Less Base Year	<u>(111,473,300)</u>	<u>(111,473,300)</u>	<u>(111,473,300)</u>	<u>(111,473,300)</u>	<u>(111,473,300)</u>
Incremental Increase	971,221,150	1,058,640,519	1,252,537,177	1,291,868,061	1,369,694,236
Tax Increment Revenues	9,861,923	11,274,038	14,418,717	13,919,687	14,643,685
ERAF Take			(398,492)	(655,713)	\$ (1,439,000)
Housing Set-Aside (20%)	1,972,385	2,254,808	2,883,743	2,783,937	2,928,737
Tax Revenues	\$ 7,889,538	\$ 9,019,230	\$ 11,136,481	\$ 10,480,037	\$ 10,275,948
Percent Change in Tax Increment Revenues	18.2%	14.3%	27.9%	-3.5%	5.2%

TABLE 4 (for both 1995 bonds and 1998 bonds)
TABLE 5 (for 1998 Bonds)

FY 02/03 tax increment revenues include prior year's supplemental payment of \$1.6 million.

FY 03/04 tax increment revenues include prior year's supplemental payment of \$707,900.

FY 04/05 tax increment revenue estimate based upon information provided by Alameda County Auditor Controller's Office, which is expected to include prior year's supplemental payment of \$698,000.

**Annual Report
Emeryville Public Financing Authority**

Table 5
SHELLMOUND PARK REDEVELOPMENT PROJECT AREA
Taxable Values and Tax Increment Revenues

	<u>2000/01</u>	<u>2001/02</u>	<u>2002/03</u>	<u>2003/04</u>	<u>Estimated 2004/05</u>
Secured	\$ 390,058,183	\$ 546,682,092	627,141,280	789,668,270	\$ 830,930,627
Unsecured	<u>67,674,858</u>	<u>121,589,609</u>	<u>126,159,954</u>	<u>129,105,818</u>	<u>145,820,551</u>
Total	457,733,041	668,271,701	753,301,234	918,774,088	976,751,178
Less Base Year	(189,255,820)	(189,255,820)	(189,255,820)	(189,255,820)	(189,255,820)
Incremental Increase	268,477,221	479,015,881	564,045,414	729,518,268	787,495,358
Tax Increment Revenues	2,833,499	5,489,594	6,114,320	8,248,415	8,518,818
Pass-Throughs	(1,116,784)	(1,764,820)	(2,183,511)	(3,247,792)	(3,407,227)
Housing Set-Aside	566,700	1,097,919	1,222,864	1,649,683	1,703,764
Tax Revenues	\$ 1,150,015	\$ 2,626,855	\$ 2,707,945	\$ 3,350,940	\$ 3,407,827
Percent Change in Tax Increment Revenues	106.0%	93.7%	11.4%	34.9%	3.3%

TABLE 7 (for both 1995 and 1998 bonds)

TABLE 8 (for 1998 bonds)

ERAF contribution included with Pass-throughs (FY 2002/03, FY 2003/04, & FY2004/05)

FY 02/03 tax increment revenues include prior year's supplemental payment of \$394,000.

FY 03/04 tax increment revenues include prior year's supplemental payment of \$543,000.

FY 04/05 tax increment revenue estimate based upon information provided by Alameda County Auditor Controller's Office, which is expected to include prior year's supplemental payment of \$532,000.

Annual Report
Emeryville Public Financing Authority

Table 6
1995 Housing Increment Bonds
Total Tax Revenues
Estimated Debt Service Coverage

Bond Year		Tax	Tax		Total	
<u>Ending Sept 1 Debt Service*</u>		Revenues	Revenues	Interest	Revenue	<u>Coverage</u>
		Emeryville (2)	Shellmound(2)	Earnings (1)		
2005	2,795,458	2,928,737	1,703,764	94,479	4,726,980	169.10%
2006	3,141,809	2,928,737	1,703,764	94,479	4,726,980	150.45%
2007	3,142,892	2,928,737	1,703,764	94,479	4,726,980	150.40%
2008	3,141,360	2,928,737	1,703,764	94,479	4,726,980	150.48%
2009	3,142,257	2,928,737	1,703,764	94,479	4,726,980	150.43%
2010	3,141,469	2,928,737	1,703,764	94,479	4,726,980	150.47%
2011	3,141,259	2,928,737	1,703,764	94,479	4,726,980	150.48%
2012	3,144,291	2,928,737	1,703,764	94,479	4,726,980	150.34%
2013	3,141,413	2,928,737	1,703,764	94,479	4,726,980	150.47%
2014	3,144,133	2,928,737	1,703,764	94,479	4,726,980	150.34%
2015	3,142,476	2,928,737	1,703,764	94,479	4,726,980	150.42%
2016	3,142,190	2,928,737	1,703,764	94,479	4,726,980	150.44%
2017	3,142,209	2,928,737	1,703,764	94,479	4,726,980	150.43%
2018	3,142,305	2,928,737	1,703,764	94,479	4,726,980	150.43%
2019	3,142,358	2,928,737	1,703,764	94,479	4,726,980	150.43%
2020	3,142,273	2,928,737	1,703,764	94,479	4,726,980	150.43%
2021	3,140,803	2,928,737	1,703,764	94,479	4,726,980	150.50%
2022	3,137,788	2,928,737	1,703,764	94,479	4,726,980	150.65%
2023	3,138,598	2,928,737	1,703,764	94,479	4,726,980	150.61%
2024	3,142,483	2,928,737	1,703,764	94,479	4,726,980	150.42%
2025	3,139,003	2,928,737	1,703,764	94,479	4,726,980	150.59%
2026	3,141,623	2,928,737	1,703,764	94,479	4,726,980	150.46%
2027	1,152,983		1,703,764	94,479	1,798,243	155.96%
2028	1,149,423		1,703,764	94,479	1,798,243	156.45%
2029	1,148,463		1,703,764	94,479	1,798,243	156.58%
2030	1,149,743		1,703,764	94,479	1,798,243	156.40%
2031	1,152,765		1,703,764	94,479	1,798,243	155.99%
2032	1,152,533		1,703,764	94,479	1,798,243	156.03%
2033	1,149,033		1,703,764	94,479	1,798,243	156.50%
2034	1,153,350		1,703,764	94,479	1,798,243	155.91%

* Includes actual debt service on unrefunded portion of 1995 Bonds and all of 1998, 2001 and 2004 Housing Bonds.

(1) Includes amounts associated with bond reserve fund earnings.

(2) Tax Revenues are held constant at 2004/05 estimate of 20% of Tax Increment Revenues to Housing Fund.

TABLE 9
1995 Housing Increment Bonds
Estimated Debt Service Coverage

**Annual Report
Emeryville Public Financing Authority**

Table 7
EMERYVILLE REDEVELOPMENT PROJECT AREA
Ten Largest Property Taxpayers
Fiscal Year 2004/05

<u>Assessee Name</u>	<u>Land Use</u>	<u>Assessed Valuation</u>	<u>Percent of Total</u>
Chiron Corporation	Biotech Facilities	\$ 269,880,777	18.5%
SPK Emeryville Properties LLC	Commercial, Offices	150,919,418	10.3%
Sand Hill NW	Commercial	93,265,220	6.4%
Bay Center Office LLC	Commercial, Offices	50,496,248	6.4%
Marketplace Mortgage LLC	Shopping Center	49,609,228	3.4%
HPTMI Properties Trust	Hotel	42,419,296	2.9%
Regency Centers LP	Shopping Center	38,964,001	2.7%
Hardage Hotels V LLC	Hotel	38,183,378	2.6%
Spieker Properties LP	Commercial, Restaurant	36,781,092	2.5%
Bay Center Apartment Associates	Residential	32,068,619	2.2%
Total for Top Ten		\$ 802,587,277	54.9%
Total valuation of the Project Area in fiscal Year 2004/05 was		\$ 1,460,609,737	

Source : MBIA Muniservices

TABLE 11 for 1995 Bonds
TABLE 12 for 1998 Bonds

Annual Report
Emeryville Public Financing Authority

Table 8
 SHELLMOUND PARK REDEVELOPMENT PROJECT AREA
 Ten Largest Property Taxpayers
 Fiscal Year 2004/05

<u>Assessee Name</u>	<u>Land Use</u>	<u>Assessed Valuation</u>	<u>Percent of Total</u>
Bay Street Partners LLC	Commercial	142,127,131	14.6%
Pixar	Office	115,343,991	11.8%
Emery Station Joint Venture LLC	Commercial, Office	105,073,549	10.8%
BEP Emery Tech LLC	Commercial, Office	41,155,460	4.2%
Chiron Corporation	Biotech Facilities	36,810,093	3.8%
IKEA Property Inc.	Commercial	32,764,483	3.4%
65th Hollis LLC	Res, Multi, Five or More Unit	27,942,340	2.9%
Hollis Street Investors LLC	Commercial, Office	27,071,421	2.8%
HSP	Commercial	13,694,405	1.4%
Peets Coffe Tea Inc.	Commercial	13,587,972	1.4%
Total for Top Ten		\$ 555,570,845	57.1%
Total valuation of the Project Area in fiscal Year 2004/05 was		\$ 973,768,464	

Source : MBIA Muniservices

TABLE 12 for 1995 Bonds

TABLE 13 for 1998 Bonds

**Emeryville Public Financing Authority
Annual Report**

Table 9
City of Emeryville
Taxable Transactions
Transaction Amounts in Thousands

	1992		1993		1994		1995	
	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>
Retail Total	263	\$145,764	266	\$158,181	280	\$149,499	289	\$293,007
All Others	427	\$146,799	420	\$134,103	413	\$138,164	433	\$164,217
Total	690	\$ 292,563	686	\$ 292,284	693	\$ 287,663	722	\$ 457,224

	1996		1997		1998		1999	
	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>
Retail Total	313	\$306,358	311	\$309,180	311	\$332,379	306	\$379,147
All Others	407	\$177,844	379	\$150,993	362	\$127,966	378	\$137,706
Total	720	\$ 484,202	690	\$ 460,173	673	\$ 460,345	684	\$ 516,853

	2000		2001		2002		2003	
	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>	<u>Permits</u>	<u>Taxable Transactions</u>
Retail Total	310	\$533,724	292	\$537,287	295	\$552,435	354	\$568,667
All Others	377	\$156,918	360	\$163,175	359	\$134,141	354	\$129,553
Total	687	\$ 690,642	652	\$ 700,462	654	\$ 686,576	708	\$ 698,220

TABLE B-3
Emeryville Public Financing Authority
Revenue Bonds, Series 1995
(Housing Increment Loan)

Source: State Board of Equalization
<http://www.boe.ca.gov/news/tsalescont.htm>

**Emeryville Public Financing Authority
Annual Report**

Table 10
CITY OF EMERYVILLE
Assessed Valuation

<u>Fiscal Year</u>	<u>Local Secured</u>	<u>Utility</u>	<u>Unsecured</u>	<u>Total</u>
1987/88	\$613,373,719	\$33,908,150	\$104,899,035	\$752,180,904
1988/89	673,374,701	9,475,060	138,365,699	821,215,460
1989/90	775,192,323	9,329,989	164,478,889	949,001,201
1990/91	828,265,325	1,517,405	163,161,221	992,943,951
1991/92	841,338,452	1,574,540	172,453,461	1,015,366,453
1992/93	890,242,460	1,067,539	179,366,188	1,070,676,187
1993/94	912,301,826	2,903,496	190,780,906	1,105,986,228
1994/95	932,451,417	3,152,767	248,854,158	1,184,458,344
1995/96	984,999,244	3,089,169	281,964,420	1,270,052,833
1996/97	974,640,349	1,245,268	280,942,963	1,256,828,580
1997/98	992,168,729	2,209,380	307,079,161	1,301,457,270
1998/99	1,102,692,761	2,502,340	293,664,926	1,398,860,027
1999/00	1,143,064,532	1,866,009	248,611,837	1,393,542,378
2000/01	1,422,687,450	1,907,137	301,209,294	1,725,803,881
2001/02	1,671,336,570	1,977,510	367,693,825	2,041,007,905
2002/03	1,995,619,910	1,914,851	343,106,270	2,340,641,031
2003/04	2,238,285,342	1,971,156	316,203,026	2,556,459,524
2004/05	2,364,941,127	2,081,675	322,649,924	2,689,672,726

Table B-7

**Emeryville Public Financing Authority
Revenue Bonds, Series 1995**

**Emeryville Public Financing Authority
Annual Report**

Table 11
CITY OF EMERYVILLE
Assessment District Land Ownership Summary
Listing property owners responsible for more than 5% of annual reassessments

West Emeryville Reassessment District

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Regency Centers LP	4	59,226	26%	29,895,469
Bay Center Associates	4	75,185	33%	50,863,031
Marketplace Mortgage LLC	5	72,630	32%	48,856,635
Hardage Hotels III LLC	1	10,410	5%	36,900,301
Total annual reassessments		225,675		

East Baybridge Reassessment District

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Catellus Residential Group Inc	2	74,662	15%	26,600,690
Catellus Finance 1 LLC	3	269,741	54%	25,232,413
Emeryville Retail Properties LP	1	151,179	31%	14,599,910
Total annual reassessments		495,583		

Bay Shellmound Reassessment District

Property Owner	Number of Parcels	Annual Reassessment*	% of Annual Reassessments	Assessed Value
Catellus Finance 1 LLC	4	71,351	12%	40,988,416
Regency Centers LP	7	71,136	12%	38,941,766
Ikea Property Inc	9	49,143	8%	61,200,823
Bay Street Partners LLC	5	46,395	8%	14,249,694
Marketplace Mortgage LLC	5	39,726	6%	48,856,635
Sand Hill NW/SPK Properties/Equity Office	8	34,049	6%	280,861,793
Total annual reassessments		614,466		

*Annual Reassessment for Bay Shellmound District shown at FY 2002-03 amount, because payment of Contingent Assessments has resulted in zero annual reassessments for FY 2004-05.

Aggregate Reassessment Districts

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Catellus Finance 1 LLC	4	341,092	26%	40,988,416
Emeryville Retail Properties LP	1	176,025	13%	14,599,910
Regency Centers LP	7	130,362	10%	38,941,766
Marketplace Mortgage LLC	5	112,356	8%	48,856,635
Bay Center Associates	4	86,689	6%	50,863,031
Catellus Residential Group Inc	2	76,061	6%	26,600,690
Total annual reassessments		1,335,724		

CDIAC # 733

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR AUTHORITY ISSUE

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269

For office use only
Fiscal Year _____

I. GENERAL INFORMATION

- A. Authority Issuer Emeryville Public Financing Authority
- B. Name/Title/Series of Bond Issue 1999 Revenue Bonds (Assessment District Refinancings)
Senior Issue: Yes _____ No X Subordinate Issue: Yes _____ No X
- C. Date of Bond Issuance 7/1/99
- D. Original Principal Amount of Bonds \$ 14,420,000
- E. Reserve Fund Minimum Balance Required Yes X Amount \$ 529,749.42 No _____
- F. Total Issuance Costs \$ _____
(Report Issuance Costs only at initial filing)

II. FUND BALANCE FISCAL STATUS

- Balances reported as of June 30, 2004
(Year)
- A. Principal Amount of Bonds Outstanding \$ 12,520,000
 - B. Bond Reserve Fund \$ 683,680
 - C. Capitalized Interest Fund \$ _____

III. AUTHORITY FINANCIAL INFORMATION

A. Fees Paid for Professional Services (Annual Totals)

1. Type of Service	2. Amount of Fees
Administration	10,438.39
Trustee	2113.25
Property Tax Collection	482.92

Add sheet, if necessary

B. Local Obligor

1. Issuer/Borrower	2. Bond Purchase (BP) or Loan (L)	3. Amount of Purchase/Loan (from Authority Issue)	4. Administration Fee (Charged to LOB)
West Emeryville	BP		3,500
Bay-Shellmound	BP		11,500
East Bay Bridge	BP		2,400
		Total \$	17,400

Add Sheet, if necessary

CDIAC # 733

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR AUTHORITY ISSUE
(Continued)

For office use only
Fiscal Year _____

C. Investment Contracts

1. Terms of Investment Contracts

a. Final Maturity 9/2/2015

b. Other (see Guidelines for explanation) Access to reserve fund on 5 days notice, issuer right to terminate upon downgrade of credit rating.

2. Commission/Fee for Contract Total \$ see prior filing, paid in 1999

3. Interest Earnings on Contract Current \$ 37,212

D. Taxes are paid under the county's Teeter Plan Yes _____ No X

IV. NAME OF PARTY COMPLETING THIS FORM

NAME Pauline Marx

TITLE Finance Director

FIRM/AGENCY City of Emeryville

ADDRESS 1333 Park Avenue

CITY/STATE/ZIP CODE Emeryville, CA 94608

PHONE NUMBER 510/596-4328 DATE OF REPORT 10/04

**STATE OF CALIFORNIA
MELLO-ROOS/MARKS-ROOS
YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS**

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 FAX (916) 654-7440

For Office Use Only
CDIAC # _____
Fiscal Year _____

I. General Information

This issue is subject to the Mello-Roos Fiscal Status Reporting Requirements only Yes No

This issue is subject to the Marks-Roos Yearly Fiscal Status Reporting Requirements for local obligation/loan issues only Yes No

This issue is subject to both Marks/Mello-Roos Yearly Fiscal Status Reporting Requirements Yes No

A. Issuer WEST EMERYVILLE AD

B. Community Facilities District Number/Name (Mello-Roos only) _____

C. Name/Title/Series of Bond Issue Limited Obligation Refunding Bonds, City of Emeryville West Emeryville AD

D. Indicate Credit Rating _____ Rating Agency: _____ Rating: _____ Not Rated: _____

E. Date of Bond Issue 7/21/99

F. Original Principal Amount of bonds \$ 1,790,000

G. Reserve Fund Minimum Balance Required
Percent of Authority Reserve Fund (Marks-Roos only) Yes Amount \$ _____ No
Yes % of Reserve Fund _____

H. Name of Authority that purchased debt (Marks-Roos only) EMERYVILLE PUBLIC FINANCING AUTHORITY
Was this a Senior/Subordinate Authority Bond? Yes No (if yes, list Senior and Subordinate below)

(Senior Authority bond issue) _____

(Subordinate Authority bond issue) _____

I. Date of Authority Bond(s) Issuance 7/21/99 (Marks-Roos only)

II. FUND BALANCE FISCAL STATUS

Balances Reported as of fiscal year ending June 30, 2004 (Year)

A. Principal Amount of Bonds Outstanding \$ 1,405,000

B. Bond Reserve Fund \$ 115,839

C. Capitalized Interest Fund \$ _____

D. Construction Fund(s) (Mello-Roos only) \$ _____

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX (Mello-Roos only)

A. Assessed Value Reported as of _____ (Date) (Check one)
(Most recent tax roll)
 From Tax Roll
 From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$ _____

IV. TAX COLLECTION INFORMATION

Reported as of fiscal year ending of: June 30, _____ (Year)

A. Total Amount of Taxes Due \$ _____

B. Total Amount of Unpaid Taxes \$ _____

C. Taxes are Paid Under the County's Teeter Plan Yes No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of the current Tax Roll of 5/18/04 (Date)

A. Total Number of Delinquent Parcels 0

B. Total Amount of Taxes Due on Delinquent Parcels \$ 0

C. Percent of Delinquency Rate 0%
(Percent)

**STATE OF CALIFORNIA
YEARLY FISCAL STATUS REPORT
(Continued)**

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR (Mello-Roos only)
(Aggregate totals, if foreclosure commenced on the same date)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$

(Attach additional sheets if necessary)

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status filing requirements. *(Indicate reason for retirement.)*

- A. Matured: Yes No If yes, indicate final maturity date: _____
- B. Refunded Entirely: Yes No If yes, state refunding bond title: _____ and issue date: _____
- C. Other: _____

VIII. NAME OF PARTY COMPLETING THIS FORM

Name: Pauline Marx
 Title: Finance Director
 Firm/Agency: City of Emeryville
 Address: 1333 Park Avenue
 City/State/Zip: Emeryville, CA 94608
 Phone No.: 510/596-4328 Date of Report: 10/07

Completion and submittal of this form to the California Debt and Investment Advisory Commission will assure your compliance with California State law. Section 53359.5 of the California Government Code requires that all agencies issuing Mello-Roos Community Facilities bonds after January 1, 1993 to report specific information to the Commission by October 30th of each year.

Section 6599.1 of the California Government Code requires that all issuers selling Mark-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter.

**STATE OF CALIFORNIA
MELLO-ROOS/MARKS-ROOS
YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS**
California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 FAX (916) 654-7440

For Office Use Only	
CDIAC # _____	
Fiscal Year _____	

I. General Information

This issue is subject to the Mello-Roos Fiscal Status Reporting Requirements only Yes No

This issue is subject to the Marks-Roos Yearly Fiscal Status Reporting Requirements for local obligation/loan issues only Yes No

This issue is subject to both Marks/Mello-Roos Yearly Fiscal Status Reporting Requirements Yes No

A. Issuer Bay-Shellmound AD

B. Community Facilities District Number/Name (Mello-Roos only) _____

C. Name/Title/Series of Bond Issue Limited Obligation Refunding Bonds, City of Emeryville Bay Shellmound Street

D. Indicate Credit Rating Rating Agency: _____ Rating: _____ Not Rated: _____

E. Date of Bond Issue 7/21/99

F. Original Principal Amount of bonds \$ 5,505,000

G. Reserve Fund Minimum Balance Required Yes Amount \$ _____ No
Percent of Authority Reserve Fund (Marks-Roos only) Yes % of Reserve Fund _____

H. Name of Authority that purchased debt (Marks-Roos only) Emeryville Public Financing Authority
Was this a Senior/Subordinate Authority Bond? Yes No (If yes, list Senior and Subordinate below)

(Senior Authority bond issue) _____

(Subordinate Authority bond issue) _____

I. Date of Authority Bond(s) Issuance _____ (Marks-Roos only)

II. FUND BALANCE FISCAL STATUS

Balances Reported as of fiscal year ending June 30, 2004 (Year)

A. Principal Amount of Bonds Outstanding \$ 4,865,000

B. Bond Reserve Fund \$ 277,014

C. Capitalized Interest Fund \$ _____

D. Construction Fund(s) (Mello-Roos only) \$ _____

*Extension
Assessment
District*

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX (Mello-Roos only)

A. Assessed Value Reported as of _____ (Date) (Check one)
(Most recent tax roll)
 From Tax Roll
 From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$ _____

IV. TAX COLLECTION INFORMATION

Reported as of fiscal year ending of: June 30, _____ (Year)

A. Total Amount of Taxes Due \$ _____

B. Total Amount of Unpaid Taxes \$ _____

C. Taxes are Paid Under the County's Teeter Plan Yes No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of the current Tax Roll of 5/18/04 (Date)

A. Total Number of Delinquent Parcels 2

B. Total Amount of Taxes Due on Delinquent Parcels \$ 196

C. Percent of Delinquency Rate .02%
(Percent)

**STATE OF CALIFORNIA
YEARLY FISCAL STATUS REPORT
(Continued)**

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR (Mello-Roos only)
(Aggregate totals, if foreclosure commenced on the same date)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$

(Attach additional sheets if necessary)

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status filing requirements. *(Indicate reason for retirement.)*

- A. Matured: Yes No If yes, indicate final maturity date: _____
- B. Refunded Entirely: Yes No If yes, state refunding bond title: _____ and issue date: _____
- C. Other: _____

VIII. NAME OF PARTY COMPLETING THIS FORM

Name: Pauline Marx
 Title: Finance Director
 Firm/Agency: City of Emeryville
 Address: 1333 Park Avenue
 City/State/Zip: Emeryville, CA 94608
 Phone No.: 510/596-4328 Date of Report: 10/04

Completion and submittal of this form to the California Debt and Investment Advisory Commission will assure your compliance with California State law. Section 53359.5 of the California Government Code requires that all agencies issuing Mello-Roos Community Facilities bonds after January 1, 1993 to report specific information to the Commission by October 30th of each year.

Section 6599.1 of the California Government Code requires that all issuers selling Mark-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter.

**STATE OF CALIFORNIA
MELLO-ROOS/MARKS-ROOS
YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS**

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 FAX (916) 654-7440

For Office Use Only	
CDIAC #	_____
Fiscal Year	_____

I. General Information

This issue is subject to the Mello-Roos Fiscal Status Reporting Requirements only Yes No
 This issue is subject to the Marks-Roos Yearly Fiscal Status Reporting Requirements for local obligation/loan issues only Yes No
 This issue is subject to both Marks/Mello-Roos Yearly Fiscal Status Reporting Requirements Yes

A. Issuer East Bay Bridge AD
 B. Community Facilities District Number/Name (Mello-Roos only) _____
 C. Name/Title/Series of Bond Issue City of Emeryville Limited Obligation Refunding Bonds Assessment District
 D. Indicate Credit Rating Rating Agency: _____ Rating: _____ Not Rated: _____
 E. Date of Bond Issue 7/21/99
 F. Original Principal Amount of bonds \$ 6,000,000
 G. Reserve Fund Minimum Balance Required Yes Amount \$ _____ No
 Percent of Authority Reserve Fund (Marks-Roos only) Yes % of Reserve Fund _____
 H. Name of Authority that purchased debt (Marks-Roos only) Emeryville Public Financing Authority
 Was this a Senior/Subordinate Authority Bond? Yes No (If yes, list Senior and Subordinate below)

(Senior Authority bond issue)
(Subordinate Authority bond issue)

I. Date of Authority Bond(s) Issuance 7/21/99 (Marks-Roos only)

II. FUND BALANCE FISCAL STATUS

Balances Reported as of fiscal year ending June 30, 2004 (Year)
 A. Principal Amount of Bonds Outstanding \$ 5,520,000
 B. Bond Reserve Fund \$ 290,826
 C. Capitalized Interest Fund \$ _____
 D. Construction Fund(s) (Mello-Roos only) \$ _____

1993-1
(East Bay Bridge Center)

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX (Mello-Roos only)

A. Assessed Value Reported as of _____ (Date) (Check one)
(Most recent tax roll) From Tax Roll
 From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)
 B. Total Assessed Value of All Parcels \$ _____

IV. TAX COLLECTION INFORMATION

Reported as of fiscal year ending of: June 30, _____ (Year)
 A. Total Amount of Taxes Due \$ _____
 B. Total Amount of Unpaid Taxes \$ _____
 C. Taxes are Paid Under the County's Teeter Plan Yes No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of the current Tax Roll of 5/18/04 (Date)
 A. Total Number of Delinquent Parcels 0
 B. Total Amount of Taxes Due on Delinquent Parcels \$ 0
 C. Percent of Delinquency Rate 0%
(Percent)

STATE OF CALIFORNIA
YEARLY FISCAL STATUS REPORT

(Continued)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR (Mello-Roos only)

(Aggregate totals, if foreclosure commenced on the same date)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$
		\$
		\$
		\$
		\$
		\$
		\$

(Attach additional sheets if necessary)

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status filing requirements. (Indicate reason for retirement.)

- A. Matured: Yes No If yes, indicate final maturity date: _____
- B. Refunded Entirely: Yes No If yes, state refunding bond title: _____
and issue date: _____
- C. Other: _____

VIII. NAME OF PARTY COMPLETING THIS FORM

Name: Pauline Marx
Title: Finance Director
Firm/Agency: City of Emeryville
Address: 1333 Park Avenue
City/State/Zip: Emeryville, CA 94608
Phone No.: 510/596-4328 Date of Report: 10/04

Completion and submittal of this form to the California Debt and Investment Advisory Commission will assure your compliance with California State law. Section 53359.5 of the California Government Code requires that all agencies issuing Mello-Roos Community Facilities bonds after January 1, 1993 to report specific information to the Commission by October 30th of each year.

Section 6599.1 of the California Government Code requires that all issuers selling Mark-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter.