



# CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE

EMERYVILLE, CA 94608

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

## Emeryville Public Financing Authority 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 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

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

**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  
Lease Revenue Bonds, 1998 Series A  
(Civic Center Financing Project)**

**Contents of Report**

*As described in Disclosure Agreement*

*As presented herein*

a) audited financial statements

See Comprehensive Annual  
Financial Report (CAFR)

b)	(i)	General Fund Revenues by Source	See CAFR, page 29
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	(iii)	Assessed Value of Taxable Property	see CAFR, page 171
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	(v)	Statement of General Fund Revenues, Expenditures and Changes in Fund Balance	See CAFR, page 26
	(vi)	Direct and Overlapping Bonded Debt	See CAFR, page 172
	(vii)	Principal Taxpayers	See CAFR, page 173
	(viii)	Employee Contracts	Table 1
	(ix)	Portfolio Summary	Table 2
	(x)	Improvement Fund Balance as of February 15, 2000	n/a
	(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.	\$ 8,850,000		
		<b>West Emeryville</b>	<b>Bay Shellmound</b>	<b>East Bay Bridge</b>
	(ii) Balance of each of the reserve accounts in the Reserve Fund as of the end of the most recent fiscal year.	\$ 157,668	\$ 377,097	\$ 395,836
c)	(i) Principal amount outstanding of the local obligations.	\$ 575,000	\$ 3,595,000	\$ 4,455,000
	(ii) Balance in the Redemption Funds created pursuant to the Fiscal Agent Agreements relating to the Local Obligations	\$ 316,069	\$ 1,672,235	\$ 662,657
	(iii) Total aggregate assessed value of all parcels subject to the Reassessment within each Assessment District	\$ 233,396,040	\$2,372,498,947	\$ 98,549,899
	(iii) Total aggregate assessed value of all parcels subject to the Reassessment within the three Assessment Districts in aggregate		\$2,372,498,947	
	(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 15	attached after Table 15	attached after Table 15



**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

attached

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

**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**  
**\$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 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, 2012
Emeryville Police Officers' Association	4	June 30, 2011
Service Employee International Union, Local 1021	3	June 30, 2010

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<sup>(1)</sup>  
December 31, 2010

<u>Investment</u>	<u>% of Portfolio</u>	<u>Face Value</u>	<u>Cost Basis</u>	<u>Estimated Market Value</u>
Local Agency Investment Fund	24.2%	\$ 44,668,069	\$ 44,668,069	\$ 44,710,407
Certificates of Deposit	0.1%	200,000	200,000	200,000
Government/Agency Issues	75.0%	138,622,586	138,616,192	138,547,187
Corporate Issues	0.0%	-	-	-
Investment Contracts	0.8%	1,442,426	1,442,426	1,442,426
	100.0%	\$ 184,933,081	\$ 184,926,687	\$ 184,900,020

<sup>(1)</sup> 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	2010/11
Basic County Levy	1.0000 %
Peralta College District	0.0430
Emery School District	0.0136
East Bay Regional Park District	0.0084
Bay Area MUD, District 1	0.0067
Bay Area Rapid Transit District	<u>0.0031</u>
 Total Tax Rate	 1.0748 %

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>2006/07</u>	<u>2007/08</u>	<u>2008/09</u>	<u>2009/10</u>	<u>Estimated 2010/11</u>
Secured	\$ 1,634,094,953	\$ 1,854,606,705	\$ 2,091,832,616	\$ 2,155,700,214	\$ 2,119,268,372
Unsecured	<u>157,176,896</u>	<u>145,107,567</u>	<u>152,619,242</u>	<u>106,689,114</u>	<u>123,982,648</u>
Total	1,791,271,849	1,999,714,272	2,244,451,858	2,262,389,328	2,243,251,020
Less Base Year	<u>(111,473,300)</u>	<u>(110,587,620)</u>	<u>(110,587,620)</u>	<u>(110,587,620)</u>	<u>(110,587,620)</u>
Incremental Increase	1,679,798,549	1,889,126,652	2,133,864,238	2,151,801,708	2,132,663,400
Tax Increment Revenues	18,400,050	20,743,494	23,972,403	22,141,191	21,734,170
ERAF Takeaway	-	-	-	(7,348,069)	(1,511,379)
Pass-Throughs	(768,802)	(1,185,687)	(2,402,470)	(1,710,989)	(1,672,712)
Housing Set-Aside (20%)	3,680,010	4,148,699	4,794,481	4,428,238	4,346,834
Tax Revenues	\$ 13,951,238	\$ 15,409,108	\$ 16,775,452	\$ 8,653,895	\$ 14,203,245
Percent Change in Tax Increment Revenues	18.5%	12.7%	15.6%	-7.6%	-1.8%

TABLE 4 (for both 1995 bonds and 1998 bonds)

TABLE 5 (for 1998 Bonds)

FY 06/07 tax increment revenues include prior year's supplemental payment of \$698,821.

FY 07/08 tax increment revenues include prior year's supplemental payment of \$1,481,787.

FY 08/09 tax increment revenues include prior year's supplemental payment of \$2,201,495.

FY 09/10 tax increment revenues include prior year's supplemental payment of \$170,470.

FY 10/11 tax increment revenue estimate based upon information provided by Alameda County Auditor Controller's Office, which does not include a supplemental tax estimate.

**Annual Report  
Emeryville Public Financing Authority**

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

	<u>2006/07</u>	<u>2007/08</u>	<u>2008/09</u>	<u>2009/10</u>	<u>Estimated 2010/11</u>
Secured	\$1,070,835,822	\$1,262,202,257	\$1,387,835,979	\$1,410,038,834	\$1,416,941,574
Unsecured	<u>144,950,335</u>	<u>155,458,540</u>	<u>158,701,622</u>	<u>161,981,435</u>	<u>157,682,373</u>
Total	\$1,215,786,157	\$1,417,660,797	\$1,546,537,601	\$1,572,020,269	\$1,574,623,947
Less Base Year	(189,255,820)	(187,795,640)	(187,795,640)	(187,795,640)	(187,795,640)
Incremental Increase	1,026,530,337	1,229,865,157	1,358,741,961	1,384,224,629	1,386,828,307
Tax Increment Revenues	11,756,064	13,238,737	14,390,899	14,503,188	13,947,005
ERAF Takeaway	-	-	-	(3,943,523)	(811,119)
Pass-Throughs	(3,374,113)	(3,603,924)	(5,120,697)	(4,039,365)	(4,097,790)
Housing Set-Aside	2,351,213	2,647,747	2,878,180	2,900,638	2,789,401
Tax Revenues	\$ 6,030,738	\$ 6,987,066	\$ 6,392,022	\$ 3,619,662	\$ 6,248,695
Percent Change in Tax Increment Revenues	21.7%	12.6%	8.7%	0.8%	-3.8%

TABLE 7 (for both 1995 and 1998 bonds)

TABLE 8 (for 1998 bonds)

FY 06/07 tax increment revenues include prior year's supplemental payment of \$337,180.

FY 07/08 tax increment revenues include prior year's supplemental payment of \$857,490.

FY 08/09 tax increment revenues include prior year's supplemental payment of \$687,666.

FY 09/10 tax increment revenues include prior year's supplemental payment of \$534,490

FY 10/11 tax increment revenue estimate based upon information provided by Alameda County Auditor Controller's Office,  
which does not include a supplemental tax estimate



**Annual Report**  
**Emeryville Public Financing Authority**

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

Bond Year		Tax Revenues	Tax Revenues	Interest	Total	
<u>Ending Sept 1 Debt Service*</u>		<u>Emeryville (2)</u>	<u>Shellmound(2)</u>	<u>Earnings (1)</u>	<u>Revenue</u>	<u>Coverage</u>
2011	3,141,259	4,428,238	2,900,638	25,567	7,354,443	234.12%
2012	3,144,291	4,428,238	2,900,638	25,567	7,354,443	233.90%
2013	3,141,413	4,428,238	2,900,638	25,567	7,354,443	234.11%
2014	3,144,133	4,428,238	2,900,638	25,567	7,354,443	233.91%
2015	3,142,476	4,428,238	2,900,638	25,567	7,354,443	234.03%
2016	3,142,190	4,428,238	2,900,638	25,567	7,354,443	234.05%
2017	3,142,209	4,428,238	2,900,638	25,567	7,354,443	234.05%
2018	3,142,305	4,428,238	2,900,638	25,567	7,354,443	234.05%
2019	3,142,358	4,428,238	2,900,638	25,567	7,354,443	234.04%
2020	3,142,273	4,428,238	2,900,638	25,567	7,354,443	234.05%
2021	3,140,803	4,428,238	2,900,638	25,567	7,354,443	234.16%
2022	3,137,788	4,428,238	2,900,638	25,567	7,354,443	234.38%
2023	3,138,598	4,428,238	2,900,638	25,567	7,354,443	234.32%
2024	3,142,483	4,428,238	2,900,638	25,567	7,354,443	234.03%
2025	3,139,003	4,428,238	2,900,638	25,567	7,354,443	234.29%
2026	3,141,623	4,428,238	2,900,638	25,567	7,354,443	234.10%
2027	1,152,983		2,900,638	25,567	2,926,204	253.79%
2028	1,149,423		2,900,638	25,567	2,926,204	254.58%
2029	1,148,463		2,900,638	25,567	2,926,204	254.79%
2030	1,149,743		2,900,638	25,567	2,926,204	254.51%
2031	1,152,765		2,900,638	25,567	2,926,204	253.84%
2032	1,152,533		2,900,638	25,567	2,926,204	253.89%
2033	1,149,033		2,900,638	25,567	2,926,204	254.67%
2034	1,153,350		2,900,638	25,567	2,926,204	253.71%

\* 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 earning

(2) Tax Revenues are held constant at 2010/11 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 2010/11

<u>Assessee Name</u>	<u>Land Use</u>	<u>Assessed Valuation</u>	<u>Percent of Total</u>
Novartis (Chiron) Corporation	Biotech Facilities	297,454,625	13.9%
SA Challenger	Office	252,880,969	11.9%
Hines REIT Watergate LP	Office	150,484,249	7.1%
Bay Center Investors LLC	Commercial, Offices	127,146,425	6.0%
BRE-FMCA LLC	Residential-Multifamily	87,719,708	4.1%
6400 Christie Ave Emeryville LLC	Residential - Condo	66,974,078	3.1%
ASN Emeryville LLC	Residential - Multifamily	61,986,216	2.9%
HPTMI Properties Trust	Hotel	46,722,382	2.2%
Marketplace Mortgage LLC	Retail	44,808,547	2.1%
Regency Centers LP	Retail	42,916,863	2.0%
Total for Top Ten		\$ 1,179,094,062	55.3%
Total valuation of the Project Area in fiscal Year 2010/11 is		\$ 2,132,663,400	

Source : Keyser Marston Associates

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 2010/11

<u>Assessee Name</u>	<u>Land Use</u>	<u>Assessed Valuation</u>	<u>Percent of Total</u>
Wareham Development	Office, Warehouse, Industrial	238,861,018	17.2%
Pixar	Commercial	190,601,378	13.7%
Madison Manhattan Village LLC	Residential/Commercial	180,066,733	13.0%
STRS Ohio CA Real Estate Investmnt	Residential	99,835,214	7.2%
Windsor Metropolitan LP	Residential	67,797,656	4.9%
Griffin Capital Atrium Investors	Office/Institutional	51,376,046	3.7%
CEP Emery Tech Investors LLC	Office	48,644,365	3.5%
IKEA Property Inc.	Retail	41,108,396	3.0%
Hollis Street Investors LLC	Office/Warehouse	36,429,049	2.6%
Agesong Emeryville Owner LLC	Residential/Senior Housing	25,252,740	1.8%
Total for Top Ten		\$ 979,972,595	70.7%
Total valuation of the Project Area in fiscal Year 2010/11 is		\$ 1,386,828,307	100.0%

Source : Keyser Marston Associates

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

	1997		1998		1999		2000	
	<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	311	\$309,180	311	\$332,379	306	\$379,147	310	\$533,724
All Others	<u>379</u>	<u>\$150,993</u>	<u>362</u>	<u>\$127,966</u>	<u>378</u>	<u>\$137,706</u>	<u>377</u>	<u>\$156,918</u>
Total	690	\$ 460,173	673	\$ 460,345	684	\$ 516,853	687	\$ 690,642

	2001		2002		2003		2004	
	<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	292	\$537,287	295	\$552,435	354	\$568,667	427	\$596,471
All Others	<u>360</u>	<u>\$163,175</u>	<u>359</u>	<u>\$134,141</u>	<u>354</u>	<u>\$129,553</u>	<u>321</u>	<u>\$103,250</u>
Total	652	\$ 700,462	654	\$ 686,576	708	\$ 698,220	748	\$ 699,721

	2005		2006		2007		2008	
	<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	376	\$556,062	370	\$545,184	352	\$537,700	381	\$506,956
All Others	<u>366</u>	<u>\$136,889</u>	<u>385</u>	<u>\$140,018</u>	<u>398</u>	<u>\$185,541</u>	<u>389</u>	<u>\$145,565</u>
Total	742	\$ 692,951	755	\$ 685,202	750	\$ 723,241	770	\$ 652,521

	2009	
	<u>Permits</u>	<u>Taxable Transactions</u>
Retail Total	423	\$466,044
All Others	<u>294</u>	<u>\$117,409</u>
Total	717	\$ 583,453

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

**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
2005/06	2,566,589,107	2,019,375	370,267,759	2,938,876,241
2006/07	2,928,499,028	1,835,795	351,250,071	3,281,584,894
2007/08	3,358,235,839	369,034	346,219,119	3,704,823,992
2008/09	3,725,762,784	369,034	362,226,255	4,088,358,073
2009/10	3,801,815,051	369,034	319,745,051	4,121,929,136
2010/11	3,763,210,154	523,096	337,624,758	4,101,358,008

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
Bay Center Investors LLC	4	75,180	33%	127,146,425
Marketplace Mortgage LLC	6	74,877	33%	44,442,886
Regency Centers LP	4	57,222	25%	32,928,339
Hardage Hotels	1	10,409	5%	25,000,000
Total annual reassessments		225,660		

**East Baybridge Reassessment District**

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Catellus Finance 1 LLC	3	311,982	54%	42,186,627
Emeryville Retail Properties LP	1	174,855	31%	26,589,000
Catellus Residential Group Inc	2	86,351	15%	29,548,084
Total annual reassessments		573,187		

**Bay Shellmound Reassessment District**

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Regency Centers LP	8	75,936	14%	42,892,375
Ikea Property Inc	9	50,817	10%	64,502,553
Madison Manhattan Village LLC	5	47,561	9%	76,315,748
Marketplace Mortgage LLC	5	41,117	8%	43,979,609
Total annual reassessments		530,354		

**Aggregate Reassessment Districts**

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Catellus Finance 1 LLC	3	311,982	23%	42,186,627
Regency Centers LP	12	133,158	10%	75,820,714
Emeryville Retail Properties LP	1	174,855	13%	26,589,000
Ikea Property Inc	9	50,817	4%	64,502,553
Madison Manhattan Village LLC	5	47,561	4%	76,315,748
Marketplace Mortgage LLC	11	115,994	9%	88,422,495
Catellus Residential Group Inc	2	86,351	6%	29,548,084
Bay Center Associates	4	75,180	6%	127,146,425
Total annual reassessments		1,329,201		

**Emeryville Public Financing Authority  
Annual Report**

Table 12  
CITY OF EMERYVILLE  
Building Permit Valuations

Fiscal Year	Commercial Construction		Residential Construction	
	Number of Permits	Commercial Valuation	Number of New Residential Units	Residential Valuation
1994/95	454	12,596,138	0	413,952
1995/96	411	25,650,375	6	1,277,844
1996/97	409	23,042,656	232	11,148,356
1997/98	474	25,528,581	152	8,258,359
1998/99	650	138,835,858	15	811,386
1999/00	453	167,467,915	67	11,277,585
2000/01	596	88,414,810	2	300,000
2001/02	734	105,120,765	130	8,443,576
2002/03	972	64,620,118	436	52,176,154
2003/04	883	27,321,052	531	97,818,658
2004/05	815	33,924,060	23	13,673,566
2005/06	992	95,069,349	414	88,048,145
2006/07	893	48,578,290	127	39,901,193
2007/08	778	74,820,915	100	42,332,385
2008/09	754	74,720,320	127	6,855,399
2009/10	707	48,071,040	5	6,303,079

Table B-5  
Emeryville Public Financing Authority  
Revenue Bonds, Series 1995

**Emeryville Public Financing Authority  
Annual Report**

Table 13  
EMERYVILLE PROJECT AREA  
Assessment Appeals Resolved  
Fiscal Years 2005-06 through 2010-11

<u>Fiscal Year (1)</u>	<u>Number of Appeals (2)(3)</u>	<u>Contested Value</u>	<u>Applicant Opinion of Value</u>	<u>Final value/ Estimated Resolved Value</u>	<u>Reduction from Assessor Value</u>	<u>% Reduction</u>
2005-06	34	\$ 577,779,025	\$ 386,439,354	\$ 542,289,837	\$ 35,489,188	6%
2006-07	59	892,898,528	626,999,840	862,014,955	30,883,573	3%
2007-08	46	258,013,260	116,826,040	227,364,122	30,649,138	12%
2008-09	68	1,041,346,201	666,830,129	1,022,126,971	19,219,230	20%
2009-10	32	459,435,654	214,715,170	367,670,494	91,765,160	20%
2010-11	37	20,631,376	13,648,912	20,631,376	0	0%
<b>Total</b>	<b>276 (4)</b>	<b>\$ 3,250,104,044</b>	<b>\$ 2,025,459,445</b>	<b>\$ 3,042,097,755</b>	<b>\$ 208,006,289</b>	<b>6%</b>

- (1) The year in which an appeal is filed does not necessarily correspond with the fiscal year/tax year value contested.
- (2) Includes both secured and unsecured roll appeals.
- (3) In many cases, multiple appeals contesting values for different tax years have been filed on the same parcel. Each appeal is counted as a separate appeal. However, the secured values have been aggregated for multiple appeals on a single parcel for purposes of estimating reductions in future assessed value. As a result, the aggregate values in the table for parcels subject to multiple appeals may exceed the actual assess value of these parcels.
- (4) Of the 276 resolved appeals, 219 were either withdrawn or denied.

**EMERYVILLE PROJECT AREA  
Pending Assessment Appeals  
as of January 19, 2011**

<u>Appeals (1)</u>	<u>Number of Appeals</u>	<u>Contested Value</u>	<u>Applicant Opinion of Value</u>	<u>Estimated Resolved Value</u>	<u>Estimated Reduction</u>	<u>% Reduction</u>
Aggregate	307	\$ 3,528,400,100	\$ 1,733,268,252	\$ 2,900,302,105	\$ 628,097,995	0
Unique	147	1,376,043,628	677,236,104	1,076,488,391	299,555,237	22%

- (1) In many cases, multiple appeals contesting values for different tax years have been filed on the same parcel. Each appeal is counted as a separate appeal. However, the secured values have been aggregated for multiple appeals on a single parcel for purposes of estimated reductions in future assessed value. As a result, the aggregate values in the table for parcels subject to multiple appeals may exceed the actual assess value of these parcels.

Source: Alameda County Assessment Appeals Board

Table 2  
Emeryville Public Financing Authority  
Revenue Bonds, 2001, Series A & B  
Revenue Bonds, 2002



**Emeryville Public Financing Authority  
Annual Report**

Table 14  
SHELLMOUND PROJECT AREA  
Assessment Appeals Resolved  
Fiscal Years 2005-06 through 2010-11

<u>Fiscal Year (1)</u>	<u>Number of Appeals (2)(3)</u>	<u>Contested Value</u>	<u>Applicant Opinion of Value</u>	<u>Final Value/ Estimated Resolved Value</u>	<u>Reduction from Assessor Value</u>	<u>% Reduction</u>
2005-06	18	\$ 286,417,238	\$ 231,770,726	\$ 263,116,560	\$ 25,300,678	9%
2006-07	45	593,455,770	345,610,646	587,095,544	6,360,226	1%
2007-08	41	523,427,809	317,746,172	517,629,635	5,798,174	1%
2008-09	103	155,588,195	106,398,165	155,015,256	572,939	0%
2009-10	74	39,231,092	15,381,177	39,011,232	219,860	1%
2010-11	1	984,067	766,414	984,067	0	0%
<b>Total</b>	<b>282 (4)</b>	<b>\$ 1,599,104,171</b>	<b>\$ 1,017,673,300</b>	<b>\$ 1,562,852,294</b>	<b>\$ 38,251,877</b>	<b>2%</b>

- (1) The year in which an appeal is filed does not necessarily correspond with the fiscal year/tax year value contested.
- (2) Includes both secured and unsecured roll appeals.
- (3) In many cases, multiple appeals contesting values for different tax years have been filed on the same parcel. Each appeal is counted as a separate appeal. However, the secured values have been aggregated for multiple appeals on a single parcel for purpose
- (4) Of the 282 resolved appeals, 253 were either withdrawn or denied.

SHELLMOUND PROJECT AREA  
Pending Assessment Appeals  
as of January 19, 2011

<u>Appeals (1)</u>	<u>Number of Appeals</u>	<u>Contested Value</u>	<u>Applicant Opinion of Value</u>	<u>Estimated Resolved Value</u>	<u>Estimated Reduction</u>	<u>% Reduction</u>
Aggregate	169	\$ 2,691,781,426	\$ 1,381,967,570	\$ 2,298,575,132	\$ 393,206,294	15%
Unique	69	1,067,914,633	503,218,467	915,136,358	152,778,275	14%

- (1) In many cases, multiple appeals contesting values for different tax years have been filed on the same parcel. Each appeal is counted as a separate appeal. However, the secured values have been aggregated for multiple appeals on a single parcel for purposes of estimated reductions in future assessed value. As a result, the aggregate values in the table for parcels subject to multiple appeals may exceed the actual assess value of these parcels.

**Emeryville Public Financing Authority  
Annual Report**

Table 15  
EMERYVILLE PROJECT AREA  
Assessment Appeals by Top Ten Property Owners  
Fiscal Years 2005-06 through 2010-11

Fiscal Year	Property Owner	Number of Appeals (1)	Original Assessor's Value (2)	Appeal Value (Parcels Subject to Appeal Value) (3)	Appeal Value (Applicant's Opinion of Value)
2005-06	Chiron Corporation	8	\$ 233,126,617	\$ 150,004,835	\$ 61,250,000
	Marketplace Mortgage, LLC	7	50,601,241	49,752,450	23,370,000
	Hardage Hotels V LLC	1	38,554,904	36,244,128	22,803,000
	Catellus Finance 1 LLC	2	21,068,111	21,068,111	15,801,083
		<u>18</u>	<u>\$ 343,350,873</u>	<u>\$ 257,069,524</u>	<u>\$ 123,224,083</u>
2006-07	Chiron Corporation	20	\$ 236,962,865	\$ 253,133,479	\$ 123,135,000
	SPK Emeryville Properties	2	142,152,815	142,152,815	132,300,000
	Sad Hill NW	2	97,032,559	194,062,914	176,100,000
	HPTM1 Properties Trust	1	44,132,765	44,132,765	13,239,000
	Hardage Hotels V LLC	3	39,129,181	37,844,926	25,400,000
	Spiecker Properties	1	35,185,913	31,618,461	30,500,000
		<u>29</u>	<u>\$ 594,596,098</u>	<u>\$ 702,945,360</u>	<u>\$ 500,674,000</u>
2007-08	Chiron Corporation	23	\$ 231,504,934	\$ 327,735,811	\$ 141,992,000
		<u>23</u>	<u>\$ 231,504,934</u>	<u>\$ 327,735,811</u>	<u>\$ 141,992,000</u>
2008-09	NOP Watergate LLC	7	\$ 248,435,892	\$ 793,895,550 (4)	\$ 557,627,240
	Chiron Corporation	14	240,843,207	221,682,727	109,048,000
	Hines REIT Watergate LP	1	147,834,108	147,832,884	131,500,000
	Bay Center Investors LLC	3	124,950,000	124,950,000 (5)	60,700,000
	APF Emeryville Ownco LLC	1	57,240,293	54,046,169	26,791,509
	HPTM1 Properties Trust	1	45,915,478	45,915,478	13,773,000
		<u>27</u>	<u>\$ 865,218,978</u>	<u>\$1,388,322,808</u>	<u>\$ 899,439,749</u>
2009-10	NOP Watergate LLC	3	\$ 253,404,608	\$ 253,404,400	\$ 125,000,000
	Chiron Corporation	77	207,488,730	685,275,348 (6)	311,575,241
	Hines REIT Watergate LP	1	150,790,789	150,789,541 (6)	92,050,000
	Bay Center Investors LLC	3	127,449,000	127,449,000 (5)	63,350,000
	BRE Properties Inc.	4	106,797,338	106,797,338	53,810,000
	Catellus Dev Corp	3	62,247,593	44,502,481	13,349,000
	ASN Emeryville LLC	2	61,880,389	61,880,389	33,715,891
	APF Emeryville Ownco LLC	1	58,005,755	55,127,093	25,441,368
	HPTMI Properties Trust	1	46,833,651	46,833,651	14,049,000
Marketplace Mortgage LLC (7)	8	44,915,130	44,915,130	21,265,000	
		<u>103</u>	<u>\$ 1,119,812,983</u>	<u>\$1,576,974,371</u>	<u>\$ 753,605,500</u>

**Emeryville Public Financing Authority  
Annual Report**

Table 15  
EMERYVILLE PROJECT AREA  
Assessment Appeals by Top Ten Property Owners  
Fiscal Years 2005-06 through 2010-11

Fiscal Year	Property Owner	Number of Appeals (1)	Original Assessor's Value (2)	Appeal Value (Parcels Subject to Appeal Value) (3)	Appeal Value (Applicant's Opinion of Value)
2010-11	Chiron Corp/Novartis	25	\$ 297,454,625	\$ 347,221,108	\$ 148,219,000
	SA Challenger Inc.	3	252,880,969	252,802,796	142,999,997
	Hines REIT Watergate LP	1	150,484,249	150,431,554	70,000,000
	BRE-FMCA LLC	2	87,719,708	87,002,644	43,468,000
	ASN Emeryville LLC	2	61,986,216	61,733,479	37,200,000
	HPTMI Properties Trust	1	46,722,382	46,722,382	14,016,000
	Marketplace Mortgage LLC	8	44,808,547	44,808,547	22,442,900
	Regency Centers LP	6	42,916,863	42,755,615	20,080,100
		48	\$ 984,973,559	\$ 1,033,478,125	\$ 498,425,997

Based on extract of County Assessment Appeals database as of January 2011 inclusive of both pending and resolved appeals.

- (1) Based on extract of County Assessment Appeals database as of January 2011 inclusive of both pending and resolved appeals.
- (2) Top ten property owners and roll value for 2005-06 to 2009-10 per MuniServices.
- (3) Values are as reported in Assessment Appeals database. The valuation may be less than the roll value reported for the property owner if, for example, not all parcels are subject to appeal. Value subject to appeal may also exceed roll value in some cases due to multiple appeal filings for a single parcel. A single parcel may have several types of appeals filed, for example, supplemental assessments, base year, legal, escape, or Proposition 8 appeals.
- (4) "Original Assessor's Value for Parcels Subject to Appeal" exceeds roll value because two parcels have multiple appeal filings (legal, base year, and proposition 8 appeals).
- (5) Appeals filed by Principal Real Estate Investors.
- (6) The difference between the "Roll Value" and the "Original Assessor's Value" occurs because the appeals include 44 escape and supplemental appeals.
- (7) Original continuing disclosure document filed shows 11 assessesees in the top 10 list.

Source: MuniServices and Alameda County Assessment Appeals Board

Table 3  
Emeryville Public Financing Authority  
Revenue Bonds, 2002

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

CDIAC # 1999-0733

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 \_\_\_\_\_
- C. Date of Bond Issuance 06-25-1999
- D. Original Principal Amount of Bonds \$ 14,420,000.00
- E. Reserve Fund Minimum Balance  Yes      Amount (\$) 529,749.42       No
- F. Total Issuance Costs \$ 0.00  
(Report Issuance Costs only at initial filing)

**II. FUND BALANCE FISCAL STATUS**

Balances reported as of June 30, 2010  
(Year)

- A. Principal Amount of Bonds Outstanding \$ 8,850,000.00
- B. Bond Reserve Fund \$ 956,900.59
- C. Capitalized Interest Fund \$ 0.00

**III. AUTHORITY FINANCIAL INFORMATION**

A. Fees Paid for Professional Services (Annual Totals)

1. Type of Service	2. Amount of Fees
Trustee	\$ 2,086.51
Administration	\$ 12,123.78
County Government	\$ 10,366.77
	\$
	\$

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)
Bay-Shellmound AD	BP	\$	\$ 11,500.00
East Bay Bridge AD	BP	\$	\$ 2,400.00
		\$	\$
		\$	\$
		\$	\$

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

C. Investment Contracts

1. Terms of Investment Contracts

- a. Final Maturity 09/02/2015
- b. Other (see Guidelines for explanation)

2. Commission/Fee for Contract Total \$ \_\_\_\_\_

3. Interest Earnings on Contract Current \$ 49,431.46

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

**IV. ISSUE RETIRED**

This issue is retired and not 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: \_\_\_\_\_

**IV. NAME OF PARTY COMPLETING THIS FORM**

Name Karan Reid

Title Chief Financial Officer

Firm/Agency Emeryville Public Financing Authority

Address 1333 Park Ave

City/State/Zip Code Emeryville, CA 94608

Email kreid@emeryville.org

Phone Number (510) 596-4352 Date Of Report 10/27/2010

**STATE OF CALIFORNIA  
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

Fiscal Year \_\_\_\_\_

**I. GENERAL INFORMATION**

A. Local Obligor Issuer Emeryville

B. Name/Title/Series of Bond Issue \_\_\_\_\_

C. Date of Bond Issue 06-25-1999

D. Original Principal Amount of Bonds 1,790,000.00

E. Reserve Fund Minimum Balance Required  Yes  No Amount 0.00

Part of Authority Reserve Fund (*Marks-Roos only*)  Yes  No % of Reserve Fund 1

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30, 2010 (Year)

A. Principal Amount of Bonds Outstanding 575,000.00

B. Bond Reserve Fund 162,124.30

C. Capitalized Interest Fund 0.00

**III. DELINQUENT REPORTING INFORMATION**

Delinquent Taxes  Yes  No

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/2010 (Date)

A. Delinquency Rate 17.97 (Percent)

B. The Taxes are Paid Under the County Teeter Plan:  Yes  No

C. Taxes Due 230,621.41

D. Taxes Unpaid 43,715.28

**IV. ISSUE RETIRED**

This issue is retired and not longer subject to the Yearly Fiscal Status filing requirements. (*Indicate reason for retirement.*)

A. Matured  Yes  No

B. Refunded Entirely  Yes  No If yes, indicate final maturity date: \_\_\_\_\_

If yes, state refunding bond title: \_\_\_\_\_ and issue date: \_\_\_\_\_

C. Other: \_\_\_\_\_

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Karan Reid

Title Chief Financial Officer

Firm/Agency Emeryville

Address 1333 Park Ave

City Emeryville State CA Zip Code 94608

Phone Number (510) 596-4352 Email kreid@emeryville.org Date of Report 10/27/2010

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  
MARKS-ROOS YEARLY FISCAL STATUS REPORT  
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(916) 653-3269 FAX (916) 654-7440

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Fiscal Year \_\_\_\_\_

**I. GENERAL INFORMATION**

A. Local Obligor Issuer Emeryville

B. Name/Title/Series of Bond Issue \_\_\_\_\_

C. Date of Bond Issue 06-25-1999

D. Original Principal Amount of Bonds 6,000,000.00

E. Reserve Fund Minimum Balance Required  Yes  No Amount 0.00

Part of Authority Reserve Fund (*Marks-Roos only*)  Yes  No % of Reserve Fund 42.5

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30, 2010 (Year)

A. Principal Amount of Bonds Outstanding 4,455,000.00

B. Bond Reserve Fund 407,023.23

C. Capitalized Interest Fund 0.00

**III. DELINQUENT REPORTING INFORMATION**

Delinquent Taxes  Yes  No

Delinquent Parcel Information Reported as of Equalized Tax Roll of: \_\_\_\_\_ (Date)

A. Delinquency Rate 0.00 (Percent)

B. The Taxes are Paid Under the County Teeter Plan:  Yes  No

C. Taxes Due 571,703.02

D. Taxes Unpaid 0.00

**IV. ISSUE RETIRED**

This issue is retired and not longer subject to the Yearly Fiscal Status filing requirements. (*Indicate reason for retirement.*)

A. Matured  Yes  No

B. Refunded Entirely  Yes  No If yes, indicate final maturity date: \_\_\_\_\_

If yes, state refunding bond title: \_\_\_\_\_ and issue date: \_\_\_\_\_

C. Other: \_\_\_\_\_

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Karan Reid

Title Chief Financial Officer

Firm/Agency Emeryville

Address 1333 Park Ave

City Emeryville State CA Zip Code 94608

Phone Number (510) 596-4352 Email kreid@emeryville.org Date of Report 10/27/2010

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(916) 653-3269 FAX (916) 654-7440

For Office Use Only
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Local Obligor Issuer Emeryville

B. Name/Title/Series of Bond Issue \_\_\_\_\_

C. Date of Bond Issue 06-25-1999

D. Original Principal Amount of Bonds 5,505,000.00

E. Reserve Fund Minimum Balance Required  Yes  No Amount 0.00

Part of Authority Reserve Fund (*Marks-Roos only*)  Yes  No % of Reserve Fund 40.5

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30, 2010 (Year)

A. Principal Amount of Bonds Outstanding 3,595,000.00

B. Bond Reserve Fund 387,753.06

C. Capitalized Interest Fund 0.00

**III. DELINQUENT REPORTING INFORMATION**

Delinquent Taxes  Yes  No

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/10 (Date)

A. Delinquency Rate 2.88 (Percent)

B. The Taxes are Paid Under the County Teeter Plan:  Yes  No

C. Taxes Due 522,694.44

D. Taxes Unpaid 15,056.06

**IV. ISSUE RETIRED**

This issue is retired and not longer subject to the Yearly Fiscal Status filing requirements. (*Indicate reason for retirement.*)

A. Matured  Yes  No

B. Refunded Entirely  Yes  No If yes, indicate final maturity date: \_\_\_\_\_

If yes, state refunding bond title: \_\_\_\_\_ and issue date: \_\_\_\_\_

C. Other: \_\_\_\_\_

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Karan Reid

Title Chief Financial Officer

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City Emeryville State CA Zip Code 94608

Phone Number (510) 596-4352 Email kreid@emeryville.org Date of Report 10/27/2010

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