



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

**Annual Report
dated March 2010**

**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

b)	(i) Table 2-Emeryville Project Area, Component Tax Rates for Current Fiscal Year for Tax Rate Areas 14003 and 14004	Table 3
	(ii) Table 3-Emeryville Project Area, Actual Tax Rates Tax Rate Areas 14003 and 14004	Table 3
	(iii) Table 4-Emeryville Project Area, Taxable Values and Tax Increment Revenues	Table 4
	(iv) Table 6-Shellmound Park Redevelopment Project Area, Component Tax Rates for Tax Rate Areas 14001 and 14006.	Table 3
	(v) Table 7-Shellmound Park Redevelopment Project Area, Taxable Values and Tax Increment Revenues	Table 5
	(vi) Table 9, Total Tax Revenues, Estimated Debt Service Coverage	Table 6
	(vii) Table 11- Ten Largest Property Tax Payers (Emeryville Project Area)	Table 7
	(viii) Table 12- Ten Largest Property Tax Payers (Shellmound Project Area)	Table 8
	(ix) Table B-3-City of Emeryville, Taxable Transactions for Last 4 years.	Table 9
	(x) Table B-5-City of Emeryville Building Permit Valuations for last 10 years.	Table 12
	(xi) Table B-7-City of Emeryville Assessed Valuation since 1987-88	Table 10

**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
(ii)	General Governmental Expenditures by Function	See CAFR, page 29
(iii)	Assessed Value of Taxable Property	see CAFR, page 167
(iv)	Property Tax Levies and Collections	see CAFR, page 170
(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 173
(vii)	Principal Taxpayers	See CAFR, page 169
(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

	<i>As described in Disclosure Agreement</i>	<i>As presented herein</i>
a)	audited financial statements	attached

b)	(i) Table 4-Historical Taxable Values and Tax Increment Revenues (Emeryville Project Area)	Table 4
	(ii) Table 5- Historical Total Tax Increment Revenues (Emeryville Project Area)	Table 4
	(iii) Table 7- Historical Taxable Values and Tax Increment Revenues (Shellmound Park Redevelopment Area)	Table 5
	(iv) Table 8- Historical Total Tax Increment Revenues (Shellmound Park Redevelopment Area)	Table 5
	(v) Table 12- Ten Largest Property Tax Payers (Emeryville Project Area)	Table 7
	(vi) Table 13- Ten Largest Property Tax Payers (Shellmound Project Area)	Table 8

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.	\$ 9,595,000		
		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.	\$ 144,771	\$ 345,201	\$ 363,462
c)	(i) Principal amount outstanding of the local obligations.	\$ 740,000	\$ 3,840,000	\$ 4,685,000
	(ii) Balance in the Redemption Funds created pursuant to the Fiscal Agent Agreements relating to the Local Obligations	\$ 295,683	\$ 1,522,878	\$ 602,521
	(iii) Total aggregate assessed value of all parcels subject to the Reassessment within each Assessment District	\$ 248,451,864	\$ 2,391,936,039	\$ 106,796,240
	(iii) Total aggregate assessed value of all parcels subject to the Reassessment within the three Assessment Districts in aggregate		\$ 2,391,936,039	
	(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

attached

b)	(i) Table 3-Historical Taxable Values and Tax Increment Revenues (Emeryville Project Area)	Table 4
	(ii) Table 4- Historical Total Tax Increment Revenues (Emeryville Project Area)	Table 4
	(iii) Table 5- Historical Taxable Values and Tax Increment Revenues (Shellmound Park Redevelopment Area)	Table 5
	(iv) Table 6- Historical Total Tax Increment Revenues (Shellmound Park Redevelopment Area)	Table 5
	(v) Table 12- Ten Largest Property Tax Payers (Emeryville Project Area)	Table 7
	(vi) Table 13- Ten Largest Property Tax Payers (Shellmound Project Area)	Table 8

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

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b) (i) Table 4-Historical Taxable Values and Tax Increment Revenues (Emeryville Project Area)	Table 4
(ii) Table 5- Historical Total Tax Increment Revenues (Emeryville Project Area)	Table 4
(iii) Table 8- Ten Largest Property Tax Payers (Emeryville Project Area)	Table 7

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

Contents of Report

As described in Disclosure Agreement

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b)	(i) Table 2-Historical Taxable Values and Tax Increment Revenues (Emeryville Redevelopment Project)	Table 4
c)	(ii) Table 3-Historical Total Tax Increment Revenues (Emeryville Redevelopment Project)	Table 4
d)	(iii) Table 4-Ten Largest Property Taxpayers (Emeryville Redevelopment Project)	Table 7
e)	(iv) Table 8 - Historical Taxable Values and Tax Increment Revenues (Shellmound Park Redevelopment Project)	Table 5
f)	(v) Table 9 - Historical Total Tax Increment Revenues (Shellmound Park Redevelopment Project)	Table 5
g)	(vi) Table 10 - Ten Largest Property Taxpayers (Shellmound Park Redevelopment Project)	Table 8

Annual Report
Emeryville Public Financing Authority

Table 1
CITY OF EMERYVILLE
Employee Contracts

<u>Union/Association</u>	<u>Length of Contract (Years)</u>	<u>Expiration Date</u>
International Association of Firefighters, Local 55	5	June 30, 2011
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⁽¹⁾
 December 31, 2009

<u>Investment</u>	<u>% of Portfolio</u>	<u>Face Value</u>	<u>Cost Basis</u>	<u>Estimated Market Value</u>
Local Agency Investment Fund	14.8%	\$ 29,071,196	\$ 29,071,196	\$ 29,098,750
Certificates of Deposit	0.1%	200,000	200,000	200,000
Government/Agency Issues	84.3%	165,171,167	165,147,717	165,383,858
Corporate Issues	0.0%	-	-	-
Investment Contracts	0.7%	1,389,082	1,389,082	1,389,082
	100.0%	\$ 195,831,445	\$ 195,807,995	\$ 196,071,690

⁽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	2009/10
Basic County Levy	1.0000 %
Peralta College District	0.0430
Emery School District	0.0132
East Bay Regional Park District	0.0108
Bay Area MUD, District 1	0.0065
Bay Area Rapid Transit District	<u>0.0057</u>
Total Tax Rate	1.0792 %

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>2005/06</u>	<u>2006/07</u>	<u>2007/08</u>	<u>2008/09</u>	<u>Estimated</u> <u>2009/10</u>
Secured	\$ 1,424,049,492	\$ 1,634,094,953	\$ 1,854,606,705	\$ 2,091,832,616	\$ 2,144,993,014
Unsecured	<u>154,703,980</u>	<u>157,176,896</u>	<u>145,107,567</u>	<u>152,619,242</u>	<u>106,689,114</u>
Total	1,578,753,472	1,791,271,849	1,999,714,272	2,244,451,858	2,251,682,128
Less Base Year	<u>(111,473,300)</u>	<u>(111,473,300)</u>	<u>(110,587,620)</u>	<u>(110,587,620)</u>	<u>(110,587,620)</u>
Incremental Increase	1,467,280,172	1,679,798,549	1,889,126,652	2,133,864,238	2,141,094,508
Tax Increment Revenues	15,531,857	18,400,050	20,743,494	23,972,403	24,134,553
ERAF Takeaway	(1,266,487)	-	-	-	(7,283,077)
Pass-Throughs	(343,765)	(768,802)	(1,185,687)	(2,402,470)	(2,423,209)
Housing Set-Aside (20%)	3,106,371	3,680,010	4,148,699	4,794,481	4,826,911
Tax Revenues	\$ 10,815,234	\$ 13,951,238	\$ 15,409,108	\$ 16,775,452	\$ 9,601,356
Percent Change in Tax Increment Revenues	9.0%	18.5%	12.7%	15.6%	0.7%

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

FY 05/06 tax increment revenues include prior year's supplemental payment of \$598,204.
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 revenue estimate based upon information provided by Alameda County Auditor Controller's Office,
which is expected to include prior year's supplemental payment of \$2,165,000

Annual Report
Emeryville Public Financing Authority

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

	<u>2005/06</u>	<u>2006/07</u>	<u>2007/08</u>	<u>2008/09</u>	<u>Estimated</u> <u>2009/10</u>
Secured	\$938,434,256	\$1,070,835,822	\$1,262,202,257	\$1,387,835,979	\$1,406,401,634
Unsecured	<u>167,227,578</u>	<u>144,950,335</u>	<u>155,458,540</u>	<u>158,701,622</u>	<u>161,981,435</u>
Total	\$1,105,661,834	\$1,215,786,157	\$1,417,660,797	\$1,546,537,601	\$1,568,383,069
Less Base Year	(189,255,820)	(189,255,820)	(187,795,640)	(187,795,640)	(187,795,640)
Incremental Increase	916,406,014	1,026,530,337	1,229,865,157	1,358,741,961	1,380,587,429
Tax Increment Revenues	9,658,080	11,756,064	13,238,737	14,390,899	14,529,385
ERAF Takeaway	(600,850)	-	-	-	(4,008,515)
Pass-Throughs	(3,969,491)	(3,374,113)	(3,603,924)	(5,120,697)	(5,203,000)
Housing Set-Aside	1,931,616	2,351,213	2,647,747	2,878,180	2,905,877
Tax Revenues	\$ 3,156,123	\$ 6,030,738	\$ 6,987,066	\$ 6,392,022	\$ 2,411,993
Percent Change in Tax Increment Revenues	17.3%	21.7%	12.6%	8.7%	1.0%

TABLE 7 (for both 1995 and 1998 bonds)

TABLE 8 (for 1998 bonds)

FY 05/06 tax increment revenues include prior year's supplemental payment of \$366,533.

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 revenue estimate based upon information provided by Alameda County Auditor Controller's Office, which is expected to include prior year's supplemental payment of \$435,000

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>
2010	3,141,469	4,826,911	2,905,877	25,567	7,758,354	246.97%
2011	3,141,259	4,826,911	2,905,877	25,567	7,758,354	246.98%
2012	3,144,291	4,826,911	2,905,877	25,567	7,758,354	246.74%
2013	3,141,413	4,826,911	2,905,877	25,567	7,758,354	246.97%
2014	3,144,133	4,826,911	2,905,877	25,567	7,758,354	246.76%
2015	3,142,476	4,826,911	2,905,877	25,567	7,758,354	246.89%
2016	3,142,190	4,826,911	2,905,877	25,567	7,758,354	246.91%
2017	3,142,209	4,826,911	2,905,877	25,567	7,758,354	246.91%
2018	3,142,305	4,826,911	2,905,877	25,567	7,758,354	246.90%
2019	3,142,358	4,826,911	2,905,877	25,567	7,758,354	246.90%
2020	3,142,273	4,826,911	2,905,877	25,567	7,758,354	246.90%
2021	3,140,803	4,826,911	2,905,877	25,567	7,758,354	247.02%
2022	3,137,788	4,826,911	2,905,877	25,567	7,758,354	247.26%
2023	3,138,598	4,826,911	2,905,877	25,567	7,758,354	247.19%
2024	3,142,483	4,826,911	2,905,877	25,567	7,758,354	246.89%
2025	3,139,003	4,826,911	2,905,877	25,567	7,758,354	247.16%
2026	3,141,623	4,826,911	2,905,877	25,567	7,758,354	246.95%
2027	1,152,983		2,905,877	25,567	2,931,444	254.25%
2028	1,149,423		2,905,877	25,567	2,931,444	255.04%
2029	1,148,463		2,905,877	25,567	2,931,444	255.25%
2030	1,149,743		2,905,877	25,567	2,931,444	254.97%
2031	1,152,765		2,905,877	25,567	2,931,444	254.30%
2032	1,152,533		2,905,877	25,567	2,931,444	254.35%
2033	1,149,033		2,905,877	25,567	2,931,444	255.12%
2034	1,153,350		2,905,877	25,567	2,931,444	254.17%

* 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 2009/10 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 2009/10

<u>Assessee Name</u>	<u>Land Use</u>	<u>Assessed Valuation</u>	<u>Percent of Total</u>
NOP Watergate LLC	Commercial, Offices	\$ 253,404,608	11.8%
Chiron Corporation	Biotech Facilities	207,488,730	9.7%
Hines REIT Watergate LP	Vacant, Commercial Land	150,790,789	7.0%
Bay Center Investors LLC	Commercial, Offices	127,449,000	5.9%
BRE Properties Inc	Commercial, Offices	106,797,338	5.0%
Emery Bay North	Residential	75,680,172	3.5%
Catellus Dev Corp	Com Shopping Center	62,247,593	2.9%
ASN Emeryville LLC	Residential	61,880,389	2.9%
APF Emeryville Ownco LLC	Hotel	58,005,755	2.7%
HPTMI Properties Trust	Hotel	46,833,651	2.2%
Marketplace Mortgage LLC	Shopping Center	44,915,130	2.1%
Total for Top Ten		\$ 1,195,493,155	55.6%
Total valuation of the Project Area in fiscal Year 2009/10 is		\$ 2,148,428,824	

Source : 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 2009/10

<u>Assessee Name</u>	<u>Land Use</u>	<u>Assessed Valuation</u>	<u>Percent of Total</u>
Madison Manhattan Village	Shopping Center	179,897,631	12.8%
Pixar	Office	163,213,493	11.6%
Emery Station Joint Venture LLC	Commercial, Office	114,262,352	8.1%
STRS Ohio CA Real Estate Investmnt	Residential	99,435,134	7.1%
ES East Assoc LLC	Residential	89,324,962	6.4%
Windsor Metropolitan LP	Residential	87,423,445	6.2%
Griffin Capital Atrium Investors	Commercial, Office	51,498,338	3.7%
CEP Emery Tech Investors LLC	Vacant, Commercial Land	48,760,120	3.5%
IKEA Property Inc.	Commercial, Office	36,174,176	2.6%
Hollis Street Investors LLC	Commercial, Office	36,515,726	2.6%
Total for Top Ten		\$ 906,505,377	64.4%
Total valuation of the Project Area in fiscal Year 2009/10 is		\$ 1,406,632,304	100.0%

Source : 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

	1993		1994		1995		1996	
	<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	266	\$158,181	280	\$149,499	289	\$293,007	313	\$306,358
All Others	<u>420</u>	<u>\$134,103</u>	<u>413</u>	<u>\$138,164</u>	<u>433</u>	<u>\$164,217</u>	<u>407</u>	<u>\$177,844</u>
Total	686	\$ 292,284	693	\$ 287,663	722	\$ 457,224	720	\$ 484,202

	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

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

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	45,650	25%	33,006,600
Bay Center Investors LLC	4	59,992	33%	127,449,000
Marketplace Mortgage LLC	5	59,724	33%	44,548,598
Total annual reassessments		180,000		

East Baybridge Reassessment District

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Catellus Residential Group Inc	2	36,902	15%	29,618,317
Catellus Finance 1 LLC	3	133,353	54%	45,962,692
Emeryville Retail Properties LP	1	74,745	31%	30,774,799
Total annual reassessments		245,000		

Bay Shellmound Reassessment District

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Regency Centers LP	8	39,447	15%	42,994,319
Ikea Property Inc	9	25,207	10%	64,655,858
Madison Manhattan Village LLC	5	23,592	9%	76,497,376
Marketplace Mortgage LLC	5	20,395	8%	44,084,219
Total annual reassessments		264,882		

Aggregate Reassessment Districts

Property Owner	Number of Parcels	Annual Reassessment	% of Annual Reassessments	Assessed Value
Catellus Finance 1 LLC	3	133,353	19%	45,962,692
Regency Centers LP	12	85,097	12%	76,000,919
Emeryville Retail Properties LP	1	74,745	11%	30,774,799
Ikea Property Inc	9	25,207	4%	64,655,858
Madison Manhattan Village LLC	5	23,592	3%	76,497,376
Marketplace Mortgage LLC	10	80,119	12%	88,632,817
Catellus Residential Group Inc	2	36,902	5%	29,618,317
Bay Center Associates	4	59,992	9%	127,449,000
Total annual reassessments		689,882		

**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

**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, 2009
(Year)

- A. Principal Amount of Bonds Outstanding \$ 9,595,000.00
- B. Bond Reserve Fund \$ 903,202.95
- 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	\$ 6,877.30
County Government	\$ 10,340.11
	\$
	\$

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 \$ 129,082.38

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 Edmund Suen

Title Finance Director

Firm/Agency City of Emeryville

Address 1333 Park Ave

City/State/Zip Code Emeryville, CA 94608

Email esuen@emeryville.org

Phone Number (510) 5964328 Date Of Report 10/29/2009

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 17

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2009 (Year)
A. Principal Amount of Bonds Outstanding 740,000.00
B. Bond Reserve Fund 144,770.87
C. Capitalized Interest Fund 0.00

III. DELINQUENT REPORTING INFORMATION

Delinquent Taxes Yes No
Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/09 (Date)
A. Delinquency Rate 1 (Percent)
B. The Taxes are Paid Under the County Teeter Plan: Yes No
C. Taxes Due 228,257.10
D. Taxes Unpaid 2,277.50

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: _____

V. NAME OF PARTY COMPLETING THIS FORM

Name Edmund Suen
Title Finance Director
Firm/Agency Emeryville
Address 1333 Park Ave
City Emeryville State CA Zip Code 94608
Phone Number (510) 5964328 Email esuen@emeryville.org Date of Report 10/29/2009

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
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 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

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2009 (Year)

A. Principal Amount of Bonds Outstanding 3,840,000.00

B. Bond Reserve Fund 346,200.75

C. Capitalized Interest Fund 0.00

III. DELINQUENT REPORTING INFORMATION

Delinquent Taxes Yes No

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/09 (Date)

A. Delinquency Rate 5.3 (Percent)

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

C. Taxes Due 521,519.80

D. Taxes Unpaid 27,635.64

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, state refunding bond title: _____ and issue date: _____

C. Other: _____

V. NAME OF PARTY COMPLETING THIS FORM

Name Edmund Suen

Title Finance Director

Firm/Agency City of Emeryville

Address 1333 Park Ave

City Emeryville State CA Zip Code 94608

Phone Number (510) 5964328 Email esuen@emeryville.org Date of Report 10/29/2009

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**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 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 43

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2009 (Year)

A. Principal Amount of Bonds Outstanding 4,685,000.00

B. Bond Reserve Fund 363,462.34

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 573,203.66

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 If yes, indicate final maturity date: _____

B. Refunded Entirely Yes No

If yes, state refunding bond title: _____ and issue date: _____

C. Other: _____

V. NAME OF PARTY COMPLETING THIS FORM

Name Edmund Suen

Title Finance Director

Firm/Agency City of Emeryville

Address 1333 Park Ave

City Emeryville State CA Zip Code 94608

Phone Number (510) 5964328 Email esuen@emeryville.org Date of Report 10/29/2009

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