

ATTACHMENT A

EXISTING CRE TENANCY AGREEMENTS SUBJECT TO HOLDOVER RENT ADJUSTMENTS

TENANT NAME	STREET ADDRESS	PORT BUILDING CODE
AC Transit	101 Washington St/2 nd St	F-601
City of Oakland - City Service Center	7101 Edgewater Drive	K603
City of Oakland - Fire Station 27	8501 Pardee Drive	K116
Local 91, ILWU	1851 Embarcadero East	J-120
Oakland Marina LLP	38 Webster Street	F-101
Oakland Marina LLP	1853 Embarcadero	J-120
Oaktown Jazz	55 Washington Street	F-113
Potomac Association	540 Water Street	F-113
The Anchor Program	Jack London Square	Water Area
Van Matre Lumber Company	251 Fifth Avenue	F-203

ATTACHMENT B: MARKET RATE INFORMATION

INDUSTRIAL/WAREHOUSE MARKET	
MARKET SOURCE	
CBRE	Warehouse average asking rate for Oakland is \$0.90 NNN psf/mo.
1st Quarter 2019	Industrial average asking rate for Oakland is \$1.05 NNN psf/mo.
Colliers International	Warehouse average asking rate for Oakland is \$0.91 NNN psf/mo.
1st Quarter 2019	Industrial average asking rate for Oakland is \$0.98 NNN psf/mo.

OFFICE MARKET	
MARKET SOURCE	
CBRE	Class A in Jack London Square average asking rate is \$4.58 psf/full service.
1st Quarter 2019	Class A in Oakland-Downtown average asking rate is \$5.25 psf/full service.
Colliers International	Class A in Jack London Square average asking rate is \$4.50 psf/full service.
1st Quarter 2019	Class A in Oakland-Downtown average asking rate is \$5.00 psf/full service.

CURRENT PORT TARIFF RATES					
MARKET SOURCE	UNPAVED	ROCKED		PAVED	
		Without Lighting or Fencing	With Lighting and Fencing	Without Lighting or Fencing	With Lighting and Fencing
LAND	\$0.18	\$0.18	\$0.20	\$0.21	\$0.26
WAREHOUSE SPACE	\$0.42	THIS SPACE LEFT INTENTIONALLY BLANK			
OFFICE SPACE OUTSIDE JLS	NON-AIR CONDITIONED		AIR CONDITIONED		
	\$1.40				\$1.57
OFFICE SPACE JLS GROUND FLOOR	\$2.04	THIS SPACE LEFT INTENTIONALLY BLANK			
RETAIL & RESTAURANT	\$2.04	THIS SPACE LEFT INTENTIONALLY BLANK			

CPI INCREASE CALCULATION	
MARKET SOURCE	
Bureau of Labor Statistics	CPI increase from April 2018 to April 2019 (All Urban Wage Consumers) - 4.01%

ATTACHMENT C

PROPOSED TARGET RENTAL RATES FOR CRE DIVISION

TYPE OF AREA		Current Rate Per Sq Ft	Rate PSF as of 7/1/2019	Rate PSF as of 7/1/2020	Rate PSF as of 7/1/2021	
LAND	Unpaved	\$0.14	\$0.15	\$0.15	\$0.16	
	Rocked	Without Lighting or Fencing	\$0.18	\$0.19	\$0.19	\$0.20
		With Lighting and Fencing	\$0.20	\$0.21	\$0.22	\$0.22
	Paved	Without Lighting or Fencing	\$0.21	\$0.22	\$0.23	\$0.24
		With Lighting and Fencing	\$0.25	\$0.26	\$0.27	\$0.28
	WAREHOUSE SPACE		\$0.41	\$0.43	\$0.44	\$0.46
OFFICE SPACE	Outside JLS	\$1.35	\$1.40	\$1.46	\$1.52	
	JLS Ground Floor	\$1.53	\$1.59	\$1.65	\$1.72	
RETAIL & RESTAURANT		\$2.04	\$2.12	\$2.21	\$2.29	
		\$2.04	\$2.12	\$2.21	\$2.29	

Attachment D: CRE Division Proposed Holdover Rental Rates for Existing Property Agreements

Name	Address	Sq. Ft.	Current Rent			Target Rent as of 7/2019		Target Rent as of 7/2020		Target Rent as of 7/2021			
			Annual Amount (\$)	PSF (\$)	Monthly Amount (\$)	PSF (\$)	Annual Amount (\$)	Monthly Amount (\$)	Annual Amount (\$)	Monthly Amount (\$)	Annual Amount (\$)	Monthly Amount (\$)	
PERCENTAGE RATE INCREASE OVER THE PRIOR YEAR													
			4%					4%					
INDUSTRIAL WAREHOUSE													
Van Matre Lumber	251 - 5th Avenue	14,916	93,924	6.30	7,827	0.52	97,681	8,140	101,588	8,466	105,652	8,804	
		14,916	\$ 93,924	\$ 6.30	\$ 7,827	\$ 0.52	\$ 97,681	\$ 8,140	\$ 101,588	\$ 8,466	\$ 105,652	\$ 8,804	
LAND													
Van Matre Lumber	251 5th Avenue	30,360	19,548	0.64	1,629	0.05	20,330	1,694	21,143	1,762	21,989	1,832	
		30,360	\$ 19,548	\$ 0.64	\$ 1,629	\$ 0.05	\$ 20,330	\$ 1,694	\$ 21,143	\$ 1,762	\$ 21,989	\$ 1,832	
WATER AREA													
The Anchor Program	Foot of Clay	4,000	1	0.00	0.08	0.00	1	0	1	0	1	0	
		4,000	\$ 1	\$ 0.00	\$ 0	\$ 0.00	\$ 1	\$ 0	\$ 1	\$ 0	\$ 1	\$ 0	
MISCELLANEOUS													
AC Transit	101 Washington Street	16	708	44.25	59	3.69	736	61	766	64	796	66	
		16	\$ 708	\$ 44.25	\$ 59	\$ 3.69	\$ 736	\$ 61	\$ 766	\$ 64	\$ 796	\$ 66	
OFFICE													
Potomac Assoc.	540 Water Street (Class A)	1,250	30,600	24.48	2,550	2.04	31,824	2,662	33,097	2,758	34,421	2,868	
Local 91, ILWU	1851 Embarcadero East	1,200	23,568	19.64	1,964	1.64	24,511	2,043	25,491	2,124	26,511	2,209	
Oakland Marinas, LP	1853 Embarcadero	3,240	72,060	22.24	6,005	1.85	74,942	6,245	77,940	6,495	81,058	6,755	
Oakland Marinas, LP	38 Webster	1,000	30,924	30.92	2,577	2.58	32,161	2,680	33,447	2,787	34,785	2,899	
		6,690	\$ 157,152	\$ 23.49	\$ 13,096	\$ 1.96	\$ 163,438	\$ 13,620	\$ 169,976	\$ 14,165	\$ 176,775	\$ 14,731	
RETAIL & RESTAURANT													
Oak Jazz Club	55 Washington Street	6,641	6,948	1.05	579	0.09	7,226	602	7,515	626	7,816	651	
		6,641	\$ 6,948	\$ 1.05	\$ 579	\$ 0.09	\$ 7,226	\$ 602	\$ 7,515	\$ 626	\$ 7,816	\$ 651	
			Annual			Monthly			Annual			Monthly	
			\$ 278,281			\$ 23,190			\$ 289,412			\$ 24,118	
TOTAL RENT													
ANNUAL RENT INCREASE OVER PRIOR YEAR													
			\$			\$			\$			\$	
			11,131			11,576			313,028			26,086	
			\$			\$			\$			\$	