

# CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

## REGULAR MEETING \*\*\*TELECONFERENCE MEETING NOTICE and AGENDA\*\*\* LOCATIONS LISTED BELOW

10:30 A.M.

Thursday, May 12, 2016

Teleconference Phone Information

(712) 775-7031 - Conference Code: 895081223

### Call to Order and Roll Call Statement of Disclosure

### Action Items

1. Approve Minutes from the Regular Meeting on May 5, 2016.
2. Approve Resolution 16-67 of the California Enterprise Development Authority Authorizing the Issuance and Sale of California Enterprise Development Authority Revenue Bonds (Berkeley Student Cooperative, Inc. Project), Series 2016, for the Purpose of Refinancing Facilities for the Benefit of Berkeley Student Cooperative, Inc., a California Nonprofit Public Benefit Corporation, and/or a Related or Successor Entity; Providing the Terms and Conditions for the Sale and Issuance of Said Bonds and Other Matters Relating Thereto and Authorizing the Execution of Certain Documents Herein Specified.

### Public Comment

### Chair Report

### PACE Report

### Other Business

### Adjournment

Members of CEDA and members of the public may access this meeting at the following locations:

California Association for Local  
Economic Development  
(contact Gurbax Sahota  
or Helen Schaubmayer)  
550 Bercut Drive, Suite G  
Sacramento, CA 95811

City of Vista  
(contact Kevin Ham or  
Reception)  
200 Civic Center Dr.  
Vista, CA 92084

Economic Development Collaborative-  
Ventura County  
(contact Bruce Stenslie  
or Kelly Noble)  
1601 Carmen Drive, #215  
Camarillo, CA 93010

City of Santa Clarita  
(contact Jason Crawford or  
Marilyn Sourgoose)  
23920 Valencia Blvd., Suite 100  
Santa Clarita, CA 91355

Fresno State  
(contact Mike Dozier or Reception)  
550 East Shaw Ave., Suite 230  
Fresno, CA 93710

Los Angeles EDC  
(contact Carrie Rogers or  
Linden Johnson)  
444 S. Flower St., 37<sup>th</sup> Floor  
Los Angeles, CA 90071

Southern California Edison,  
Economic Development Services  
(contact Mike Nuby by phone:  
626-812-7351)  
6040-B N. Irwindale Ave.  
Irwindale, CA 91702

This agenda can be obtained at [www.ceda.caed.org](http://www.ceda.caed.org). The California Enterprise Development Authority complies with the Americans with Disabilities Act (ADA) by ensuring that the facilities are accessible to persons with disabilities and by providing this notice and information in alternative formats when requested. If you need further assistance, you may contact us before the meeting at (916) 448-8252, ext. 16.

# CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

**MINUTES**  
**Regular Meeting**  
**\*\*\*TELECONFERENCE MEETING \*\*\***  
**CEDA BOARD OF DIRECTORS**  
**Thursday, May 5, 2016**

## Teleconference Locations

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Economic Development  
550 Bercut Drive, Suite G  
Sacramento, CA 95811

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Los Angeles EDC  
444 S. Flower St., 37th Floor  
Los Angeles, CA 90071

Southern California Edison,  
Economic Development Services  
6040-B N. Irwindale Ave.  
Irwindale, CA 91702

## Call to Order

Gurbax Sahota Board Chair of the California Enterprise Development Authority, called the meeting to order at 10:31 am.

## Roll Call

Members Present: Jason Crawford  
Mike Dozier  
Kevin Ham  
Carrie Rogers  
Gurbax Sahota

CALED Management/Staff

Present: Jillian Boyd  
Helen Schaubmayer

## Statement of Disclosure

None

## Action Items

1. and 2. Approve Minutes from the Regular Meeting on April 7, 2016 and the Annual and Founder's Meeting on April 26, 2016

**Motion:** Board Member Mike Dozier made the motion to approve minutes from the meetings on April 7, 2016 and April 26, 2016. Board Member Carrie Rogers seconded the motion on the floor. Kevin Ham abstained from voting for the approval

of the April 26, 2016 meeting minutes. The motion passed with the following roll call vote:

Jason Crawford	Aye
Mike Dozier	Aye
Kevin Ham	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye

3. Approve Resolution 16-52 and Declaring Intention to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency, and Water Efficiency Improvements in the City of Eureka.
4. Approve Resolution 16-53 and Declaring Intention to Finance Installation of Distributed Generation Renewable Energy Sources, Energy Efficiency, and Water Efficiency Improvements in the County of Humboldt.

**Motion:** Board Member Kevin Ham made the motion to approve Resolutions 16-52 and 16-53. Board Member Jason Crawford seconded the motion on the floor. The motion passed with the following roll call vote:

Jason Crawford	Aye
Mike Dozier	Aye
Kevin Ham	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye

**Discussion:** Helen briefed the Board this is the first step in a two-step process necessary for the implementation of CEDA's California PACE Program in the participating member jurisdictions. These ROIs needed to be re-done because the newspaper publication service published the announcement in Humboldt County, Nevada by mistake.

#### **Public Hearing (Action Items 5 through 17)**

5. Approve Resolution 16-54 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Benicia.
6. Approve Resolution 16-55 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Camarillo.
7. Approve Resolution 16-56 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be

Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Clayton.

8. Approve Resolution 16-57 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Clearlake.
9. Approve Resolution 16-58 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Huntington Beach.
10. Approve Resolution 16-59 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Millbrae.
11. Approve Resolution 16-60 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Porterville.
12. Approve Resolution 16-61 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Shasta Lake.
13. Approve Resolution 16-62 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Suisun City.
14. Approve Resolution 16-63 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be

Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Thousand Oaks.

15. Approve Resolution 16-64 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the City of Tracy.
16. Approve Resolution 16-65 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the Town of Atherton.
17. Approve Resolution 16-66 of The Board Of Directors Of The California Enterprise Development Authority Making Certain Findings and Determinations in Connection with and Confirming The Report Regarding the Establishment of a Contractual Assessment Program To Finance Distributed Generation Renewable Energy Sources and Energy and Water Efficiency Improvements; Confirming Assessments To Be Levied Within The Parameters Of The Report; and Taking Certain Other Actions in the County of Yuba.

**Motion:** *Board Member Jason Crawford made the motion to approve Resolutions 16-54 – 16-66. Board Member Carrie Rogers seconded the motion on the floor. The motion passed with the following roll call vote:*

Jason Crawford	Aye
Mike Dozier	Aye
Kevin Ham	Aye
Carrie Rogers	Aye
Gurbax Sahota	Aye

**Discussion:** Helen briefed the Board the ROIs for these jurisdictions were approved between mid-October and March. The public hearing is the final step in the step-step process necessary for the implementation of CEDA’s California PACE Program in the participating member jurisdictions.

#### **Public Comment**

#### **Chair Report**

Gurbax briefed the Board about the follow-up with the Treasurer’s office discussing the IDB fee. Gurbax announced she will be out of office May 11, 2016 through May 17, 2016. Kevin will run the CEDA Board call on May 12, 2016. Helen stated the next CEDA Board meeting will be on May 12, 2016.

#### **PACE Report**

#### **Other Business**

#### **Adjournment**

**Motion:** *Board Member Mike Dozier moved to adjourn the meeting. Board Member Jason Crawford seconded the motion. The motion passed unanimously by voice vote.*

Board Chair, Gurbax Sahota, adjourned the meeting at 10:39 am.

## Staff Report

<b>Action Requested</b>	Approve Resolution 16-67 of the California Enterprise Development Authority Authorizing the Issuance and Sale of California Enterprise Development Authority Revenue Bonds (Berkeley Student Cooperative, Inc. Project), Series 2016, for the Purpose of Refinancing Facilities for the Benefit of Berkeley Student Cooperative, Inc., a California Nonprofit Public Benefit Corporation, and/or a Related or Successor Entity; Providing the Terms and Conditions for the Sale and Issuance of Said Bonds and Other Matters Relating Thereto and Authorizing the Execution of Certain Documents Herein Specified.
<b>Borrower(s)</b>	Berkeley Student Cooperative, Inc.
<b>Borrower Description</b>	<p>Berkeley Student Cooperative (BSC) is a not-for-profit 501(c)(3) headquartered in Berkeley. BSC has been providing affordable student housing since 1933 and was incorporated in 1934 as a non-profit corporation. Membership in the BSC is open to students upon payment of a life membership fee. Currently the BSC has over 1,300 members that reside and/or participate in food service programs at one of its properties. Each resident and boarder is required to volunteer for the organization for a designated number of hours per week which helps to reduce the operating expenses for BSC. Web site: <a href="https://www.bsc.coop/">https://www.bsc.coop/</a></p> <p>Berkeley Student Cooperative requests the Authority to issue its Revenue Bonds (Berkeley Student Cooperative, Inc. Project) Series 2016 in the aggregate principal amount not to exceed \$18,200,000, and to lend the proceeds to the Borrower for the purposes of refinancing the cost of acquisition, construction, renovation, installation, equipping and furnishing of the real property and improvements for its 19 properties included under this agreement as well as paying certain costs of issuance in connection with the Obligations.</p>
<b>Public Benefits</b>	The tax-exempt refinancing is anticipated to reduce the Borrower's annual debt service payments, savings which be available to support BSC's programs and services. BSC offers housing for a diverse population including low-income, underrepresented, and marginalized groups.
<b>TEFRA Hearing</b>	A public hearing is scheduled to be held by the Board of Supervisors of the County of Alameda on May 10, 2016.
<b>Eligibility and Policy Review</b>	<p>CEDA staff has reviewed the project. The proposed financing is eligible pursuant to state and federal law and addresses the objectives contained in CEDA's Bond Issuance Policies and Procedures</p> <ul style="list-style-type: none"> <li>■ The Borrower is capable of meeting the obligations incurred under the financing documents;</li> <li>■ The Payments to be made are adequate to pay the expenses of CEDA in connection with the financing and to pay debt service;</li> <li>■ Proposed financing is appropriate for the project.</li> </ul>
<b>Recommendation</b>	Staff recommends approval of Resolution 16-67 of the California Enterprise Development Authority Authorizing the Issuance and Sale of California Enterprise Development Authority Revenue Bonds (Berkeley Student Cooperative, Inc. Project), Series 2016, for the Purpose of Refinancing Facilities for the Benefit of Berkeley Student Cooperative, Inc., a California Nonprofit Public Benefit Corporation, and/or a Related or Successor Entity; Providing the Terms and Conditions for the Sale and Issuance of Said Bonds and Other Matters Relating Thereto and Authorizing the Execution of Certain Documents Herein Specified.

**RESOLUTION NO. 16-67**

**CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY**

**RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY REVENUE BONDS (BERKELEY STUDENT COOPERATIVE, INC. PROJECT), SERIES 2016, FOR THE PURPOSE OF REFINANCING FACILITIES FOR THE BENEFIT OF BERKELEY STUDENT COOPERATIVE, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AND/OR A RELATED OR SUCCESSOR ENTITY; PROVIDING THE TERMS AND CONDITIONS FOR THE SALE AND ISSUANCE OF SAID BONDS AND OTHER MATTERS RELATING THERETO AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS HEREIN SPECIFIED**

**WHEREAS**, pursuant to the provisions of the Joint Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the "Act"), the cities of Eureka, Lancaster and Selma entered into a joint exercise of powers agreement (the "Agreement") pursuant to which the California Enterprise Development Authority (the "Authority") was organized; and

**WHEREAS**, the Authority is authorized by the Agreement and the Act to issue bonds, notes or other evidences of indebtedness, or certificates of participation in leases or other agreements, or enter into Financing Agreements to, among other things, finance or refinance facilities owned and/or leased and operated by organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"); and

**WHEREAS**, pursuant to the provisions of the Act, the public agencies which are members of the Authority are authorized to jointly exercise any power common to such public agency members, including, without limitation, the power to acquire and dispose of property, both real and personal; and

**WHEREAS**, the County of Alameda is an associate member of the Authority and is authorized to acquire and dispose of property, both real and personal; and

**WHEREAS**, pursuant to the provisions of the Act, the Authority may, at its option, issue bonds, rather than certificates of participation, and enter into a Financing Agreement for the purposes of promoting economic development; and

**WHEREAS**, Berkeley Student Cooperative, Inc., a California nonprofit public benefit corporation (the "Borrower"), has submitted an application to the Authority requesting the Authority to make issue its Revenue Bonds (Berkeley Student Cooperative, Inc. Project) Series 2016 (the "Bonds") in the aggregate principal amount not to exceed \$18,200,000, and to lend the proceeds thereof to the Borrower (the "Loan") for the purposes of (i) refinancing the cost of acquisition, construction, renovation, installation, equipping and furnishing of the real property and improvements located at the addresses listed in Exhibit A hereto, consisting of 19 student housing

properties which serve 1,300 students (collectively, the “Facilities”), and (ii) paying certain costs of issuance in connection with the Obligations; and

**WHEREAS**, the Bonds will be purchased by Wells Fargo Bank, National Association (the “Purchaser”) pursuant to the Financing Agreement, by and among the Purchaser, the Authority and the Borrower (the “Financing Agreement”); and

**WHEREAS**, there have been placed on file with the Authority prior to this meeting the following documents and agreements:

- (a) A proposed form of the Financing Agreement; and
- (b) A proposed form of Assignment Agreement, between the Authority and the Purchaser (the “Assignment Agreement”); and

**WHEREAS**, the Facilities provide significant benefits to the residents of the County of Alameda and surrounding community through the student housing opportunities provided by the Borrower and, based on representations of the Borrower, the refinancing of the Facilities through the Authority will result in demonstrable savings in effective interest rate;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the California Enterprise Development Authority, as follows:

**Section 1.** The Authority finds that it is in the public interest to assist the Borrower in financing and refinancing the Facilities.

**Section 2.** The Authority hereby approves of the issuance of the Bonds on a tax-exempt basis in the principal amount not to exceed \$18,200,000, the purchase of the Bonds by the Purchaser pursuant to the Financing Agreement and making the Loan to the Borrower pursuant to the terms and provisions of the Financing Agreement. The Authority understands that the payments under the Loan will be assigned to the Purchaser to satisfy the Authority’s payments under the Bonds. The payments to be made by the Authority to the Purchaser under the Bonds will be satisfied solely from payments made by the Borrower to the Purchaser (as assignee of Authority) under the Loan.

**Section 3.** The proposed form of the Financing Agreement by and among the Purchaser, the Authority and the Borrower, on file with the Secretary of the Authority, is hereby approved. The Chair or the Vice Chair of the Board of Directors (individually, an “Authorized Signatory” and, collectively, the “Authorized Signatories”), acting alone, is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Financing Agreement in substantially the form filed with the Authority prior to this meeting, with such changes and insertions therein consistent with the stated terms of this Resolution as the Authorized Signatory executing the same, with the advice of counsel to the Authority, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof. The Secretary or Assistant Secretary of the Authority is authorized to attest the execution of the Financing Agreement.



**Section 4.** The proposed form of the Assignment Agreement by and between the Authority and the Purchaser, on file with the Secretary of the Authority, is hereby approved. Each Authorized Signatory, acting alone, is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Assignment Agreement in substantially the form filed with the Authority prior to this meeting, with such changes and insertions therein consistent with the stated terms of this Resolution as the Authorized Signatory executing the same, with the advice of counsel to the Authority, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof. The Secretary or Assistant Secretary of the Authority is authorized to attest the execution of the Assignment Agreement.

**Section 5.** The Bonds shall be executed by the manual or facsimile signature of the Chair or the Vice Chair of the Board of Directors of the Authority and attested by the manual or facsimile signature of the Secretary or Assistant Secretary of the Authority in the form set forth in and otherwise in accordance with the Financing Agreement. The Bonds, when so executed, shall be delivered to the Purchaser in accordance with the Financing Agreement upon payment of the purchase price thereof.

**Section 6.** Repayment of the principal of, premium, if any, and the interest on, the Bonds shall be made solely from the revenues to be received by the Authority from the Loan pursuant to the Financing Agreement, and the Bonds shall not be deemed to constitute a debt or liability of the State or any political subdivision thereof. The Bonds shall bear interest at the rate or rates set forth in the Financing Agreement.

**Section 7.** All assignments, consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this Resolution, whether before or after the borrowing of amounts from the Purchaser and the making of the Loan to the Borrower, any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Facilities, any assignment by Purchaser to an affiliate of Purchaser, accredited investor or qualified institutional buyer or any prepayment of the Loan, may be given or taken by an Authorized Signatory without further authorization by this Board of Directors of the Authority, and such officers are hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officers may deem necessary or desirable to further the purposes of this Resolution.

**Section 8.** All actions heretofore taken by the officials and agents of the Authority with respect to the Bonds and the Loan are hereby approved, confirmed and ratified, and the officials of the Authority and their authorized designees are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all certificates, agreements and documents, including, without limitation, a tax certificate and agreement and an escrow agreement, which they or the Authority's counsel or the Purchaser's counsel may deem necessary or advisable in order to consummate the Loan and the Bonds and otherwise to effectuate the purposes of this Resolution, and the Secretary or Assistant Secretary of the Authority is authorized to attest the execution of such certificates, agreements and documents.

**Section 9.** Notwithstanding anything to the contrary in this Resolution, no documents referenced in this Resolution may be executed and delivered until the County of Alameda has

held the requisite hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986 and has approved the issuance of the Bonds, pursuant to said Section 147(f) and Section 4 of the Agreement, to provide financing and/or refinancing for the Project.

**Section 10.** The provisions of this Resolution are hereby declared to be separable, and if any action, phrase or provision is for any reason declared to be invalid, such declaration does not affect the validity of the remainder of the sections, phrases and provisions.

**Section 11.** This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this May 12, 2016.

CALIFORNIA ENTERPRISE  
DEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Gurbax Sahota, Chair

ATTEST:

By \_\_\_\_\_  
Helen Schaubmayer, Assistant Secretary

I, the undersigned, the duly appointed and qualified Assistant Secretary of the California Enterprise Development Authority, do hereby certify that the foregoing resolution was duly adopted by the Board of Directors of said Authority at a duly called meeting of the Board of Directors of said Authority held in accordance with law on May 12, 2016.

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Helen Schaubmayer, Assistant Secretary

## Exhibit A

### Properties

1. 2422 Ridge Road, Berkeley, CA
2. 2600 Ridge Road, Berkeley, CA
3. 2250 Prospect Street, Berkeley, CA
4. 1601 Alston Way, Berkeley, CA
5. 2415 Dwight Way, Berkeley, CA
6. 2410 Waring Street, Berkeley, CA
7. 2424 Haste Street, Berkeley, CA
8. Hillegass House: 2601 Parker Street, 2539 Hillegass Avenue and 2545 Hillegass Avenue, Berkeley, CA
9. 1730 La Loma Avenue, Berkeley, CA
10. Northside Apartments: 2528 Le Conte Avenue and 2540 Le Conte Avenue, Berkeley, CA
11. 2347 Prospect Street, Berkeley, CA
12. 2310 Prospect Street, Berkeley, CA
13. 2833 Bancroft Steps, Berkeley, CA
14. 1777 Euclid Avenue, Berkeley, CA
15. 2519 Ridge Road, Berkeley, CA
16. 2562 Le Conte Avenue, Berkeley, CA
17. Lothlorien House: 2405 Prospect Street and 2415 Prospect Street, Berkeley, CA
18. 2732 Durant Avenue, Berkeley, CA
19. 2420 Ridge Road, Berkeley, CA