EF-571-R-R24-0521-01000169-1

BOE-571-R (P1) REV. 24 (05-21)

APARTMENT HOUSE PROPERTY STATEMENT FOR 2022

(Declaration of costs and other related property information as of 12:01 A.M., January 1, 2022)



Phong La
ALAMEDA COUNTY ASSESSOR
1221 Oak St., Rm 145

1221 Oak St., Rm 145 Oakland, Ca. 94612-4288 (510) 272-3787 / FAX (510) 272-3803 www.acgov.org/assessor

RETURN THIS ORIGINAL FORM. COPIES WILL NOT BE ACCEPTED.

ILE RETURN BY APRIL 1, 2022								
NAME AND MAILING ADDRESS (Make necessary correction		ne and mailing add	ress.)	٦	1004	TION OF	THE PROPERTY (street city)
							statement for each	**
I					2. En	ter the tota	al number of units fo	or the location listed.
_				_			Do you live ☐ Yes ☐	in one of the units?
Local Telephone Number		Fax Numbe	r		- If s	es enter t	the unit number	_
Email Address Enter location of general ledger and a	Il related accounting	g records (include z	rip code):		– 3. Du			2021 through December 31,
STREET		CITY	S	TATE ZIP	- (1)	limited lia	bility company, etc.	entity (corporation, partnership) acquire a "controlling
Enter name and telephone number of	authorized person t	to con <mark>tac</mark> t at location	on of accounting rec	ords:		interest" entity?	(see instructions for	definition) in this business
	_			_		☐ Yes		_
CAREFULLY READ AND FOLLOW	THE ACCOMPANY	ING INSTRUCTION	Ne.		(2			ity also own "real property" (see n Ca lifornia at the time of the
If you no longer own this proper owner:				ng address of the ne	ew	acquisitio	n?	Camorna at the time of the
Name					(3)			and (2), filer must submit form
Mailing Address			V			of Leg <mark>al</mark>	Entities, to the Sta	<mark>na</mark> nge in Control and Ownershi _l ate Board of Equalization. Se
City and State			Zip Code			instructio	ns for filing requirer	nents.
Do any other individuals, partner premises? ☐ Yes ☐ No If	erships or corporation	ns do business or o	own personal proper	ty (other than house	ehold furn	iture and p	ersonal effects of y	our tenants) located on your
NAME AND ADDRESS OF O	WNER OF SUCH P	ROPERTY	NA	TURE OF THE BU	SINESS	OR PROPI	ERTY	
								ASSESSOR'S
								USE ONLY
 Do you hold furniture or equipm Yes □ No If yes, list 		hers on a loan, ren	tal, or lease basis?					
NAME AND ADDRESS OF O	WNER OF SUCH P	ROPERTY		QUANTITY AN	ID DESC	RIPTION		1
6. ENTER BELOW the number of	f fully furnished, par	tly furnished (e.g.,	stoves and refrigera	ators, not built-in), a	and unfur	nished unit	s. Also complete	-
Schedule A. Do not include, eit							Ι	-
EUR IV EURINOUER	SLP. ROOM	STUDIO	1 BEDRM.	2 BEDRM.	3 BI	EDRM.	LARGER	_
FULLY FURNISHED								
PARTLY FURNISHED UNFURNISHED								
TOTALS								
7. Supplies					Cost			
Supplies Furniture and appliances				Enter From Sch				
Other furniture and equipment				Enter From Sche				
10.				Zillor i Tolli Colli	oddio B			
						TOTAL FL	JLL VALUE	
						PERSONA	AL PROPERTY	
						FIXTURES	3	
						OTHER IN	MPROVEMENTS	
						LAND		

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SCHEDULES OF DEPRECIABLE PROPERTY — SCHEDULES A and B. Items may be listed separately within the year of acquisition on a separate schedule, or items may be grouped by year of acquisition and listed on the schedules below. If you purchased the property as a unit, report on Schedules A & B the previous owner's original cost by the original year of acquisition of the furniture and equipment that was included in your purchase.

Enter the total installed cost including freight, excise taxes, and sales and use taxes of all furniture, and other equipment located on the premises. **Include fully depreciated items**. Do not include licensed vehicles. Depreciation schedules may be attached if they provide the desired information.

SCHEDULE A FURNITURE AND APPLIANCES (include items in storage; do not include built-ins)			SCHEDULE B OTHER FURNITURE AND EQUIPMENT (office, lobby, laund pool, vending, signs, fire extinguishers)					
Year of Acquisition	Original Installed Cost	FOR ASSESS	FOR ASSESSOR'S USE ONLY		Original Installed Cost	FOR ASSESSOR'S USE ONLY		
	(NOT depreciated book value)	Factor	Value	Acquisition	(NOT depreciated book value)	Factor	Value	
2021				2021				
2020				2020				
2019				2019				
2018				2018				
2017				2017				
2016				2016				
2015				2015				
2014				2014				
2013				2013				
2012				2012				
2011 & prior			I V I	2011 & prior				
TOTAL COST	•			TOTAL COS	*			
Enter on line 8	s, page 1.			Enter on line	9, page 1.			
REMARKS:								
		, ,						
			DECLARATIO					

Note: The following declaration must be completed and signed. If you do not do so, it may result in penalties.

I declare under penalty of perjury under the laws of the State of California that I have examined this property statement, including accompanying schedules, statements or other attachments, and to the best of my knowledge and belief it is true, correct, and complete and includes all property required to be reported which is owned, claimed, possessed, controlled, or managed by the person named as the assessee in this statement at 12:01 a.m. on January 1, 2022.

OWNERSHIP TYPE (☑)		SIGNATURE OF ASSESSEE OR AUTHORIZED AGENT*	DATE	
		NAME OF ASSESSEE OR AUTHORIZED AGENT* (typed or printed)	TITLE	
Proprietorship				
Partnership		NAME OF LEGAL ENTITY (other than DBA) (typed or printed)	FEDERAL EMPLOYER ID NUMBER	
Corporation				
Other	_ 🗆	PREPARER'S NAME AND ADDRESS (typed or printed)	TELEPHONE NUMBER	TITLE

*Agent: See page 3 for Declaration by Assessee instructions.



BOE-571-R (P3) REV. 24 (05-21)

INSTRUCTIONS

The Revenue and Taxation Code of the State of California requires that every person, upon request of the Assessor, shall file a written property statement under penalty of perjury with the Assessor within such time as the Assessor may appoint. Please complete this form according to the numbered instructions provided below as your statement of furnishings and related equipment owned, possessed or controlled by you as of 12:01 a.m., January 1, this year at the location listed. Property which you are purchasing under a conditional sales contract must be included. **Return the completed statement form to the Assessor on or before the date stated in the official requirement section.** In all instances, you must return the original BOE-571-R.

LINE 3. PROPERTY TRANSFER

Real Property – For purposes of reporting a change in control, real property includes land, structures, or fixtures owned or held under lease from (1) a private owner if the remaining term of the lease exceeds 35 years, including written renewal options, (2) a public owner (any arm or agency of local, state, or federal government) for any term or (3) mineral rights owned or held on lease for any term, whether in production or not.

Controlling Interest – When any person or legal entity obtains more than 50 percent of the voting stock of a corporation, or more than a 50 percent ownership interest in any other type of legal entity. The interest obtained includes what is acquired directly or indirectly by a parent or affiliated entity.

Forms, Filing Requirements & Penalty Information – Contact the Legal Entity Ownership Program Section at 916-274-3410 or refer to the Board's website at www.boe.ca.gov to obtain form BOE-100-B, applicable filing requirements, and penalty information.

- LINE 4. Check the appropriate box. If **yes** is checked, enter the name and address of the owner of the furniture or equipment. Briefly describe the nature of the business or property. **Do not** report household furnishings owned by tenants and used in their living quarters, or other personal property owned or controlled by tenants.
- LINE 5. Check the appropriate box. If **yes** is checked, enter the name and address of the owner or lessor and the quantity and description of the furniture or equipment. The lessor of the items will be asked to declare them.
- LINE 6. Enter the number of fully furnished, partly furnished, and unfurnished units in the appropriate column or columns. If the owner of the building (other than a corporation) occupies a unit as his living quarters, do not include it. Please indicate in the REMARKS area the items contained in a typical PARTLY FURNISHED apartment of each size. A sleeping room is a room with no kitchen facilities; a studio contains a kitchen and a convertible living room; a 1 bedrm. contains a bedroom, living room, kitchen, etc. Attach additional sheets if necessary.
- LINE 7. Enter the cost of supplies that are on hand at 12:01 a.m. on January 1 of this year. Include janitorial and pool supplies, whether carried in your asset accounts or expensed.
- LINES 8 and 9. Enter the total cost from Schedules A and B.
- SCHEDULE A. Complete the schedule as instructed. If a portion of the furniture used in your rental units has been placed in storage, include the cost in the schedule and enter in the remarks the address where stored. **Do not** include built-in appliances, installed carpeting, or drapes as furniture; such items are considered part of the building. **Include** ranges, refrigerators, dishwashers, etc., if not built-in.
- SCHEDULE B. Complete the schedule as instructed. Include all equipment not reported in Schedule A. If you care to attach a schedule listing types of equipment separately, you may do so.

DECLARATION BY ASSESSEE

The law requires that this property statement, regardless of where it is executed, shall be declared to be true under penalty of perjury under the laws of the State of California. The declaration must be signed by the assessee, a duly appointed fiduciary, or a person authorized to sign on behalf of the assessee. In the case of a **corporation**, the declaration must be signed by an officer or by an employee or agent who has been designated in writing by the board of directors, by name or by title, to sign the declaration on behalf of the corporation. In the case of a **partnership**, the declaration must be signed by a partner or an authorized employee or agent. In the case of a **Limited Liability Company** (LLC), the declaration must be signed by an LLC manager, or by a member where there is no manager, or by an employee or agent designated by the LLC manager or by the members to sign on behalf of the LLC.

When signed by an employee or agent, other than a member of the bar, a certified public accountant, a public accountant, an enrolled agent or a duly appointed fiduciary, the assessee's written authorization of the employee or agent to sign the declaration on behalf of the assessee must be filed with the Assessor. The Assessor may at any time require a person who signs a property statement and who is required to have written authorization to provide proof of authorization.

A property statement that is not signed and executed in accordance with the foregoing instructions is not validly filed. The penalty imposed by section 463 of the Revenue and Taxation Code for failure to file is applicable to unsigned property statements.

THIS STATEMENT IS NOT A PUBLIC DOCUMENT. THE INFORMATION DECLARED WILL BE HELD SECRET BY THE ASSESSOR.

