

File No. 190562

Committee Item No. _____

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 9, 2019

Cmte Board

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OTHER

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Engineer's Report - January 2019</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Management Plan - 2019-2029</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OEWD Memo - 05/30/19</u> |
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Prepared by: Lisa Lew

Date: July 5, 2019

Prepared by: _____

Date: _____

1 [Resolution to Establish (Renew and Expand) - Union Square Business Improvement District]

2
3 **Resolution to establish (renew and expand) the property-based business improvement**
4 **district known as the "Union Square Business Improvement District," ordering the levy**
5 **and collection of assessments against property located in that district for ten years**
6 **commencing with FY2019-2020, subject to conditions as specified; and making**
7 **environmental findings.**

8
9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
10 California Streets and Highways Code, Sections 36600 et seq. ("1994 Act"), as augmented by
11 Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"), collectively,
12 the "Business Assessment Law," the Board of Supervisors adopted Resolution No. 221-19,
13 entitled "Resolution declaring the intention of the Board of Supervisors to renew and expand a
14 property-based business improvement district known as the 'Union Square Business
15 Improvement District' and levy a multi-year assessment on all parcels in the district; approving
16 the management district plan and engineer's report and proposed boundaries map for the
17 district; ordering and setting a time and place for a public hearing of the Board of Supervisors,
18 sitting as a Committee of the Whole, on July 9, 2019, at 3:00 p.m.; approving the form of the
19 Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing
20 environmental findings; and directing the Clerk of the Board of Supervisors to give
21 notice of the public hearing and ballofing, as required by law." (the "Resolution of Intention,"
22 Board of Supervisors File No. 190427); and

23 WHEREAS, The Resolution of Intention to renew and expand the Union Square
24 Business Improvement District (the "Union Square BID" or "District"), among other things,
25 approved the Union Square BID Management District Plan (the "District Management Plan"),

1 a detailed District Assessment Engineer's Report, a Boundaries Map, and the form of the
2 Notice of Public Hearing and Assessment Ballot Proceeding, that are all on file with Clerk of
3 the Board of Supervisors in File No. 190427; and

4 WHEREAS, The Board of Supervisors caused notice of a public hearing concerning
5 the proposed formation (renewal and expansion) of the Union Square BID, and the proposed
6 levy of assessments against property located within the District for a period of ten years, from
7 FYs 2019-2020 through 2028-2029; and

8 WHEREAS, The Board of Supervisors has caused ballots to be mailed to the record
9 owner of each parcel proposed to be assessed within the District, as required by law; and

10 WHEREAS, A District Management Plan was filed with the Board on May 7, 2019,
11 containing information about the proposed district and assessments as required by California
12 Streets and Highways Code, Section 36622; and

13 WHEREAS, A detailed Engineer's Report dated January 2019, was filed with the Clerk
14 of the Board on May 7, 2019, as prepared by John G. Egan, California Registered
15 Professional Engineer No. 14853, entitled "Renewal Engineer's Report For: Union Square
16 Business Improvement District," supporting the assessments within the proposed district; and

17 WHEREAS, A Proposed Boundaries Map was submitted to the Clerk of the Board of
18 Supervisors pursuant to California Streets and Highways Code, Section 3110 on May 7, 2019;
19 and

20 WHEREAS, A public hearing concerning the proposed formation (renewal and
21 expansion) of the Union Square BID and the proposed levy of assessments within such
22 District was held pursuant to the notice on July 9, 2019, at 3 p.m., in the Board's Legislative
23 Chambers located on the Second Floor of City Hall, 1 Dr. Carlton B. Goodlett Place, San
24 Francisco, California; and
25

1 WHEREAS, At the public hearing, the testimony of all interested persons for or against
2 the proposed formation (renewal and expansion) of the District, the levy of assessments on
3 property within the District, the extent of the District, and the furnishing of specified types of
4 improvements, services and activities within the District, was heard and considered, and a full,
5 fair and complete meeting and hearing was held; and

6 WHEREAS, The Board of Supervisors heard and considered all objections or protests
7 to the proposed assessments and the Director of the Department of Elections tabulated the
8 assessment ballots submitted and not withdrawn, in support of or in opposition to the
9 proposed assessments, and the Clerk of the Board determined that a majority of the ballots
10 cast (weighted according to the proportional financial obligations of the property) by the
11 owners of record of the property located within the proposed District did not oppose
12 establishing the proposed District; and

13 WHEREAS, The public interest, convenience and necessity require the renewal and
14 expansion of the proposed (renewed and expanded) Union Square Business Improvement
15 District; and

16 WHEREAS, In the opinion of the Board of Supervisors, the property within the District
17 will be specially benefited by the improvements, services and activities funded by the
18 assessments; and no assessment has been imposed on any parcel which exceeds the
19 reasonable cost of the proportional special benefit conferred on that parcel; now, therefore be
20 it

21 RESOLVED, That the Board of Supervisors declares as follows:

22 **Section 1. MANAGEMENT DISTRICT PLAN, DISTRICT ASSESSMENT**

23 **ENGINEER'S REPORT, AND BOUNDARIES MAP.** The Board hereby approves the January
24 2019, Management District Plan and the January 2019 District Assessment Engineer's
25 Report, including the estimates of the costs of the property-related services, activities and

1 improvements set forth in the plan, and the assessment of said costs on the properties that
2 will specially benefit from such services, activities and improvements. The Board also hereby
3 approves the January 2019 Boundaries, showing the exterior boundaries of the District, and
4 ratifies and approves the Assessment Ballot and the City's use of such ballot, which
5 Assessment Ballot is on file with the Clerk of the Board of Supervisors in File No. 190427 and
6 is hereby declared to be a part of the Resolution as if set forth fully herein. A copy of the
7 January 2019 Management District Plan, the January 2019 District Assessment Engineer's
8 Report, and the Boundaries Map are on file with the Clerk of the Board of Supervisors in File
9 No. 190427, which is hereby declared to be a part of this Resolution as if set forth fully herein.

10 **Section 2. FINDING OF NO MAJORITY PROTEST.** The Board of Supervisors
11 hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of
12 the California Constitution and Section 53753 of the California Government Code with respect
13 to the renewal and expansion of the Union Square Business Improvement District. All
14 objections or protests both written and oral, are hereby duly overruled.

15 **Section 3. ESTABLISHMENT OF DISTRICT.** Pursuant to the 1994 Act and Article
16 15, the renewed and expanded property-based business improvement district designated as
17 the "Union Square Business Improvement District" is hereby established.

18 **Section 4. DESCRIPTION OF DISTRICT.** The Union Square Business
19 Improvement District shall include all parcels of real property within the district. The proposed
20 District contains approximately 620 identified parcels located on approximately 27 whole or
21 partial blocks.

22 Specifically, the exterior District boundaries are:

- 23 • South side of Geary Street from Shannon Alley to Taylor Street
- 24 • South side of Post Street from Taylor Street to Mason Street
- 25 • South side of Bush Street from Mason Street to the west side of Kearney Street

- 1 • North side of Market Street from Kearney Street to Cyril Magnin including parcel
- 2 0341 -013 on the West intersection of Cyril Magnin and Market Streets
- 3 • South side of Market Street from 4th street to 5th street including parcel 3706 -047
- 4 on the east corner of 4th and Market Streets
- 5 • West side of Kearney Street from Market Street to Bush Street
- 6 • East side of Mason Street from Eddy Street to O'Farrell Street
- 7 • East side of Mason Street from Post Street to Bush Street
- 8 • East side of Taylor Street from Geary Street to Post Street
- 9 • East side of Shannon Alley from O'Farrell Street & Geary Street (0317 -002, 0317 -
- 10 026, and 0317 -027).

11 Reference should be made to the detailed maps and the lists of parcels identified by
12 Assessor Parcel Number that are contained in the January 2019, Management District Plan,
13 in order to determine which specific parcels are included in the Union Square Business
14 Improvement District.

15 **Section 5. FINDING OF BENEFIT.** The Board of Supervisors hereby finds that the
16 property within the District will be benefited by the improvements and activities funded by the
17 assessments proposed to be levied.

18 **Section 6. SYSTEM OF ASSESSMENTS.** a) Annual assessments will be levied to
19 pay for the activities to be provided within the District, commencing with FY2019-2020, and
20 continuing for ten years, ending with FY2028-2029. For purposes of levying and collecting
21 assessments within the District, a fiscal year shall commence on each July 1st and end on the
22 following June 30th.

23 b) The amount of the proposed assessments to be levied and collected for
24 FY2019-2020 shall be a maximum of \$6,036,110.88 (as shown in the Management District
25 Plan and Engineer's Report dated January 2019). The amount of assessments to be levied

1 and collected in fiscal years two through ten may be increased annually by the Union Square
2 Business Improvement District corporation Board of Directors by an amount not to exceed the
3 change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-
4 San Jose Consolidated Metropolitan Statistical Area, or 5%, whichever is more.

5 c) The method and basis of levying and collecting the assessment shall be as set
6 forth in the District Management Plan.

7 1) The levy of the assessments shall commence with FY2019-2020. Each year the
8 assessment shall be due and payable in two equal installments. The first installment shall be
9 due on November 1 of each fiscal year during the life of the District, and shall become
10 delinquent on December 10 of that fiscal year. The second installment shall be due on
11 February 1 of each fiscal year during the life of the District, and shall become delinquent on
12 April 10 of that fiscal year.

13 2) Nonpayment of the assessment shall have the same lien priority and delinquent
14 payment penalties and be subject to the same enforcement procedures and remedies as the
15 ad valorem property tax. All delinquent payment of assessments shall be subject to interest
16 and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and
17 penalties and collection of delinquent assessments pursuant to the Business Assessment Law
18 and City Business and Tax Regulations Code Article 6, as each may be amended from time to
19 time.

20 **Section 7. USE OF REVENUES.** The proposed property-related services,
21 improvements and activities for the District include:

22 **Clean and Safe:** The Clean portion of this program includes, but is not limited to,
23 sidewalk cleaning, sidewalk pressure washing, trash collection, graffiti removal, landscape
24 maintenance. The Safe portion of this program includes, but is not limited to, Community
25 Service Ambassadors, and security cameras.

1 **Marketing:** Marketing includes, but is not limited to, destination marketing, wayfinding
2 and district signage, branding, public space activations, media relations, website, streetscape
3 improvements, advocacy, and district stakeholder outreach.

4 **Administration:** Administration includes, but is not limited to, a professional staff to properly
5 manage programs, communicate with stakeholders, to provide leadership, and represent the
6 community with one clear voice. Also included are office expenses, professional services,
7 organizational expenses such as insurance, the cost to conduct a yearly financial review, and
8 other services related to organizational activities.

9 **Section 8. AUTHORITY TO CONTRACT.** The Board of Supervisors may contract
10 with a separate private entity to administer the improvements, services and activities set forth
11 in Section 7, as provided in California Streets and Highways Code, Sections 36612 and
12 36650. Any such entity shall hold the funds it receives from the City and County of San
13 Francisco ("City") in trust for the improvements, services and activities set forth in Section 7.
14 Any such entity that holds funds in trust for purposes related to the contract shall deliver, at no
15 expense to the City, a balance sheet and the related statement of income and cash flows for
16 each fiscal year, all in reasonable detail acceptable to City, reviewed by a Certified Public
17 Accountant (CPA); this review shall include a statement of negative assurance from the CPA.
18 In addition, or alternatively, the Controller in his or her discretion or the Office of Economic
19 and Workforce Development in its discretion, may require the private entity to deliver, at no
20 expense to the City, an annual independent audit report by a Certified Public Accountant of all
21 such funds. The CPA review and/or audit may be funded from assessment proceeds as part
22 of the general administration of the District. At all times the Board of Supervisors shall
23 reserve full rights of accounting of these funds. The Office of Economic and Workforce
24 Development shall be the City agency responsible for coordination between the City and the
25 District.

1 **Section 9. AMENDMENTS.** The properties in the District established by this
2 Resolution shall be subject to any amendments to the 1994 Act, and City Business and Tax
3 Regulations Code, Article 6 and Article 15.

4 **Section 10. RECORDATION OF NOTICE AND DIAGRAM.** The County Clerk is
5 hereby authorized and directed to record a notice and an assessment diagram pursuant to
6 Section 36627 of the California Streets and Highways Code, following adoption of this
7 Resolution.

8 **Section 11. LEVY OF ASSESSMENT.** The adoption of this Resolution and
9 recordation of the notice and assessment diagram pursuant to Section 36627 of the California
10 Streets and Highways Code constitutes the levy of an assessment in each of the fiscal years
11 referred to in the District Management Plan. Each year, the Assessor shall enter on the
12 County Assessment Roll opposite each lot or parcel of land the amount of the assessment
13 and such assessment shall be collected in the same manner as the County property taxes are
14 collected.

15 **Section 12. BASELINE SERVICES.** To ensure that assessment revenues from the
16 District are used to enhance the current level of services provided by the City within the
17 District, the establishment of the District will not affect the City's policy to continue to provide
18 the same level of service to the areas encompassed by the District as it provides to other
19 similar areas of the City for the duration of the District, provided, however, that in the event of
20 a significant downturn in citywide revenues, the Board of Supervisors may reduce the level of
21 municipal services citywide, including within the District.

22 **Section 13. ENVIRONMENTAL FINDINGS.** The Planning Department has
23 determined that the actions contemplated in this Resolution are in compliance with the
24 California Environmental Quality Act (California Public Resources Code, Sections 21000
25

1 *et seq.*). Said determination is on file with the Clerk of the Board of Supervisors in File
2 No. _____, which is hereby declared to be a part of this Resolution as if set forth
3 fully herein.

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CITY AND COUNTY OF SAN FRANCISCO

Renewal Engineer's Report For:

Union Square Business Improvement District

January 2019

Prepared by:



nbsgov.com

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1. INTRODUCTION

1.1 District History

The Board of Directors for the Union Square Business Improvement District desires that the City levy an assessment to fund certain services and activities (the “Improvements”), as described in Section 2 of this Report, within the renewed Union Square Business Improvement District (the “District”). The proposed assessment is subject to the substantive and procedural requirements described in Section 4, Article XIII D of the California Constitution (“Article XIII D”), and would be assessed and collected by the City and County of San Francisco (the “City”).

The assessment is authorized pursuant to the Property and Business Improvement District Law of 1994 as augmented and modified by Article 15 of the San Francisco Business and Tax Regulations Code (collectively, the “PBID Law”).

1.2 Proposed Duration

Assessments for the proposed District will be levied upon renewal of the District, to fund District Improvements over the next 10 years. The first year of Improvements will be Fiscal Year 2019/20 and the final year will be Fiscal Year 2028/29.

1.3 Legislative Context

This Engineer’s Report is intended to comply with the requirements of Article XIII D and the PBID Law. The following is a description of the legislative context within which this report is written.

In 1996, California Voters adopted Proposition 218, which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

The substantive requirements are twofold: (1) assessments can only be imposed for a “special benefit” conferred on an assessed parcel, and (2) assessments must be no greater than the reasonable cost of the proportionate special benefit conferred on an assessed parcel.

The special benefit and proportionality requirements are described in Section 4, Subdivision (a) of Article XIII D: *“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. ...”*

In addition to its substantive requirements, Article XIII D imposes certain procedural requirements, which include preparing an engineer’s report, providing written notice to property owners, providing assessment protest ballots to property owners, holding a public hearing, and tabulating the assessment protest ballots.

1.4 Court Rulings

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

1.4.1 GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) (*Golden Hills*) clarified this concept by stating, “*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits.*”

The Court of Appeal in *Beutz v. County of Riverside* (2010) (*Beutz*) quoted from the Legislative Analyst Office’s pamphlet titled “Understanding Proposition 218” which states an agency must, “*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of ‘general benefit.’ This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*”

The Court in *Beutz* further stated, “*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits.*”

1.4.2 BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (*Tiburon*), the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, “*Proportionate special benefit is the basis upon which a project’s total assessable costs are apportioned among parcels within an assessment district.*”

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, “*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property.*”

1.4.3 PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, “*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*” Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) (*Manteca*) clarified this issue by stating, “section 4, subdivision (a) of article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.”

1.4.4 IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, “Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.”

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits “may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied.”

2. IMPROVEMENTS

The proposed assessment district will fund certain services and activities. The services and activities described below are collectively referred to as the “Improvements.”

2.1 Clean and Safe Program

2.1.1 OBJECTIVES

The District will continue to supplement those services provided by the City, such as those provided by the Department of Public Works, through a comprehensive program that will ensure maximum possible cleanliness of sidewalks, curbs, street fixtures within the District boundaries. By using teams of daily workers, the program is designed to strive for litter-free sidewalks that are absent of graffiti and other signs of decay. The goal is for property owners, merchants and residents alike to maintain pride in the area and for important perceptions of cleanliness and increased safety to contribute to an aesthetically pleasing and vibrant community. The District Board views the goal of the public safety efforts as producing an environment in which property owners, merchants and residents feel comfortable and secure. A key objective of the District Board is to improve the quality of life for property owners, businesses, and residents within the District, as well as to continually improve the experience of visitors by providing a safe and welcoming presence throughout the area.

2.1.2 OPERATIONS AND STRATEGY

The program will continue to operate from a central facility within or in close proximity to the District. Maintenance workers will be assigned to patrol sectors throughout the District boundaries. In addition to regular patrols, a supervisor will review the daily activity report from the central office and then coordinate requests within the current schedule to provide rapid response based on the priority of each problem reported.

In order to provide a clear and distinct identity and image to the District, maintenance workers will continue to be issued colorful uniforms.

The District office will maintain a hotline (staffed 24/7/365) enabling community members to report problems and request service or actions that support the program. The hotline will also be supplemented by the addition of new technology solutions that will provide enhanced communication between the community and the District dispatch center. Members and stakeholders will be able to send text messages, use a mobile app or e-mail photos and report problems and request services from the dispatch center (24 hours per day, 7 days per week). The expanded range of communication options will allow problems and service requests to be more efficiently addressed. Every issue will be reviewed case by case and pro-active strategies implemented to abate issues as they arise.

2.1.3 COMMUNITY SERVICE AMBASSADORS

The District’s team of Community Service Ambassadors (“CSAs”) provides a key element of the public safety program’s success. The CSAs primary function is to assist the public with information and to direct them to destinations within the District, by drawing on their extensive knowledge of local geography,

district businesses, transportation systems, and other useful information. They are provided with hand held GPS devices that are useful in directing people to destinations. CSAs serve as goodwill ambassadors that assist the public in navigating the District with a welcoming and informed presence.

CSAs also play an important role in promoting the District as a safe and friendly environment. The CSAs are identified by their bright and colorful uniforms which make them easily visible and recognizable. The CSAs presence serves as a deterrent to misdemeanor crime. In addition, they carry hand-held radios that enable them to report conditions or observations of criminal activity immediately through to the USBID dispatch center. A 10B officer (see below) can then be dispatched or any non-emergency issues can be directed to the SFPD.

The CSAs perform a valuable function by contributing to the District public safety through their important role of interfacing with SFPD. They receive extensive training in understanding the laws governing quality of life offenses and public nuisances, as well as procedural guidelines essential to their relationship with the SFPD. CSAs and the District's dispatch work diligently to employ excellent communication procedures that enable prompt response from the SFPD when an incident occurs.

The CSA program goals can be summarized as follows:

- Public awareness and "crime watch"-style programs to involve property owners, merchants, residents, and citizens.
- Reduction of criminal activities, public intoxication, and public nuisance crimes through the persuasive efforts of the CSAs and the coordinated enforcement back-up provided by SFPD.
- Continuing development of relationships between CSAs and each sector's merchants, greeting them regularly and offering assistance.
- Continued development of strong, supportive relationships between CSAs and SFPD officers.
- Continued maintenance of a centralized database used for monitoring progress and allocating resources.
- Ongoing assistance to the homeless by providing useful information and referral to social services.

2.1.4 10B POLICE OFFICERS (OR EQUIVALENT PRIVATE SECURITY)

The District employs 10B SFPD officers to provide a uniformed presence and provide the enforcement element of the public safety program. A 10B SFPD officer is a regular uniformed SFPD officer who is assigned directly to and paid for by the District. At times when 10B officers are not available or the Board decides that private security may be more cost effective, the District will employ private security officers that will be a visual deterrent, will report crimes to 911 or non-emergency as needed and advise the public as necessary on laws and rules regarding the public realm. The 10B SFPD officer, or equivalent private security officer, has a direct communication link via radio to the CSAs, USBID member services, as well as to SFPD dispatch. The 10B SFPD officers, or equivalent private security officers, will patrol the entire District area and respond to calls from within the District boundaries.

2.1.5 SECURITY CAMERAS

The District Board will maintain and expand the District's security camera program (with over 350 security cameras), including live overnight camera monitoring between 10PM and 6AM, seven days a week. This

will help to address overnight safety issues, and provide hot-spot information to the cleaning team or community service ambassadors as applicable.

2.2 Marketing Program

2.2.1 OBJECTIVES AND STRATEGY

The effectiveness in forming and maintaining relationships with the community is critical to the District's success. A strong community relations effort emphasizes the importance of positive relationships within the Union Square area in an atmosphere of maximum community involvement.

2.2.2 COMMUNICATION AND PUBLIC RELATIONS

The District's executive director plays a central communications role and spends considerable time addressing community meetings, working one-on-one as a problem solver, and speaking to the media in representing the District and its objectives for community betterment.

Regular activities and initiatives include:

- Newsletter provided regularly to merchants, property owners, and members of the media.
- Ongoing media relations.
- Coordination of services among merchants and the public sector.
- Utilization of neighborhood social services to help problem areas.
- District website with useful and important links.
- Regular attendance at community and City meetings.
- Participation on committees of neighborhood organizations.
- Issuing press releases on the District's programs and the positive results attributable to them.

2.2.3 MARKETING

The District Board has concluded that new programs that will improve the District's image, appeal, and visibility will promote increased economic activity in the District in the form of more customers and higher lease revenue. Marketing programs will promote the District and its properties and businesses through special targeted programs and initiatives.

Regular activities and initiatives include:

- Maintaining an active destination website to promote Union Square businesses and events.
- Wayfinding and district signage.
- Social media marketing.
- District/area marketing via radio, television, print to bring more visitors to area
- E-newsletter to highlight Union Square events and happenings.
- Public space activations/events for visitors.
- Networking and educational opportunities for Union Square members as an internal marketing method.

Other marketing initiatives can be undertaken as appropriate and as budget resources allow.

2.2.4 ADVOCACY

The purpose of advocacy is to promote the District as a clean, safe, and vibrant area. This goes well beyond the marketing programs that create image and visibility and, in fact, advocate for services and resources that increase the area's perceptions as a friendly, clean, and exciting place for dining, shopping, entertainment, and investing in business opportunities and properties. Advocacy is intended to support business growth and enhance property values which can be especially advantageous in a recessionary economic environment.

2.2.5 STREETScape IMPROVEMENTS

Adding beauty to a community can add value and often consists of simple touches. One of the most effective programs is to provide and maintain hanging flower baskets at key intersections and entry points. This has been effective in other neighborhoods around the City. It adds a special liveliness through colorful seasonal plant materials and acts as a thematic element that defines a community and visibly ties it together. Seasonal decorations are another option for adding to the look and theme of the area.

The District has the ability to serve as an effective vehicle for planning and implementing a program of improvements that can become considerable community assets. For example, activating the public realm, backstreets, and alleys around the district with public art, food and beverage offerings, and entertainment to include:

- Maiden Lane
- Campton Place
- Hallidie Plaza
- Stockton Street
- Powell Street Promenade

In addition, the District will continue to design and install way finding signage and district banners to effectively improve access and promote the locations of District businesses, points of interest and amenities.

2.3 Administration

In addition to the costs to provide the programs mentioned above, the District will incur costs for staff time and expenses related to such programs, as well as the management of the District. Staff time includes oversight and coordination of both District and contractor-provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the programs provided within the District, and without them, the programs could not be efficiently carried out on an ongoing basis.

2.4 Zones of Benefit and Service Frequencies

The District is comprised of two zones of benefit, differentiated by the frequency of certain Improvements, as follows (refer to the Assessment Diagram in Section 10 for the Zones of Benefit boundaries):

2.4.1 BENEFIT ZONE 1 (ENHANCED LEVEL OF SERVICE)

- Cleaners – four times per day
- Pressure washing – once per week
- Safety and Hospitality Ambassadors – four passes per day
- 10B/Private Security – 12.5 hours per day

2.4.2 BENEFIT ZONES 2 (BASE LEVEL OF SERVICE)

- Cleaners – three times per day
- Pressure washing – once every two weeks
- Safety and Hospitality Ambassadors – two passes per day
- 10B/Private Security – 7.5 hours per day

All of the other Improvements are provided with the same frequency in both Zones of Benefit.

3. ASSESSMENT RATES

3.1 Initial Maximum Assessment Rates

The rates below represent the maximum assessment rates for Fiscal Year 2019/20:

Zone 1 Assessment Rates for FY 2019/20

Land Use Type (Zone 1)	Assessment Rate Per Lot Sq Ft	Assessment Rate Per Building Sq Ft	Assessment Rate Per Frontage Ft
Non-Residential Property	\$0.43727	\$0.06430	\$126.15163
Apartment Property	0.32795	0.04822	94.61372
Condominium Property	0.21864	0.03215	63.07582
Public Property	0.21864	0.03215	63.07582

Zone 2 Assessment Rates for FY 2019/20

Land Use Type (Zone 2)	Assessment Rate Per Lot Sq Ft	Assessment Rate Per Building Sq Ft	Assessment Rate Per Frontage Ft
Non-Residential Property	\$0.34982	\$0.05144	\$100.92131
Apartment Property	0.26236	0.03858	75.69098
Condominium Property	0.17491	0.02572	50.46065
Public Property	0.17491	0.02572	50.46065

Based on the most recent parcel characteristics, these rates are expected to generate \$6,036,110.88 in revenue during the first year of levy (2019/20). This assessment revenue will be supplemented by \$524,879.12 from sources other than assessments, to meet the total estimated budget of \$6,560,990.00. Non-assessment revenues represent 8.00% of the total budget, which corresponds to the general benefit percentage identified in the Separation and Quantification of General Benefits section of this report.

Future changes to parcel characteristics (lot, building, frontage, and land use) will cause changes in the total assessment revenue. The assessment revenue for any given year will be the product of the District's parcel characteristics and the budget in effect for such fiscal year. Development within the District that increases the overall building square footage, for example, will lead to increased assessment revenue, even if assessment rates are not increased.

3.2 Annual Maximum Assessment Rate Increases

Each year the maximum assessment rates may be increased by the greater of (i) five-percent (5%) or (ii) the change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-Hayward area for February. In no event shall the maximum assessment rates decrease. If, in the future, the Bureau of Labor Statistics discontinues or alters the CPI-U, the City (OEWD) shall select a comparable index as a replacement.

In any given year, the assessments may be levied at any rate sufficient to meet the estimated budget, as long as the actual rates do not exceed the maximum rates for that year.

3.3 Rate Development

The rates in Section 3.1 are the product of a detailed analysis that is presented in Sections 5 through 8 of this report.

3.4 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the District shall determine the land use type for each parcel based on the County Assessor's use code or other appropriate supplementary information. The parcel characteristics of lot square footage and building square footage shall similarly be based on the County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources. The frontage of each parcel shall be determined by reference to County Assessor's parcel maps or, if necessary, to GIS data.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type and building square footage.

3.4.1 MIXED USE

Parcels in the District may have multiple land uses and could be categorized as having more than one of the identified land use types. If the District is made aware of a parcel with more than one land use type, the following shall apply:

If there are multiple land use types on one parcel, but those land use types all have the same assessment rate, the District shall select the most appropriate land use type designation and levy the applicable assessment rate.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, the District shall attempt to assign separate out the land use types by actual building square footage. District shall then pro-rate the total underlying lot square footage and frontage feet in proportion to the building square footage assigned to each land use type. After each land use type is assigned lot square feet, building square feet, and frontage feet, the District shall calculate the applicable assessment rates upon the respective land use type.

For example, if a parcel has both Non-Residential and Apartment uses, the Non-Residential land use represents 40% of the total building square footage, and the Apartment land use represents 60% of the total building square footage, the underlying lot's frontage and lot square footage shall be assigned 40% to the Non-Residential land use and 60% to the Apartment land use. Those characteristics assigned to the Non-Residential land use shall be used to calculate an assessment at the Non-Residential rate, and those characteristics assigned to the Apartment land use shall be used to calculate the remaining portion of the assessment at the Apartment rate.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, but data sufficient to delineate the building square footages is not available, the District shall choose the most appropriate land use type and the assessment shall be calculated according to those rates.

3.5 Appeals

If a property owner believes the data used to calculate their assessment is inaccurate or that the identified land use type is incorrect, the property owner shall submit, in writing, a request for review to the District. The property owner shall provide documentation needed to support the request for review. The District staff shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process. The property owner should continue to pay all amounts owed according to the County's due dates.

If the review results in changes to any parcel characteristics used to compute the assessment, the District shall recalculate the assessment. When recalculating the assessments, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the District.

For example, if a request for review is submitted to the District during Fiscal Year 2020/21, the Fiscal Year 2020/21 and 2019/20 assessments will be reviewed. The property owner credit shall be limited to any difference calculated for Fiscal Year 2020/21 (the current fiscal year) and Fiscal Year 2019/20 (the prior fiscal year).

The credit may be provided in the form of a check to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the District shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

If a property owner is dissatisfied with the District's decision on their appeal, the property owner may appeal the matter further to the City (OEWD), who shall make a conclusive determination and whose decision shall be final.

3.6 Method of Collection

The assessments will be collected annually on the County's secured property tax roll. The assessments will be subject to the County's assigned due dates and late penalties. However, the City may choose to collect the assessments in an alternative manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City.

4. SPECIAL BENEFITS

The Improvements will confer special benefits upon certain parcels within the proposed District. This section provides a description of those special benefits.

4.1 Improved Aesthetics

Several of the proposed improvements will confer aesthetic benefits. The cleaning and pressure washing services are designed to improve the visual appearance of immediately surrounding properties within the District. It is believed a cleaner environment is more aesthetically pleasing. Research shows that when areas where consumers conduct business are more aesthetically pleasing, they are also more desirable (Vilnai-Yavetz, 2010). Therefore, several of the proposed improvements, including cleaners and pressure washing will confer aesthetic benefits.

4.2 Increased Safety

Research has shown that business improvement districts that provide security services, like the proposed District, have been successful in reducing crime rates (Brooks, 2005). Security patrols can be used to "reinforce social control and mitigate criminal activities" (Hoyt, 2005). Based on this research, the security program provided by the District should help increase safety. The increased safety should be experienced by both residential and non-residential properties. Research shows there are safety benefits related to living in or near a commercial area managed by a business improvement district (Hoyt, 2005).

4.3 Increased Economic Activity

The marketing program, which includes the website, events, and the newsletter, provides economic benefits designed to promote the area as a unique destination and ultimately increase customer traffic.

The clean/safe program, in addition to conferring aesthetic and safety benefits, will concurrently confer economic benefits as well. These Improvements will help customers feel safer, so they stay longer and feel comfortable returning in the future. The Improvements will create a more aesthetically pleasing environment, which has been shown to "increase consumer's intentions to spend money" (Vilnai-Yavetz, 2010). Therefore, the Clean and Safe Program will also confer economic benefits.

5. SPECIAL BENEFIT DISTRIBUTION

As described in the Introduction, once special benefits are identified, the cost of providing those special benefits must then be assigned, based on the estimated proportionate special benefit derived by each parcel.

5.1 Parcel Characteristics

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Lot square footage
- Building square footage
- Linear frontage

Parcels of the same land use type will experience different degrees of special benefit in relation to differences in their lot size, building size, and linear frontage. A parcel with a large building for example will experience greater special benefit than a parcel with a small building. Accordingly, as lot size, building size, and linear frontage increase, parcels are considered to receive proportionately greater special benefit. Therefore, these parcel characteristics are deemed appropriate factors for determining proportional special benefit.

In order to relate differing parcel characteristics to one another, a relative factor is determined for each.

5.1.1 LOT FACTOR

The average lot size in the proposed District is 4,104.43 square feet. Each parcel's actual lot size was divided by the average lot size to determine a Lot Factor.

$$\frac{\text{Parcel's Lot Sq Ft}}{\text{District's Average Lot Sq Ft}} = \text{Parcel's Lot Factor}$$

5.1.2 BUILDING FACTOR

The average building size in the proposed District is 27,913.67 square feet. Each parcel's actual building size was divided by the average building size to determine a Building Factor.

$$\frac{\text{Parcel's Building Sq Ft}}{\text{District's Average Building Sq Ft}} = \text{Parcel's Building Factor}$$

5.1.3 FRONTAGE FACTOR

The average linear frontage in the proposed District is 66.39 feet. Each parcel's actual linear frontage was divided by the average linear frontage to determine a Frontage Factor

$$\frac{\text{Parcel's Frontage Ft}}{\text{District's Average Frontage Ft}} = \text{Parcel's Frontage Factor}$$

5.1.4 FACTOR WEIGHTING

Most of the improvements will be provided in a largely linear fashion. For example, street cleaning will be performed along a property's frontage, the security officers will patrol along property frontage, and the CSAs will travel along property frontage. In addition, all pedestrian and vehicular traffic must travel along the frontage of a property (often the entire frontage), but may only experience a small portion of the building and lot square footage. Accordingly, a greater weight is allocated to the frontage factor. Based on the different service levels that the District will provide, the weighting of factors is adjusted to reflect a 70%/30% split between the Frontage Factor and Lot/Building Factors. Lot and Building Factors are assigned equal weight of the 30% allocation. Therefore, the weighting is applied as follows:

Factor	Weight
Lot	15%
Building	15%
Frontage	70%

In order to reflect this weighted apportionment in the Special Benefit Point calculations, the Frontage Factor will simply be multiplied by $4\frac{2}{3}$. This increases the weight of the Frontage Factor to achieve the weights noted above.

5.1.5 HALLIDIE PLAZA PARCELS

As Clean and Safe Improvements are provided on the entire surface area of the two Hallidie Plaza parcels (APNs 0341 -013 and 0341 -014), as opposed to only along the frontage, as is the case with other properties within the District, the lot area of these two parcels was converted into "additional frontage", based on the recommended sidewalk width in the City of San Francisco of 15 feet. APN 0341 -013, with a lot area of 8,915 square feet and 270.70 frontage feet, was assigned 594.33 additional frontage feet, for a total of 865.03 frontage feet; and APN 0341 -014, with a lot area of the 6,630 square feet and 400.70 frontage feet, was assigned 442 additional frontage feet, for a total of 842.70 frontage feet.

5.2 Land Use Types

In addition to lot size, building size, and linear frontage, a parcel's land use type will also affect the special benefits received. Following the calculation of each parcel characteristic factor, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in Section 4.

Each parcel within the proposed District boundary is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use type categories to be assessed within the proposed District.

Non-Residential Property consists of parcels used for a commercial or for-profit purposes including, but not limited to, retail, offices, restaurants, commercial garages, private schools, hotels/motels, medical/dental offices, hospitals, parking lots, and privately-owned pay-to-use parking structures.

Apartment Property consists of duplexes, triplexes, fourplexes, and apartment buildings used exclusively for residential rental purposes.

Condominium Property consists of condominiums used exclusively for residential purposes.

Public Property consists of the following:

- parcels owned by public entities, or parcels used for public purposes including, police and fire stations, parks, public schools, libraries, and other government administration offices
- parcels used by a public utility

As described below, some special benefits are conferred upon all land use types, and others are conferred only upon certain land use types.

5.2.1 APPORTIONING AESTHETIC BENEFIT

The aesthetic benefits conferred by the Improvements will specially benefit all assessable land use types. The benefit of visual appeal is not restricted to a particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point.

5.2.2 APPORTIONING SAFETY BENEFIT

Similarly, the safety benefits conferred by the Improvements will specially benefit all assessable land uses. Safety can be thought of as a universal need. Its importance can be seen in the fact that everyone desires to live and work in safe, crime-free areas (Lau Leby, 2010). Therefore, because levels of safety affect all land uses, it follows that an increase in safety will benefit all land use types. Accordingly, each assessable land use type will be assigned one Safety Benefit Point.

5.2.3 APPORTIONING ECONOMIC ACTIVITY BENEFIT

Based on District-staff's knowledge of the Union Square area, condominium units in the District are typically less concerned with attracting customers and tenants. The District's condominium units are generally owner-occupied as primary residences or as second residences. In addition, the City has limited short-term rentals of a primary residence to 90-days. Therefore, Condominium Property is assigned zero Economic Activity Benefit Points.

This is in contrast to Apartment Property, which typically operates more like a commercial business than individually-held Condominium Property and which relies more heavily on attracting and keeping tenants. As a result, Apartment Property receives economic benefits from the Clean and Safe Program. By contrast, Apartment Property does not receive economic benefits from the Marketing Program, which is directed toward non-residential, commercial uses such as retail. Thus, Apartment Property will receive only one Economic Activity Benefit Point.

Non-residential Property receives economic benefits from both the Clean and Safe Program and the Marketing Program. As noted earlier, the Clean and Safe Program will create a more aesthetically pleasing environment, which has been shown to "increase consumer's intentions to spend money" (Vilnai-Yavetz 2010). The security aspect of the Clean and Safe Program help customers feel safer, so they stay longer and feel comfortable returning in the future. In addition, the Marketing Program is designed to increase customer traffic and promote a positive image of the area. Thus, Non-residential Property concerned customer attraction will receive one Economic Activity Benefit Point for the Marketing Program and one Economic Activity Benefit Point for the Clean and Safe Program.

Public Property is not concerned with customers like Non-residential Property or Apartment Property. Nor is Public Property a for-profit endeavor. Therefore, Public Property will be assigned zero Economic Activity Benefit Points.

5.2.4 LAND USE BENEFIT POINT SUMMARY

The table below summarizes the Land Use Benefit Points:

Land Use Type	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	Total Land Use Benefit Points
Non-Residential Property	1.00	1.00	2.00	4.00
Apartment Property	1.00	1.00	1.00	3.00
Condominium Property	1.00	1.00	0.00	2.00
Public Property	1.00	1.00	0.00	2.00

5.3 Zones of Benefit

In addition to parcel characteristics and land use types, location also plays a role in determining special benefit. Two distinct areas within the proposed boundary of the District have been identified that will experience the Improvements to differing degrees and therefore will receive different levels of special benefit. As noted in the Introduction, the Court in *Tiburon* made clear that zones cannot be zones of cost, but must instead be zones of benefit. That is, assessments for different groups or areas cannot be differentiated because of differences in cost. They must be differentiated based on differences in benefit.

Therefore, it is important to distinguish the differing service levels between the two zones to assign appropriate Zone Benefit Factors to parcels within each Zone. The table below summarizes the various services and their frequencies. It is acknowledged that the services may vary a bit over short time frames, but the District will provide services overall in a manner that adheres to these relative frequencies, providing 25% more services and benefit to Zone 1 parcels vs. Zone 2.

Service	Zone 1 Factor	Zone 2 Factor
Cleaners (1)	1.33	1.00
Pressure Washing (2)	2.00	1.00
Community Service Ambassadors (3)	2.00	1.00
10B Officers (4)	1.67	1.00
Security Cameras (5)	1.00	1.00
Live Overnight Monitoring (5)	1.00	1.00
Overnight Security (5)	1.00	1.00
Member Services (5)	1.00	1.00
Public Realm (5)	1.00	1.00
Marketing (5)	1.00	1.00
Events (5)	1.00	1.00
Advocacy (5)	1.00	1.00
Factor Totals	15.00	12.00
Zone Factors	1.25	1.00

- (1) Four Times per Day in Zone 1, Three Times per Day in Zone 2
- (2) Once per Week in Zone 1, Once Every Two Weeks in Zone 2
- (3) Four Passes per Day in Zone 1, Two Passes per Day in Zone 2
- (4) 12.5 hours/day of 10B Security patrols in Zone 1; 7.5 hours/day of 10B Security patrols in Zone 2
- (5) Equal Service Level in Both Zones

Based on this analysis, a Zone Benefit Factor of 1.25 is assigned to parcels in Zone 1, and a Zone Benefit Factor of 1.00 is assigned to parcels in Zone 2.

5.4 Total Special Benefit Points

The calculation of Total Benefit Points for each parcel takes into account each component analyzed and described above: Parcel Characteristics, Land Use, and Zone Factors. The formula for determining each parcel's Total Special Benefit Points is as follows:

$$\left(\text{Lot Factor} + \text{Building Factor} + \text{Frontage Factor} \right) \times \text{Land Use Benefit Points} \times \text{Zone Factor} = \text{Total Special Benefit Points}$$

The Total Special Benefit Points are computed for each parcel in the proposed District and summed. The Total District Special Benefit Points are 16,815.844. These Total District Special Benefit Points are used to determine the Assessment per Special Benefit Point shown in Section 7.

6. SEPARATION AND QUANTIFICATION OF GENERAL BENEFITS

As described in the Introduction, only special benefits are assessable and in order to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits. We rely on a “multi-perspective average approach” (MPAA), which entails analyzing the general benefits in totality by taking an average across multiple perspectives, to account for the overlap across services and to ensure that any single approach does not dominate the District’s general benefit percentage.

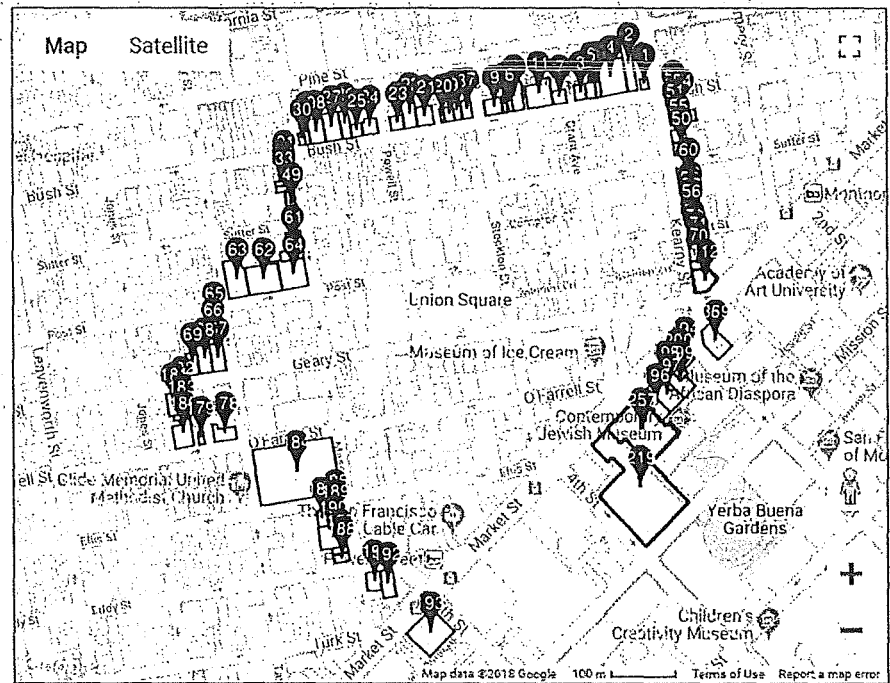
6.1 Summary

As detailed below, it is estimated the Improvements will confer 8.00% general benefit.

6.2 General Benefit Analysis

6.2.1 GENERAL BENEFIT: PARCELS ON THE PERIPHERY OF THE DISTRICT

One approach is to define general benefit as the benefit that accrues to properties on the periphery of the District. The Clean and Safe and Marketing programs will be provided solely within the District, but for purposes of this analysis, we assume a certain level of aesthetic, safety, and economic benefits will accrue to properties



on the periphery of the District. For example, cleaning services could increase the aesthetics of the side of the street opposite these parcels, and it is likely patrolling security could report/respond to security issues near the properties just outside the boundary of the District. Likewise, the Marketing activities could draw shoppers and diners to the District who might also explore the broader area and patronize businesses on the periphery of the boundary of the District. To calculate the benefit accruing to property on the periphery of the District as a result of the Improvements, the total Benefit Points were recalculated by including those parcels on the periphery of the District (i.e., those non-District parcels directly across the street from parcels within the District).

The following figures represent the adjusted parcel characteristics resulting from the inclusion of the peripheral parcels:

- Average lot square footage: 3,474.56
- Average building square footage: 23,463.39
- Average linear frontage: 48.68
- Zone Factor for parcels on the periphery of the District, except APN 3704 -001: 0.50 (these parcels are across the street from parcels in Zone 2, and because the District Improvements are provided on the opposite side of the street from these properties, the Zone Factor for these parcels has been determined to be half that of Zone 2)
- Zone Factor for APN 3704 -001: 0.625 (this parcel is across the street from parcels in Zone 1; therefore, the Zone Factor for this parcel has been determined to be half that of Zone 1)

Applying the methodology described in Section 5, with the above-mentioned modifications, results in the following Benefit Point totals:

Area	Benefit Points	Percentage
Property within the District	22,014.90	91.13%
Property on the Periphery of the District	2,142.96	8.87%
Totals	24,157.86	100.00%

The Benefit Points for property within the District represents the proportionate amount of special benefit to the assessed parcels, and the Benefit Points for property on the periphery of the District represents benefit to non-assessed parcels outside the District. Under this measure, approximately 8.87% of the benefits from the Improvements should be treated as general benefits.

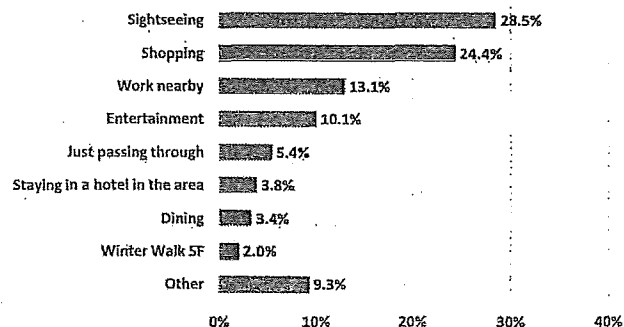
General Benefit: Parcels on the Periphery of the District	8.87%
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6.2.2 GENERAL BENEFIT: PEDESTRIANS PASSING THROUGH THE DISTRICT

Another approach is to calculate the benefits that will accrue to pedestrians passing through the District who do not intend to access property within the District. The Clean and Safe program will be provided solely to properties within the District, but some level of aesthetic and safety benefits could also accrue to pedestrians who do not intend to access property within the District.

In January of 2017, Destination Analysts, Inc. prepared a report, entitled *Union Square Pedestrian Intercept Study* (Destination Analysts, 2017), intended to detail what people are doing while visiting the Union Square area. The report states “Of all visitors, 28.5 percent indicated that their primary purpose for visiting Union Square was ‘sightseeing,’ closely followed by one-quarter who came to go “shopping” (24.4%).” Other reasons for visiting Union Square such as “Work nearby”, “Entertainment”, “Staying in a Hotel in the area”, “Dining”, “Winter

Chart: Primary Reason for Visit



Walk”, and “Other” total another 41.7%. All of these directly relate to activities occurring on property within the District, and represent special benefit to property within the District. The remaining 5.4% was attributable to people “Just passing through.” This activity represents the general benefit accruing to pedestrians passing through the District. The following table summarizes these figures:

Area	Percentage
District-Related Pedestrian Activities	94.60%
Pedestrians Passing Through the District	5.40%
Totals	100.00%

Based on a measure of pedestrians who are merely passing through the District, approximately 5.40% of the District Improvements are providing general benefits.

General Benefit: Pedestrians Passing Through the District	5.40%
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6.2.3 COLLECTIVE GENERAL BENEFIT

As noted above, we have determined that a MPAA is the most appropriate approach given the combination of services specific to this District. Under the MPAA, the District-wide general benefits are (1) viewed in totality, (2) analyzed from more than one perspective, (3) quantified with separate percentages for each perspective, and then (4) averaged to determine a single, overall general benefit percentage. The decision of which method to use is dictated by the availability of data, the types of improvements and related benefits, as well as the layout, geography, and characteristics of the subject area. Based on the available data and the characteristics of the District, the MPAA was chosen as the most appropriate method for determining the overall general benefit. Therefore, the average of the general benefit perspectives was used to determine the overall general benefit as shown in the table below:

General Benefit: Parcels on the Periphery of the District	8.87%
General Benefit: Pedestrians Passing Through the District	5.40%
Collective General Benefit	7.14%
<i>Collective General Benefit – rounded up</i>	8.00%

The general benefit, which is the percentage of the total budget that must be funded through sources other than assessments, is 7.14%. The special benefit, which is the percentage of the total budget that may be funded by assessments, is 92.86%. However, to be conservative, the general benefit percentage has been rounded up to 8.00%.

7. BUDGET

The following table summarizes the estimated annual costs to fund the Improvements for Fiscal Year 2019/20:

Description	Amount
Clean & Safe	\$4,868,481.00
Marketing	754,601.00
Administration	937,908.00
Total Cost of Improvements	\$6,560,990.00

7.1 Balance to Be Assessed

The total amount to be assessed upon the specially benefitting parcels is the total cost of the Improvements, as detailed above, less the portion attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section.

The calculation of the balance to be assessed is shown below:

Description	Amount
Total Cost of Improvements	\$6,560,990.00
Less General Benefit Portion (8.00%)	(524,879.12)
Balance to Be Assessed	\$6,036,110.88

Each year the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 8.00% in future years.

7.2 Assessment per Special Benefit Point

The Assessment per Special Benefit Point is determined by dividing the Balance to Be Assessed by the sum of the Total District Special Benefit Points noted in Section 5.

The calculation of the Assessment per Special Benefit Point is shown below:

Description	Amount
Balance to Be Assessed	\$6,036,110.88
Total District Special Benefit Points	16,815.844
Assessment per Special Benefit Point	\$358.95

The Assessment per Special Benefit Point is multiplied by each parcel's Total Special Benefit Points to determine an assessment amount. The Assessment per Special Benefit Point has been translated into the Assessment Rates shown in Section 3. The following section provides details of the computations used to determine the Assessment Rates.

8. ASSESSMENT RATE DEVELOPMENT

This section describes the calculation of the initial maximum assessment rates using the analysis in Sections 4 through 6 of this report, and combining it with the Balance to Be Assessed calculated in Section 7.

The rate for each component of the assessment (lot, building, and frontage) can be broken down into its individual parts as follows:

$$\begin{array}{r}
 \text{Lot Factor} \times \text{Land Use Benefit Points} \times \text{Zone Factor} \times \text{Assessment per Special Benefit Point} = \text{Lot Levy} \\
 \\
 \text{Building Factor} \times \text{Land Use Benefit Points} \times \text{Zone Factor} \times \text{Assessment per Special Benefit Point} = \text{Building Levy} \\
 \\
 \text{Frontage Factor} \times \text{Land Use Benefit Points} \times \text{Zone Factor} \times \text{Assessment per Special Benefit Point} = \text{Frontage Levy}
 \end{array}$$

The determination of a rate for each component of the assessment is the component's levy divided by the component value.

For example, the total Lot Levy for Non-Residential parcels in Zone 1 is \$366,962.04, and the total Lot Square Footage for those same Non-Residential parcels in Zone 1 is 839,208 square feet. Therefore, the Assessment Rate per Lot Square Foot for Non-Residential parcels in Zone 1 is \$0.43727.

$$\begin{array}{r}
 \text{Lot Levy of Non-Residential Parcels in Zone 1} / \text{Lot Sq Ft of Non-Residential Parcels in Zone 1} = \text{Lot Assessment Rate per Sq Ft of Non-Residential Parcels in Zone 1}
 \end{array}$$

This same process is used for each component of the assessment and each unique combination of land use, and zone factor. The final, summarized results of these calculations are shown below as well as in Section 3.

Zone 1 Assessment Rates for FY 2019/20

Land Use Type (Zone 1)	Assessment Rate Per Lot Sq Ft	Assessment Rate Per Building Sq Ft	Assessment Rate Per Frontage Ft
Non-Residential Property	\$0.43727	\$0.06430	\$126.15163
Apartment Property	0.32795	0.04822	94.61372
Condominium Property	0.21864	0.03215	63.07582
Public Property	0.21864	0.03215	63.07582

Zone 2 Assessment Rates for FY 2019/20

Land Use Type (Zone 2)	Assessment Rate Per Lot Sq Ft	Assessment Rate Per Building Sq Ft	Assessment Rate Per Frontage Ft
Non-Residential Property	\$0.34982	\$0.05144	\$100.92131
Apartment Property	0.26236	0.03858	75.69098
Condominium Property	0.17491	0.02572	50.46065
Public Property	0.17491	0.02572	50.46065

Future changes to a parcel's characteristics (lot, building, frontage, and land use) will cause changes in the assessment amount. The assessment amounts for any given year will be the product of each parcel's characteristics and the District budget in effect for such fiscal year.

Development within the District that increases the overall building square footage, for example, will lead to a greater total levy, even if assessment rates are not increased.

9. ENGINEER'S STATEMENT

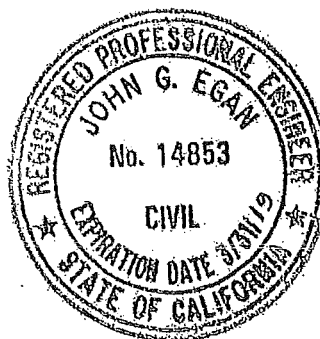
The assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution and the Property and Business Improvement District Law of 1994 as augmented and modified by Article 15 of the San Francisco Business and Tax Regulations Code (collectively, the "Assessment Law"). In preparing these assessments:

1. I have identified all parcels that will have a special benefit conferred upon them by the Improvements described in Section 2 of this Report (the "Specially Benefited Parcels").
 - a. For particulars as to the identification of these parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 10 of this Report.
2. I have assessed the estimated costs and expenses of the Improvements upon the Specially Benefited Parcels. In making such assessment:
 - a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the total special benefits derived by all Specially Benefited Parcels;
 - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the Improvements; and
 - c. The general benefits have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, this Report, the assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

By:

John G. Egan
John G. Egan
Assessment Engineer
R.C.E. 14853
3/14/19



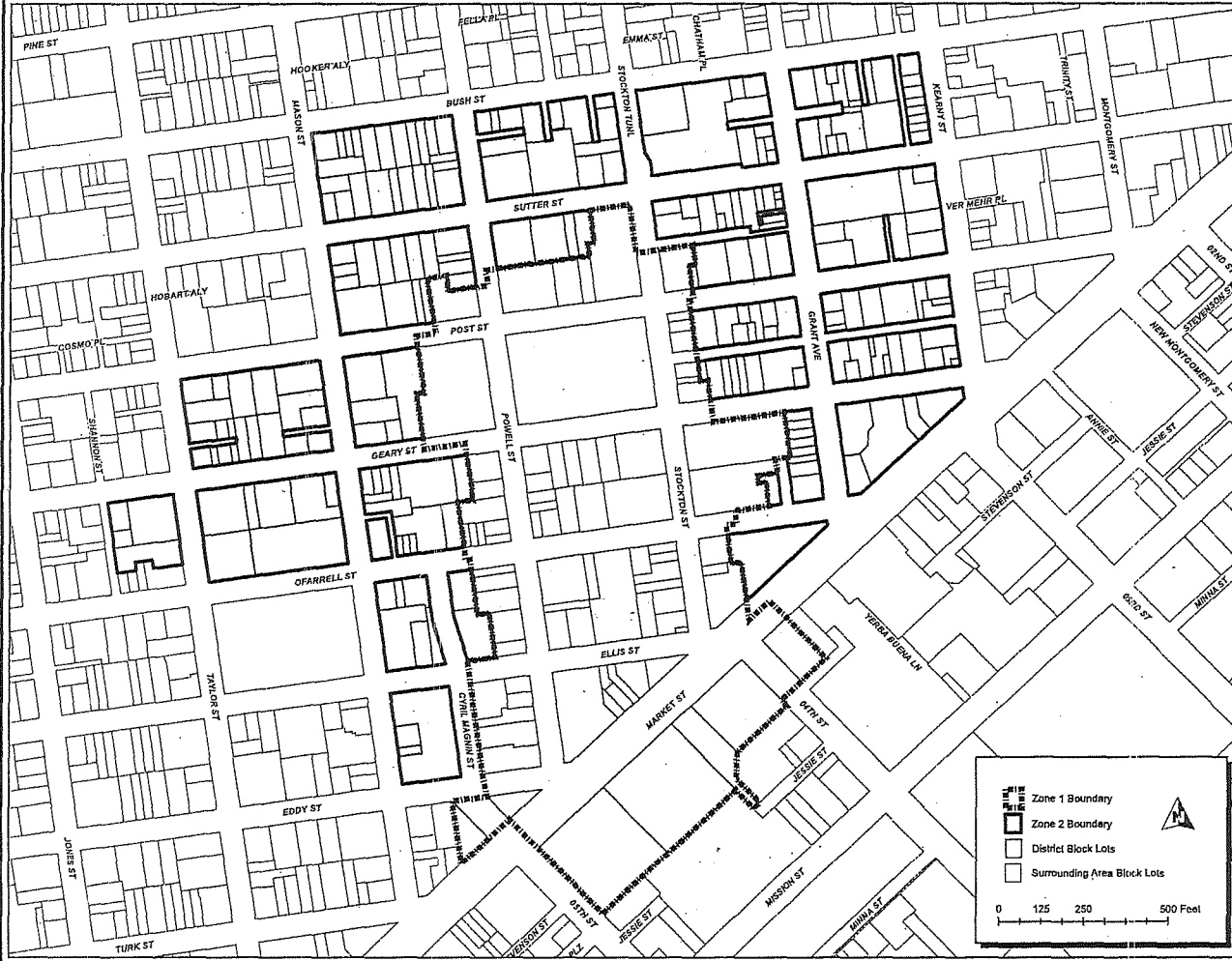
10. ASSESSMENT DIAGRAM

The following pages contain the assessment diagram for the District.

ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE
(PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, §§36600 ET SEQ.)
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

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AN ASSESSMENT WAS LEVIED BY THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM, THE LEVY OF ASSESSMENT WAS APPROVED BY THE BOARD OF SUPERVISORS ON THE ____ DAY OF ____ 20____; AND SIGNED BY THE MAYOR ON THE ____ DAY OF RESOLUTION NO. ____ THE ASSESSMENT DIAGRAM WAS FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO ON THE ____ DAY OF ____ 20____.

SAID RESOLUTION NO. _____, TOGETHER WITH THE STATUTORILY REQUIRED MANAGEMENT DISTRICT PLAN AND CERTIFIED ENGINEER'S REPORT FOR THIS DISTRICT AS ALSO APPROVED BY THE BOARD OF SUPERVISORS ARE ON FILE WITH THE BOARD OF SUPERVISORS AND ARE SUBMITTED WITH THE ASSESSMENT DIAGRAM TO THE OFFICE OF THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO FOR RECORDING. REFERENCE IS MADE TO THE MANAGEMENT DISTRICT PLAN, CERTIFIED ENGINEER'S REPORT AND ASSESSMENT DIAGRAM FOR THE AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

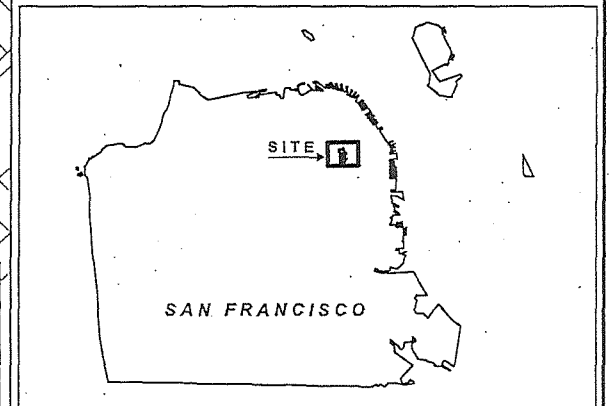
UPON RECORDATION BY THE COUNTY ASSESSOR-RECORDER, A CONFORMED COPY OF THE ASSESSMENT DIAGRAM WILL BE FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO, AND A NOTICE OF ASSESSMENT WILL BE ISSUED PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE §§3114 AND 3667.

ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS, CITY AND COUNTY OF SAN FRANCISCO

THE ASSESSMENT DIAGRAM AND RESOLUTION NO. _____, TOGETHER WITH THE MANAGEMENT DISTRICT PLAN AND ENGINEER'S REPORT FOR THIS ASSESSMENT DISTRICT, THAT WERE SUBMITTED FOR RECORDING BY THE CLERK OF THE BOARD OF SUPERVISORS (SEE PARAGRAPH 1, ABOVE), WERE RECORDED BY THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON THE ____ DAY OF ____ 20____. THE ASSESSMENT DIAGRAM WAS FILED IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) ____ IN THE OFFICE OF THE ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE HOUR OF ____ O'CLOCK ____ M. ON THIS SAME DATE.

CARMEN CHU, ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE CITY AND COUNTY OF SAN FRANCISCO.



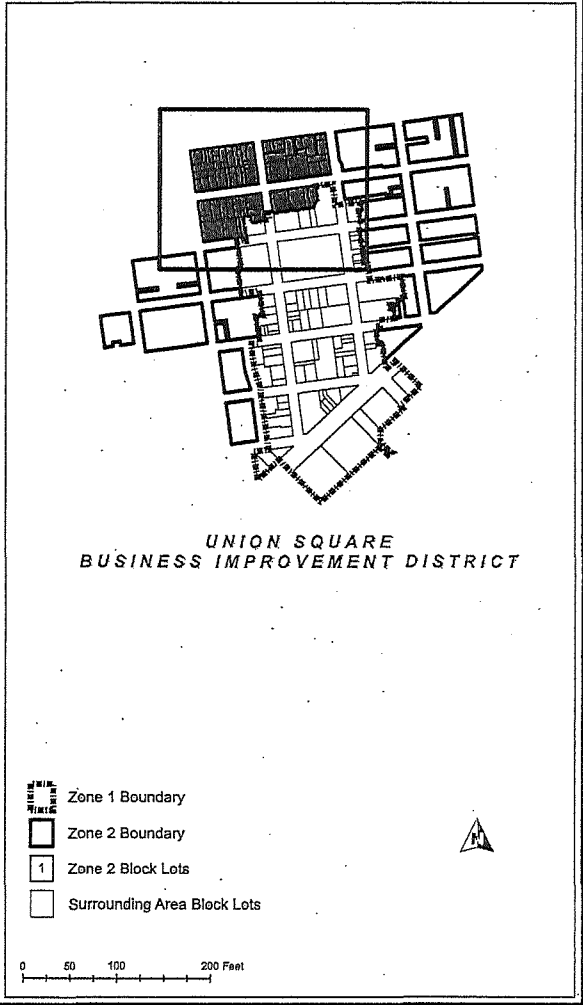
Source: DataSF.org
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0403 Feet



ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE
(PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, §§36600 ET SEQ.)
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

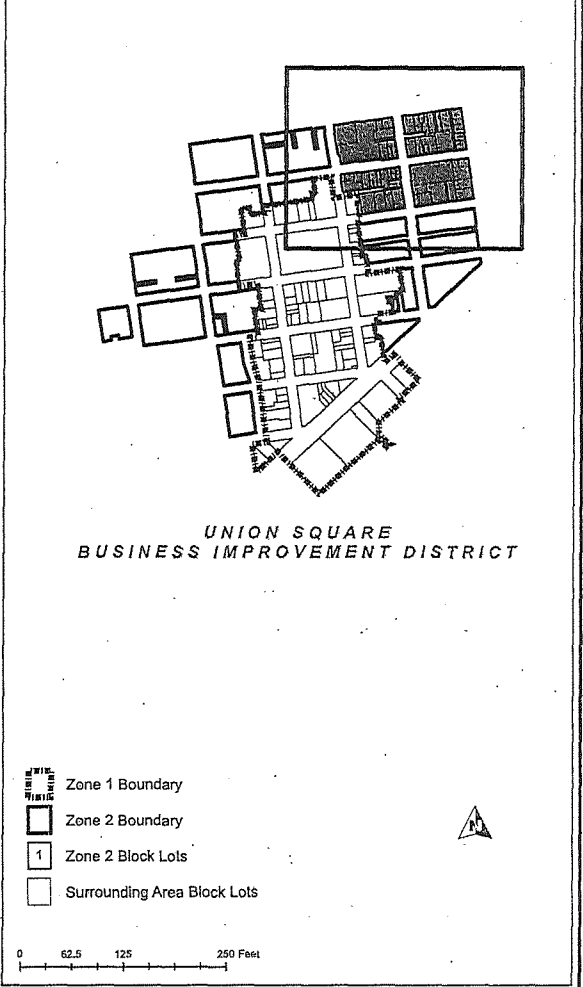
976



ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE
(PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, §§36600 ET SEQ.)
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

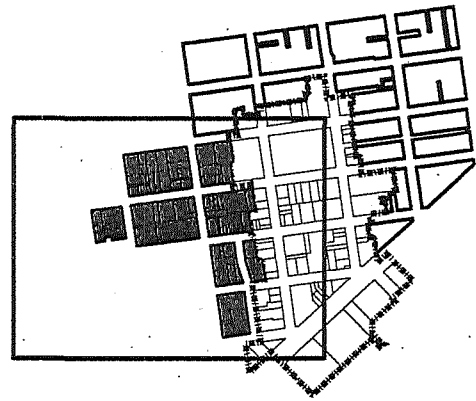
977







ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

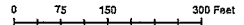
A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE
(PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, §§36600 ET SEQ.)
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

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UNION SQUARE
BUSINESS IMPROVEMENT DISTRICT

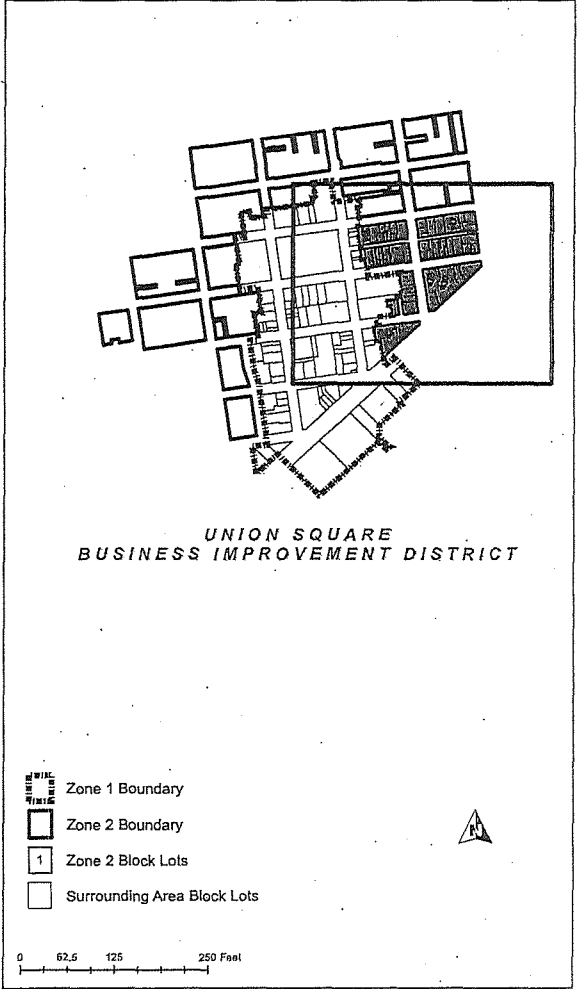
-  Zone 1 Boundary
-  Zone 2 Boundary
-  Zone 2 Block Lots
-  Surrounding Area Block Lots



ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE
(PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, §§36300 ET SEQ.)
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

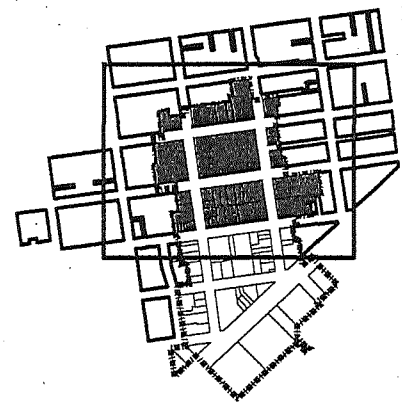
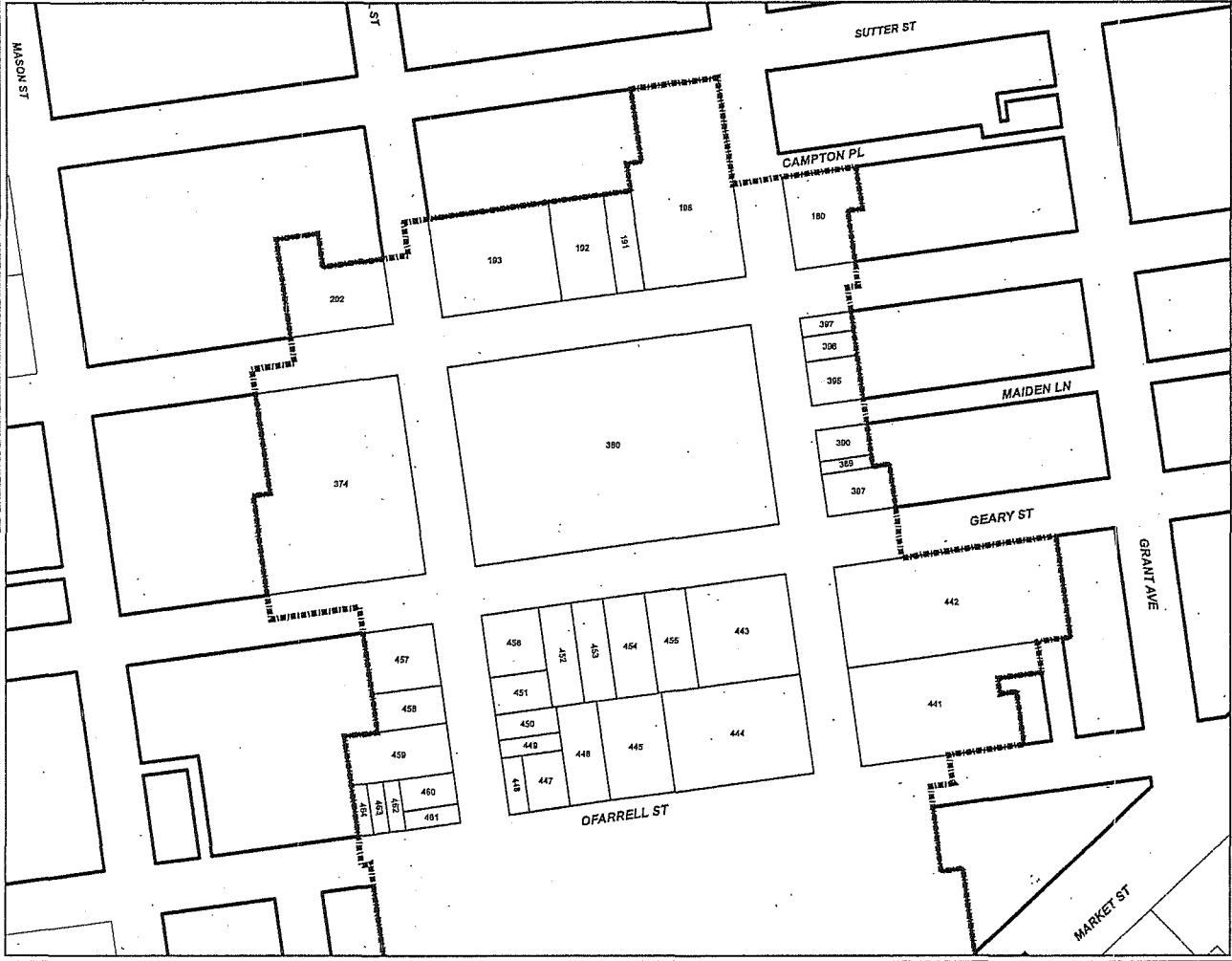
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



ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

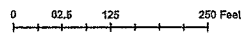
A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
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UNION SQUARE
BUSINESS IMPROVEMENT DISTRICT

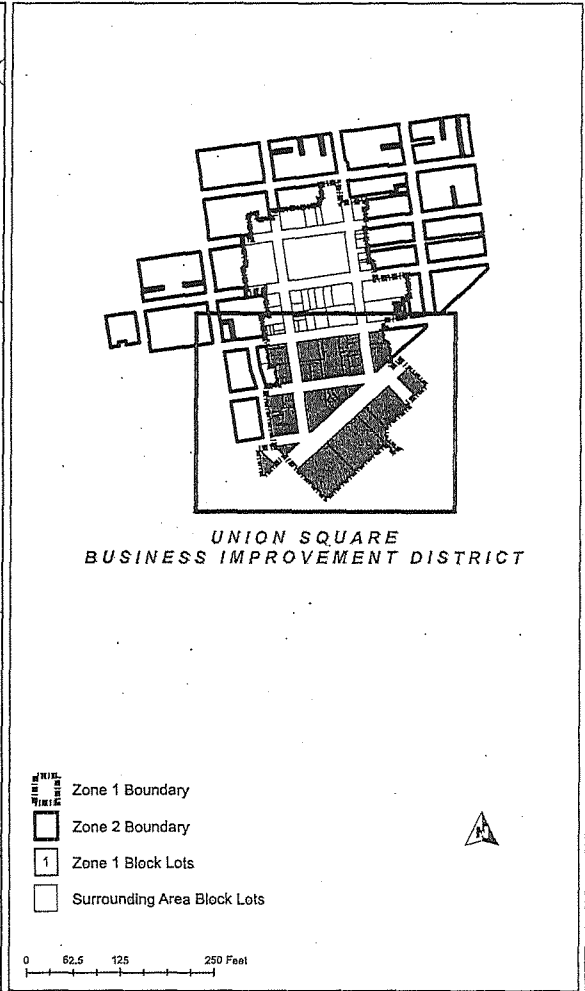
-  Zone 1 Boundary
-  Zone 2 Boundary
-  Zone 1 Block Lots
-  Surrounding Area Block Lots



ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
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AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

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ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE
(PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, §§36600 ET SEQ.)
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

AssessmentID	Block Lot	Zone	AssessmentID	Block Lot	Zone	AssessmentID	Block Lot	Zone	AssessmentID	Block Lot	Zone	AssessmentID	Block Lot	Zone	AssessmentID	Block Lot	Zone
1	0284-001	2	53	0284-055	2	105	0286-044	2	157	0287-034	2	209	0296-013A	2	261	0296-082	2
2	0284-002	2	54	0284-056	2	106	0286-045	2	158	0293-001	2	210	0296-013B	2	262	0296-083	2
3	0284-003	2	55	0284-057	2	107	0286-046	2	159	0293-003	2	211	0296-013C	2	263	0296-084	2
4	0284-004	2	56	0284-058	2	108	0286-047	2	160	0293-004	2	212	0296-013D	2	264	0296-085	2
5	0284-005	2	57	0284-059	2	109	0286-048	2	161	0293-005	2	213	0296-014	2	265	0296-086	2
6	0284-006	2	58	0284-060	2	110	0286-049	2	162	0293-006	2	214	0296-015	2	266	0296-087	2
7	0284-007	2	59	0284-061	2	111	0286-050	2	163	0293-007	2	215	0296-016	2	267	0296-088	2
8	0284-008	2	60	0284-062	2	112	0286-051	2	164	0293-008	2	216	0296-017	2	268	0296-089	2
9	0284-009	2	61	0284-063	2	113	0286-052	2	165	0293-009	2	217	0296-018	2	269	0296-090	2
10	0284-010	2	62	0284-064	2	114	0286-053	2	166	0293-010	2	218	0296-019	2	270	0296-091	2
11	0284-011	2	63	0285-001	2	115	0286-054	2	167	0293-011	2	219	0296-020	2	271	0296-092	2
12	0284-012	2	64	0285-002	2	116	0286-055	2	168	0293-012	2	220	0296-021	2	272	0296-093	2
13	0284-015	2	65	0285-004	2	117	0286-056	2	169	0293-013	2	221	0296-022	2	273	0296-094	2
14	0284-016	2	66	0285-005	2	118	0286-057	2	170	0294-001	2	222	0296-023	2	274	0296-095	2
15	0284-017	2	67	0285-005A	2	119	0286-058	2	171	0294-002	2	223	0296-024	2	275	0296-096	2
16	0284-018	2	68	0285-006	2	120	0286-059	2	172	0294-003	2	224	0296-025	2	276	0296-097	2
17	0284-019	2	69	0285-009	2	121	0286-060	2	173	0294-004	2	225	0296-026	2	277	0296-098	2
18	0284-020	2	70	0285-010	2	122	0286-061	2	174	0294-005	2	226	0296-027	2	278	0296-099	2
19	0284-021	2	71	0285-011	2	123	0286-062	2	175	0294-006	2	227	0296-028	2	279	0296-100	2
20	0284-022	2	72	0285-012	2	124	0286-063	2	176	0294-007	2	228	0296-029	2	280	0296-101	2
21	0284-023	2	73	0285-014	2	125	0286-064	2	177	0294-008	2	229	0296-030	2	281	0296-102	2
22	0284-024	2	74	0285-016	2	126	0286-065	2	178	0294-009	2	230	0296-031	2	282	0296-103	2
23	0284-025	2	75	0285-018	2	127	0287-001	2	179	0294-010	2	231	0296-032	2	283	0296-104	2
24	0284-026	2	76	0285-020	2	128	0287-002	2	180	0294-011	1	232	0296-033	2	284	0296-105	2
25	0284-027	2	77	0285-021	2	129	0287-003	2	181	0294-012	2	233	0296-034	2	285	0296-106	2
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27	0284-029	2	79	0286-003	2	131	0287-005	2	183	0294-015	2	235	0296-036	2	287	0296-108	2
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29	0284-031	2	81	0286-005	2	133	0287-007	2	185	0294-017	2	237	0296-038	2	289	0296-110	2
30	0284-032	2	82	0286-006	2	134	0287-008	2	186	0294-019	2	238	0296-039	2	290	0296-111	2
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34	0284-036	2	86	0286-024	2	138	0287-012	2	190	0294-023	2	242	0296-043	2	294	0296-115	2
35	0284-037	2	87	0286-026	2	139	0287-013	2	191	0295-005	1	243	0296-044	2	295	0296-116	2
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37	0284-039	2	89	0286-028	2	141	0287-015	2	193	0295-007	1	245	0296-046	2	297	0296-118	2
38	0284-040	2	90	0286-029	2	142	0287-017	2	194	0295-008	2	246	0296-047	2	298	0296-119	2
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40	0284-042	2	92	0286-031	2	144	0287-019	2	196	0295-012	2	248	0296-049	2	300	0296-121	2
41	0284-043	2	93	0286-032	2	145	0287-020	2	197	0295-013	2	249	0296-050	2	301	0296-122	2
42	0284-044	2	94	0286-033	2	146	0287-022	2	198	0295-016	1	250	0296-051	2	302	0296-123	2
43	0284-045	2	95	0286-034	2	147	0287-023	2	199	0296-001	2	251	0296-052	2	303	0296-124	2
44	0284-046	2	96	0286-035	2	148	0287-024	2	200	0296-002	2	252	0296-053	2	304	0296-125	2
45	0284-047	2	97	0286-036	2	149	0287-025	2	201	0296-005	2	253	0296-054	2	305	0296-126	2
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47	0284-049	2	99	0286-038	2	151	0287-028	2	203	0296-007	2	255	0296-056	2	307	0296-128	2
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49	0284-051	2	101	0286-040	2	153	0287-030	2	205	0296-009	2	257	0296-058	2	309	0296-130	2
50	0284-052	2	102	0286-041	2	154	0287-031	2	206	0296-012	2	258	0296-059	2	310	0296-131	2
51	0284-053	2	103	0286-042	2	155	0287-032	2	207	0296-012A	2	259	0296-060	2	311	0296-132	2
52	0284-054	2	104	0286-043	2	156	0287-033	2	208	0296-012B	2	260	0296-061	2	312	0296-133	2

ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE
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Assessment ID	Block Lot	Zone	Assessment ID	Block Lot	Zone	Assessment ID	Block Lot	Zone	Assessment ID	Block Lot	Zone	Assessment ID	Block Lot	Zone	Assessment ID	Block Lot	Zone
313	0296-114	2	366	0306-013	2	417	0310-014	2	480	0315-015	2	521	0327-031	1	573	0330-034	1
314	0296-115	2	366	0306-014	2	416	0310-015	2	470	0315-016	2	522	0327-032	1	574	0330-035	1
315	0296-116	2	367	0306-015	2	419	0310-016	2	471	0315-017	2	523	0327-033	1	575	0330-036	1
316	0296-117	2	368	0306-016	2	420	0310-017	2	472	0315-018	2	524	0327-034	1	576	0330-037	1
317	0296-118	2	369	0306-017	2	421	0310-018	2	473	0315-019	2	525	0327-035	1	577	0330-038	1
318	0296-119	2	370	0306-018	2	422	0310-019	2	474	0315-020	2	526	0327-036	1	578	0330-039	1
319	0296-120	2	371	0306-020	2	423	0310-020	2	475	0315-020A	2	527	0327-037	1	579	0330-040	1
320	0296-121	2	372	0306-022	2	424	0310-021	2	476	0315-021	2	528	0327-038	1	580	0330-041	1
321	0296-122	2	373	0306-026	2	425	0310-022	2	477	0315-022	2	529	0327-039	1	581	0330-042	1
322	0296-123	2	374	0307-001	1	426	0310-024	2	478	0315-026	2	530	0327-040	1	582	0330-043	1
323	0296-124	2	375	0307-006	2	427	0312-004	2	479	0316-001	2	531	0327-041	1	583	0330-044	1
324	0296-125	2	376	0307-007	2	428	0312-006	2	480	0316-001A	2	532	0327-042	1	584	0330-045	1
325	0296-126	2	377	0307-008	2	429	0312-008	2	481	0316-002	2	533	0327-043	1	585	0330-046	1
326	0296-127	2	378	0307-009	2	430	0312-009	2	482	0316-010	2	534	0327-044	1	586	0330-047	1
327	0296-128	2	379	0307-013	2	431	0312-031	2	483	0316-013	2	535	0327-045	1	587	0330-048	1
328	0296-129	2	380	0308-001	1	432	0313-001	2	484	0316-018	2	536	0327-046	1	588	0330-049	1
329	0296-130	2	381	0308-001	2	433	0313-002	2	485	0316-018A	2	537	0327-047	1	588	0330-050	1
330	0296-131	2	382	0308-003	2	434	0313-003	2	486	0317-001	2	538	0327-048	1	590	0330-051	1
331	0296-132	2	383	0308-009	2	435	0313-004	2	487	0317-002	2	539	0327-049	1	591	0330-052	1
332	0296-133	2	384	0309-007	2	436	0313-005	2	488	0317-026	2	540	0327-050	1	592	0330-053	1
333	0296-134	2	385	0309-008	2	437	0313-006	2	489	0317-027	2	541	0327-051	1	593	0330-054	1
334	0296-135	2	386	0309-009	2	438	0313-007	2	490	0326-001	1	542	0327-052	1	594	0330-055	1
335	0296-136	2	387	0309-011	1	439	0313-008	2	491	0326-002	1	543	0327-053	1	595	0330-056	1
336	0296-137	2	388	0309-012	2	440	0313-010	2	492	0326-003	1	544	0327-054	1	596	0330-057	1
337	0296-138	2	389	0309-013	1	441	0313-017	1	493	0326-004	1	545	0327-055	1	597	0330-058	1
338	0296-139	2	390	0309-014	1	442	0313-018	1	494	0326-005	1	546	0327-056	1	598	0330-059	1
339	0296-140	2	391	0309-016	2	443	0314-001	1	495	0326-010	2	547	0328-001	2	599	0330-060	1
340	0296-141	2	392	0309-017	2	444	0314-002	1	496	0326-011	2	548	0328-002	1	600	0330-061	1
341	0296-142	2	393	0309-018	2	445	0314-004	1	497	0326-012	2	549	0328-003	1	601	0330-062	1
342	0296-143	2	394	0309-019	2	446	0314-005	1	498	0326-013	2	550	0328-004	1	602	0330-063	1
343	0296-144	2	395	0309-020	1	447	0314-006	1	499	0326-018	2	551	0329-001	1	603	0330-064	1
344	0296-151	2	396	0309-021	1	448	0314-007	1	500	0326-020	2	552	0329-002	1	604	0330-065	1
345	0296-152	2	397	0309-022	1	449	0314-008	1	501	0326-022	2	553	0329-002A	1	605	0330-066	1
346	0296-153	2	398	0309-023	2	450	0314-009	1	502	0326-023	2	554	0329-003	1	606	0330-067	1
347	0296-164	2	399	0309-024	2	451	0314-010	1	503	0327-001	1	555	0329-004	1	607	0330-068	1
348	0296-165	2	400	0309-025	2	452	0314-013	1	504	0327-002	1	556	0329-005	1	608	0330-069	1
349	0296-166	2	401	0309-027	2	453	0314-013A	1	505	0327-003	1	557	0329-006	1	609	0330-070	1
350	0296-167	2	402	0309-028	2	454	0314-014	1	506	0327-004	1	558	0330-001	1	610	0330-071	1
351	0296-168	2	403	0309-038	2	455	0314-015	1	507	0327-005	1	559	0330-002	1	611	0330-072	1
352	0296-169	2	404	0309-039	2	456	0314-016	1	508	0327-008	1	560	0330-003	1	612	0341-013	1
353	0296-169	2	405	0310-001	2	457	0315-001	1	509	0327-011	1	561	0330-004	1	613	0341-014	1
354	0306-002	2	406	0310-002	2	458	0315-002	1	510	0327-012	1	562	0330-013	2	614	3705-037	1
355	0306-003	2	407	0310-003	2	459	0315-003	1	511	0327-013	1	563	0330-014	2	615	3705-042	1
356	0306-004	2	408	0310-004	2	460	0315-004	1	512	0327-018	1	564	0330-023	1	616	3705-055	1
357	0306-006	2	409	0310-005	2	461	0315-006	1	513	0327-020	1	565	0330-026	2	617	por. of 3705-056	1
358	0306-007	2	410	0310-006	2	462	0315-007	1	514	0327-021	1	566	0330-027	1	618	3705Z-001	1
359	0306-007A	2	411	0310-007	2	463	0315-008	1	515	0327-024	1	567	0330-028	1	619	3705Z-002	1
360	0306-007B	2	412	0310-008	2	464	0315-009	1	516	0327-025	1	568	0330-029	1	620	3706-047	1
361	0306-008	2	413	0310-011	2	465	0315-010	2	517	0327-026	1	569	0330-030	1			
362	0306-009	2	414	0310-012	2	466	0315-011	2	518	0327-028	1	570	0330-031	1			
363	0306-011	2	415	0310-013	2	467	0316-013	2	519	0327-029	1	571	0330-032	1			
364	0306-012	2	416	0310-013A	2	468	0316-014	2	520	0327-030	1	572	0330-033	1			

11. ASSESSMENT ROLL

The following pages contain the proposed 2019/20 assessment roll for the District.

UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0284-001	2	165.00	5,902	12,092	Non-Residential	4.00	1.00	11.598	1.438	0.433	53.88	\$19,338.82	
0284-002	2	25.00	2,062	5,400	Non-Residential	4.00	1.00	1.757	0.502	0.193	9.81	3,522.15	
0284-003	2	25.00	1,937	1,875	Non-Residential	4.00	1.00	1.757	0.472	0.067	9.19	3,297.11	
0284-004	2	190.00	8,718	55,414	Non-Residential	4.00	1.00	13.355	2.124	1.985	69.86	25,075.36	
0284-005	2	22.50	3,092	9,282	Non-Residential	4.00	1.00	1.582	0.753	0.333	10.67	3,829.85	
0284-006	2	37.50	5,153	37,865	Non-Residential	4.00	1.00	2.636	1.255	1.357	20.99	7,534.91	
0284-007	2	44.00	6,046	22,440	Non-Residential	4.00	1.00	3.093	1.473	0.804	21.48	7,709.87	
0284-008	2	25.71	3,510	5,429	Non-Residential	4.00	1.00	1.807	0.855	0.194	11.43	4,101.64	
0284-009	2	67.79	9,343	27,064	Non-Residential	4.00	1.00	4.765	2.276	0.970	32.04	11,502.22	
0284-010	2	49.73	6,847	41,272	Non-Residential	4.00	1.00	3.495	1.668	1.479	26.57	9,536.93	
0284-011	2	50.27	4,395	4,388	Non-Residential	4.00	1.00	3.534	1.071	0.157	19.05	6,836.64	
0284-012	2	125.00	3,281	13,499	Apartment	3.00	1.00	8.786	0.799	0.484	30.21	10,843.06	
0284-015	2	152.00	5,712	28,920	Apartment	3.00	1.00	10.684	1.392	1.036	39.34	14,119.47	
0284-016	2	22.50	1,886	5,280	Apartment	3.00	1.00	1.582	0.460	0.189	6.69	2,401.58	
0284-017	2	22.00	1,848	6,080	Non-Residential	4.00	1.00	1.546	0.450	0.218	8.86	3,179.50	
0284-018	2	25.00	2,199	2,192	Non-Residential	4.00	1.00	1.757	0.536	0.079	9.49	3,405.07	
0284-019	2	45.50	6,255	16,588	Apartment	3.00	1.00	3.198	1.524	0.594	15.95	5,725.01	
0284-020	2	46.00	6,325	26,945	Non-Residential	4.00	1.00	3.233	1.541	0.965	22.96	8,241.04	
0284-021	2	46.00	6,325	20,820	Apartment	3.00	1.00	3.233	1.541	0.746	16.56	5,944.49	
0284-022	2	27.50	3,781	3,272	Non-Residential	4.00	1.00	1.933	0.921	0.117	11.89	4,266.34	
0284-023	2	27.50	3,781	10,924	Apartment	3.00	1.00	1.933	0.921	0.391	9.74	3,494.96	
0284-024	2	30.00	3,371	18,720	Non-Residential	4.00	1.00	2.109	0.821	0.671	14.40	5,169.83	
0284-025	2	53.58	7,261	31,458	Apartment	3.00	1.00	3.766	1.769	1.127	19.99	7,174.43	
0284-026	2	0.54	48	340	Condominium	2.00	1.00	0.038	0.012	0.012	0.12	44.50	
0284-027	2	0.41	36	258	Condominium	2.00	1.00	0.029	0.009	0.009	0.09	33.77	
0284-028	2	0.63	55	394	Condominium	2.00	1.00	0.044	0.013	0.014	0.14	51.57	
0284-029	2	0.56	49	348	Condominium	2.00	1.00	0.039	0.012	0.012	0.13	45.55	
0284-030	2	0.54	47	335	Condominium	2.00	1.00	0.038	0.011	0.012	0.12	43.85	
0284-031	2	0.78	68	488	Condominium	2.00	1.00	0.055	0.017	0.017	0.18	63.87	
0284-032	2	1.40	123	876	Condominium	2.00	1.00	0.098	0.030	0.031	0.32	114.66	
0284-033	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-034	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	
0284-035	2	1.45	127	908	Condominium	2.00	1.00	0.102	0.031	0.033	0.33	118.84	
0284-036	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-037	2	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.54	195.02	
0284-038	2	1.65	144	1,030	Condominium	2.00	1.00	0.116	0.035	0.037	0.38	134.81	
0284-039	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	
0284-040	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	114.92	
0284-041	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-042	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	
0284-043	2	1.43	125	892	Condominium	2.00	1.00	0.100	0.030	0.032	0.33	116.75	
0284-044	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-045	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	
0284-046	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80	
0284-047	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-048	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0284-049	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80	
0284-050	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-051	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	
0284-052	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80	
0284-053	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-054	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	
0284-055	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	114.92	
0284-056	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-057	2	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.54	195.02	
0284-058	2	1.73	151	1,080	Condominium	2.00	1.00	0.121	0.037	0.039	0.39	141.36	
0284-059	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94	
0284-060	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	114.92	
0284-061	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16	
0284-062	2	1.86	163	1,165	Condominium	2.00	1.00	0.131	0.040	0.042	0.42	152.48	
0284-063	2	0.83	72	518	Condominium	2.00	1.00	0.058	0.018	0.019	0.19	67.80	
0284-064	2	1.28	112	800	Condominium	2.00	1.00	0.090	0.027	0.029	0.29	104.71	
0285-001	2	139.00	2,370	7,285	Non-Residential	4.00	1.00	9.770	0.577	0.261	42.43	15,232.01	
0285-003	2	196.00	5,876	42,540	Apartment	3.00	1.00	13.777	1.432	1.524	50.20	18,018.37	
0285-004	2	57.50	5,153	37,432	Non-Residential	4.00	1.00	4.042	1.255	1.341	26.55	9,531.08	
0285-005	2	162.39	6,237	21,669	Non-Residential	4.00	1.00	11.414	1.520	0.776	54.84	19,684.72	
0285-005A	2	75.12	7,509	12,668	Non-Residential	4.00	1.00	5.280	1.829	0.454	30.25	10,859.20	
0285-006	2	184.50	23,687	294,416	Non-Residential	4.00	1.00	12.968	5.771	10.547	117.15	42,050.47	
0285-009	2	187.50	6,873	30,037	Non-Residential	4.00	1.00	13.179	1.675	1.076	63.72	22,872.30	
0285-010	2	157.50	3,037	17,301	Apartment	3.00	1.00	11.071	0.740	0.620	37.29	13,385.70	
0285-011	2	47.00	1,586	33,957	Non-Residential	4.00	1.00	3.304	0.386	1.216	19.63	7,044.81	
0285-012	2	138.00	4,657	33,957	Non-Residential	4.00	1.00	9.700	1.135	1.216	48.20	17,303.05	
0285-014	2	172.00	6,581	30,900	Apartment	3.00	1.00	12.090	1.603	1.107	44.40	15,937.68	
0285-016	2	122.00	3,258	16,824	Apartment	3.00	1.00	8.575	0.794	0.603	29.92	10,738.23	
0285-018	2	220.50	9,896	41,250	Apartment	3.00	1.00	15.499	2.411	1.478	58.16	20,877.76	
0285-020	2	33.99	2,341	40,010	Non-Residential	4.00	1.00	2.389	0.570	1.433	17.57	6,307.08	
0285-021	2	241.54	16,638	284,345	Non-Residential	4.00	1.00	16.978	4.054	10.187	124.87	44,823.49	
0286-001	2	130.04	4,220	15,355	Non-Residential	4.00	1.00	9.141	1.028	0.550	42.88	15,390.22	
0286-003	2	99.00	2,420	23,100	Non-Residential	4.00	1.00	6.959	0.590	0.828	33.50	12,026.09	
0286-004	2	42.00	1,260	5,040	Non-Residential	4.00	1.00	2.952	0.307	0.181	13.76	4,938.76	
0286-005	2	70.00	1,200	9,350	Non-Residential	4.00	1.00	4.920	0.292	0.335	22.19	7,965.29	
0286-006	2	25.00	2,047	8,150	Non-Residential	4.00	1.00	1.757	0.499	0.292	10.19	3,658.36	
0286-007	2	105.00	6,612	46,538	Non-Residential	4.00	1.00	7.380	1.611	1.667	42.63	15,303.67	
0286-017	2	275.00	18,905	47,669	Public	2.00	1.00	19.330	4.606	1.708	51.29	18,409.50	
0286-022	2	40.46	2,548	9,556	Apartment	3.00	1.00	2.844	0.621	0.342	11.42	4,099.50	
0286-024	2	575.46	50,991	394,014	Public	2.00	1.00	40.449	12.423	14.115	133.98	48,090.95	
0286-026	2	60.47	2,536	11,990	Non-Residential	4.00	1.00	4.250	0.618	0.430	21.19	7,606.45	
0286-027	2	4.71	198	934	Condominium	2.00	1.00	0.331	0.048	0.033	0.83	296.26	
0286-028	2	4.03	169	800	Condominium	2.00	1.00	0.284	0.041	0.029	0.71	253.76	
0286-029	2	3.13	131	621	Condominium	2.00	1.00	0.220	0.032	0.022	0.55	196.98	
0286-030	2	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	128.15	
0286-031	2	2.33	98	462	Condominium	2.00	1.00	0.164	0.024	0.017	0.41	146.55	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0286-032	2	2.93	123	580	Condominium	2.00	1.00	0.206	0.030	0.021	0.51	183.98	
0286-033	2	3.41	143	676	Condominium	2.00	1.00	0.240	0.035	0.024	0.60	214.43	
0286-034	2	2.56	107	508	Condominium	2.00	1.00	0.180	0.026	0.018	0.45	161.14	
0286-035	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	263.91	
0286-036	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	234.09	
0286-037	2	3.14	132	622	Condominium	2.00	1.00	0.220	0.032	0.022	0.55	197.30	
0286-038	2	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	128.15	
0286-039	2	2.22	93	441	Condominium	2.00	1.00	0.156	0.023	0.016	0.39	139.89	
0286-040	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	177.00	
0286-041	2	3.34	140	663	Condominium	2.00	1.00	0.235	0.034	0.024	0.59	210.30	
0286-042	2	2.25	94	446	Condominium	2.00	1.00	0.158	0.023	0.016	0.39	141.47	
0286-043	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	263.91	
0286-044	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	0.61	217.92	
0286-045	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	234.09	
0286-046	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	192.22	
0286-047	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	177.00	
0286-048	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0.55	197.93	
0286-049	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	210.94	
0286-050	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	263.91	
0286-051	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	0.61	217.92	
0286-052	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	234.09	
0286-053	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	192.22	
0286-054	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	177.00	
0286-055	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0.55	197.93	
0286-056	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	210.94	
0286-057	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	0.74	264.54	
0286-058	2	3.31	139	656	Condominium	2.00	1.00	0.233	0.034	0.024	0.58	208.08	
0286-059	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	0.74	264.54	
0286-060	2	5.36	225	1,063	Condominium	2.00	1.00	0.377	0.055	0.038	0.94	337.18	
0286-061	2	4.84	203	960	Condominium	2.00	1.00	0.340	0.049	0.034	0.85	304.51	
0286-062	2	3.74	157	742	Condominium	2.00	1.00	0.263	0.038	0.027	0.66	235.36	
0286-063	2	3.30	138	654	Condominium	2.00	1.00	0.232	0.034	0.023	0.58	207.45	
0286-064	2	3.57	150	707	Condominium	2.00	1.00	0.251	0.036	0.025	0.62	224.26	
0286-065	2	4.51	189	895	Condominium	2.00	1.00	0.317	0.046	0.032	0.79	283.89	
0287-001	2	189.42	3,896	31,978	Non-Residential	4.00	1.00	13.314	0.949	1.146	61.64	22,124.19	
0287-002	2	73.00	2,204	7,735	Non-Residential	4.00	1.00	5.131	0.537	0.277	23.78	8,536.21	
0287-003	2	72.00	2,173	6,122	Non-Residential	4.00	1.00	5.061	0.529	0.219	23.24	8,341.47	
0287-004	2	51.00	1,695	4,727	Non-Residential	4.00	1.00	3.585	0.413	0.169	16.67	5,983.13	
0287-005	2	52.00	1,568	7,533	Non-Residential	4.00	1.00	3.655	0.382	0.270	17.23	6,183.96	
0287-006	2	50.00	1,510	4,536	Non-Residential	4.00	1.00	3.514	0.368	0.163	16.18	5,807.67	
0287-007	2	50.00	1,507	6,205	Non-Residential	4.00	1.00	3.514	0.367	0.222	16.42	5,892.47	
0287-008	2	133.42	2,204	13,400	Non-Residential	4.00	1.00	9.378	0.537	0.480	41.58	14,925.03	
0287-009	2	268.00	15,537	127,289	Non-Residential	4.00	1.00	18.838	3.785	4.560	108.73	39,029.82	
0287-010	2	94.50	8,940	54,292	Non-Residential	4.00	1.00	6.642	2.178	1.945	43.06	15,457.22	
0287-011	2	30.00	1,799	14,850	Non-Residential	4.00	1.00	2.109	0.438	0.532	12.32	4,420.85	
0287-012	2	30.00	1,799	8,280	Non-Residential	4.00	1.00	2.109	0.438	0.297	11.37	4,082.90	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0287-013	2	57.50	3,449	7,250	Non-Residential	4.00	1.00	4.042	0.840	0.260	20.57	7,382.49	
0287-014	2	237.50	7,050	32,162	Non-Residential	4.00	1.00	16.694	1.718	1.152	78.25	28,089.64	
0287-015	2	17.50	949	-	Public	2.00	1.00	1.230	0.231	-	2.92	1,049.06	
0287-017	2	258.00	8,276	67,460	Non-Residential	4.00	1.00	18.135	2.016	2.417	90.27	32,403.08	
0287-018	2	80.03	4,800	18,750	Non-Residential	4.00	1.00	5.625	1.169	0.672	29.87	10,720.52	
0287-019	2	34.47	2,064	4,080	Non-Residential	4.00	1.00	2.423	0.503	0.146	12.29	4,410.59	
0287-020	2	60.00	4,098	16,590	Non-Residential	4.00	1.00	4.217	0.998	0.594	23.24	8,342.26	
0287-022	2	154.50	3,437	17,185	Apartment	3.00	1.00	10.860	0.837	0.616	36.94	13,259.10	
0287-023	2	202.50	8,287	42,992	Non-Residential	4.00	1.00	14.234	2.019	1.540	71.17	25,547.16	
0287-024	2	17.50	700	-	Public	2.00	1.00	1.230	0.171	-	2.80	1,005.51	
0287-026	2	15.89	468	3,657	Non-Residential	4.00	1.00	1.117	0.114	0.131	5.45	1,956.00	
0287-027	2	20.51	604	4,719	Non-Residential	4.00	1.00	1.442	0.147	0.169	7.03	2,524.03	
0287-028	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	2,102.02	
0287-029	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	2,102.02	
0287-030	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	2,102.02	
0287-031	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	2,089.18	
0287-032	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	2,089.18	
0287-033	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	2,089.18	
0287-034	2	13.43	396	3,090	Non-Residential	4.00	1.00	0.944	0.096	0.111	4.60	1,652.73	
0293-001	2	119.42	3,510	42,819	Non-Residential	4.00	1.00	8.394	0.855	1.534	43.13	15,482.23	
0293-003	2	65.00	7,013	24,759	Non-Residential	4.00	1.00	4.569	1.709	0.887	28.66	10,286.80	
0293-004	2	180.42	7,824	37,160	Non-Residential	4.00	1.00	12.681	1.906	1.331	63.68	22,856.54	
0293-005	2	187.50	6,873	40,290	Non-Residential	4.00	1.00	13.179	1.675	1.443	65.19	23,399.69	
0293-006	2	236.50	14,728	117,435	Non-Residential	4.00	1.00	16.623	3.588	4.207	97.68	35,060.89	
0293-007	2	191.75	8,947	39,021	Non-Residential	4.00	1.00	13.478	2.180	1.398	68.22	24,488.87	
0293-008	2	57.25	5,266	32,040	Non-Residential	4.00	1.00	4.024	1.283	1.148	25.82	9,268.03	
0293-009	2	427.00	37,810	241,918	Non-Residential	4.00	1.00	30.014	9.212	8.667	191.57	68,764.30	
0293-010	2	84.06	7,556	60,445	Non-Residential	4.00	1.00	5.909	1.841	2.165	39.66	14,236.06	
0293-011	2	35.13	3,157	25,259	Non-Residential	4.00	1.00	2.469	0.769	0.905	16.57	5,949.02	
0293-012	2	5.31	477	3,817	Non-Residential	4.00	1.00	0.373	0.116	0.137	2.50	898.98	
0293-013	2	1.50	135	1,079	Non-Residential	4.00	1.00	0.105	0.033	0.039	0.71	254.13	
0294-001	2	48.00	574	2,025	Non-Residential	4.00	1.00	3.374	0.140	0.073	14.35	5,149.23	
0294-002	2	22.00	548	1,650	Non-Residential	4.00	1.00	1.546	0.134	0.059	6.96	2,496.87	
0294-003	2	55.00	749	3,750	Non-Residential	4.00	1.00	3.866	0.182	0.134	16.73	6,005.64	
0294-004	2	120.00	1,746	10,650	Non-Residential	4.00	1.00	8.435	0.425	0.382	36.97	13,269.28	
0294-005	2	115.00	1,999	11,440	Non-Residential	4.00	1.00	8.083	0.487	0.410	35.92	12,893.81	
0294-006	2	260.25	8,433	96,870	Non-Residential	4.00	1.00	18.293	2.055	3.470	95.27	34,197.86	
0294-007	2	101.50	6,175	38,400	Non-Residential	4.00	1.00	7.134	1.504	1.376	40.06	14,378.97	
0294-008	2	138.50	8,498	32,187	Non-Residential	4.00	1.00	9.735	2.070	1.153	51.83	18,606.15	
0294-009	2	187.83	11,473	38,475	Non-Residential	4.00	1.00	13.203	2.795	1.378	69.51	24,949.22	
0294-010	2	20.00	1,406	7,413	Non-Residential	4.00	1.00	1.406	0.343	0.266	8.06	2,891.60	
0294-011	1	302.00	10,789	73,164	Non-Residential	4.00	1.25	21.227	2.629	2.621	132.39	47,520.21	
0294-012	2	25.00	1,245	1,550	Non-Residential	4.00	1.00	1.757	0.303	0.056	8.46	3,038.32	
0294-013	2	200.00	9,100	92,000	Non-Residential	4.00	1.00	14.058	2.217	3.296	78.28	28,100.12	
0294-015	2	130.00	3,998	34,215	Non-Residential	4.00	1.00	9.138	0.974	1.226	45.35	16,278.43	
0294-016	2	50.00	3,500	20,784	Non-Residential	4.00	1.00	3.514	0.853	0.745	20.45	7,339.57	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use			Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor		Factor	Lot Factor	Building Factor	Points		
0294-017	2	100.00	5,998	18,500	Non-Residential	4.00	1.00		7.029	1.461	0.663	36.61	13,142.06	
0294-019	2	75.00	4,748	14,750	Non-Residential	4.00	1.00		5.272	1.157	0.528	27.83	9,988.83	
0294-020	2	50.00	3,000	5,387	Non-Residential	4.00	1.00		3.514	0.731	0.193	17.75	6,372.68	
0294-021	2	152.50	6,181	38,237	Non-Residential	4.00	1.00		10.719	1.506	1.370	54.38	19,519.73	
0294-022	2	44.00	1,650	10,120	Non-Residential	4.00	1.00		3.093	0.402	0.363	15.43	5,538.34	
0294-023	2	66.00	1,725	5,610	Non-Residential	4.00	1.00		4.639	0.420	0.201	21.04	7,552.88	
0295-005	1	37.50	5,153	14,475	Non-Residential	4.00	1.25		2.636	1.255	0.519	22.05	7,914.72	
0295-006	1	75.00	10,310	110,893	Non-Residential	4.00	1.25		5.272	2.512	3.973	58.78	21,099.89	
0295-007	1	300.26	22,380	136,000	Non-Residential	4.00	1.25		21.105	5.453	4.872	157.15	56,409.35	
0295-008	2	254.15	16,017	232,984	Non-Residential	4.00	1.00		17.864	3.902	8.347	120.45	43,236.26	
0295-010	2	99.40	13,751	81,123	Non-Residential	4.00	1.00		6.986	3.350	2.906	52.97	19,014.45	
0295-012	2	30.00	4,151	13,065	Non-Residential	4.00	1.00		2.109	1.011	0.468	14.35	5,151.81	
0295-013	2	50.12	6,172	17,097	Non-Residential	4.00	1.00		3.523	1.504	0.612	22.56	8,096.25	
0295-016	1	530.90	35,931	610,645	Non-Residential	4.00	1.25		37.316	8.754	21.876	339.73	121,948.60	
0296-001	2	176.83	7,588	34,173	Non-Residential	4.00	1.00		12.429	1.849	1.224	62.01	22,258.63	
0296-002	2	20.83	2,173	3,958	Non-Residential	4.00	1.00		1.464	0.529	0.142	8.54	3,066.27	
0296-005	2	46.08	3,689	48,713	Non-Residential	4.00	1.00		3.239	0.899	1.745	23.53	8,446.98	
0296-006	1	227.75	15,069	61,407	Non-Residential	4.00	1.25		16.008	3.671	2.200	109.40	39,268.95	
0296-007	2	24.38	3,349	19,170	Non-Residential	4.00	1.00		1.713	0.816	0.687	12.86	4,617.59	
0296-008	2	23.38	3,210	32,647	Non-Residential	4.00	1.00		1.643	0.782	1.170	14.38	5,161.27	
0296-009	2	90.75	12,475	162,214	Non-Residential	4.00	1.00		6.379	3.039	5.811	60.92	21,866.64	
0296-012	2	40.00	2,996	13,124	Apartment	3.00	1.00		2.812	0.730	0.470	12.04	4,320.02	
0296-012A	2	35.00	2,625	12,504	Apartment	3.00	1.00		2.460	0.640	0.448	10.64	3,820.31	
0296-012B	2	137.50	4,687	12,270	Non-Residential	4.00	1.00		9.665	1.142	0.440	44.99	16,147.58	
0296-013A	2	45.00	6,185	21,214	Non-Residential	4.00	1.00		3.163	1.507	0.760	21.72	7,796.35	
0296-013B	2	44.25	6,080	20,765	Non-Residential	4.00	1.00		3.110	1.481	0.744	21.34	7,660.83	
0296-013C	2	44.25	6,084	22,121	Non-Residential	4.00	1.00		3.110	1.482	0.792	21.54	7,731.98	
0296-013D	2	44.00	6,046	14,778	Non-Residential	4.00	1.00		3.093	1.473	0.529	20.38	7,315.75	
0296-014	2	40.00	3,994	15,422	Apartment	3.00	1.00		2.812	0.973	0.552	13.01	4,670.51	
0296-015	2	75.60	5,197	42,539	Non-Residential	4.00	1.00		5.314	1.266	1.524	32.42	11,635.92	
0296-016	2	6.44	443	3,625	Non-Residential	4.00	1.00		0.453	0.108	0.130	2.76	991.57	
0296-017	2	2.57	177	1,448	Non-Residential	4.00	1.00		0.181	0.043	0.052	1.10	396.08	
0296-018	2	1.49	102	836	Non-Residential	4.00	1.00		0.104	0.025	0.030	0.64	228.68	
0296-019	2	4.05	279	2,280	Non-Residential	4.00	1.00		0.285	0.068	0.082	1.74	623.66	
0296-020	2	1.78	122	1,001	Non-Residential	4.00	1.00		0.125	0.030	0.036	0.76	273.81	
0296-021	2	0.75	52	424	Non-Residential	4.00	1.00		0.053	0.013	0.015	0.32	115.98	
0296-022	2	0.86	59	484	Non-Residential	4.00	1.00		0.060	0.014	0.017	0.37	132.39	
0296-023	2	0.95	65	534	Non-Residential	4.00	1.00		0.067	0.016	0.019	0.41	146.07	
0296-024	2	0.65	45	368	Non-Residential	4.00	1.00		0.046	0.011	0.013	0.28	100.66	
0296-025	2	1.56	108	880	Non-Residential	4.00	1.00		0.110	0.026	0.032	0.67	240.71	
0296-026	2	1.17	81	661	Non-Residential	4.00	1.00		0.083	0.020	0.024	0.50	180.81	
0296-027	2	0.94	65	529	Non-Residential	4.00	1.00		0.066	0.016	0.019	0.40	144.70	
0296-028	2	0.84	58	471	Non-Residential	4.00	1.00		0.059	0.014	0.017	0.36	128.84	
0296-029	2	1.95	134	1,100	Non-Residential	4.00	1.00		0.137	0.033	0.039	0.84	300.89	
0296-030	2	1.78	123	1,004	Non-Residential	4.00	1.00		0.125	0.030	0.036	0.77	274.63	
0296-031	2	4.32	297	2,430	Non-Residential	4.00	1.00		0.304	0.072	0.087	1.85	664.69	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0296 -032	2	1.36	93	763	Non-Residential	4.00	1.00	0.095	0.023	0.027	0.58	208.71	
0296 -033	2	0.36	25	204	Non-Residential	4.00	1.00	0.025	0.006	0.007	0.16	55.80	
0296 -034	2	1.40	96	786	Non-Residential	4.00	1.00	0.098	0.023	0.028	0.60	215.00	
0296 -035	2	0.28	19	158	Non-Residential	4.00	1.00	0.020	0.005	0.006	0.12	43.22	
0296 -036	2	1.33	92	750	Non-Residential	4.00	1.00	0.094	0.022	0.027	0.57	205.15	
0296 -037	2	1.30	90	733	Non-Residential	4.00	1.00	0.092	0.022	0.026	0.56	200.50	
0296 -038	2	2.07	142	1,163	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.89	318.12	
0296 -039	2	4.39	302	2,471	Non-Residential	4.00	1.00	0.309	0.074	0.089	1.88	675.91	
0296 -040	2	0.45	31	256	Non-Residential	4.00	1.00	0.032	0.008	0.009	0.20	70.03	
0296 -041	2	1.11	76	626	Non-Residential	4.00	1.00	0.078	0.019	0.022	0.48	171.23	
0296 -042	2	0.25	17	139	Non-Residential	4.00	1.00	0.017	0.004	0.005	0.11	38.02	
0296 -043	2	0.70	48	396	Non-Residential	4.00	1.00	0.049	0.012	0.014	0.30	108.32	
0296 -044	2	1.39	96	784	Non-Residential	4.00	1.00	0.098	0.023	0.028	0.60	214.45	
0296 -045	2	1.18	81	664	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.51	181.63	
0296 -046	2	0.47	32	262	Non-Residential	4.00	1.00	0.033	0.008	0.009	0.20	71.67	
0296 -047	2	1.56	107	877	Non-Residential	4.00	1.00	0.110	0.026	0.031	0.67	239.89	
0296 -048	2	1.33	91	748	Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	204.60	
0296 -049	2	0.46	32	260	Non-Residential	4.00	1.00	0.032	0.008	0.009	0.20	71.12	
0296 -050	2	2.00	137	1,123	Non-Residential	4.00	1.00	0.140	0.033	0.040	0.86	307.18	
0296 -051	2	1.88	129	1,056	Non-Residential	4.00	1.00	0.132	0.031	0.038	0.80	288.85	
0296 -052	2	0.89	61	502	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.38	137.31	
0296 -053	2	1.03	71	580	Non-Residential	4.00	1.00	0.072	0.017	0.021	0.44	158.65	
0296 -054	2	1.08	75	610	Non-Residential	4.00	1.00	0.076	0.018	0.022	0.46	166.86	
0296 -055	2	1.40	97	790	Non-Residential	4.00	1.00	0.099	0.024	0.028	0.60	216.09	
0296 -056	2	1.44	99	808	Non-Residential	4.00	1.00	0.101	0.024	0.029	0.62	221.02	
0296 -057	2	1.63	112	916	Non-Residential	4.00	1.00	0.114	0.027	0.033	0.70	250.56	
0296 -058	2	0.75	52	424	Non-Residential	4.00	1.00	0.053	0.013	0.015	0.32	115.98	
0296 -059	2	0.27	19	152	Non-Residential	4.00	1.00	0.019	0.005	0.005	0.12	41.58	
0296 -060	2	0.35	24	199	Non-Residential	4.00	1.00	0.025	0.006	0.007	0.15	54.43	
0296 -061	2	4.45	306	2,506	Non-Residential	4.00	1.00	0.313	0.075	0.090	1.91	685.48	
0296 -062	2	0.91	62	510	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	139.50	
0296 -063	2	0.95	65	533	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	145.79	
0296 -064	2	1.17	81	661	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	180.81	
0296 -065	2	7.25	498	4,080	Non-Residential	4.00	1.00	0.510	0.121	0.146	3.11	1,116.02	
0296 -066	2	2.36	162	1,329	Non-Residential	4.00	1.00	0.166	0.040	0.048	1.01	363.53	
0296 -067	2	2.06	142	1,161	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	317.57	
0296 -068	2	0.91	62	511	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	139.78	
0296 -069	2	1.20	83	678	Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	185.46	
0296 -070	2	1.61	111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	248.10	
0296 -071	2	1.61	111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	248.10	
0296 -072	2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	172.33	
0296 -073	2	3.53	242	1,984	Non-Residential	4.00	1.00	0.248	0.059	0.071	1.51	542.69	
0296 -074	2	3.73	256	2,099	Non-Residential	4.00	1.00	0.262	0.062	0.075	1.60	574.15	
0296 -075	2	2.13	146	1,198	Non-Residential	4.00	1.00	0.150	0.036	0.043	0.91	327.70	
0296 -076	2	2.64	182	1,488	Non-Residential	4.00	1.00	0.186	0.044	0.053	1.13	407.02	
0296 -077	2	1.64	113	924	Non-Residential	4.00	1.00	0.115	0.028	0.033	0.70	252.75	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0296-078	2	1.18	81	662	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	181.08	
0296-079	2	2.46	169	1,385	Non-Residential	4.00	1.00	0.173	0.041	0.050	1.06	378.85	
0296-080	2	3.22	222	1,814	Non-Residential	4.00	1.00	0.227	0.054	0.065	1.38	496.19	
0296-081	2	1.80	124	1,014	Non-Residential	4.00	1.00	0.127	0.030	0.036	0.77	277.36	
0296-082	2	1.60	110	902	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	246.73	
0296-083	2	0.95	65	535	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	146.34	
0296-084	2	1.60	110	903	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	247.00	
0296-085	2	1.28	88	723	Non-Residential	4.00	1.00	0.090	0.022	0.026	0.55	197.77	
0296-086	2	1.41	97	795	Non-Residential	4.00	1.00	0.099	0.024	0.028	0.61	217.46	
0296-087	2	2.06	142	1,160	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	317.30	
0296-088	2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	172.33	
0296-089	2	0.93	64	524	Non-Residential	4.00	1.00	0.065	0.016	0.019	0.40	143.33	
0296-090	2	0.90	62	507	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.39	138.68	
0296-091	2	1.22	84	684	Non-Residential	4.00	1.00	0.085	0.020	0.025	0.52	187.10	
0296-092	2	2.53	174	1,423	Non-Residential	4.00	1.00	0.178	0.042	0.051	1.08	389.24	
0296-093	2	1.83	126	1,030	Non-Residential	4.00	1.00	0.129	0.031	0.037	0.78	281.74	
0296-094	2	2.28	157	1,282	Non-Residential	4.00	1.00	0.160	0.038	0.046	0.98	350.67	
0296-095	2	1.21	83	680	Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	186.00	
0296-096	2	1.28	88	722	Non-Residential	4.00	1.00	0.090	0.021	0.026	0.55	197.49	
0296-097	2	0.63	43	355	Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	97.11	
0296-098	2	0.93	64	521	Non-Residential	4.00	1.00	0.065	0.016	0.019	0.40	142.51	
0296-099	2	1.11	76	626	Non-Residential	4.00	1.00	0.078	0.019	0.022	0.48	171.23	
0296-100	2	1.01	70	569	Non-Residential	4.00	1.00	0.071	0.017	0.020	0.43	155.64	
0296-101	2	1.90	130	1,067	Non-Residential	4.00	1.00	0.133	0.032	0.038	0.81	291.86	
0296-102	2	1.19	81	667	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.51	182.45	
0296-103	2	3.36	231	1,893	Non-Residential	4.00	1.00	0.236	0.056	0.068	1.44	517.80	
0296-104	2	2.18	150	1,225	Non-Residential	4.00	1.00	0.153	0.036	0.044	0.93	335.08	
0296-105	2	1.62	111	909	Non-Residential	4.00	1.00	0.114	0.027	0.033	0.69	248.64	
0296-106	2	0.87	60	490	Non-Residential	4.00	1.00	0.061	0.015	0.018	0.37	134.03	
0296-107	2	1.32	91	744	Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	203.51	
0296-108	2	0.80	55	450	Non-Residential	4.00	1.00	0.056	0.013	0.016	0.34	123.09	
0296-109	2	0.96	66	542	Non-Residential	4.00	1.00	0.068	0.016	0.019	0.41	148.26	
0296-110	2	0.33	23	186	Non-Residential	4.00	1.00	0.023	0.006	0.007	0.14	50.88	
0296-111	2	1.72	119	970	Non-Residential	4.00	1.00	0.121	0.029	0.035	0.74	265.33	
0296-112	2	0.66	45	369	Non-Residential	4.00	1.00	0.046	0.011	0.013	0.28	100.93	
0296-113	2	2.73	188	1,535	Non-Residential	4.00	1.00	0.192	0.046	0.055	1.17	419.88	
0296-114	2	2.45	168	1,378	Non-Residential	4.00	1.00	0.172	0.041	0.049	1.05	376.93	
0296-115	2	0.97	67	546	Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	149.35	
0296-116	2	1.15	79	649	Non-Residential	4.00	1.00	0.081	0.019	0.023	0.49	177.52	
0296-117	2	2.12	146	1,195	Non-Residential	4.00	1.00	0.149	0.036	0.043	0.91	326.87	
0296-118	2	1.15	79	648	Non-Residential	4.00	1.00	0.081	0.019	0.023	0.49	177.25	
0296-119	2	0.70	48	395	Non-Residential	4.00	1.00	0.049	0.012	0.014	0.30	108.05	
0296-120	2	0.68	47	385	Non-Residential	4.00	1.00	0.048	0.011	0.014	0.29	105.31	
0296-121	2	2.84	195	1,596	Non-Residential	4.00	1.00	0.199	0.048	0.057	1.22	436.56	
0296-122	2	0.55	38	312	Non-Residential	4.00	1.00	0.039	0.009	0.011	0.24	85.34	
0296-123	2	0.48	33	271	Non-Residential	4.00	1.00	0.034	0.008	0.010	0.21	74.13	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0296 -124	2	1.58	108	888	Non-Residential	4.00	1.00	0.111	0.026	0.032	0.68	242.90	
0296 -125	2	0.95	65	535	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	146.34	
0296 -126	2	0.94	65	528	Non-Residential	4.00	1.00	0.066	0.016	0.019	0.40	144.43	
0296 -127	2	0.87	60	491	Non-Residential	4.00	1.00	0.061	0.015	0.018	0.37	134.31	
0296 -128	2	1.14	79	643	Non-Residential	4.00	1.00	0.080	0.019	0.023	0.49	175.88	
0296 -129	2	0.97	67	547	Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	149.62	
0296 -130	2	1.18	81	662	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	181.08	
0296 -131	2	0.59	40	331	Non-Residential	4.00	1.00	0.041	0.010	0.012	0.25	90.54	
0296 -132	2	0.78	54	439	Non-Residential	4.00	1.00	0.055	0.013	0.016	0.33	120.08	
0296 -133	2	1.78	122	1,001	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.76	273.81	
0296 -134	2	1.14	78	642	Non-Residential	4.00	1.00	0.080	0.019	0.023	0.49	175.61	
0296 -135	2	1.60	110	899	Non-Residential	4.00	1.00	0.112	0.027	0.032	0.69	245.91	
0296 -136	2	2.25	155	1,268	Non-Residential	4.00	1.00	0.158	0.038	0.045	0.97	346.84	
0296 -137	2	0.63	43	356	Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	97.38	
0296 -138	2	0.88	61	497	Non-Residential	4.00	1.00	0.062	0.015	0.018	0.38	135.95	
0296 -139	2	0.87	60	488	Non-Residential	4.00	1.00	0.061	0.015	0.017	0.37	133.49	
0296 -140	2	1.26	87	709	Non-Residential	4.00	1.00	0.089	0.021	0.025	0.54	193.94	
0296 -141	2	3.68	253	2,069	Non-Residential	4.00	1.00	0.258	0.062	0.074	1.58	565.94	
0296 -142	2	0.82	56	461	Non-Residential	4.00	1.00	0.058	0.014	0.017	0.35	126.10	
0296 -143	2	1.98	136	1,116	Non-Residential	4.00	1.00	0.139	0.033	0.040	0.85	305.27	
0296 -144	2	0.68	47	382	Non-Residential	4.00	1.00	0.048	0.011	0.014	0.29	104.49	
0296 -151	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -152	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -153	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -154	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -155	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -156	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -157	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -158	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -159	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0296 -160	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95	
0306 -002	2	137.50	4,647	34,372	Non-Residential	4.00	1.00	9.665	1.132	1.231	48.11	17,270.46	
0306 -003	2	110.00	10,471	28,184	Non-Residential	4.00	1.00	7.732	2.551	1.010	45.17	16,214.16	
0306 -004	2	197.50	4,120	10,580	Non-Residential	4.00	1.00	13.882	1.004	0.379	61.06	21,917.64	
0306 -006	2	137.50	4,125	31,405	Non-Residential	4.00	1.00	9.665	1.005	1.125	47.18	16,935.24	
0306 -007	2	86.25	9,453	56,064	Non-Residential	4.00	1.00	6.062	2.303	2.008	41.50	14,895.22	
0306 -007A	2	34.58	4,754	20,295	Non-Residential	4.00	1.00	2.431	1.158	0.727	17.26	6,197.18	
0306 -007B	2	51.67	4,698	20,295	Non-Residential	4.00	1.00	3.632	1.145	0.727	22.01	7,901.74	
0306 -008	2	40.00	1,200	3,600	Non-Residential	4.00	1.00	2.812	0.292	0.129	12.93	4,641.86	
0306 -009	2	80.00	2,400	18,720	Non-Residential	4.00	1.00	5.623	0.585	0.671	27.51	9,876.27	
0306 -011	2	40.00	1,200	9,600	Non-Residential	4.00	1.00	2.812	0.292	0.344	13.79	4,950.48	
0306 -012	2	175.00	3,450	27,600	Non-Residential	4.00	1.00	12.301	0.841	0.989	56.52	20,287.98	
0306 -013	2	20.00	1,200	3,420	Non-Residential	4.00	1.00	1.406	0.292	0.123	7.28	2,614.15	
0306 -014	2	35.00	2,099	6,300	Non-Residential	4.00	1.00	2.460	0.511	0.226	12.79	4,590.62	
0306 -015	2	142.50	4,950	25,820	Apartment	3.00	1.00	10.016	1.206	0.925	36.44	13,080.88	
0306 -016	2	62.50	8,590	25,580	Non-Residential	4.00	1.00	4.393	2.093	0.916	29.61	10,628.39	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use			Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor		Factor	Lot Factor	Building Factor	Points		
0306-017	2	165.00	6,747	36,607	Non-Residential	4.00	1.00	11.598	1.644	1.311	58.21	20,895.41		
0306-018	2	47.50	3,562	11,250	Non-Residential	4.00	1.00	3.339	0.868	0.403	18.44	6,618.55		
0306-020	2	68.75	9,452	53,390	Non-Residential	4.00	1.00	4.832	2.303	1.913	36.19	12,991.18		
0306-022	2	68.75	9,480	57,159	Non-Residential	4.00	1.00	4.832	2.310	2.048	36.76	13,194.85		
0306-026	2	225.00	12,031	60,155	Non-Residential	4.00	1.00	15.815	2.931	2.155	83.61	30,010.47		
0307-001	1	682.69	56,057	508,714	Non-Residential	4.00	1.25	47.986	13.658	18.225	399.34	143,344.37		
0307-006	2	45.42	3,118	6,120	Non-Residential	4.00	1.00	3.192	0.760	0.219	16.68	5,989.13		
0307-007	2	160.83	6,329	72,079	Non-Residential	4.00	1.00	11.305	1.542	2.582	61.72	22,153.24		
0307-008	2	68.75	9,452	57,825	Non-Residential	4.00	1.00	4.832	2.303	2.072	36.83	13,219.31		
0307-009	2	247.50	15,124	39,936	Non-Residential	4.00	1.00	17.397	3.685	1.431	90.05	32,323.20		
0307-013	2	169.81	23,349	475,679	Non-Residential	4.00	1.00	11.936	5.689	17.041	138.66	49,773.74		
0308-001	1	1,375.00	113,434	453,736	Public	2.00	1.25	96.648	27.637	16.255	351.35	126,118.13		
0309-001	2	251.00	7,779	99,223	Non-Residential	4.00	1.00	17.643	1.895	3.555	92.37	33,156.58		
0309-003	2	90.00	2,000	10,000	Non-Residential	4.00	1.00	6.326	0.487	0.358	28.69	10,297.03		
0309-006	2	91.67	5,497	56,933	Non-Residential	4.00	1.00	6.443	1.339	2.040	39.29	14,102.65		
0309-007	2	45.83	2,750	12,400	Non-Residential	4.00	1.00	3.222	0.670	0.444	17.34	6,225.51		
0309-008	2	45.83	2,748	9,250	Non-Residential	4.00	1.00	3.222	0.670	0.331	16.89	6,062.78		
0309-009	2	45.83	2,750	11,025	Non-Residential	4.00	1.00	3.222	0.670	0.395	17.15	6,154.78		
0309-011	1	151.00	5,445	44,500	Non-Residential	4.00	1.25	10.614	1.327	1.594	67.67	24,291.29		
0309-012	2	22.50	1,346	4,050	Non-Residential	4.00	1.00	1.582	0.328	0.145	8.22	2,949.94		
0309-013	1	17.50	1,224	4,878	Non-Residential	4.00	1.25	1.230	0.298	0.175	8.52	3,056.54		
0309-014	1	114.00	3,079	18,425	Non-Residential	4.00	1.25	8.013	0.750	0.660	47.12	16,912.49		
0309-016	2	40.00	1,598	4,737	Non-Residential	4.00	1.00	2.812	0.389	0.170	13.48	4,839.57		
0309-017	2	57.29	3,436	24,331	Non-Residential	4.00	1.00	4.027	0.837	0.872	22.94	8,235.56		
0309-018	2	22.92	1,372	3,985	Non-Residential	4.00	1.00	1.611	0.334	0.143	8.35	2,997.77		
0309-019	2	45.83	2,748	4,800	Non-Residential	4.00	1.00	3.222	0.670	0.172	16.25	5,833.81		
0309-020	1	130.00	4,199	45,260	Non-Residential	4.00	1.25	9.138	1.023	1.621	58.91	21,146.10		
0309-021	1	33.57	2,352	20,986	Non-Residential	4.00	1.25	2.360	0.573	0.752	18.42	6,613.15		
0309-022	1	96.43	1,846	13,081	Non-Residential	4.00	1.25	6.778	0.450	0.469	38.48	13,812.83		
0309-023	2	135.00	8,097	64,800	Non-Residential	4.00	1.00	9.489	1.973	2.321	55.13	19,790.19		
0309-024	2	114.58	6,874	37,088	Non-Residential	4.00	1.00	8.054	1.675	1.329	44.23	15,876.38		
0309-025	2	34.38	2,060	5,985	Non-Residential	4.00	1.00	2.416	0.502	0.214	12.53	4,497.69		
0309-027	2	44.00	3,520	17,335	Non-Residential	4.00	1.00	3.093	0.858	0.621	18.29	6,563.63		
0309-028	2	290.83	13,650	90,210	Non-Residential	4.00	1.00	20.443	3.326	3.232	108.00	38,766.91		
0309-038	2	45.00	2,700	24,300	Non-Residential	4.00	1.00	3.163	0.658	0.871	18.77	6,735.96		
0309-039	2	45.00	2,700	24,300	Non-Residential	4.00	1.00	3.163	0.658	0.871	18.77	6,735.96		
0310-001	2	132.92	4,401	19,875	Non-Residential	4.00	1.00	9.343	1.072	0.712	44.51	15,976.19		
0310-002	2	20.00	1,210	8,630	Non-Residential	4.00	1.00	1.406	0.295	0.309	8.04	2,885.64		
0310-003	2	130.42	4,216	28,660	Non-Residential	4.00	1.00	9.167	1.027	1.027	44.88	16,111.04		
0310-004	2	168.49	6,510	45,354	Non-Residential	4.00	1.00	11.843	1.586	1.625	60.22	21,614.65		
0310-005	2	60.00	2,469	19,260	Non-Residential	4.00	1.00	4.217	0.602	0.690	22.04	7,909.74		
0310-006	2	52.92	684	3,080	Non-Residential	4.00	1.00	3.719	0.167	0.110	15.99	5,738.21		
0310-007	2	58.07	3,628	7,250	Non-Residential	4.00	1.00	4.082	0.884	0.260	20.90	7,502.94		
0310-008	2	120.07	7,352	59,550	Non-Residential	4.00	1.00	8.440	1.791	2.133	49.46	17,753.05		
0310-011	2	20.00	1,245	3,290	Non-Residential	4.00	1.00	1.406	0.303	0.118	7.31	2,623.20		
0310-012	2	75.00	4,586	23,480	Non-Residential	4.00	1.00	5.272	1.117	0.841	28.92	10,381.21		

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0310 -013	2	99.40	3,588	120,334	Non-Residential	4.00	1.00	6.986	0.874	4.311	48.69	17,476.14	
0310 -013A	2	15.00	1,197	1,800	Non-Residential	4.00	1.00	1.054	0.292	0.064	5.64	2,025.16	
0310 -014	2	40.10	2,406	18,160	Non-Residential	4.00	1.00	2.819	0.586	0.651	16.22	5,823.17	
0310 -015	2	223.00	3,791	49,448	Non-Residential	4.00	1.00	15.675	0.924	1.771	73.48	26,375.35	
0310 -016	2	80.00	897	4,275	Non-Residential	4.00	1.00	5.623	0.219	0.153	23.98	8,607.48	
0310 -017	2	42.50	2,548	8,420	Non-Residential	4.00	1.00	2.987	0.621	0.302	15.64	5,613.65	
0310 -018	2	120.00	3,600	28,600	Non-Residential	4.00	1.00	8.435	0.877	1.025	41.35	14,841.16	
0310 -019	2	106.00	6,490	59,786	Non-Residential	4.00	1.00	7.451	1.581	2.142	44.69	16,043.37	
0310 -020	2	124.00	7,592	46,314	Non-Residential	4.00	1.00	8.716	1.850	1.659	48.90	17,552.50	
0310 -021	2	200.00	12,249	66,964	Non-Residential	4.00	1.00	14.058	2.984	2.399	77.76	27,913.91	
0310 -022	2	55.00	3,393	18,130	Non-Residential	4.00	1.00	3.866	0.827	0.650	21.37	7,670.24	
0310 -024	2	78.78	4,822	19,327	Non-Residential	4.00	1.00	5.537	1.175	0.692	29.62	10,631.74	
0312 -004	2	90.00	5,898	55,584	Non-Residential	4.00	1.00	6.326	1.437	1.991	39.02	14,005.37	
0312 -006	2	200.13	7,235	44,685	Non-Residential	4.00	1.00	14.067	1.763	1.601	69.72	25,026.54	
0312 -008	2	255.00	13,625	132,356	Non-Residential	4.00	1.00	17.924	3.320	4.742	103.94	37,309.61	
0312 -009	2	291.90	25,530	151,546	Non-Residential	4.00	1.00	20.517	6.220	5.429	128.67	46,184.85	
0312 -031	2	311.56	10,539	90,883	Non-Residential	4.00	1.00	21.900	2.568	3.256	110.89	39,805.25	
0313 -001	2	107.50	2,200	12,540	Non-Residential	4.00	1.00	7.556	0.536	0.449	34.17	12,263.79	
0313 -002	2	27.50	2,200	9,001	Non-Residential	4.00	1.00	1.933	0.536	0.322	11.17	4,007.96	
0313 -003	2	27.50	2,200	12,843	Non-Residential	4.00	1.00	1.933	0.536	0.460	11.72	4,205.59	
0313 -004	2	28.50	2,280	6,840	Non-Residential	4.00	1.00	2.003	0.555	0.245	11.22	4,025.71	
0313 -005	2	26.50	2,117	9,505	Non-Residential	4.00	1.00	1.863	0.516	0.341	10.88	3,903.93	
0313 -006	2	40.00	1,821	6,232	Non-Residential	4.00	1.00	2.812	0.444	0.223	13.91	4,994.48	
0313 -007	2	81.00	3,640	22,140	Non-Residential	4.00	1.00	5.693	0.887	0.793	29.49	10,586.89	
0313 -008	2	245.06	6,921	28,515	Non-Residential	4.00	1.00	17.225	1.686	1.022	79.73	28,620.20	
0313 -010	2	132.50	4,055	37,760	Non-Residential	4.00	1.00	9.313	0.988	1.353	46.62	16,733.03	
0313 -017	1	400.00	31,402	263,640	Non-Residential	4.00	1.25	28.116	7.651	9.445	226.06	81,143.84	
0313 -018	1	441.33	41,777	208,885	Non-Residential	4.00	1.25	31.021	10.179	7.483	243.41	87,373.89	
0314 -001	1	275.04	18,906	243,612	Non-Residential	4.00	1.25	19.332	4.606	8.727	163.33	58,628.06	
0314 -002	1	326.61	26,013	264,780	Non-Residential	4.00	1.25	22.957	6.338	9.486	193.90	69,601.65	
0314 -004	1	87.50	12,048	114,468	Non-Residential	4.00	1.25	6.150	2.935	4.101	65.93	23,666.65	
0314 -005	1	55.00	7,596	69,937	Non-Residential	4.00	1.25	3.866	1.851	2.505	41.11	14,756.71	
0314 -006	1	55.07	4,303	23,262	Non-Residential	4.00	1.25	3.871	1.048	0.833	28.76	10,324.90	
0314 -007	1	105.67	2,147	8,243	Non-Residential	4.00	1.25	7.427	0.523	0.295	41.23	14,799.04	
0314 -008	1	25.00	2,060	6,089	Non-Residential	4.00	1.25	1.757	0.502	0.218	12.39	4,446.12	
0314 -009	1	35.00	2,883	7,507	Non-Residential	4.00	1.25	2.460	0.702	0.269	17.16	6,158.70	
0314 -010	1	52.54	4,068	28,444	Non-Residential	4.00	1.25	3.693	0.991	1.019	28.52	10,236.04	
0314 -013	1	43.75	6,015	104,872	Non-Residential	4.00	1.25	3.075	1.465	3.757	41.49	14,892.38	
0314 -013A	1	43.75	6,028	104,872	Non-Residential	4.00	1.25	3.075	1.469	3.757	41.50	14,898.06	
0314 -014	1	56.20	7,758	44,672	Non-Residential	4.00	1.25	3.950	1.890	1.600	37.20	13,354.22	
0314 -015	1	55.00	7,562	45,372	Non-Residential	4.00	1.25	3.866	1.842	1.625	36.67	13,162.39	
0314 -016	1	162.50	6,587	41,622	Non-Residential	4.00	1.25	11.422	1.605	1.491	72.59	26,056.37	
0315 -001	1	177.50	7,862	62,904	Non-Residential	4.00	1.25	12.476	1.915	2.254	83.23	29,874.57	
0315 -002	1	52.50	4,852	35,873	Non-Residential	4.00	1.25	3.690	1.182	1.285	30.79	11,051.23	
0315 -003	1	68.75	9,452	19,427	Non-Residential	4.00	1.25	4.832	2.303	0.696	39.16	14,055.28	
0315 -004	1	43.75	3,149	23,217	Non-Residential	4.00	1.25	3.075	0.767	0.832	23.37	8,388.96	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0315-006	1	98.00	1,820	19,427	Non-Residential	4.00	1.25	6.888	0.443	0.696	40.14	14,407.96	
0315-007	1	21.50	1,476	19,427	Non-Residential	4.00	1.25	1.511	0.360	0.696	12.83	4,606.83	
0315-008	1	22.00	1,511	19,427	Non-Residential	4.00	1.25	1.546	0.368	0.696	13.05	4,685.22	
0315-009	1	21.00	1,441	19,427	Non-Residential	4.00	1.25	1.476	0.351	0.696	12.62	4,528.45	
0315-010	2	50.00	6,873	47,660	Non-Residential	4.00	1.00	3.514	1.675	1.707	27.59	9,901.96	
0315-011	2	146.15	15,546	108,822	Non-Residential	4.00	1.00	10.272	3.788	3.899	71.83	25,785.27	
0315-013	2	20.00	1,197	3,753	Non-Residential	4.00	1.00	1.406	0.292	0.134	7.33	2,630.23	
0315-014	2	20.00	1,200	4,800	Non-Residential	4.00	1.00	1.406	0.292	0.172	7.48	2,685.13	
0315-015	2	80.00	1,200	5,790	Non-Residential	4.00	1.00	5.623	0.292	0.207	24.49	8,791.40	
0315-016	2	360.00	7,200	49,060	Non-Residential	4.00	1.00	25.304	1.754	1.758	115.26	41,374.30	
0315-017	2	128.85	5,600	43,074	Non-Residential	4.00	1.00	9.057	1.364	1.543	47.86	17,178.88	
0315-018	2	25.00	2,186	4,374	Non-Residential	4.00	1.00	1.757	0.533	0.157	9.79	3,512.76	
0315-019	2	115.00	2,796	14,761	Non-Residential	4.00	1.00	8.083	0.681	0.529	37.17	13,343.44	
0315-020	2	26.25	2,099	14,761	Non-Residential	4.00	1.00	1.845	0.511	0.529	11.54	4,142.76	
0315-020A	2	26.25	2,100	4,160	Non-Residential	4.00	1.00	1.845	0.512	0.149	10.02	3,597.82	
0315-021	2	25.00	2,622	2,575	Non-Residential	4.00	1.00	1.757	0.639	0.092	9.95	3,572.74	
0315-022	2	162.50	21,527	157,075	Non-Residential	4.00	1.00	11.422	5.245	5.627	89.18	32,010.06	
0315-026	2	45.00	6,185	6,187	Non-Residential	4.00	1.00	3.163	1.507	0.222	19.57	7,023.40	
0316-001	2	140.00	3,998	7,760	Non-Residential	4.00	1.00	9.840	0.974	0.278	44.37	15,926.87	
0316-001A	2	135.00	14,906	59,624	Non-Residential	4.00	1.00	9.489	3.632	2.136	61.03	21,905.88	
0316-002	2	412.50	37,810	393,285	Non-Residential	4.00	1.00	28.994	9.212	14.089	209.18	75,086.89	
0316-010	2	275.00	18,905	33,626	Non-Residential	4.00	1.00	19.330	4.606	1.205	100.56	36,096.67	
0316-013	2	275.00	18,905	271,387	Non-Residential	4.00	1.00	19.330	4.606	9.722	134.63	48,326.54	
0316-018	2	31.50	4,329	22,247	Non-Residential	4.00	1.00	2.214	1.055	0.797	16.26	5,837.77	
0316-018A	2	106.00	14,570	29,641	Non-Residential	4.00	1.00	7.451	3.550	1.062	48.25	17,319.33	
0317-001	2	275.00	18,906	108,390	Non-Residential	4.00	1.00	19.330	4.606	3.883	111.28	39,942.70	
0317-002	2	150.17	13,277	26,524	Non-Residential	4.00	1.00	10.555	3.235	0.950	58.96	21,164.12	
0317-026	2	50.00	2,800	-	Non-Residential	4.00	1.00	3.514	0.682	-	16.79	6,025.62	
0317-027	2	143.50	4,896	48,340	Apartment	3.00	1.00	10.087	1.193	1.732	39.03	14,011.19	
0326-001	1	160.63	3,175	12,672	Non-Residential	4.00	1.25	11.290	0.774	0.454	62.59	22,466.45	
0326-002	1	46.00	6,324	45,213	Non-Residential	4.00	1.25	3.233	1.541	1.620	31.97	11,475.44	
0326-003	1	68.38	9,400	27,547	Non-Residential	4.00	1.25	4.806	2.290	0.987	40.42	14,507.30	
0326-004	1	93.50	8,738	29,000	Non-Residential	4.00	1.25	6.572	2.129	1.039	48.70	17,480.84	
0326-005	1	137.50	4,112	32,228	Non-Residential	4.00	1.25	9.665	1.002	1.155	59.11	21,216.28	
0326-010	2	50.00	6,873	51,250	Non-Residential	4.00	1.00	3.514	1.675	1.836	28.10	10,086.62	
0326-011	2	275.00	18,906	143,520	Non-Residential	4.00	1.00	19.330	4.606	5.142	116.31	41,749.71	
0326-012	2	142.50	4,812	143,520	Non-Residential	4.00	1.00	10.016	1.172	5.142	65.32	23,447.12	
0326-013	2	25.00	2,187	143,520	Non-Residential	4.00	1.00	1.757	0.533	5.142	29.73	10,670.46	
0326-018	2	177.50	7,048	39,212	Non-Residential	4.00	1.00	12.476	1.717	1.405	62.39	22,396.24	
0326-020	2	168.50	6,347	143,520	Non-Residential	4.00	1.00	11.844	1.546	5.142	74.13	26,608.07	
0326-022	2	214.10	3,287	12,475	Non-Residential	4.00	1.00	15.049	0.801	0.447	65.19	23,399.03	
0326-023	2	241.09	13,724	63,450	Non-Residential	4.00	1.00	16.946	3.344	2.273	90.25	32,396.04	
0327-001	1	110.00	2,268	25,179	Non-Residential	4.00	1.25	7.732	0.553	0.902	45.93	16,487.49	
0327-002	1	27.50	2,268	25,179	Non-Residential	4.00	1.25	1.933	0.553	0.902	16.94	6,079.87	
0327-003	1	55.00	6,046	25,179	Non-Residential	4.00	1.25	3.866	1.473	0.902	31.20	11,201.11	
0327-004	1	27.50	3,781	11,469	Non-Residential	4.00	1.25	1.933	0.921	0.411	16.33	5,859.97	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0327-005	1	72.50	6,520	18,555	Non-Residential	4.00	1.25	5.096	1.589	0.665	36.75	13,190.17	
0327-008	1	47.50	6,529	21,600	Non-Residential	4.00	1.25	3.339	1.591	0.774	28.52	10,236.06	
0327-011	1	73.25	8,420	-	Non-Residential	4.00	1.25	5.149	2.051	-	36.00	12,922.57	
0327-012	1	179.25	7,387	44,322	Non-Residential	4.00	1.25	12.599	1.800	1.588	79.93	28,692.86	
0327-013	1	22.50	3,092	17,268	Non-Residential	4.00	1.25	1.582	0.753	0.619	14.77	5,300.78	
0327-018	1	30.00	4,125	23,925	Non-Residential	4.00	1.25	2.109	1.005	0.857	19.85	7,126.66	
0327-020	1	55.00	4,537	25,179	Non-Residential	4.00	1.25	3.866	1.105	0.902	29.37	10,541.26	
0327-021	1	245.00	33,684	235,788	Public	2.00	1.25	17.221	8.207	8.447	84.69	30,398.59	
0327-024	1	53.00	570	-	Public	2.00	1.25	3.725	0.139	-	9.66	3,467.68	
0327-025	1	102.00	5,280	16,987	Non-Residential	4.00	1.25	7.170	1.286	0.609	45.32	16,268.64	
0327-026	1	146.63	10,080	43,000	Non-Residential	4.00	1.25	10.306	2.456	1.540	71.51	25,670.11	
0327-028	1	4.77	328	1,399	Condominium	2.00	1.25	0.335	0.080	0.050	1.16	417.59	
0327-029	1	5.11	351	1,499	Condominium	2.00	1.25	0.359	0.086	0.054	1.25	447.44	
0327-030	1	5.22	359	1,531	Condominium	2.00	1.25	0.367	0.087	0.055	1.27	456.99	
0327-031	1	5.14	353	1,507	Condominium	2.00	1.25	0.361	0.086	0.054	1.25	449.82	
0327-032	1	4.55	313	1,334	Condominium	2.00	1.25	0.320	0.076	0.048	1.11	398.19	
0327-033	1	4.67	321	1,369	Condominium	2.00	1.25	0.328	0.078	0.049	1.14	408.63	
0327-034	1	4.67	321	1,369	Condominium	2.00	1.25	0.328	0.078	0.049	1.14	408.63	
0327-035	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	312.52	
0327-036	1	3.67	252	1,076	Condominium	2.00	1.25	0.258	0.061	0.039	0.89	321.17	
0327-037	1	3.73	256	1,094	Condominium	2.00	1.25	0.262	0.062	0.039	0.91	326.55	
0327-038	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	319.68	
0327-039	1	3.69	254	1,082	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	322.97	
0327-040	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	312.52	
0327-041	1	5.06	348	1,483	Condominium	2.00	1.25	0.355	0.085	0.053	1.23	442.66	
0327-042	1	3.69	253	1,081	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	322.67	
0327-043	1	4.75	327	1,393	Condominium	2.00	1.25	0.334	0.080	0.050	1.16	415.80	
0327-044	1	5.11	351	1,499	Condominium	2.00	1.25	0.359	0.086	0.054	1.25	447.44	
0327-045	1	5.22	359	1,531	Condominium	2.00	1.25	0.367	0.087	0.055	1.27	456.99	
0327-046	1	5.14	353	1,507	Condominium	2.00	1.25	0.361	0.086	0.054	1.25	449.82	
0327-047	1	4.55	313	1,334	Condominium	2.00	1.25	0.320	0.076	0.048	1.11	398.19	
0327-048	1	4.70	323	1,379	Condominium	2.00	1.25	0.331	0.079	0.049	1.15	411.62	
0327-049	1	3.66	251	1,072	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	319.98	
0327-050	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	312.52	
0327-051	1	3.67	252	1,076	Condominium	2.00	1.25	0.258	0.061	0.039	0.89	321.17	
0327-052	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	319.68	
0327-053	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	319.68	
0327-054	1	3.69	254	1,082	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	322.97	
0327-055	1	8.58	590	2,516	Condominium	2.00	1.25	0.603	0.144	0.090	2.09	751.00	
0327-056	1	3.68	253	1,080	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	322.37	
0328-001	2	636.71	31,498	327,339	Non-Residential	4.00	1.00	44.754	7.674	11.727	256.62	92,114.31	
0328-002	1	301.95	16,535	74,479	Non-Residential	4.00	1.25	21.224	4.029	2.668	139.60	50,110.79	
0328-003	1	30.00	2,250	34,236	Non-Residential	4.00	1.25	2.109	0.548	1.226	19.42	6,969.74	
0328-004	1	170.00	7,218	34,236	Non-Residential	4.00	1.25	11.949	1.759	1.226	74.67	26,803.54	
0329-001	1	286.67	5,937	50,163	Non-Residential	4.00	1.25	20.150	1.446	1.797	116.97	41,985.21	
0329-002	1	126.57	7,470	39,993	Non-Residential	4.00	1.25	8.897	1.820	1.433	60.75	21,805.45	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0329-002A	1	48.00	3,384	14,300	Non-Residential	4.00	1.25	3.374	0.824	0.512	23.55	8,454.53	
0329-003	1	34.20	3,075	7,365	Non-Residential	4.00	1.25	2.404	0.749	0.264	17.08	6,132.35	
0329-004	1	30.00	2,495	9,171	Non-Residential	4.00	1.25	2.109	0.608	0.329	15.23	5,465.26	
0329-005	1	622.13	34,538	285,570	Non-Residential	4.00	1.25	43.729	8.415	10.230	311.87	111,946.90	
0329-006	1	25.29	1,873	2,130	Non-Residential	4.00	1.25	1.778	0.456	0.076	11.55	4,146.63	
0330-001	1	123.00	3,598	17,358	Non-Residential	4.00	1.25	8.646	0.877	0.622	50.72	18,206.20	
0330-002	1	46.00	3,449	24,168	Non-Residential	4.00	1.25	3.233	0.840	0.866	24.70	8,865.14	
0330-003	1	66.00	5,980	9,554	Non-Residential	4.00	1.25	4.639	1.457	0.342	32.19	11,555.30	
0330-004	1	140.00	12,122	84,345	Non-Residential	4.00	1.25	9.840	2.953	3.022	79.08	28,385.22	
0330-013	2	25.00	1,716	12,440	Apartment	3.00	1.00	1.757	0.418	0.446	7.86	2,822.43	
0330-014	2	65.00	4,464	34,188	Non-Residential	4.00	1.00	4.569	1.088	1.225	27.52	9,880.11	
0330-023	1	210.43	10,589	60,692	Non-Residential	4.00	1.25	14.791	2.580	2.174	97.72	35,078.63	
0330-026	2	808.00	42,077	696,431	Non-Residential	4.00	1.00	56.794	10.252	24.949	367.98	132,087.51	
0330-027	1	57.29	2,251	13,633	Non-Residential	4.00	1.25	4.027	0.548	0.488	25.32	9,087.69	
0330-028	1	109.50	4,302	26,059	Non-Residential	4.00	1.25	7.697	1.048	0.934	48.39	17,370.81	
0330-029	1	4.17	164	992	Condominium	2.00	1.25	0.293	0.040	0.036	0.92	330.63	
0330-030	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30	
0330-031	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30	
0330-032	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30	
0330-033	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30	
0330-034	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30	
0330-035	1	3.68	145	876	Condominium	2.00	1.25	0.259	0.035	0.031	0.81	291.97	
0330-036	1	2.26	89	539	Condominium	2.00	1.25	0.159	0.022	0.019	0.50	179.65	
0330-037	1	2.66	104	632	Condominium	2.00	1.25	0.187	0.025	0.023	0.59	210.64	
0330-038	1	4.18	164	994	Condominium	2.00	1.25	0.294	0.040	0.036	0.92	331.30	
0330-039	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	295.30	
0330-040	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	295.30	
0330-041	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	295.30	
0330-042	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	295.30	
0330-043	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	295.30	
0330-044	1	3.68	145	876	Condominium	2.00	1.25	0.259	0.035	0.031	0.81	291.97	
0330-045	1	2.29	90	546	Condominium	2.00	1.25	0.161	0.022	0.020	0.51	181.98	
0330-046	1	2.66	104	632	Condominium	2.00	1.25	0.187	0.025	0.023	0.59	210.64	
0330-047	1	4.16	164	991	Condominium	2.00	1.25	0.293	0.040	0.036	0.92	330.30	
0330-048	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.64	
0330-049	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.64	
0330-050	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.64	
0330-051	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.64	
0330-052	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.64	
0330-053	1	3.70	145	880	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.30	
0330-054	1	2.27	89	540	Condominium	2.00	1.25	0.159	0.022	0.019	0.50	179.98	
0330-055	1	2.62	103	624	Condominium	2.00	1.25	0.184	0.025	0.022	0.58	207.98	
0330-056	1	4.21	165	1,002	Condominium	2.00	1.25	0.296	0.040	0.036	0.93	333.96	
0330-057	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.97	
0330-058	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.97	
0330-059	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.97	

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UNION SQUARE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL
FISCAL YEAR 2019/20

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use		Frontage			Special Benefit		Total Assessment
						Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points		
0330-060	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.97	
0330-061	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.97	
0330-062	1	3.74	147	891	Condominium	2.00	1.25	0.263	0.036	0.032	0.83	296.97	
0330-063	1	2.41	95	574	Condominium	2.00	1.25	0.170	0.023	0.021	0.53	191.31	
0330-064	1	2.45	96	584	Condominium	2.00	1.25	0.172	0.023	0.021	0.54	194.65	
0330-065	1	2.68	105	638	Condominium	2.00	1.25	0.188	0.026	0.023	0.59	212.64	
0330-066	1	2.64	104	628	Condominium	2.00	1.25	0.185	0.025	0.022	0.58	209.31	
0330-067	1	2.71	106	645	Condominium	2.00	1.25	0.191	0.026	0.023	0.60	214.98	
0330-068	1	2.51	99	597	Condominium	2.00	1.25	0.176	0.024	0.021	0.55	198.98	
0330-069	1	2.78	109	661	Condominium	2.00	1.25	0.195	0.027	0.024	0.61	220.31	
0330-070	1	3.41	134	811	Condominium	2.00	1.25	0.240	0.033	0.029	0.75	270.30	
0330-071	1	4.04	159	962	Condominium	2.00	1.25	0.284	0.039	0.034	0.89	320.63	
0330-072	1	2.02	79	480	Condominium	2.00	1.25	0.142	0.019	0.017	0.45	159.98	
0341-013	1	865.03	8,915	-	Public	2.00	1.25	60.802	2.172	-	157.44	56,512.23	
0341-014	1	842.70	6,630	-	Public	2.00	1.25	59.233	1.615	-	152.12	54,604.12	
3705-037	1	80.00	20,987	136,850	Non-Residential	4.00	1.25	5.623	5.113	4.903	78.20	28,068.42	
3705-042	1	550.00	75,624	302,496	Non-Residential	4.00	1.25	38.659	18.425	10.837	339.60	121,902.35	
3705-055	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.665	9.212	2.922	109.00	39,125.53	
3705-056	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.665	9.212	2.922	109.00	39,125.53	
3705Z-001	1	33.00	1,919	103,350	Non-Residential	4.00	1.25	2.320	0.468	3.702	32.45	11,647.29	
3705Z-002	1	307.00	26,356	113,083	Non-Residential	4.00	1.25	21.579	6.421	4.051	160.26	57,524.73	
3706-047	1	370.00	17,000	155,871	Non-Residential	4.00	1.25	26.007	4.142	5.584	178.66	64,132.35	
		41,163.24	2,544,744	17,306,478				2,893.33	620.00	620.00	16,815.844	\$6,036,110.88	

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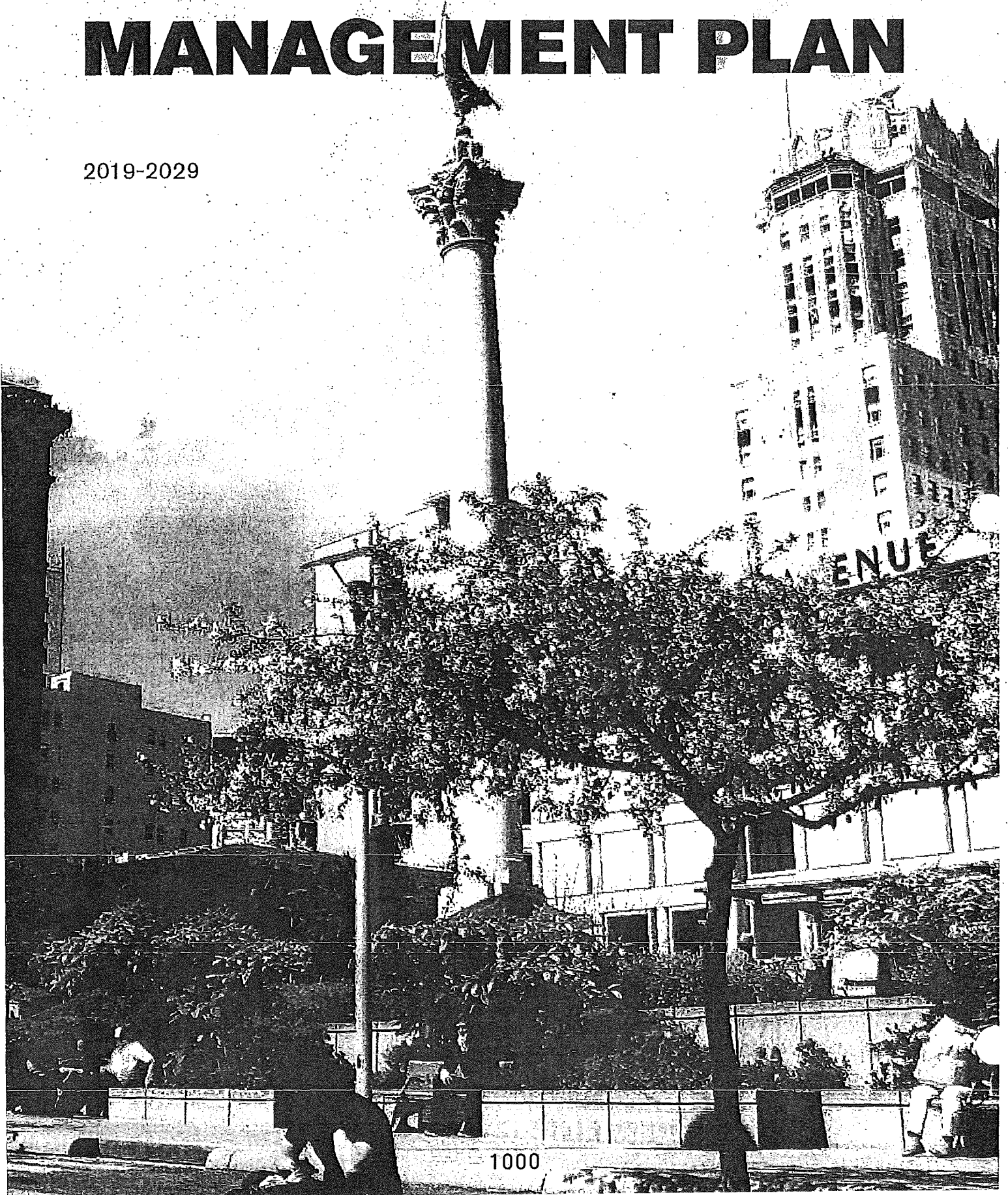
12. REFERENCES

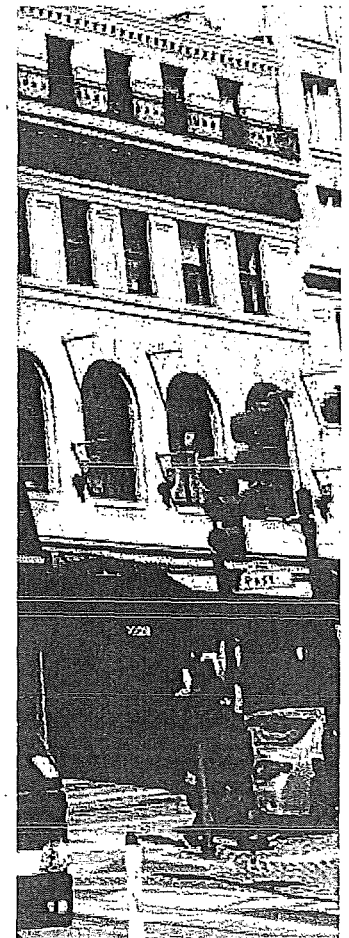
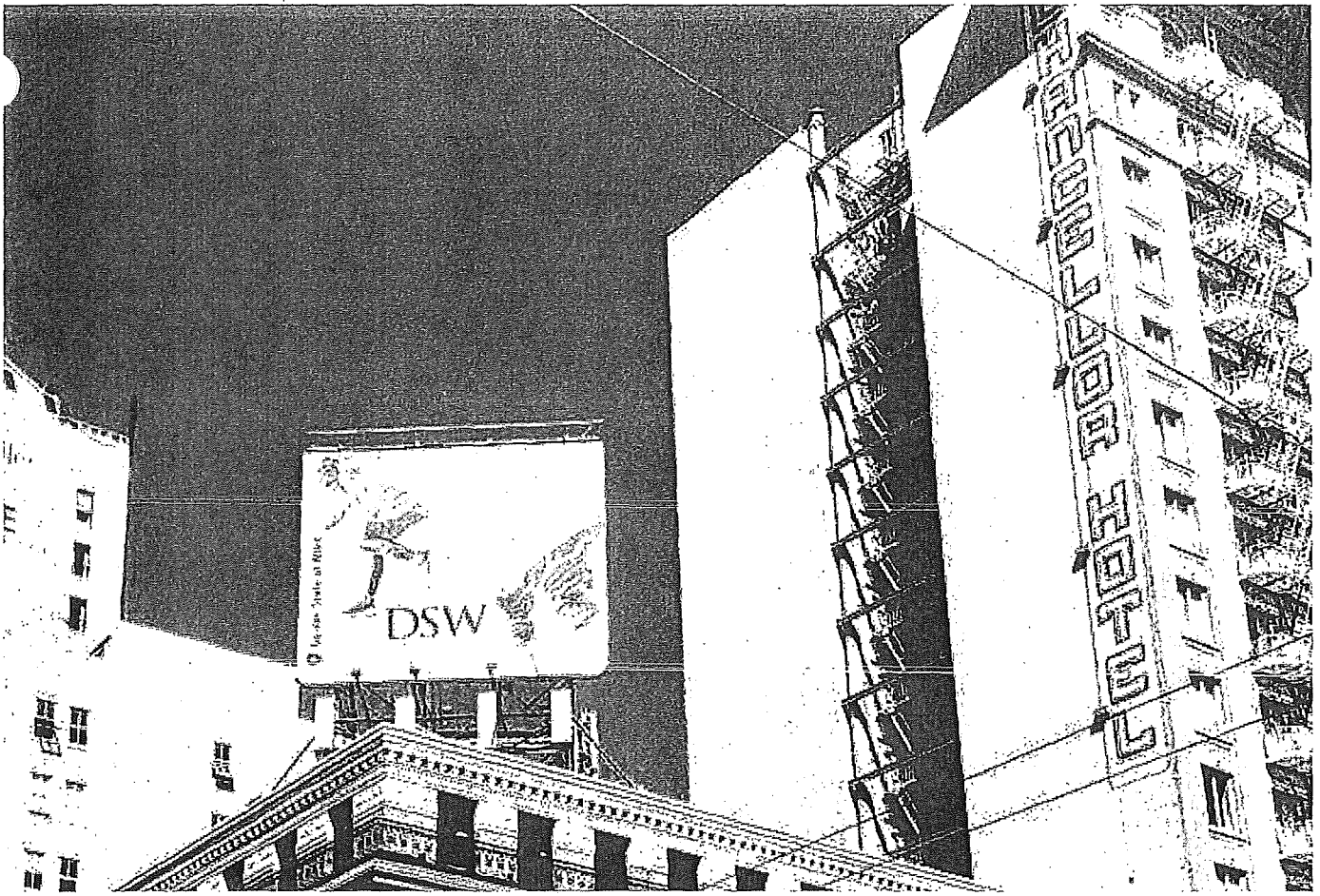
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UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

MANAGEMENT PLAN

2019-2029





UNION SQUARE BUSINESS IMPROVEMENT DISTRICT MANAGEMENT PLAN

San Francisco, CA
January 2019

Prepared by the Union Square Business Improvement District Renewal Steering Committee and staff. Engineer's Report prepared by NBS.

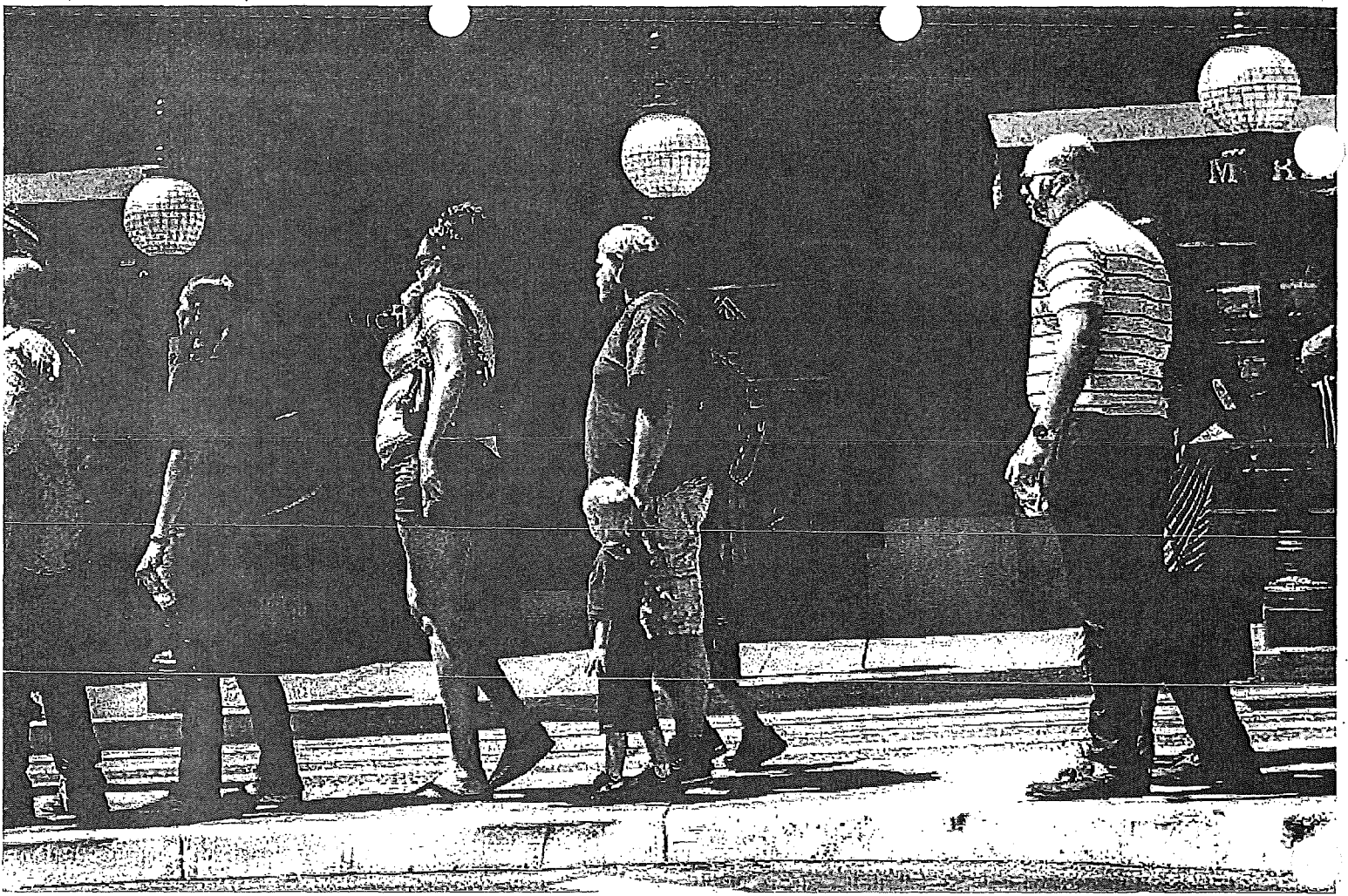
Prepared for the property owners, businesses and residents of the proposed renewed Union Square Business Improvement District, San Francisco Board of Supervisors, and the Mayor's Office.

[And] pursuant to the State of California and Business Improvement District Law of 1994 and augmented by Article 15 of the San Francisco Business and Tax Regulations Code to reauthorize a business improvement district for the Union Square area in San Francisco, California.

USBID Staff:
Karin Flood, Executive Director
Ben Horne, Deputy Director
Robbie Silver, Director of Marketing and Public Realm
Chris Boss, Director of Services
Joshua Chan, Project Coordinator
Bri Caspersen, Project Coordinator



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(ATTACHED SEPARATELY)

MISSION STATEMENT

THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT
CREATES A HIGH QUALITY VISITOR EXPERIENCE
THROUGH ENHANCING PUBLIC SPACES, ATTRACTING NEW INVESTMENT
AND PROMOTING THE DISTRICT'S FUTURE SUCCESS.

MENT DISTRICT SERVES MEMBERS AND
IENCE BY MANAGING AND ACTIVATING
MENT, AND ADVOCATING FOR THE

VISION

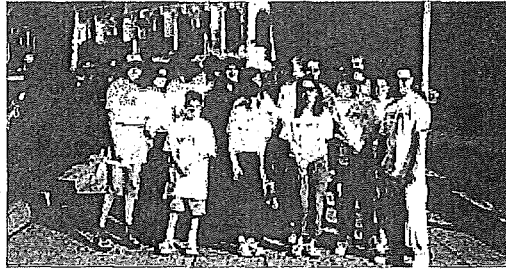
UNION SQUARE IS THE VIBRANT HEART OF SAN FRANCISCO AND AN INTERNATIONAL DESTINATION WHERE VISITORS COME TO ENJOY EXCEPTIONAL RETAIL EXPERIENCES, LUXURY HOTELS, WORLD-CLASS CULTURAL INSTITUTIONS, AND GREAT PUBLIC SPACES FOUND ONLY IN THE CITY BY THE BAY.



EXECUTIVE SUMMARY

Union Square
Association Formed

1980's

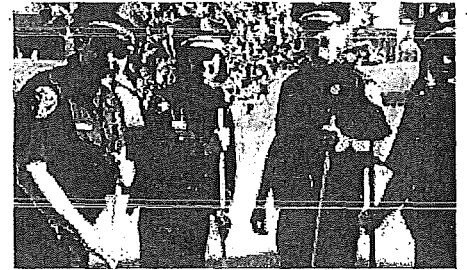


FIRST RENEWAL

2005

1999

Union Square BID
Formed



1 EXECUTIVE SUMMARY

HISTORY OF THE UNION SQUARE BID

Property owners and the San Francisco Board of Supervisors initially approved the formation of the Union Square Business Improvement District (USBID) in 1999 (the first BID established in San Francisco) for a five year term to enhance the quality of life for the business community, residents, stakeholders, and visitors. The original primary services were cleaning and safety within 10 blocks surrounding Union Square.

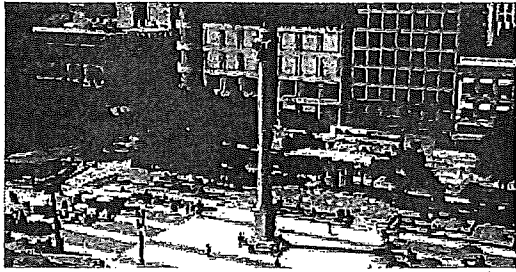
The Union Square Business Improvement District successfully renewed for an additional five year term starting in 2005. In 2009, the USBID renewed a second time and expanded its services to include

marketing, public realm beautification, and advocacy. The USBID also expanded geographically to 27 blocks, creating a more vibrant community for those who live, work, and play in the heart of San Francisco.

In July 2017, the Union Square Business Improvement District formed the Union Square Foundation, a 501C3 non-profit organization to raise additional funds for public realm improvements and homeless outreach services.

In 2016, a strategic planning process, led by the USBID Board of Directors and other community stakeholders, determined that the name "Union Square Business Improvement District" was limiting

and did not encompass all of the activities outlined in the organization's mission statement. Through the strategic planning process, the USBID explored the feasibility of renaming the organization the "Union Square Alliance" to include marketing, community development, and community partnership building. In its third renewal, the organization may conduct business as the Union Square Alliance.



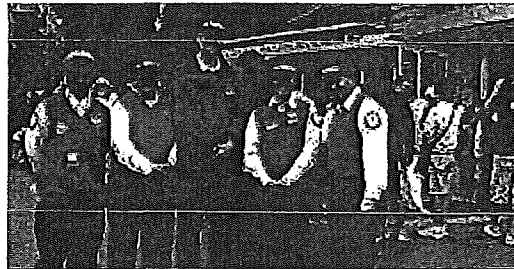
Union Square Foundation
501C3Formed

2017

2009

SECOND RENEWAL

Services expanded to
27 blocks.




2019

**Union Square BID
THIRD RENEWAL**

**SAN FRANCISCO STARTS
HERE IN UNION SQUARE**

Union Square is an international destination for flagship and luxury shopping, world-renowned hotels, and entertainment. Approximately 1 million visitors come to Union Square every week to experience the heart of San Francisco and its vibrant, urban environment. In recent years, Union Square has become a center for economic development and investment in San Francisco with major hotel renovations completed and new entertainment and hospitality venues. Continuing to thrive in a changing retail environment, our community remains resilient and adaptable.


CORE VALUES

Clean 

We ensure a high level of cleanliness for Union Square and strive for continued operational improvements which is core to our mission.

Safe 

With rapid response times and innovative security camera coverage, our Ambassadors and partners at SFPD make our district a safer place for all.


Public Realm and Activation 

By working collaboratively with our government partners and district stakeholders, we are shaping the long-term vibrancy of our area through thoughtful public realm investment.

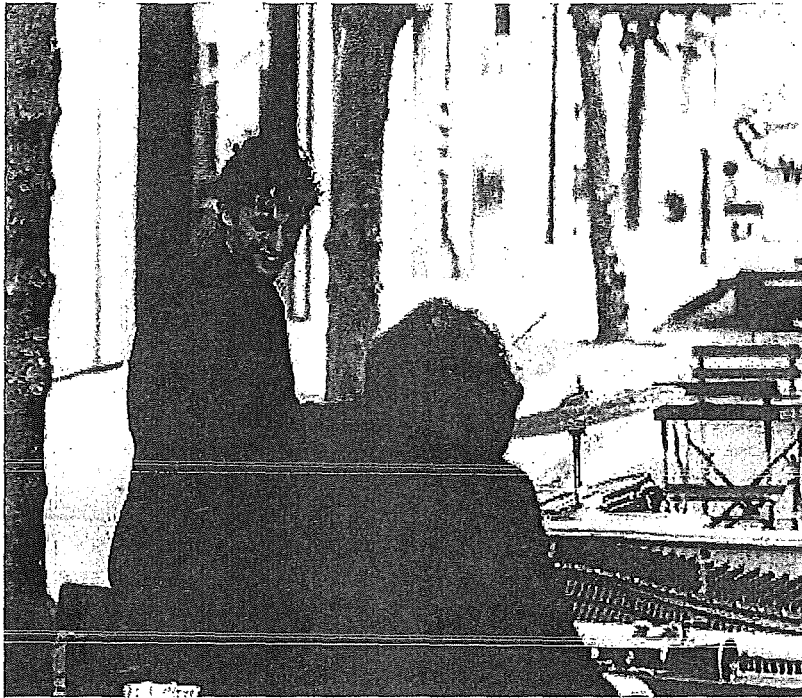
Destination

Marketing and Events 

We provide connectivity that creates a seamless experience for visitors and locals alike, activating public spaces with popular events that draw crowds and reinforce Union Square's brand as an international destination.

Advocacy 

As your champion, we take pride in representing our members to stay ahead of everyday challenges while building winning coalitions that achieve success.



SERVICES

The USBID will provide essential cleaning and safety-services to the district. These services are supplemental to the City's baseline services (see page 29). The USBID will also provide marketing, public realm, and advocacy services to increase economic vitality of the community.

Cleaning

Cleaning Ambassadors will continue to perform daily sidewalk cleanings and scrubs, regular pressure washing, graffiti removal, excessive trash removal, and address illegal dumping.

Safety

Safety Ambassadors will continue to visit businesses daily to address quality of life issues. 10B Police Officers or their equivalent will enforce City laws and ordinances in the USBID. Overnight security will

be added to augment safety. Member services will become a 24/7/365 operation to address member needs. Hospitality Ambassadors will also direct visitors to businesses and Union Square points of interest.

The USBID will maintain an existing security camera system with 350 cameras in the network and expand coverage from approximately 60% of the district to 100% over the next decade.

Advocacy

The USBID will continue to be "the voice of Union Square" and represent Union Square businesses at the local, regional, and state level. The USBID will advocate for best business practices, policies, and economic growth to the area.

Public Realm & Activations

The USBID will implement its Public Realm Action Plan and continue to beautify and activate public spaces, which may include public plazas and back alleys.

Destination Marketing & Events

The USBID will promote Union Square as an international destination for boutique and luxury shopping, hospitality, and entertainment through a variety of print and events geared toward visitors.

ZONE 1 & ZONE 2 SERVICES COMPARISON SUMMARY MATRIX

SERVICES	ZONE 1	ZONE 2
Cleaning Ambassadors	4 Cleanings/Day	3 Cleanings/Day
Overnight Sidewalk Vacuum	Yes	Yes
Pressure Washing	Every week	Every 2 weeks
Safety and Hospitality Ambassadors	Min. 4 Visits/Day	Min. 2 Visits/Day
Member Services/Dispatch	24/7/365 Operation	24/7/365 Operation
2 SFPD 10B Officers/ Private Security	12.5 Hours of Patrol	7.5 Hours of Patrol
Security Camera Program	Security Camera Program to expand from 60% of the district covered to 100% over the next decade term.	
Overnight Camera Monitoring	10PM-6AM	
Overnight Security	Patrol Team (10PM-6AM)	

RENEWAL PROCESS

The USBID began its renewal campaign by hosting a community meeting in October 2017. USBID staff then invited members to join a renewal committee, conducted service and district evaluations, gathered visitor feedback, and updated property owner contact information. Outreach to members took place between the fall of 2017 and summer of 2018 including community meetings, member surveys, and one on one meetings with stakeholders.

The Union Square Business Improvement District conducted a stakeholder survey as part of its renewal process to gather data on the overall importance of current programs as well as additional services members may be willing to implement. Surveys were mailed in March 2018 to all property owners and

tenants within the USBID boundaries. Surveys were also emailed and made available online. The survey period ended in May 2018. 196 parcel and business surveys were received. Surveys received from property owners totaled 62.68% of weighted assessments.

Throughout the summer of 2018, the renewal committee discussed budget and service level options reflective of the survey. The renewal committee came to a consensus on a budget and service plan with enhancements to cleaning and security programs and public realm improvements to prepare the USBID Board of Directors to vote on a service plan and budget starting FY 19/20 as part of renewal of the organization. The USBID Board of Directors voted unanimously in favor of this recommendation.

RENEWAL COMMITTEE MEMBERS

Leah Heil <i>COMMITTEE CHAIR</i> <i>San Francisco Westfield Centre</i>	Jean Johnstone <i>Johnstone Partners, LLC</i>	Tad Moore <i>250 Post Street, LP</i>	Minna Tao <i>Recology</i>
Cammy Blackstone <i>AT&T</i>	Russ Keil, Jr. <i>The Keil Companies</i>	Mary Padilla <i>Cushman & Wakefield</i>	Don Thomas <i>Club Donatello</i>
Tracy Boyd <i>Resident</i>	Russ Keil, III <i>The Keil Companies</i>	Maxine Papadakis <i>Resident</i>	Ned Topham, Jr. <i>Geary-Grant LLC</i>
Stephen Brett <i>Brett & Company</i>	Elizabeth Macedo Julie Venegas <i>Cushman & Wakefield</i>	Garrett Parker <i>Hilton PARC 55</i>	Wes Tyler <i>Chancellor Hotel</i>
James Goody <i>Trinity Properties</i>	Rob Malone <i>SFMTA</i>	Kelly Powers <i>Hotel Council</i>	Susan Walsh <i>Resident</i>
Chris Hague <i>Pebblebrook Hotel Trust</i>	Michelle McKinney <i>San Francisco Westfield Centre</i>	Mark Purdy <i>Grosvenor Americas</i>	Carie Yox Jeffery Ong <i>Cushman & Wakefield</i>
Todd Hoyles Albert Garcia <i>Neiman Marcus</i>	Rusty Middleton Jason White <i>Grand Hyatt SF</i>	James Sangiacomo <i>Trinity Properties</i>	

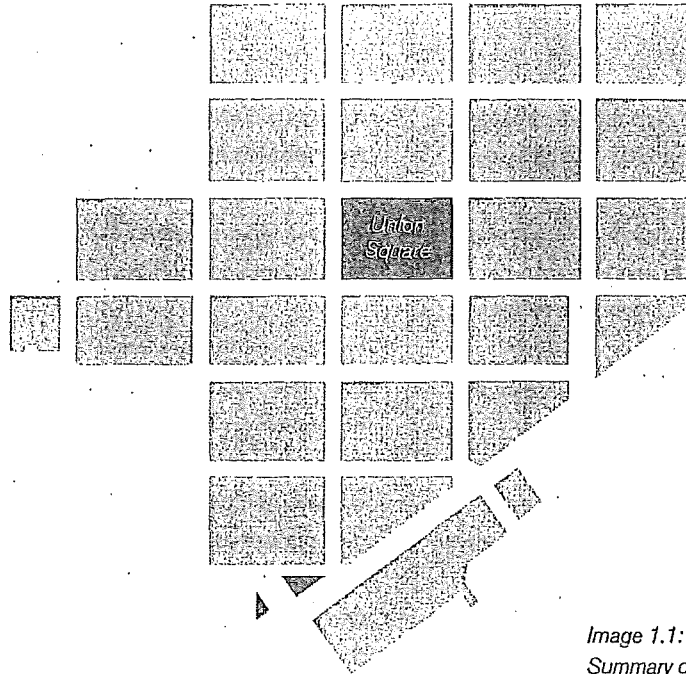


Image 1.1:
Summary of USBID District Map

BOUNDARIES & ZONES

The USBID is made up of a vibrant 27-block community surrounding Union Square Park in the heart of San Francisco. It is generally bordered on the north by Bush Street, on the east by Kearny Street, on the south by Market Street and on the west of Taylor and Mason Streets. Within this service area there are over 620 parcels, which include both public and private ownership and more than 1,200 storefronts.

Clean and Safe service area zones were determined based on a 2017 heat map of Ambassador services, pedestrian traffic statistics, and commercial rent rates. Heavier pedestrian traffic areas require additional sidewalk Cleanings per day, more frequent pressure washing, and security foot patrols. Zone 1 will generally encompass

the core of Union Square, including Powell Street, Stockton Street, and Market Street corridor.

A specific description of zones and boundary map are included under Appendix A of this Management Plan.

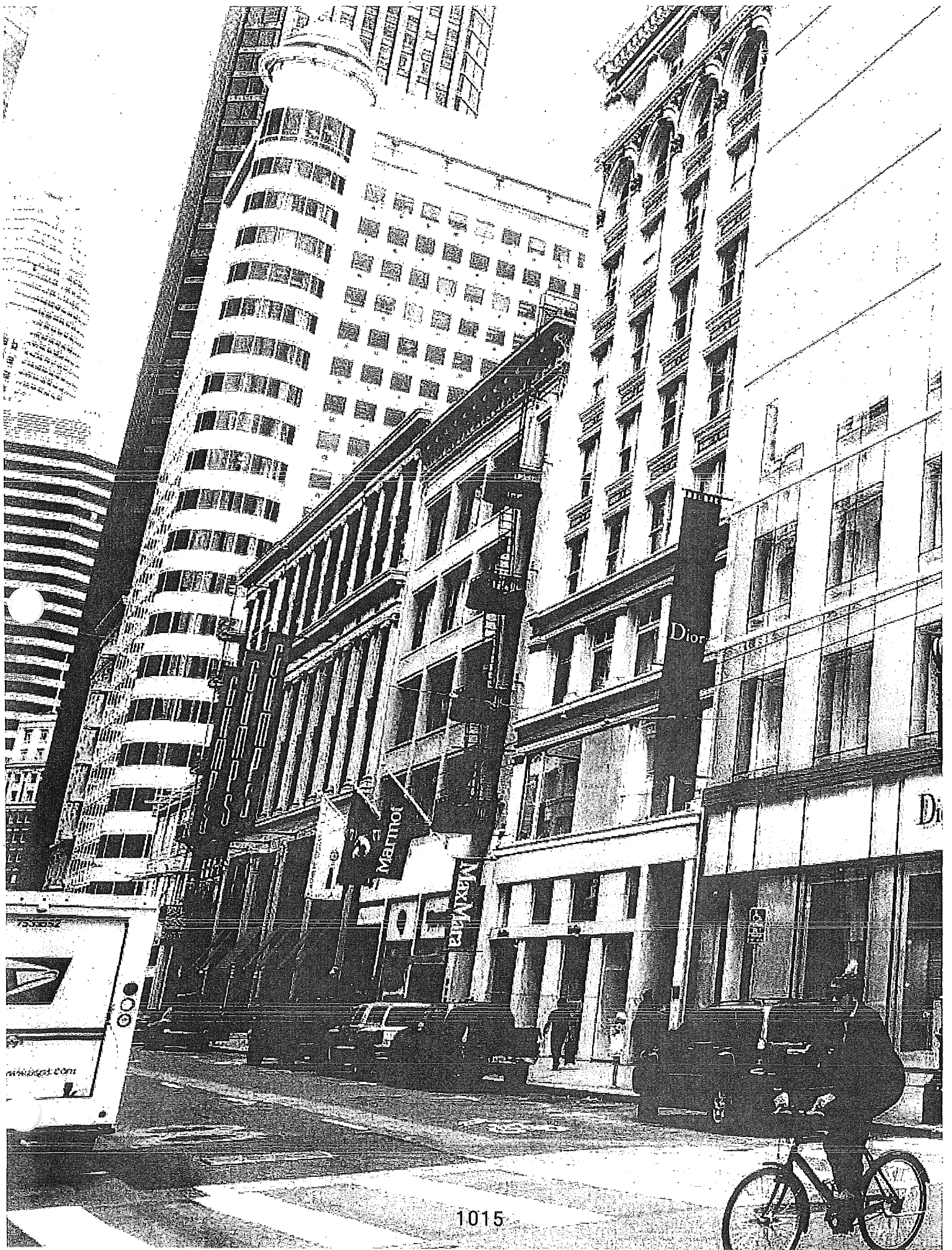
ASSESSMENT METHODOLOGY

Lot square footage, building square footage, linear frontage, and land uses are parcel characteristics that will be used to determine proportionate special benefit points. Special benefit points are distributed based on various cleaning and safety services provided along with public realm, marketing, events, and advocacy functions of the organization. The district will be divided into two cleaning and safety services zones. The Union Square core will receive additional cleaning and

safety services based on heavier pedestrian traffic and overall need. Both zones will benefit from the same marketing, public realm, and advocacy services.

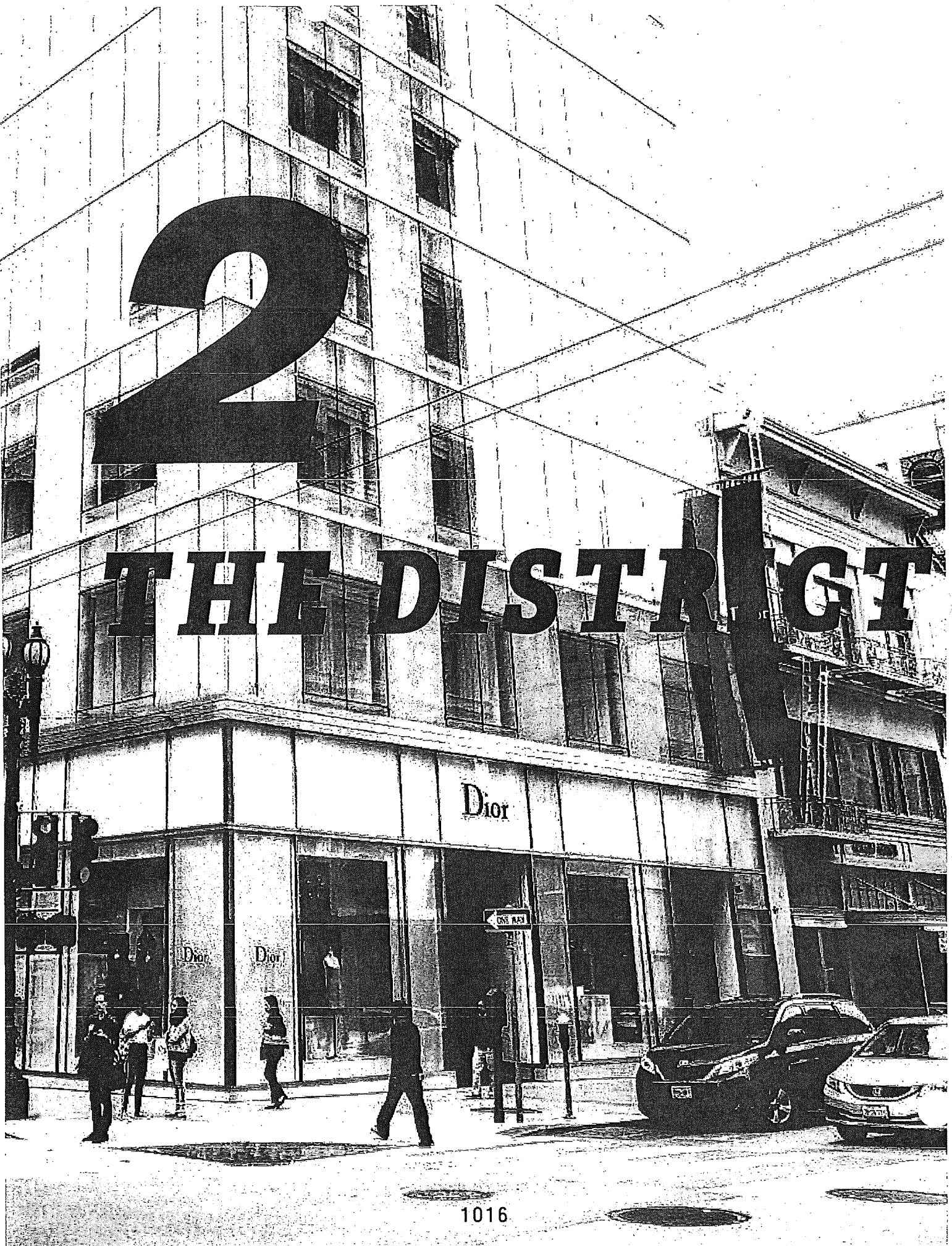
MANAGEMENT PLAN DESCRIPTION

This Management Plan is the result of extensive outreach to property owners and managers, businesses, and community stakeholders with the desire to improve the quality of life in Union Square through enhanced cleaning and safety services, business advocacy, economic development, destination marketing, and public realm improvements. The Plan includes updated Union Square BID boundaries, service plans, an annual budget, the assessment methodology, and district management guidelines.



2

THE DISTRICT



2 THE DISTRICT

DESCRIPTION

The Union Square Business Improvement District is a special property assessment district that was originally established in 1999 by a group of concerned property owners whose goal was to improve the cleanliness and safety of the Union Square area. The Union Square BID was originally established for a five-year period. It was renewed in 2005 for an additional five years. The USBID was renewed a second time in 2009 for a 10-year term with expanded cleaning, safety, and marketing services. The BID also expanded to its current 27-blocks.

This Management Plan describes the proposed reauthorization of the district for a 10-year period beginning July 1, 2019 with a potential organizational name change to the Union Square Alliance for branding and partnership building purposes. The Plan proposes a minimal expansion (22 additional parcels), two benefit zones, and expanded services.

LOCATION

The properties located in the Union Square Business Improvement District represent a dynamic mix of flagship retailers and boutiques, hotels, entertainment venues, hospitality establishments, office uses, art galleries, public spaces, and residents. The boundaries of the proposed Union Square Business Improvement District include approximately 27 whole or partial blocks with two benefit zones.

Northern Boundary

- South side of Geary Street from Shannon Alley to Taylor Street
- South side of Post Street from Taylor Street to Mason Street
- South side of Bush Street from Mason Street to the west side of Kearny Street

Southern Boundary

- North side of Market Street from Kearny Street to Cyril Magnin including parcel 0341 -013 on the West intersection of Cyril Magnin and Market Streets
- South side of Market Street from 4th Street to 5th Street including parcel 3706 -047 on the east corner of 4th and Market Streets



Eastern Boundary

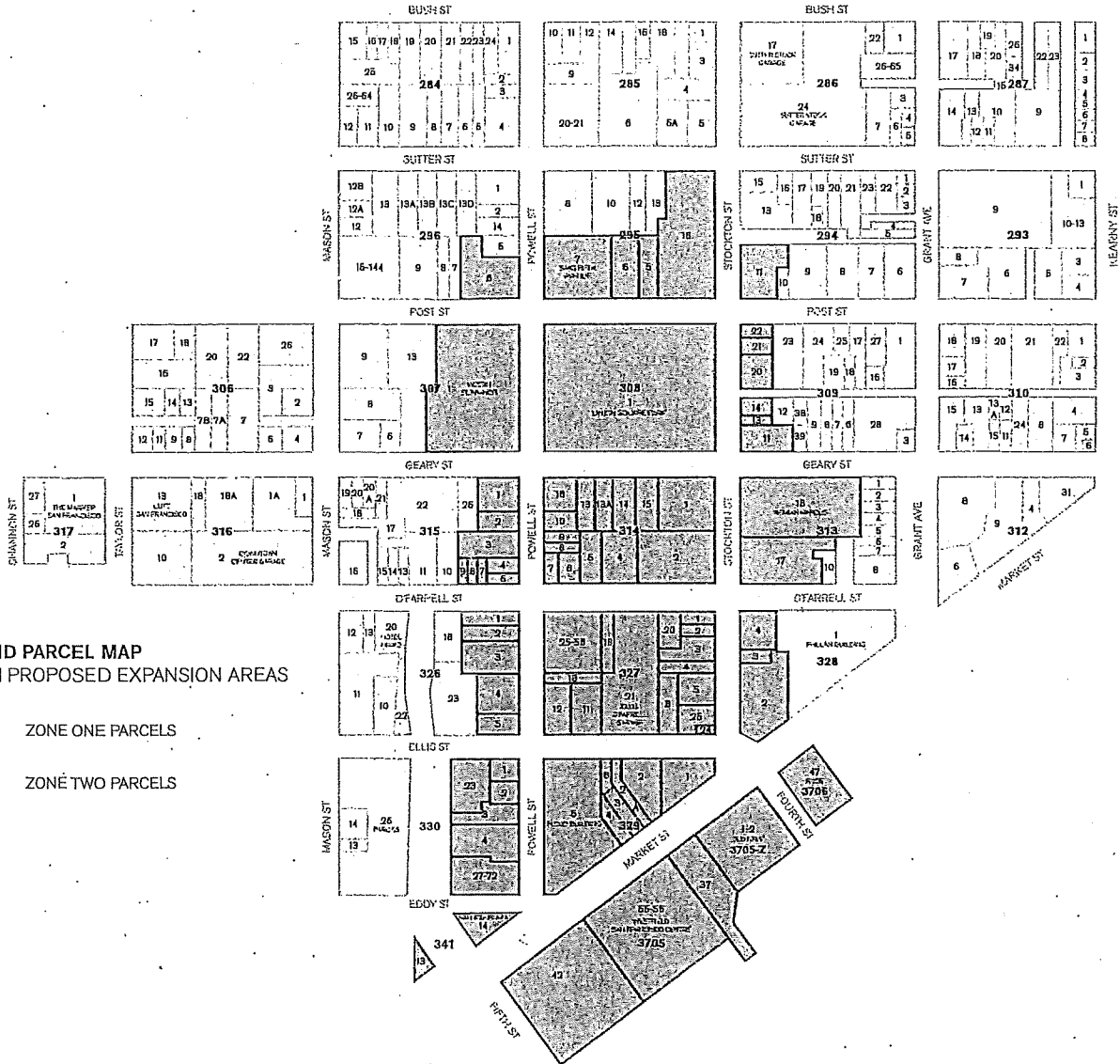
- West side of Kearny Street from Market Street to Bush Street

Western Boundary

- East side of Mason Street from Eddy Street to O'Farrell Street
- East side of Mason Street from Post Street to Bush Street
- East side of Taylor Street from Geary Street to Post Street
- East side of Shannon Alley from O'Farrell Street & Geary Street (0317-002, 0317-026, and 0317 -027)

**USBID PARCEL MAP
WITH PROPOSED EXPANSION AREAS**

-  ZONE ONE PARCELS
-  ZONE TWO PARCELS



ZONE BOUNDARIES

Zone 1 generally runs on the south by Market Street to the east by Stockton Street, to the north on Post Street between Powell Street and Stockton Street, and to the west on Powell Street between Post Street and Market Street. Properties in Zone 1 will receive an enhanced level of clean and safe services. Parcels not located in Zone 1 will be designated as Zone 2. Properties in Zone 2 will receive a base level

of clean and safe services. Refer to the district boundary map indicating Zones 1 and 2 in Appendix A.

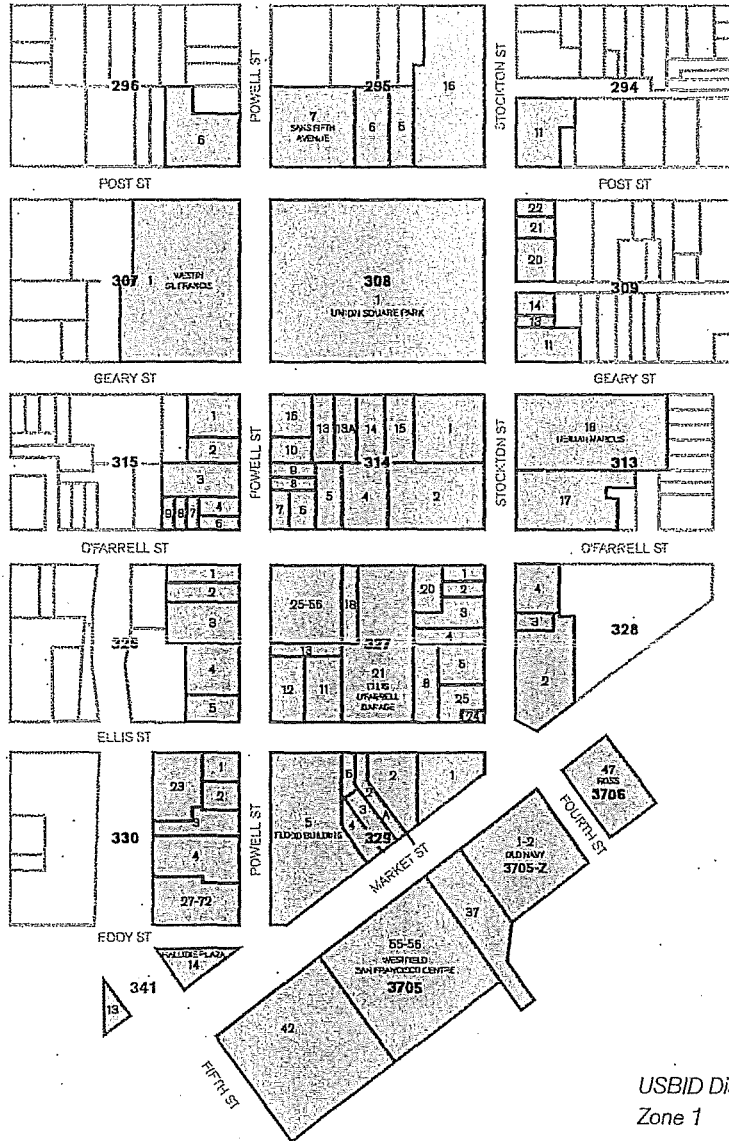
CORE SERVICES AND PROGRAMS

The core services of the Union Square BID outlined in this Plan include: Cleaning, Safety, Security Camera Program, Destination Marketing and Events, Advocacy, and Public Realm and

Streetscapes Improvements.

ANNUAL TOTAL BUDGET AND ASSESSMENTS

The assessments are expected to generate \$6,036,111 in revenue during the first year of levy (2019/20). This assessment revenue will be supplemented by \$524,879 from sources other than assessments, to meet the total estimated budget of \$6,560,990. Non-assessment revenues



USBID District Map
Zone 1

represent 8% of the total budget, which corresponds to the general benefit percentage identified in the Separation and Quantification of General Benefits section of the Engineer's Report (Appendix C). The remaining portion of the annual operating budgets will be generated from sources such as grants, donations, fees for service contracts, and in-kind donations. Assessments are allocated based on a system of benefit points. The assessment calculation

for each property utilizes a combination of land use, linear street frontage, lot size, and building square footage. The Method of Assessment section of this Management Plan provides a more detailed procedure of the annual assessment calculation.

TERM

If renewed and expanded, assessments would be collected for 10 years (July 1, 2019 through

June 30, 2029). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2029), at which point the District would sunset, if not renewed.

3

CURRY

AVENUE

WHY RENEW
YOUR BID

TRUTH
 THE
 Legion of Honor

TON-AWAY
 NO STOPPING
 4PM-6PM
 NO PARKING
 2:30-6PM
 THE YORK SPA
 STREET CLOSING

SEE WHAT'S NEXT

1020

3

WHY RENEW THE USBID

WHY REAUTHORIZE THE UNION SQUARE BID

Union Square is the heart of San Francisco. Serving as the City's retail, hotel, and economic engine of San Francisco, Union Square is vital to the City's continued success. Given Union Square's importance to the City's image and brand, it has been the USBID's focus since its founding in 1999, to keep the district clean, safe, attractive, and vibrant. Serving as the "voice of Union Square," the USBID represents the interests of its members while responding to emerging global trends in retail, hospitality, and the public realm that are reshaping dense, urban centers. As such, the USBID and its programs, initiatives, and priorities will expand services (see following pages), so it can respond and adapt to the needs of its members and the expectations of visitors attracted to Union Square.

DISTRICT HISTORY

To maintain Union Square's standing as a premier downtown district, a group of concerned property owners and retailers established a 10 block BID along lower Powell Street in 1999 to improve the area's cleanliness, safety, and economic vitality. This USBID, set up for an initial five-year period, was renewed and expanded for another five years beginning in 2005. The success of the USBID's efforts led to its second reauthorization for a 10-year period starting on July 1, 2009, and included an expansion of its boundaries to approximately 27 blocks and new services, such as marketing, advocacy, beautification, and capital improvements.

As the needs of the community grew, so did the services of the organization with a major boundary



expansion to 27 blocks in 2009. Current USBID services and programs include:

- Clean and Safe
- Cleaning and Maintenance Ambassadors
- Hospitality Ambassadors
- Public Safety Ambassadors
- 10B SFPD Officer (police patrol) or private security
- Security Camera Program
- Union Square Cares (Homeless Services & Outreach)
- Marketing and Communications
- Advocacy and Public Affairs
- Streetscapes and Public Realm




CLEANING & SAFETY

The USBID will continue to supplement cleaning and safety services provided by the City and County of San Francisco to ensure a maximum possible cleanliness of sidewalks, curbs, and street fixtures within the district boundaries. The City and County of San Francisco provides a minimal set of baseline services (See Table 4.2 for City Baseline Services Matrix) for which the majority of the property owners within the district have determined as insufficient for maintaining Union Square as an international destination.

The utilization of a daily cleaning and safety ambassador program is designed to strive for litter-free sidewalks that are absent of graffiti, debris, and other signs of decay, in addition to creating a safe and welcoming environment for all to enjoy.

HIGHLIGHTS OF CLEAN AND SAFE FIGURES 2018:

Removed

572,375 LBS 
of debris

Addressed

44,125 
quality of life issues

Cleaned up

11,408 
hazardous waste items

Disposed of

9,319 
NEEDLES

Reached out to the mentally ill

6,885 TIMES 

Assisted

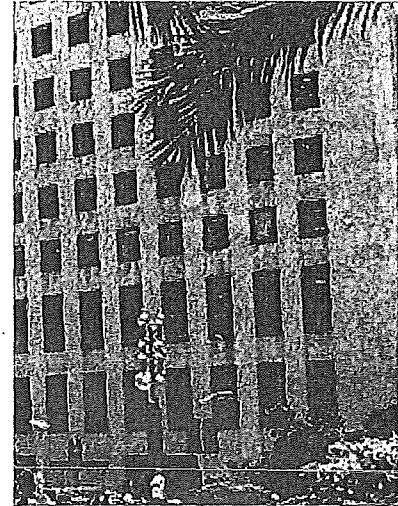
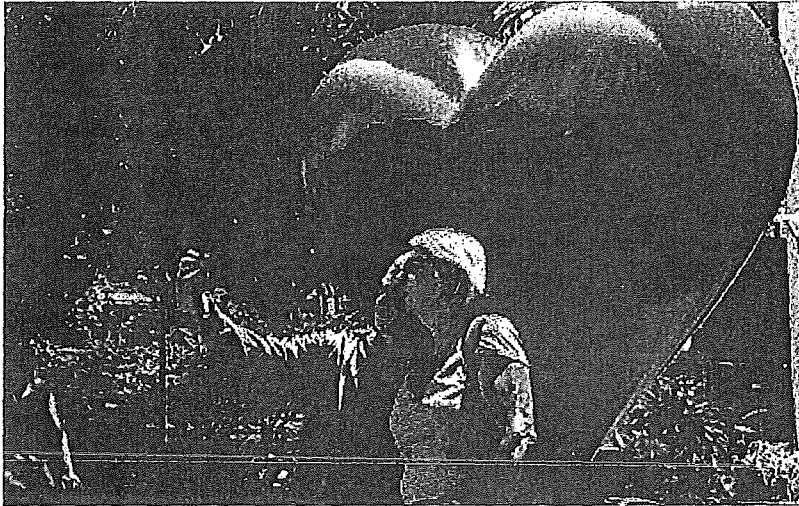
25K+ VISITORS 
with directions

Removed

17,182 
GRAFFITI TAGS
(The amount of graffiti tags removed can stretch across the Golden Gate Bridge 3.5 TIMES!)

Processed over

2,000 
REQUESTS
for video footage



ADVOCACY

The Union Square BID advocates for a clean, safe, attractive, and vibrant Union Square to City officials, stakeholders, and the broader public. Whether it's in the media, at the San Francisco Board of Supervisors, stakeholder meetings, or having a seat at the table at City Hall, we serve as "the voice of Union Square" addressing priorities on policy matters that impact the district. The Union Square BID accomplished the following:

- The Union Square BID informed the Planning Department on the retail environment and realistic use of 2nd and 3rd floor retail spaces.
- Union Square Cares launched to provide homeless services, including workforce development.
- A study to quantify the economic impact of Union Square to the City and County of San Francisco.

MANAGEMENT

The majority of USBID funding comes from annual property assessments, followed by foundation and City grants. A 23-member Board of Directors comprised of property owners, retailers, and hoteliers is responsible for setting the USBID priorities and policies, while the USBID management team oversees the organization's day-to-day operations.

PUBLIC REALM

Downtown districts worldwide are transforming and creating new economic opportunities, driven by technology and global investment, and regaining their footing as centers to shop, live, work, and play. This includes activating public spaces. Public realm improvements coupled with strong, effective activation have the potential to advance the USBID's objectives and community identity, such as enhancing the pedestrian experience, improving public safety,

promoting the Union Square brand, and spurring private- and public-sector reinvestment.

The USBID created a Public Realm Action Plan in 2016, outlining strategic streetscapes improvement projects and beautification goals. Highlights during this recent term include:

- Established the Union Square Foundation to fundraise for public realm and streetscape improvement projects in 2017
- Installed next generation pedestrian counters
- Installed holiday décor and lighting around the district every year
- Hosted Winter Walk SF between 2014 to 2018 (2.2 million visitors in 2018)
- Hosted Lunch on the Lane (Maiden Lane activation) since 2017



MARKETING & EVENTS

In recent years, branding and identity became a strategic objective of the USBID. The USBID focused its marketing and communications efforts to promote and reinforce Union Square's brand as an international destination while articulating the USBID's value, relevancy, and benefits to members and stakeholders. Marketing highlights include:

- Designed a destination website with business listings, events, and promotions
- Utilized social media to reach visitors for storytelling and district promotion
- Sent regular newsletters highlighting key district and member events
- Started first iteration of a street banner program

SUMMARY

Looking toward the future, the USBID is equipped to tackle challenges that lie ahead for the district. Clean and safe issues remain a top priority as the media continues to highlight the poor street conditions of San Francisco as a whole. Sadly, Union Square is often combined with negative stories because of its name recognition. The USBID will continue to share accurate data to highlight the positive impact the organization makes every day.

As the retail culture continues to evolve and change to experiential based models with smaller footprints, Union Square will need to adapt and remain resilient to these changes. Promoting Union Square as a place for entertainment and hospitality will draw more visitors and create a healthy nightlife environment. Additionally, activating public spaces within the district not only attracts visitors and new customers, it's also proven to drive

out negative street behavior. Events, public art, and other activations allow visitors to effectively tell the story of Union Square. The USBID is ready to meet these challenges.

Objectives in the future term of the USBID include:

- Strategic plan in 2020 or 2021
- Implement activations and beautification for the Powell Street Promenade, Campton Place, Maiden Lane, and Hallidie Plaza
- Install District gateway, banners, and way-finding signage

ECONOMIC IMPACT OF UNION SQUARE TO SAN FRANCISCO

Union Square accounts for less than 1% (0.35%) of the City's land area. Over the last five years, the amount of property tax revenue generated by properties in the Union Square BID increased by 17%. This accounted for:

- 3% of the City's total property tax revenues
- 13% of the City's total sales tax revenue
- 24% of the City's transient occupancy (hotel) tax revenue

In 2017, the total assessed value of properties in the Union Square BID was \$6.2 billion. Union Square generated \$20 million in sales tax revenue for the City. Also, Union Square generated over one-third (34%) of citywide sales in general consumer goods.

WHAT IS A BUSINESS IMPROVEMENT DISTRICT

A Business Improvement District is a defined area wherein property owners are self-assessed to fund services that improve the overall quality of life for residents and visitors. These services supplement those provided by the City and can include additional cleaning and safety programs, advocacy, beautification, marketing and a variety of other services that go above and beyond to promote this important area. The Union Square BID was the first BID established in San Francisco and sets an example for the other existing property-based business improvement districts through innovative pilot programs and partnerships. We work collaboratively with the City, community, and our members to support the district.

There are currently 17 other special districts, including:

The Castro, Central Market, Civic Center,

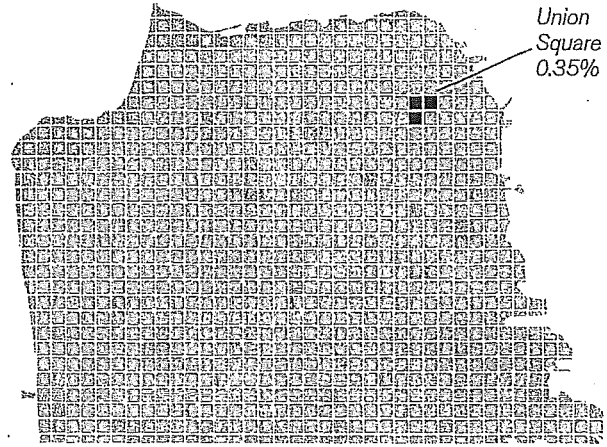



Table 3.1: Union Square Area within the City of San Francisco

Increased by
17% 
in property tax revenue

Generated
24% 
of the City's transient occupancy (hotel) tax revenue

Totaled
\$6,200,000,000
in assessed value of properties in 2017

Table 3.2: Highlights of economic impact of the USBID

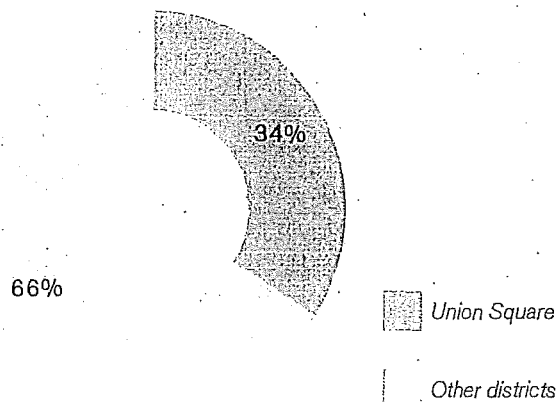


Table 3.3: Generated citywide sales in general consumer goods.





Discover Polk, Fisherman's Wharf, East Cut, Japantown, Lower Polk, Moscone Expansion District, Noe Valley, Tenderloin, Ocean Avenue, SoMa West, Top of Broadway, Tourism Improvement District, and Yerba Buena.

The International Downtown Association estimates that more than 1,200 BID's across the United States, Canada, and the UK continue to prove their value by providing enhanced services to improve the overall viability of those areas they individually serve.

STATE AND LOCAL LAW GOVERNING BID'S

In 2004, the City and County of San Francisco augmented the California Property and Business Improvement District Law of 1994 with the passage of Article 15 of the San Francisco Business and Tax Regulations Code. Article 15 lengthened the initial term that a district could be in place from 5 to 15 years and lowered the weighted petition threshold required to initiate the legislative approval process. This legislation, combined with a new technical assistance program initiated by then Mayor Gavin Newsom through the San Francisco Office of Economic and Workforce Development (OEWD), was instrumental in easing the process for the formation of new BID/CBD districts in San Francisco.

A BID established under the 1994 Act may be administered by an owners' non-profit association. The owners' non-profit association administers or implements the activities and improvements specified in the management plan. The owners' non-profit association determines the needed improvements, maintenance and activities within the BID boundaries, and how the assessment revenue collected is to be spent among the selected improvements, maintenance, and activities.

In San Francisco, the City's Board of Supervisors must authorize the formation and establishment of the BID/ CBD and the City to enter into a management contract with the owners' non-profit association and provide for the levy and collection of the annual assessments.

ESTABLISHING A BID

The 1994 Act as augmented by Article 15 provides the legal framework for establishing this BID. As part of the formation proceedings, proponents prepare a Management Plan in accordance with Section 36622 of the 1994 Act. The Management Plan must contain, but is not limited to, the following required elements:

- A map, in sufficient detail to locate each assessed



property within the proposed district

- Name of the proposed district
- Description of the boundaries, including the boundaries of any benefit zones
- Improvements, maintenance, and activities proposed for each year of operation, along with the maximum cost
- Annual amount to be expended, in each year of operation, for the proposed improvements, maintenance, and activities
- Proposed source(s) of financing, including the basis and method of levying the assessments, and whether or not bonds will be issued
- Time and manner of collecting the assessments
- Specific number of years in which the assessments will be levied
- Proposed time for implementation and completion of the Management Plan
- Rules and regulations applicable to the district
- Listing of the properties to be assessed along with the parcel number and the method by which expenses will be imposed upon benefited real

property in proportion to the benefit received.

- Total amount of all special benefits to be conferred upon the properties within district
- Total amount of general benefits, if any
- Any other item or matter required to be incorporated therein by the legislative body.


NAME DESIGNATION


The name designation of this proposed renewed district of the City and County of San Francisco's Union Square community will be referred to as the Union Square Business Improvement District but may do business as the Union Square Alliance.


TIMELINE FOR IMPLEMENTATION AND COMPLETION OF THE UNION SQUARE BID


The anticipated timeline on page 21 provides for the renewal and expansion of the Union Square BID and allows sufficient time to calculate and include the Fiscal Year 2019/20 assessments on the County's secured property tax roll.



SEPTEMBER 2017
Launched renewal campaign with USBID members, community stakeholders and the City.



SUMMER 2018
Engaged in community outreach



NOVEMBER 2018
USBID Board approved assessment methodology and boundaries.



FEBRUARY 2019
Petitions mailed to USBID members for initial round of voting.



JULY 2019
Resolution voted on by SF Board of Supervisors and signed by Mayor.


NOVEMBER 2017
Membership survey conducted to gather feedback and shared vision.


SEPTEMBER 2018
USBID Board approved budget and service levels.


JANUARY 2019
USBID Board approved management plan and engineer's report.


MAY 2019
45-day mailing period when USBID members receive and vote on their ballots.


JANUARY 2020
Launch new services

2017
2018
2019
2020

Timeline for Implementation and Completion of the Union Square BID



MASON Sts.

SERVICES

4

IMPROVEMENTS

The services and activities outlined in this plan are provided within the USBID boundaries only and are of direct and special benefit to the parcels within the USBID.



CLEANING & MAINTENANCE

The Union Square BID plans to implement a comprehensive program that aims to ensure the cleanliness of sidewalks, alleys, curbs, fixtures, and buildings throughout its boundaries. Through the utilization of managed services, the Union Square BID will strive for a clean and litter-free area that significantly reduces graffiti or other signs of decay. The goal is for property owners, merchants and residents alike to maintain a sense of pride throughout the Union Square district. This includes properly disposing of trash, maintaining their facades and storefront appearances, and keeping sidewalk concrete up to city standards.

The Union Square BID's cleaning program includes daily sidewalk cleanings, on call scrubs and cleaning, scheduled pressure washing, graffiti removal, excessive trash removal, and illegal dumping abatement.



PUBLIC SAFETY

The Union Square BID will continue to work with property owners and managers, businesses, residents, stakeholders, and the San Francisco Police Department (SFPD) on a variety of safety programs and strategies to prevent crime and increase pedestrian safety throughout the Union Square area. The Union Square BID will continue to provide Safety Ambassadors and overnight security to help respond to safety issues and concerns. The Union Square BID will also continue to hire 10B Police officers or private security to address escalated safety incidents and maintain an overall safety presence in the district.

MEMBER SERVICES/DISPATCH

The Union Square BID's Member Services/Dispatch will be a 24/7/365 operation where members and stakeholders can contact the organization to report cleaning and safety issues and request services.

SECURITY CAMERA PROGRAM AND OVERNIGHT MONITORING

To further enhance safety, Union Square partnered with law enforcement and became the first area in San Francisco to deploy surveillance cameras (now over 350), resulting in crime enforcement and prosecution. Continued investment in this resource will promote safety and prevent incidents before they occur. This security camera network will be maintained and monitored as part of the organization's 24/7/365 Clean and Safe operations. Footage of incidents may be given to SFPD for investigative purposes. Members of the general public may request video camera footage if not part of an active investigation.



MANAGEMENT AND ADMINISTRATION

To achieve the services outlined in this Plan, the Union Square BID will employ a staff to carry out regular activities, initiatives, and resources to include but not limited to office expenses including accounting, rent, utilities, office supplies, insurance, legal, and other professional services related to organizational activities.

ZONE MATRIX

Organizing the district into two zones creates a more equitable means of distributing services. The Powell/Stockton/Market/Union Square Park corridor will receive more cleaning and safety services as this particular zone has more pedestrian traffic and need for a higher safety presence.

CONTINUATION OF CITY SERVICES

The City and County of San Francisco may not use BID assessment funds to pay for baseline services providing general benefits to the district. Table 4.2 (on page 29) provides the existing baseline City services provided to the USBID area.

ZONE 1 & ZONE 2 SERVICES COMPARISON SUMMARY MATRIX

SERVICES	ZONE 1	ZONE 2
Cleaning Ambassadors	4 Cleanings/Day	3 Cleanings/Day
Overnight Sidewalk Vacuum	Yes	Yes
Pressure Washing	Every week	Every 2 weeks
Safety and Hospitality Ambassadors	Min. 4 Visits/Day	Min. 2 Visits/Day
Member Services/Dispatch	24/7/365 Operation	24/7/365 Operation
2 10B Officers/ Private Security	12.5 Hours of Patrol	7.5 Hours of Patrol
Security Camera Program	Security Camera Program to expand from 60% of the district covered to 100% over the next decade term.	
Overnight Camera Monitoring	10PM-6AM	
Overnight Security	Patrol Team (10PM-6AM)	
Other USBID Services	Marketing and Events	
	Public Realm and Activations	
	Advocacy	

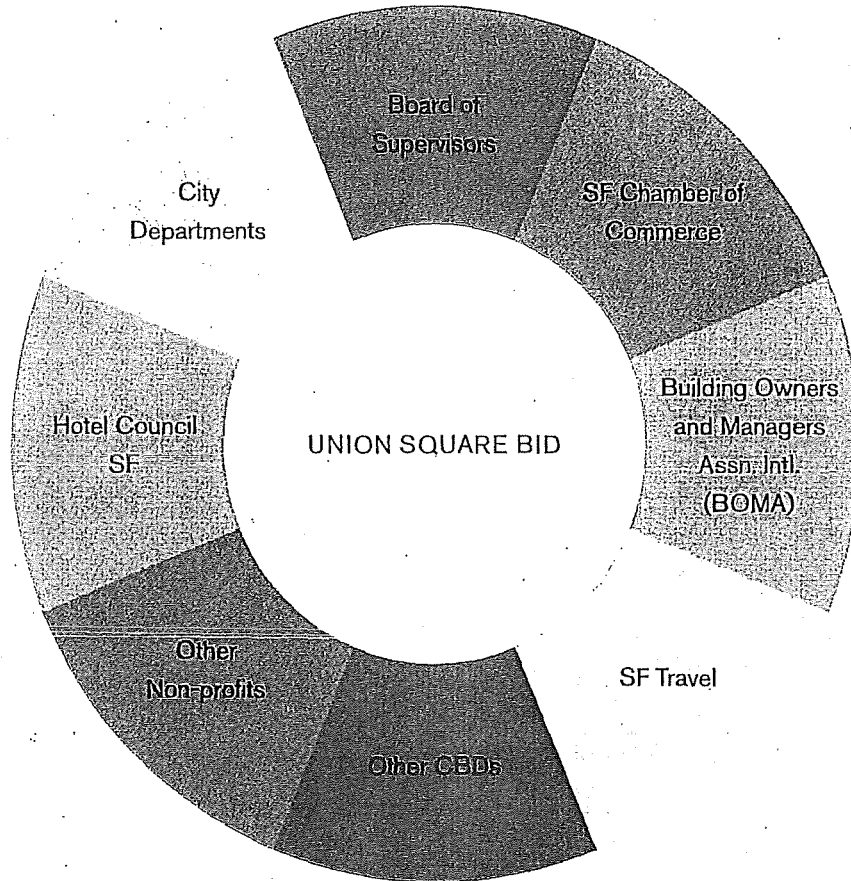


Table 4.1: Strategic Partners of the USBID

ADVOCACY

The purpose of advocacy is to promote the District as a clean, safe, and vibrant area. This goes well beyond the marketing programs that create image and visibility and, in fact, advocate for services and resources that increase the area's perceptions as a friendly, clean, and exciting place for dining, shopping, entertainment, and investing in business opportunities and properties. Advocacy is intended to support business growth and enhance property values which can be especially advantageous in a recessionary economic environment.

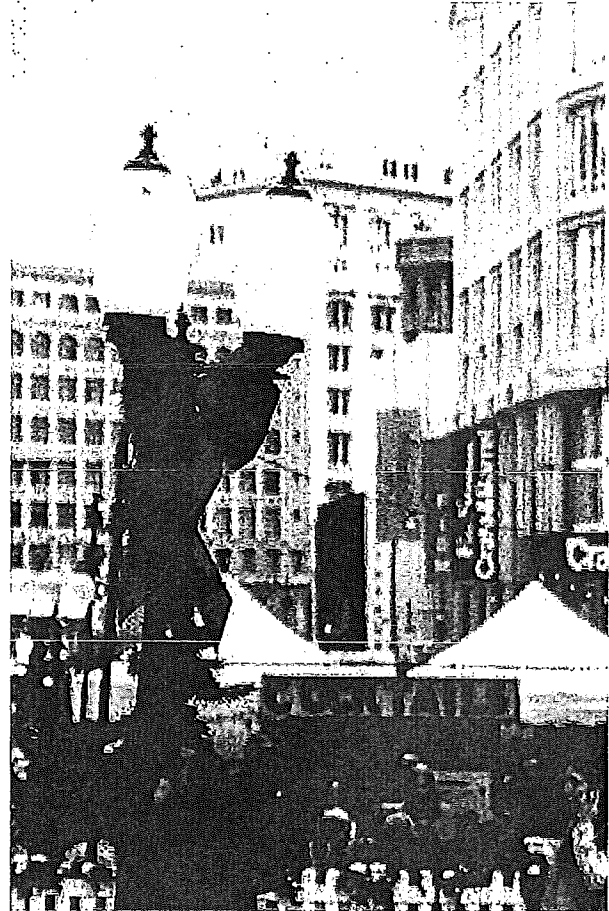
PUBLIC REALM

The Union Square BID's Public Realm Action Plan, which was written and approved in 2016, provides a single source for public realm improvements within the district and has identified 30+ projects and future opportunities to activate the district and its public spaces.

The district includes two major civic spaces: Union Square Park and Hallidie Plaza. It is served by the Powell Street BART/MUNI station, numerous bus lines, the historic Powell Street cable car lines, and soon the Central Subway Union Square/Market Street Station. Through active interventions, such as the Powell Street Promenade and the Winter Walk, the BID has begun the process of reinventing the public realm of the district.

Major principles guiding public realm improvements in the Union Square district include:

- Creating inviting streetscapes and activating public spaces with positive community engagement that increases pedestrian activity and disrupts negative street behavior.
- Making the City a place for the unexpected—pop up events, vendors, plazas, music and art—to encourage people to move beyond their usual path to explore the City.



- Beautifying the public realm and establishing district identity through unified approaches to pavement, street furniture, lighting, trees and planting, and other street design elements.

variety of digital and traditional means to include: a destination marketing website; social media presence, email blasts, street banners, printed marketing collateral, etc.

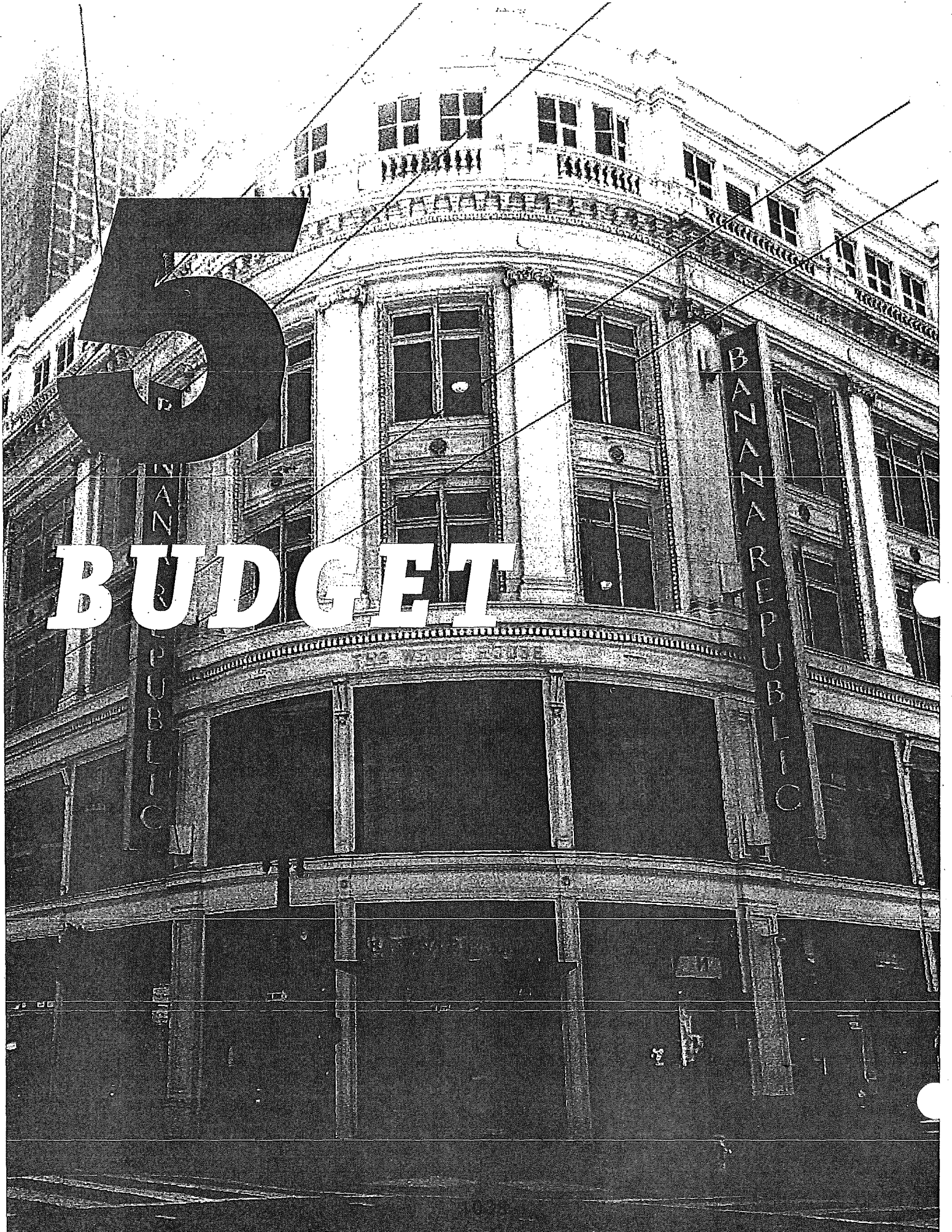
DESTINATION MARKETING & EVENTS

The organization will maintain an active branding and destination marketing campaign to promote Union Square as an international destination for shopping, hospitality and entertainment, and a world-class place to stay.

Businesses, properties, and points of interest will be promoted through target programs and initiatives. Destination marketing activities and consumer events contribute to Union Square's social vitality and economy. The organization will also support the creation and production of special events to draw visitors. Destination marketing and special events will be supported by the organization through a

MEMBER EVENTS

Member Mixers and regular member meetings such as Coffee and Connections are a collaborative way for our members to network with other members and learn about new products and services. The organization will offer regular member mixers and educational events to inform stakeholders on emerging issues and provide networking opportunities for the community.



5

BUDGET

HANNAN REPUBLIC

HANNAN REPUBLIC

5

BUDGET

BUDGET DESCRIPTION

The initial annual budget presented below represents the costs for providing the improvements, maintenance, and activities within the Union Square BID that are in addition to those services already provided by the City.

During any future year of operation the Union Square BID may re-allocate funds from one budget category to another budget category. The annual re-allocation of budget category amounts shall not exceed or decrease more than 10% of the approved budget category amount.

In each fiscal year beginning fiscal year 2020/21, total maximum assessment revenue may be subjected to an annual increase of the assessment revenue of the prior fiscal year by a vote of the Board of Directors of the Union Square BID. The maximum annual assessment revenue increase will reflect the annual change in the Consumer Price Index (CPI) for All Urban Consumers in San Francisco-Oakland-San Jose or 5% per yearly Board approval, whichever is more. If for any reason the percentage change is negative, the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed

on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the Union Square BID in any given year. Based upon a maximum possible annual assessment increase of 5%, beginning July 1, 2020, the total annual maximum assessment revenue each year for each of the 10 years is described in Table 5.2.

As a result of continued development, the District may experience an addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. Modification of parcel improvements assessed within the District may change upwards or downwards depending upon the amount of total footage assessed for these parcels. Pursuant to Government Code 53750, total footage for parcels will be assessed on a prorated basis from the date each respective parcel receives a temporary and/or permanent certificate of occupancy. As a result, a district's total maximum assessment likely will increase when parcels are developed.

BUDGET CHARTS & TABLES

	Amount	Revenue (%)
Assessments	\$ 6,036,111	92%
Other (General Benefit)	\$ 524,879	8%
Total Revenue	\$ 6,560,990	100%

Table 5.1a: Budget Revenue

	Amount	Assessment Exp. (%)
Clean & Safe	\$ 4,868,481	74%
Public Realm, Marketing Events, & Advocacy Management & Admin.	\$ 754,601	12%
	\$ 937,908	14%
Total Expenses	\$ 6,560,990	100%

Table 5.1b: Budget Expenses

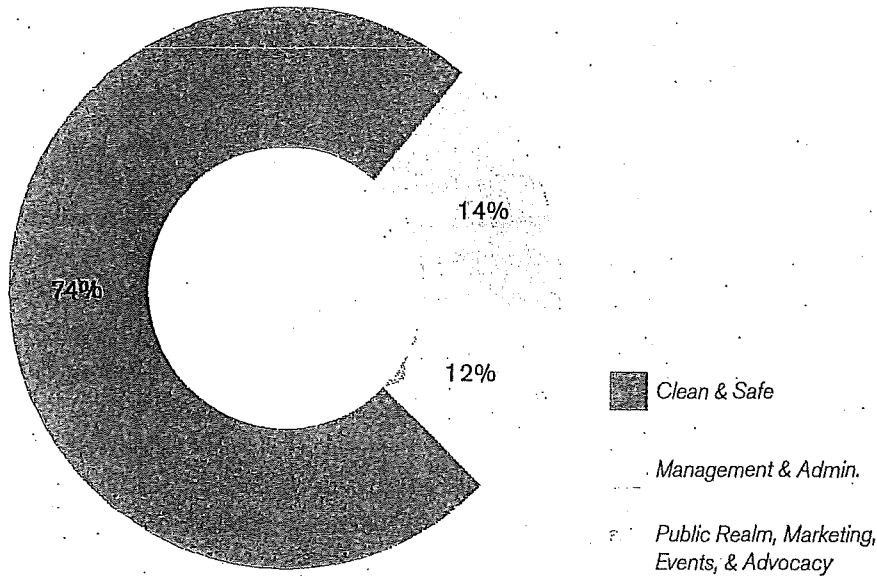
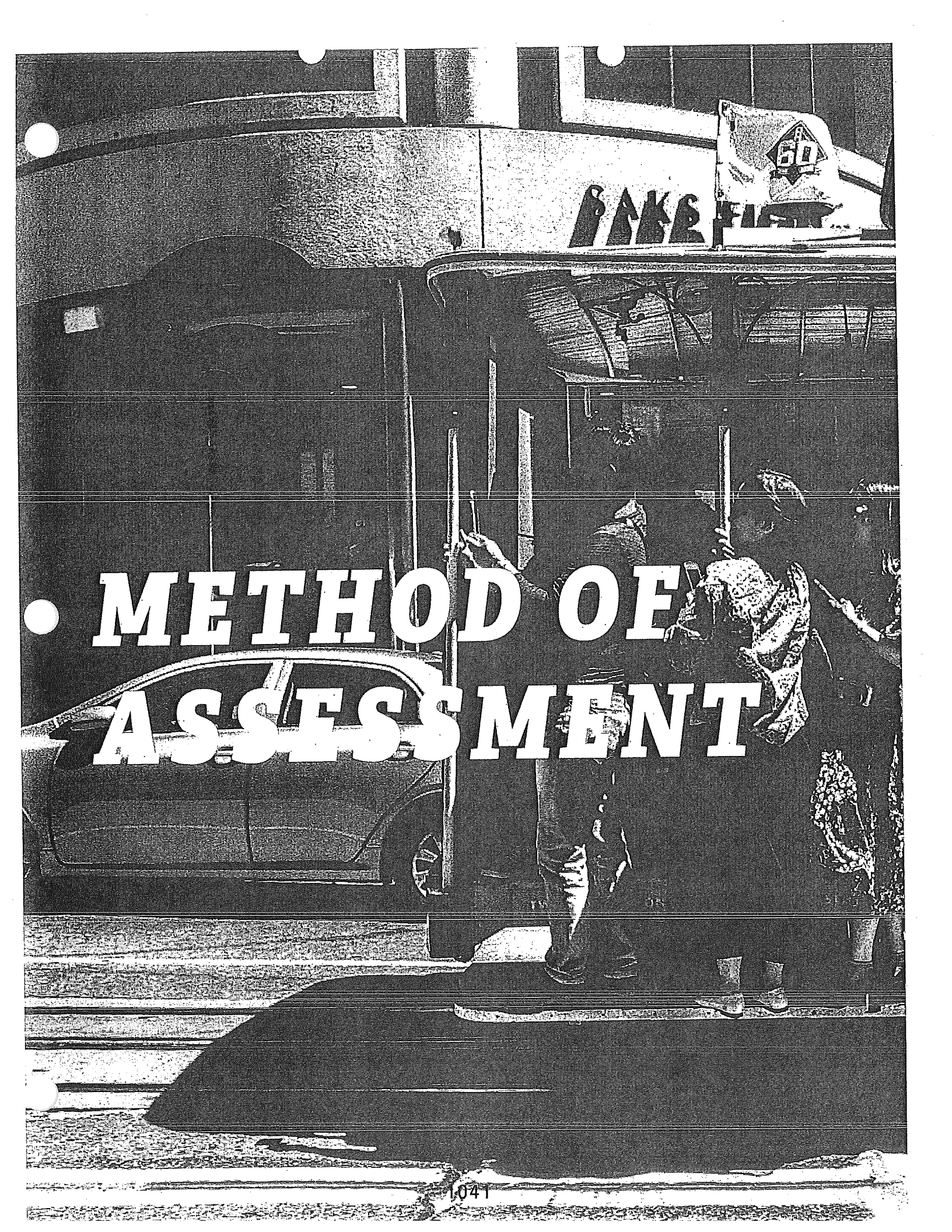


Table 5.1c: Budget Expenses Pie Chart

	Max. Annual Assessments (5%)
FY 2019/2020	\$ 6,036,111
FY 2020/2021	\$ 6,337,916
FY 2021/2022	\$ 6,654,812
FY 2022/2023	\$ 6,987,553
FY 2023/2024	\$ 7,336,931
FY 2024/2025	\$ 7,703,777
FY 2025/2026	\$ 8,088,966
FY 2026/2027	\$ 8,493,414
FY 2027/2028	\$ 8,918,085
FY 2028/2029	\$ 9,363,989

*The USBID performs an annual audit conducted by a CPA firm. Contact the USBID for past records.

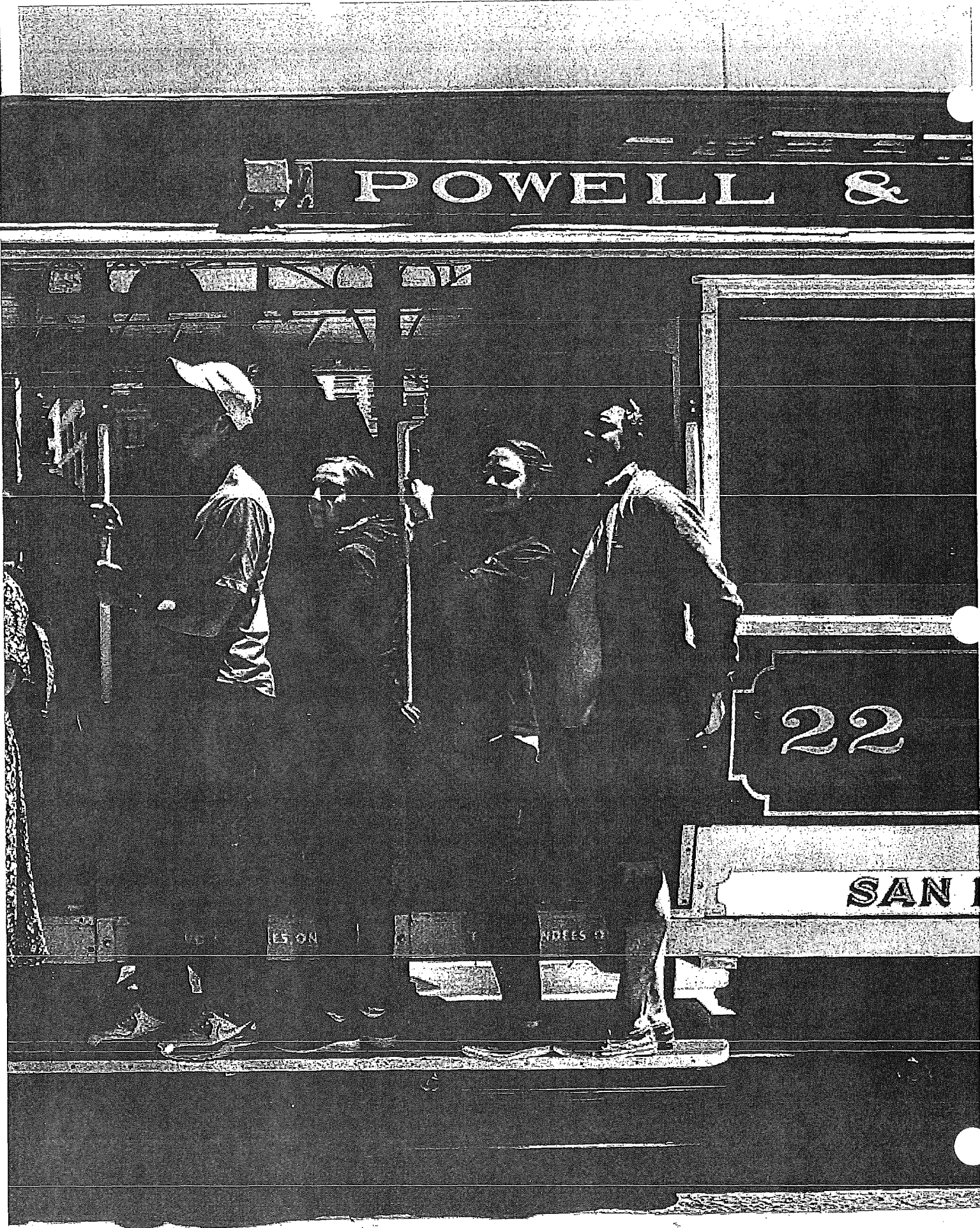
Table 5.2: Maximum assessments with 5% Increase



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METHOD OF ASSESSMENT



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METHOD OF ASSESSMENT

SOURCES AND FINANCING

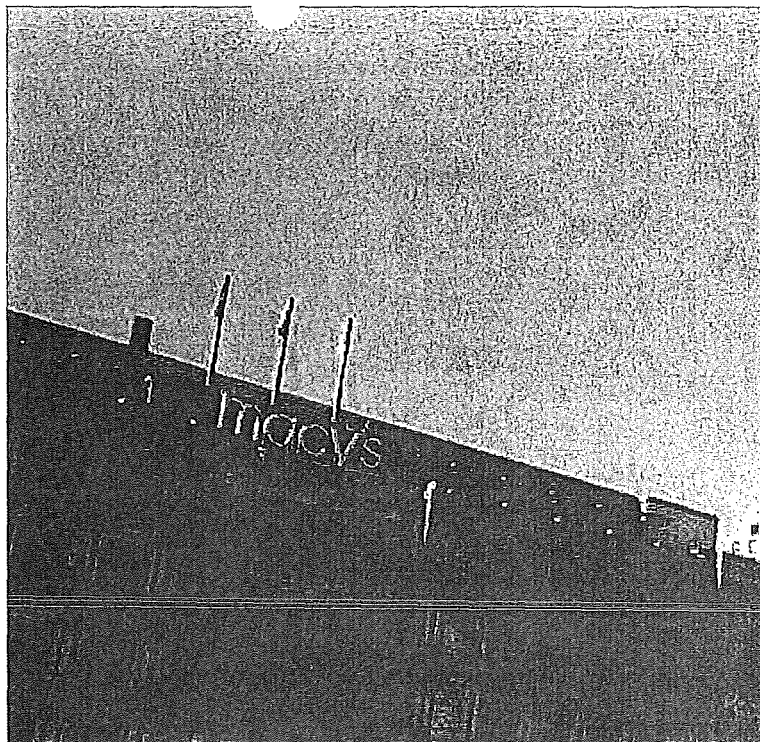
The levy and collection of annual assessments upon property within the Union Square BID provides the primary funding source for the improvements, maintenance, and activities previously outlined. The Union Square BID will generate additional funds from sources other than annual assessments on properties within the district. These funds may include grants, donations, fees for service contracts, and in-kind donations.

BASIS OF ASSESSMENT

The benefits provided to real property within the Union Square Business Improvement District relate to the improvements, maintenance, and activities carried out by the USBID and more fully described in the "Description of the Improvements, Services, and Activities" section of this Management Plan.

GENERAL BENEFIT ASSIGNMENT IS 8%

The Clean and Safe and Marketing programs will be provided solely within the District. However, it's reasonable to assume a certain level of aesthetic, safety, and economic benefits will accrue to properties on the periphery of the District, as the cleaning services would increase the aesthetics of the side of the

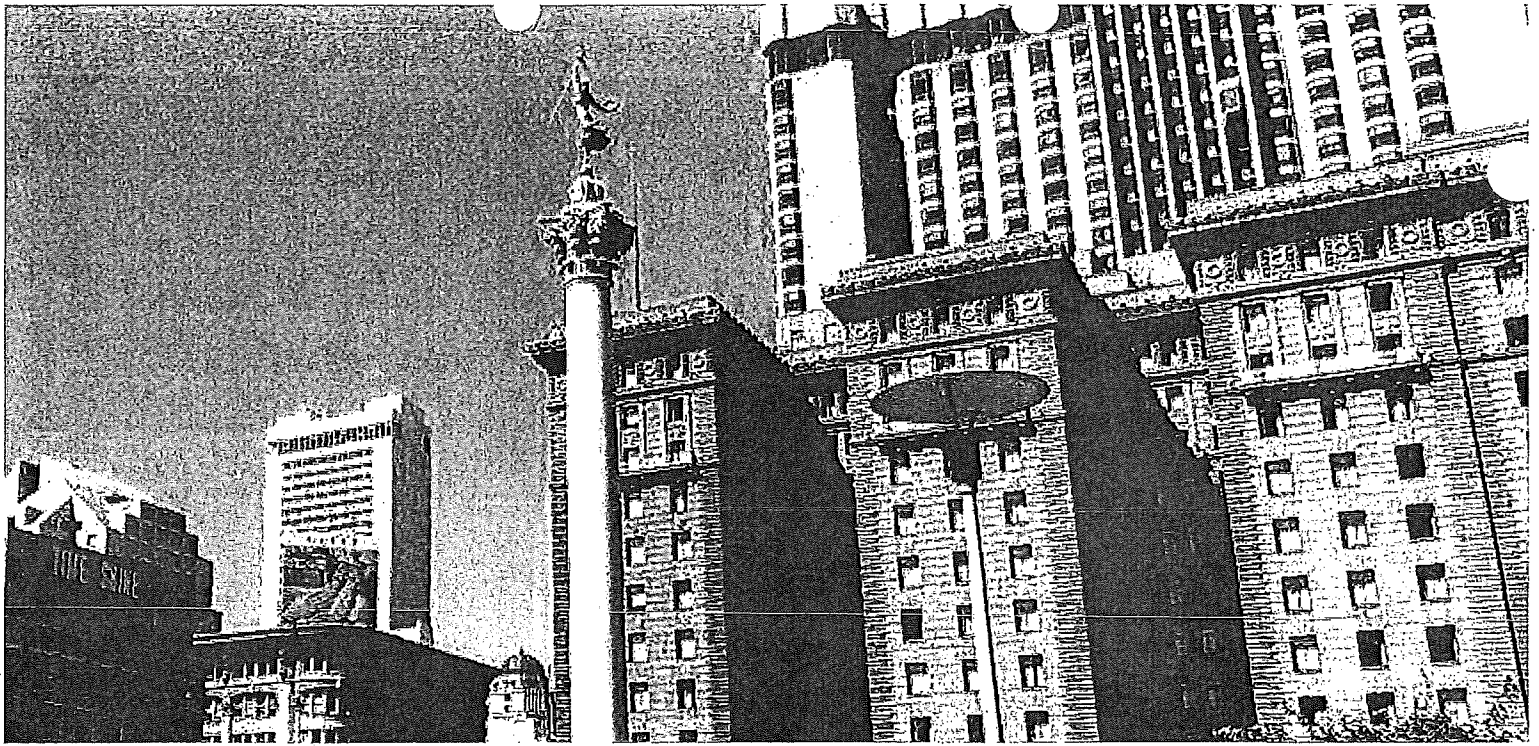


street opposite these parcels, and it is likely patrolling security may report/respond to security issues near the properties just outside the boundary of the District. Furthermore, the Marketing activities could draw shoppers and diners to the District who might also explore the broader area and patronize businesses on the periphery of the boundary of the District.

The Benefit Points for property within the District represents special benefit, and the Benefit Points for property on the periphery of the District represents general benefit. The portion of general benefit accruing to parcels on the periphery of the District is 8.87%.

The Clean and Safe program will be provided solely to properties within the District. However, it's reasonable to assume a certain level of aesthetic and safety benefits will accrue to pedestrians passing through the District who do not intend to access property within the District. As such, the benefits accruing to pedestrians passing through the District needs to be quantified. The portion of general benefit accruing to pedestrians passing through the District is 5.4%.

Please see the Engineer's Report (Appendix C) for a more detailed discussion of the calculation of the general benefit.



SPECIAL BENEFIT POINT ASSIGNMENT AND TYPES OF LAND USE AND POINTS

The method of apportioning benefit to parcels within the Union Square Business Improvement District reflects the proportional special benefit assigned to each property from the USBID improvements, maintenance and activities based upon the various property characteristics for each parcel as compared to other properties within the district. Given that the special benefits provided by the Union Square BID improvements, maintenance, and activities focus on aesthetic benefit, safety benefit, and economic activity benefit, it was determined that linear street frontage, building square footage, lot size, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, building square footage, lot size, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors. Please see the Engineer's Report for a more detailed discussion of the calculation of the special benefit.

Non-Residential Property consists of parcels used for a commercial or for-profit purposes including, but not limited to, retail, offices, restaurants, commercial garages, private schools, hotels/motels, medical/dental offices, hospitals, parking lots, and pay-to-use parking structures.

Apartment Property consists of duplexes, triplexes, fourplexes, and apartment buildings used exclusively for residential rental purposes.

Condominium Property consists of condominiums used exclusively for residential purposes.

Public Property consists of the following:

- Publicly owned and publicly accessible use; parcels owned by public entities and/or used for public purposes, including police and fire stations, parks, public schools, libraries, and other government administration offices
- Parcels used by a public utility

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Lot square footage
- Building square footage
- Linear frontage
- Land use

BENEFIT ZONE & TABLE

In addition to parcel characteristics and land use types, location also plays a role in determining special benefit. Two distinct areas within the proposed boundary of the District have been identified that will experience the improvements to differing degrees and therefore will receive different levels of special benefit. As noted in the Engineer's Report, the Court in Tiburon made clear that zones cannot be zones of cost, but must instead

be zones of benefit. That is, assessments for different groups or areas cannot be differentiated because of differences in cost. They must be differentiated based on differences in benefit.

Thus, it is important to distinguish the differing service levels between the two zones to assign appropriate Zone Benefit Factors to parcels within each Zone.

Land Use Type	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	Total Land Use Benefit Points
Non-Residential Property	1.00	1.00	2.00	4.00
Apartment Property	1.00	1.00	1.00	3.00
Condominium Property	1.00	1.00	0.00	2.00
Public Property	1.00	1.00	0.00	2.00

Table 6.1a: Benefit Point Table

Clean Activities	Safe Activities	Marketing Activities
Improved Aesthetics	Increased Safety	Increased Economic Activity
Increased Economic Activity		

Table 6.1b: Benefit Point Breakdown

Land Use Type	Asst. Rate Per Lot sq ft.	Asst. Rate Per Building sq ft.	Asst. Rate Per Frontage sq ft.
Non-Residential Property	\$ 0.43727	\$ 0.06430	\$ 126.15163
Apartment Property	\$ 0.32795	\$ 0.04822	\$ 94.61372
Condominium Property	\$ 0.21864	\$ 0.03215	\$ 63.07582
Public Property	\$ 0.21864	\$ 0.03215	\$ 63.07582

Table 6.2a: Zone 1 Assessment Rates for FY 2019/20

Land Use Type	Asst. Rate Per Lot sq ft.	Asst. Rate Per Building sq ft.	Asst. Rate Per Frontage sq ft.
Non-Residential Property	\$ 0.34982	\$ 0.05144	\$ 100.92131
Apartment Property	\$ 0.26236	\$ 0.0385	\$ 75.69098
Condominium Property	\$ 0.17491	\$ 0.02572	\$ 50.46065
Public Property	\$ 0.17491	\$ 0.02572	\$ 50.46065

Table 6.2a: Zone 2 Assessment Rates for FY 2019/20

Factor	Weight
Lot	15%
Building	15%
Frontage	70%

Table 6.3: Factor Weighting

Service	Zone 1	Details	Zone 2	Details
Cleaning Ambassadors	1.33	4 Cleanings/Day	1.00	3 Cleanings/Day
Pressure Washing	2.00	1 Wash/Week	1.00	1 Wash/2-weeks
Safety & Hospitality Ambassadors	2.00	4 Visits/Day	1.00	2 Visit/Day
10B Officers/Private Security	1.67	Added Routes	1.00	Regular Routes
Security Cameras	1.00	Equal Services	1.00	Equal Services
Live Overnight Monitoring	1.00	Equal Services	1.00	Equal Services
Overnight Security	1.00	Equal Services	1.00	Equal Services
Member Services	1.00	Equal Services	1.00	Equal Services
Public Realm	1.00	Equal Services	1.00	Equal Services
Marketing	1.00	Equal Services	1.00	Equal Services
Events	1.00	Equal Services	1.00	Equal Services
Advocacy	1.00	Equal Services	1.00	Equal Services
Total:	15.00		Total:	12.00
Zone Factor:	1.25*		Zone Factor:	1.00*

Table 6.4: Zones of Benefit

LOT FACTOR

The average lot size in the proposed District is 4,104.43 square feet. Each parcel's actual lot size was divided by the average lot size to determine a Lot Factor.

$$\text{Parcel's Lot sqft.} \div \text{District's Average Lot sqft.} = \text{Parcel's Lot Factor}$$

Table 6.5a: Linear Factor Equation

FRONTAGE FACTOR

The average linear frontage in the proposed District is 66.39 feet. Each parcel's actual linear frontage was divided by the average linear frontage to determine a Frontage Factor.

$$\text{Parcel's Frontage sqft.} \div \text{District's Average Frontage sqft.} = \text{Parcel's Frontage Factor}$$

Table 6.5c: Frontage Factor Equation

BUILDING FACTOR

The average building size in the proposed District is 27,913.67 square feet. Each parcel's actual building size was divided by the average building size to determine a Building Factor.

$$\text{Parcel's Building sqft.} \div \text{District's Average Building sqft.} = \text{Parcel's Building Factor}$$

Table 6.5b: Building Factor Equation

BENEFIT POINT CALCULATION

The calculation of Total Benefit Points for each parcel takes into account each component analyzed and described above: Parcel Characteristics, Land Use, and Zone Factors. The formula for determining each parcel's Total Special Benefit Points is as follows:

$$(\text{Lot Factor} + \text{Building Factor} + \text{Footage Factor}) \times \text{Land Use Benefit Points} \times \text{Zone Factors} = \text{Total Special Benefit Points}$$

Table 6.5d: Special Benefit Points Equation

ASSESSMENT CALCULATION
(Section 7.2 of Engineer's Report, Page 21)

The method of assessment is discussed in detail in the Engineer's Report and is summarized below:

<p>Total Cost Estimate to be levied in 2019/2020 ÷ Total Special Benefit Points = Assessment Rate per Special Benefit Point</p> <p>$\\$6,036,110.88 / 16,815.844 = \\358.95</p> <p>Parcel's Assessment = \$358.95 x Parcel's Total Benefit Points</p>

Table 6.5e: Assessment Calculation Equation

YEARS ASSESSMENTS WILL BE LEVIED

The proposed term for the Union Square BID is set at 10 years. Assessments for the proposed District will be levied upon renewal of the District, to fund District Improvements over the next 10 years. The first year of Improvements will be Fiscal Year 2019/20 and the final year will be Fiscal Year 2028/29.

Expenditure of collected assessments may continue for up to six months after June 30, 2029 if the district is not renewed. In order to authorize the levy and collection of assessments after Fiscal Year 2028/29, the USBID will need to go through the renewal process pursuant to the 1994 Act as augmented by Article 15.

TIME AND MANNER FOR COLLECTING ASSESSMENTS

Each property owner pays a share of the cost of the Union Square BID, based on an assessment formula. The payment is collected twice yearly, through the property tax bill. The Union Square BID assessment, including the collection and enforcement of any delinquent assessment and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related law as it may be amended from time to time, will

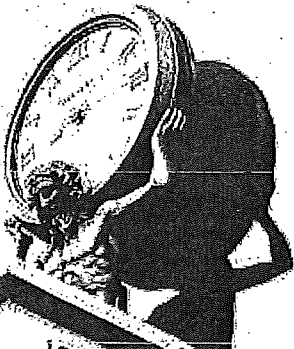
be collected and enforced by the Treasurer and Tax Collector of the City. The Treasurer and Tax Collector shall transfer the assessment payments to the Union Square BID for the funding of improvements, maintenance, and activities described in this Management Plan.

ASSESSOR'S PARCEL LISTING

Appendix B of this Management Plan provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel number, Site Address, Benefit Zone, Assessment Percentage, and 2019/20 Assessment subject to the Union Square BID's annual assessment.



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MANAGEMENT



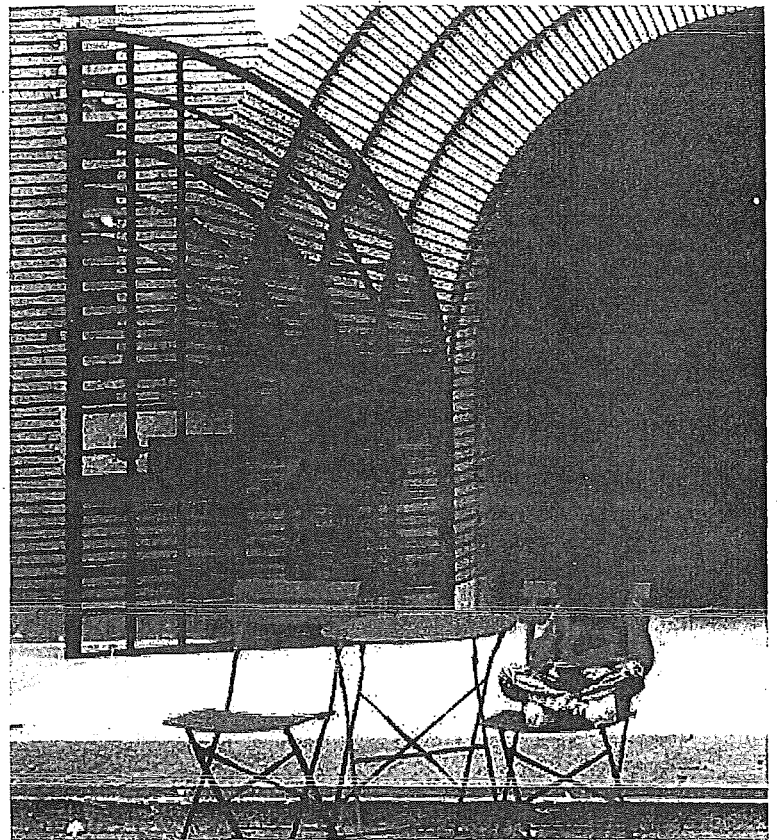
7. MANAGEMENT

BOARD COMPOSITION

The Union Square Business Improvement District, a 501(C)4 non-profit organization, will administer the assessments levied. The Union Square BID will be governed by a Board of Directors comprised of a majority of members (property owners). The Board of Directors will have 23-29 members; at least 20% of voting Board members shall be business owners who do not own or have ownership interest in commercial property within the District, per San Francisco Business and Tax Regulations Code Section 1511 (h). To ensure representation from all stakeholder groups, the USBID will have representatives from hospitality, retail/commercial, residents, and government/non-profit sectors.

PUBLIC ACCESS

The Union Square BID is required to comply with specified State open meeting and public records laws, such as the Ralph M. Brown Act, commencing with Section 54950 of the Government Code, and the California Public Records Act, commencing with Section 6250 of the Government Code. Ralph M. Brown Act compliance is required when Union Square

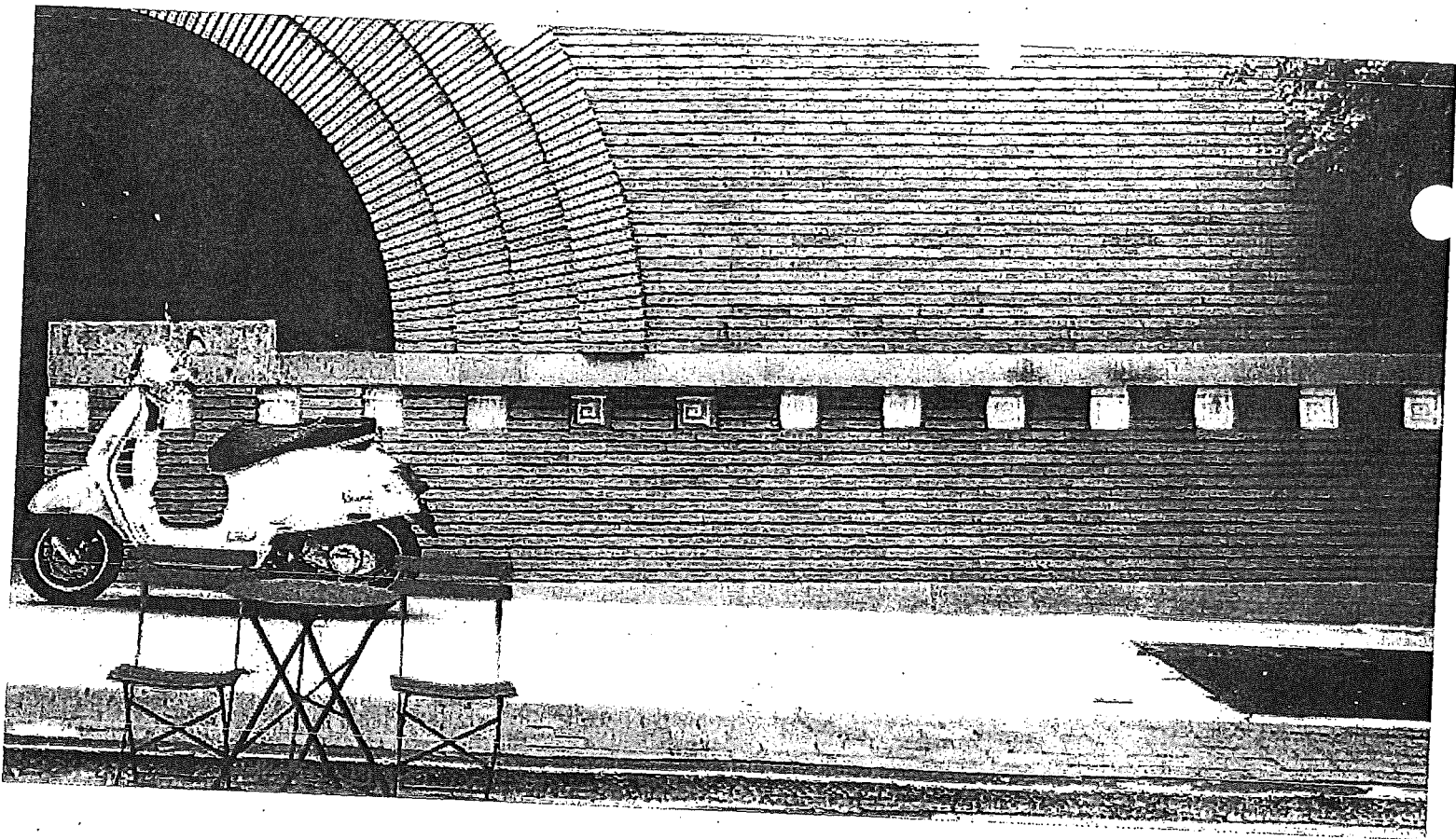


BID business is heard, discussed, or deliberated, and the California Public Records Act compliance is required for all documents relating to Union Square business.

OPERATIONS MANAGEMENT

The powers and responsibilities for the Union Square BID are as follows:

- Review improvements, services, and activities provided and establish priorities for the upcoming Fiscal Year
- Implement the improvements, maintenance, and activities specified in the Management Plan by determining levels of improvements, maintenance, and activities
- Submit annual reports to the San Francisco Board of Supervisors
- Coordinate with City staff regarding operational issues of the Union Square BID
- Hold an Annual Meeting



STAFFING

The Union Square BID may hire paid staff and sub-contractors, or provide funds to grantees to implement the improvements, maintenance and activities as outlined in this Management Plan.

BUDGET & MANAGEMENT

The Union Square BID may reallocate funding within the budget categories, not to exceed 10% of the annual budgeted amount for the category, consistent with the Management Plan.

RULES & REGULATIONS

The Union Square BID will establish rules and regulations to be employed in its administration of the organization. Each year, the Union Square BID shall prepare an annual report for each Fiscal Year, for which assessments are levied and collected to pay the costs of the improvements, maintenance and activities described in the report. The first annual report shall be due after the first year of operation of the Union Square BID. The Union Square BID must file each annual report with the Clerk of the San Francisco Board of

Supervisors; each report shall contain or provide, but not be limited to the following:

- A reference to the Union Square BID by name
- The Fiscal Year to which the annual report applies
- Any proposed changes in the boundaries, benefit zones or classification of property of the BID
- The improvements, maintenance and activities to be provided for that Fiscal Year
- An estimate of the cost of providing the improvements, maintenance, and activities for that Fiscal Year
- Any proposed changes to the basis and method of levying the assessments
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that Fiscal Year
- The amount of any surplus or deficit revenues to be carried over from a previous Fiscal Year
- The amount of any contributions to be made from sources other than assessments levied

The San Francisco Board of Supervisors may approve the annual report filed by the Union Square BID, or the Board of Supervisors may modify any particulars contained in the report, and then approve it as modified. Any modification to the annual report shall be made pursuant to Sections 36635 and 36636 of the 1994 Act. At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities

vote (6 or more members) may disestablish the BID at any time if it finds there has been misappropriation of funds, malfeasance, or violation of law in connection with the management of the District. The Board of Supervisors by a super-majority vote (eight or more) may disestablish the BID for any reason. All outstanding obligations, finances, leases, or other similar obligations of the City, payable from or secured by assessments levied within BID must be paid prior to disestablishment of the BID.

ADDITIONAL MATTERS

Union Square area stakeholders formed the BID after considerable outreach and careful research, based on information and sources deemed to be reliable. If a property owner thinks an assessment on the property owner's property has been calculated or applied in error, he or she must first contact the Union Square BID to correct the property information used to calculate the assessment. If the property owner is not satisfied with the response, then he or she may request an assessment recalculation from the City and County of San Francisco's Office of Economic and Workforce Development and other City agencies as needed per the assessment formula included in the Management Plan.

DISESTABLISHMENT

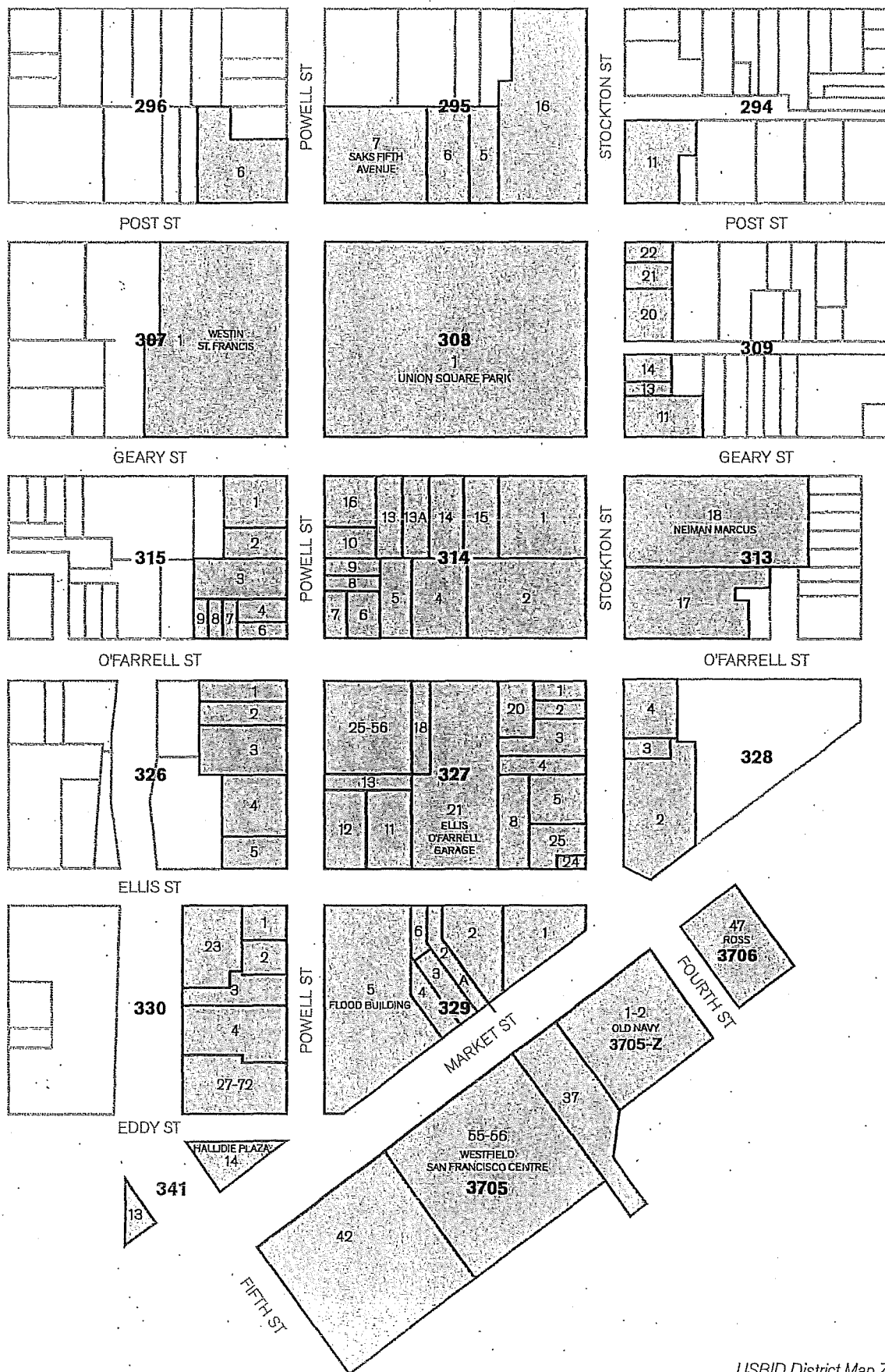
Each year that the BID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the BID. This 30-day period begins each year on the anniversary of the date the San Francisco Board of Supervisors established the BID. Within that 30-day period if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the BID may be disestablished by the Board of Supervisors. The Board of Supervisors, by a majority



APPENDICES

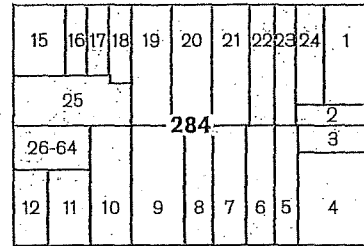
AMES FLOOD BUILDING

APPENDIX A
**BOUNDARY
MAP, ZONE 1 &
ZONE 2**

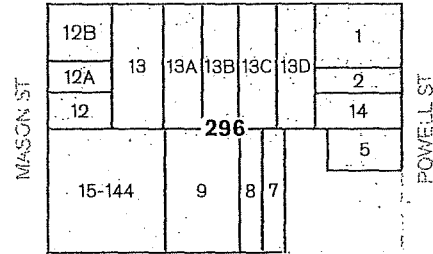


USBID District Map Zone 1

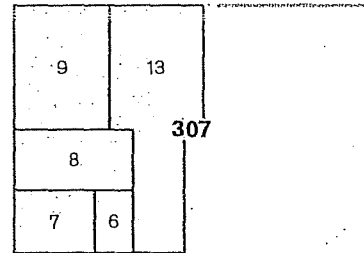
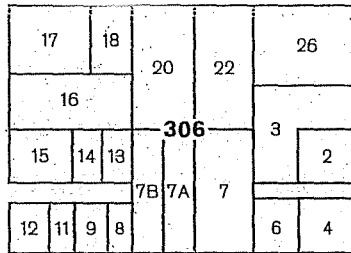
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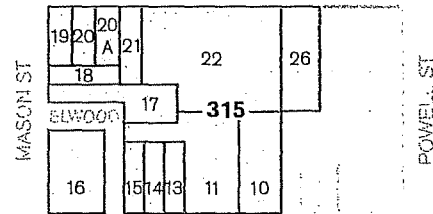
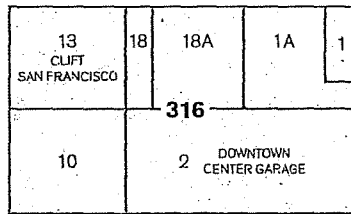
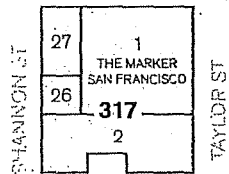
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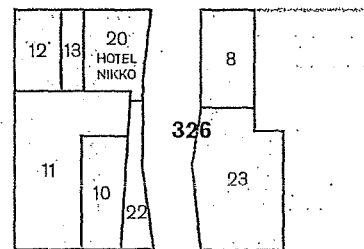
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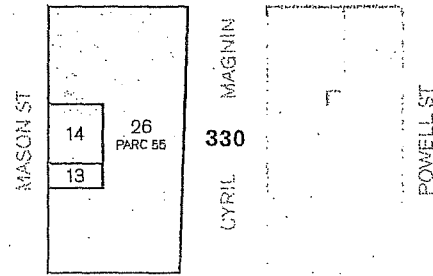
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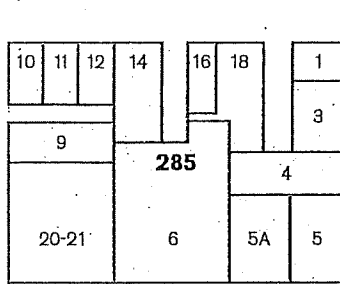
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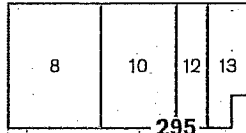
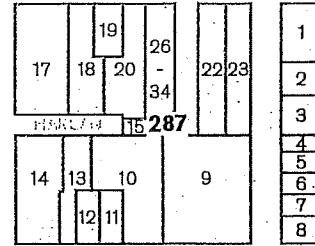
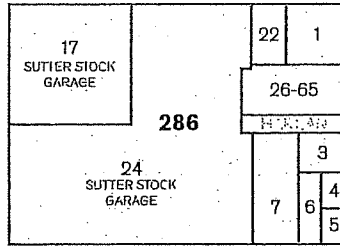
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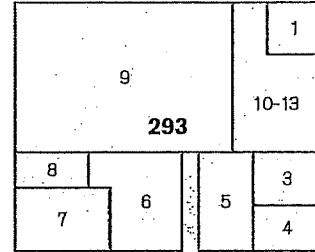
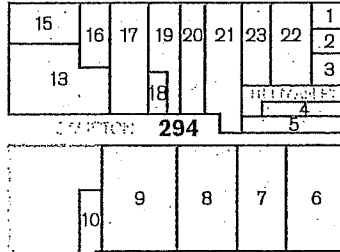
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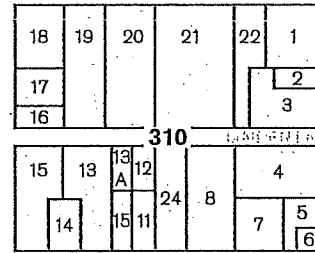
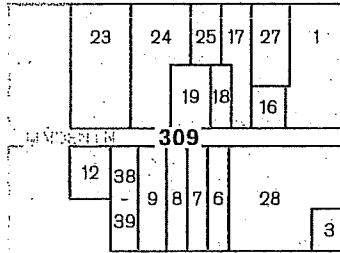
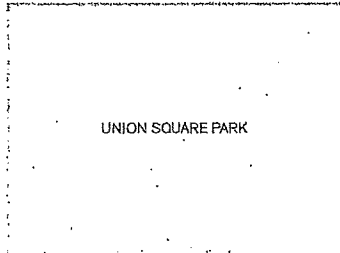


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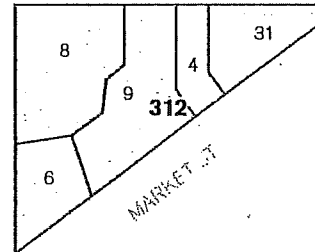
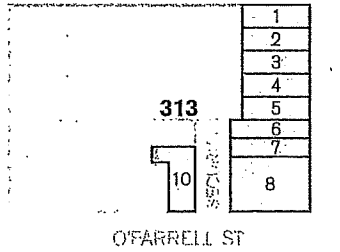
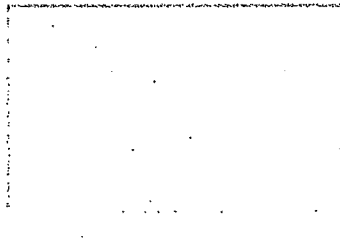
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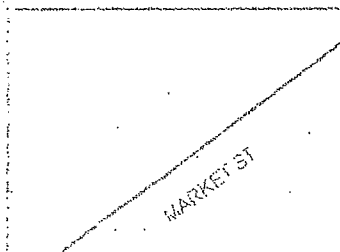
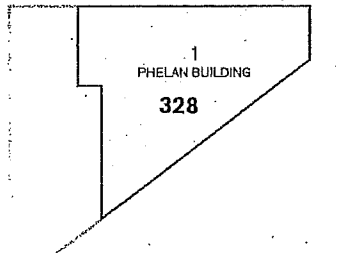
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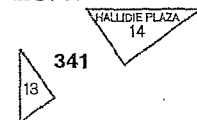
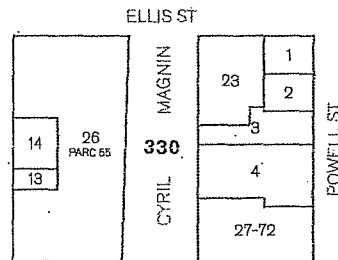
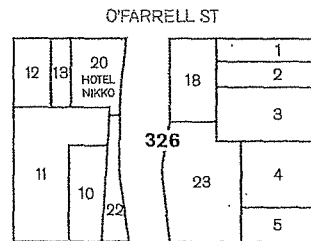
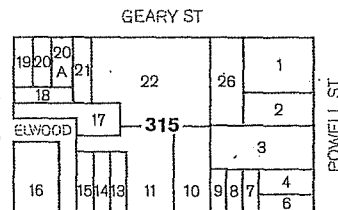
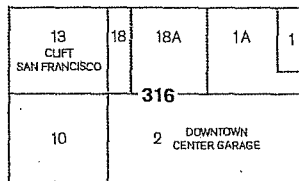
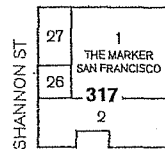
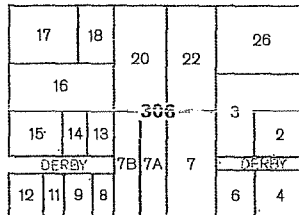
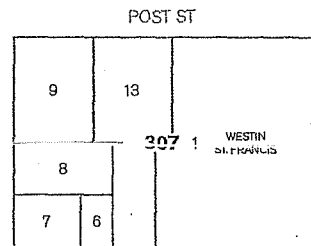
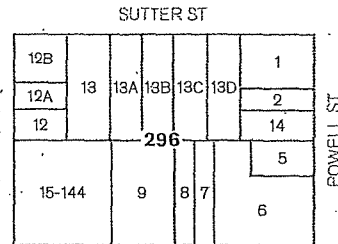
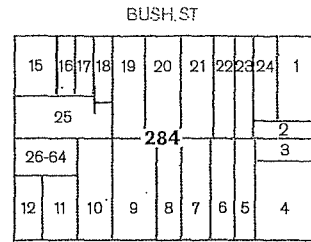


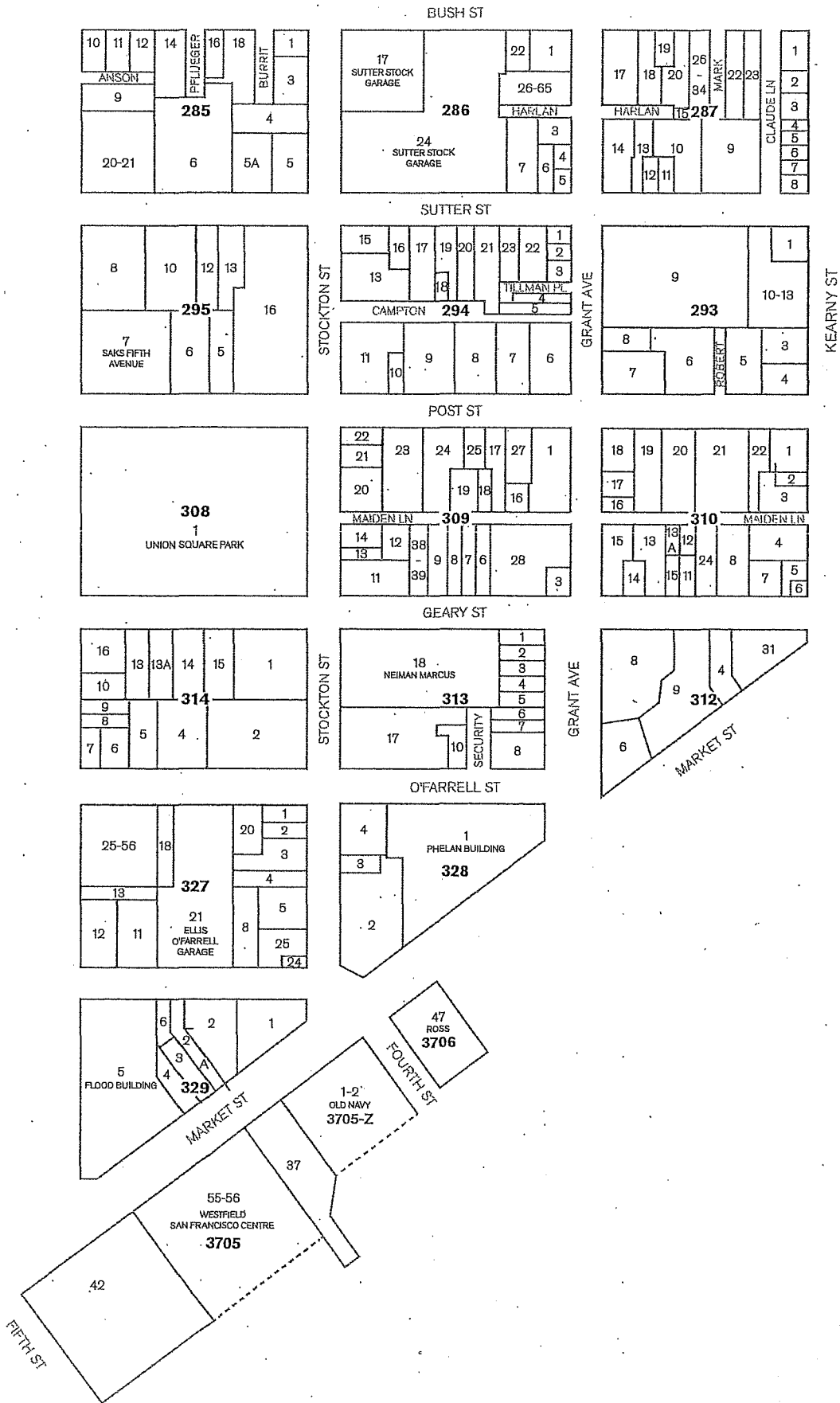
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APPENDIX B
PARCEL
LISTING

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0284-001	2	165.00	5,902	12,092	Non-Residential	4.00	1.00	11.598	1.438	0.433	53.88	19,338.82
0284-002	2	25.00	2,062	5,400	Non-Residential	4.00	1.00	1.757	0.502	0.193	9.81	3,522.15
0284-003	2	25.00	1,937	1,875	Non-Residential	4.00	1.00	1.757	0.472	0.067	9.19	3,297.11
0284-004	2	190.00	9,718	55,414	Non-Residential	4.00	1.00	13.355	2.124	1.985	69.86	25,075.36
0284-005	2	22.50	3,092	9,282	Non-Residential	4.00	1.00	1.582	0.753	0.333	10.67	3,829.85
0284-006	2	37.50	5,153	37,665	Non-Residential	4.00	1.00	2.636	1.255	1.357	20.99	7,534.91
0284-007	2	44.00	6,046	22,440	Non-Residential	4.00	1.00	3.093	1.473	0.804	21.48	7,709.87
0284-008	2	26.71	3,510	5,429	Non-Residential	4.00	1.00	1.807	0.855	0.194	11.43	4,101.64
0284-009	2	67.79	9,343	27,064	Non-Residential	4.00	1.00	4.765	2.276	0.970	32.04	11,502.22
0284-010	2	49.73	6,847	41,272	Non-Residential	4.00	1.00	3.495	1.668	1.479	26.57	9,536.93
0284-011	2	50.27	4,395	4,388	Non-Residential	4.00	1.00	3.534	1.071	0.157	19.05	6,836.64
0284-012	2	125.00	3,281	13,499	Apartment	3.00	1.00	8.786	0.799	0.484	30.21	10,843.06
0284-015	2	152.00	5,712	28,920	Apartment	3.00	1.00	10.684	1.392	1.036	39.34	14,119.47
0284-016	2	22.50	1,886	5,280	Apartment	3.00	1.00	1.582	0.460	0.189	6.69	2,401.58
0284-017	2	22.00	1,848	6,080	Non-Residential	4.00	1.00	1.546	0.450	0.218	8.86	3,179.50
0284-018	2	25.00	2,199	2,192	Non-Residential	4.00	1.00	1.757	0.536	0.079	9.49	3,405.07
0284-019	2	45.50	6,255	16,588	Apartment	3.00	1.00	3.198	1.524	0.594	15.95	5,725.01
0284-020	2	46.00	6,325	26,945	Non-Residential	4.00	1.00	3.233	1.541	0.965	22.96	8,241.04
0284-021	2	46.00	6,325	20,820	Apartment	3.00	1.00	3.233	1.541	0.746	16.56	5,944.49
0284-022	2	27.50	3,781	3,272	Non-Residential	4.00	1.00	1.933	0.921	0.117	11.89	4,266.34
0284-023	2	27.50	3,781	10,924	Apartment	3.00	1.00	1.933	0.921	0.391	9.74	3,494.96
0284-024	2	30.00	3,371	18,720	Non-Residential	4.00	1.00	2.109	0.821	0.671	14.40	5,169.83
0284-025	2	53.58	7,261	31,458	Apartment	3.00	1.00	3.766	1.769	1.127	19.99	7,174.43
0284-026	2	0.54	48	340	Condominium	2.00	1.00	0.038	0.012	0.012	0.12	44.50
0284-027	2	0.41	36	258	Condominium	2.00	1.00	0.029	0.009	0.009	0.09	33.77
0284-028	2	0.63	55	394	Condominium	2.00	1.00	0.044	0.013	0.014	0.14	51.57
0284-029	2	0.56	49	348	Condominium	2.00	1.00	0.039	0.012	0.012	0.13	45.55
0284-030	2	0.54	47	335	Condominium	2.00	1.00	0.038	0.011	0.012	0.12	43.85
0284-031	2	0.78	68	488	Condominium	2.00	1.00	0.055	0.017	0.017	0.18	63.87
0284-032	2	1.40	123	876	Condominium	2.00	1.00	0.098	0.030	0.031	0.32	114.33
0284-033	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-034	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-035	2	1.45	127	908	Condominium	2.00	1.00	0.102	0.031	0.033	0.33	118.84
0284-036	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-037	2	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.54	195.02
0284-038	2	1.65	144	1,030	Condominium	2.00	1.00	0.116	0.035	0.037	0.38	134.81
0284-039	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-040	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	114.92
0284-041	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-042	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-043	2	1.43	125	892	Condominium	2.00	1.00	0.100	0.030	0.032	0.33	116.75
0284-044	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-045	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-046	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80
0284-047	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-048	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-049	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80
0284-050	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-051	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-052	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80
0284-053	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-054	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-055	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	114.92
0284-056	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-057	2	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.54	195.02
0284-058	2	1.73	151	1,080	Condominium	2.00	1.00	0.121	0.037	0.039	0.39	141.36
0284-059	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-060	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	114.92
0284-061	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-062	2	1.86	163	1,165	Condominium	2.00	1.00	0.131	0.040	0.042	0.42	152.48
0284-063	2	0.83	72	518	Condominium	2.00	1.00	0.058	0.018	0.019	0.19	67.80
0284-064	2	1.28	112	800	Condominium	2.00	1.00	0.090	0.027	0.029	0.29	104.71
0285-001	2	139.00	2,370	7,285	Non-Residential	4.00	1.00	9.770	0.577	0.261	42.43	15,232.01
0285-003	2	198.00	5,876	42,540	Apartment	3.00	1.00	13.777	1.432	1.524	50.20	18,018.37
0285-004	2	57.50	5,153	37,432	Non-Residential	4.00	1.00	4.042	1.255	1.341	26.55	9,531.08
0285-005	2	162.39	6,237	21,669	Non-Residential	4.00	1.00	11.414	1.520	0.776	54.84	19,684.72
0285-005A	2	75.12	7,509	12,668	Non-Residential	4.00	1.00	5.280	1.829	0.454	30.25	10,859.20
0285-006	2	184.50	23,687	294,416	Non-Residential	4.00	1.00	12.968	5.771	10.547	117.15	42,050.47
0285-009	2	187.50	6,873	30,037	Non-Residential	4.00	1.00	13.179	1.675	1.076	63.72	22,872.30
0285-010	2	157.50	3,037	17,301	Apartment	3.00	1.00	11.071	0.740	0.620	37.29	13,385.70
0285-011	2	47.00	1,586	33,957	Non-Residential	4.00	1.00	3.304	0.386	1.216	19.63	7,044.81
0285-012	2	138.00	4,657	33,957	Non-Residential	4.00	1.00	9.700	1.135	1.216	48.20	17,303.05
0285-014	2	172.00	6,581	30,900	Apartment	3.00	1.00	12.090	1.603	1.107	44.40	15,937.68
0285-016	2	122.00	3,258	16,824	Apartment	3.00	1.00	8.575	0.794	0.603	29.92	10,738.23
0285-018	2	220.50	9,896	41,250	Apartment	3.00	1.00	15.499	2.411	1.478	58.16	20,877.76
0285-020	2	33.99	2,341	40,010	Non-Residential	4.00	1.00	2.389	0.570	1.433	17.57	6,307.08
0285-021	2	241.54	16,638	284,345	Non-Residential	4.00	1.00	16.978	4.054	10.187	124.87	44,823.49
0286-001	2	130.04	4,220	15,355	Non-Residential	4.00	1.00	9.141	1.028	0.550	42.88	15,380.22
0286-003	2	99.00	2,420	23,100	Non-Residential	4.00	1.00	6.959	0.590	0.828	33.50	12,028.09
0286-004	2	42.00	1,260	5,040	Non-Residential	4.00	1.00	2.952	0.307	0.181	13.76	4,938.76
0286-005	2	70.00	1,200	9,350	Non-Residential	4.00	1.00	4.920	0.292	0.335	22.19	7,965.29
0286-006	2	25.00	2,047	6,150	Non-Residential	4.00	1.00	1.757	0.499	0.292	10.19	3,658.36
0286-007	2	105.00	6,612	46,538	Non-Residential	4.00	1.00	7.380	1.611	1.667	42.63	15,303.67
0286-017	2	275.00	18,905	47,669	Public	2.00	1.00	19.330	4.606	1.708	51.29	18,409.50
0286-022	2	40.46	2,548	9,556	Apartment	3.00	1.00	2.844	0.621	0.342	11.42	4,099.50
0286-024	2	575.46	50,991	394,014	Public	2.00	1.00	40.449	12.423	14.115	133.98	48,090.95
0286-026	2	60.47	2,536	11,990	Non-Residential	4.00	1.00	4.250	0.618	0.430	21.19	7,606.45

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0286-027	2	4.71	198	934	Condominium	2.00	1.00	0.331	0.048	0.033	0.83	\$ 296.26
0286-028	2	4.03	169	800	Condominium	2.00	1.00	0.284	0.041	0.029	0.71	\$ 253.76
0286-029	2	3.13	131	621	Condominium	2.00	1.00	0.220	0.032	0.022	0.55	\$ 196.98
0286-030	2	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	\$ 128.15
0286-031	2	2.33	98	462	Condominium	2.00	1.00	0.164	0.024	0.017	0.41	\$ 146.55
0286-032	2	2.93	123	580	Condominium	2.00	1.00	0.206	0.030	0.021	0.51	\$ 183.98
0286-033	2	3.41	143	676	Condominium	2.00	1.00	0.240	0.035	0.024	0.60	\$ 214.43
0286-034	2	2.56	107	508	Condominium	2.00	1.00	0.180	0.026	0.018	0.45	\$ 161.14
0286-035	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	\$ 263.91
0286-036	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	\$ 234.09
0286-037	2	3.14	132	622	Condominium	2.00	1.00	0.220	0.032	0.022	0.55	\$ 197.30
0286-038	2	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	\$ 128.15
0286-039	2	2.22	93	441	Condominium	2.00	1.00	0.156	0.023	0.016	0.39	\$ 139.89
0286-040	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	\$ 177.00
0286-041	2	3.34	140	663	Condominium	2.00	1.00	0.235	0.034	0.024	0.59	\$ 210.30
0286-042	2	2.25	94	446	Condominium	2.00	1.00	0.158	0.023	0.016	0.39	\$ 141.47
0286-043	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	\$ 263.91
0286-044	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	0.61	\$ 217.92
0286-045	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	\$ 234.09
0286-046	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	\$ 192.22
0286-047	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	\$ 177.00
0286-048	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0.55	\$ 197.93
0286-049	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	\$ 210.94
0286-050	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	\$ 263.91
0286-051	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	0.61	\$ 217.92
0286-052	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	\$ 234.09
0286-053	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	\$ 192.22
0286-054	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	\$ 177.00
0286-055	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0.55	\$ 197.93
0286-056	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	\$ 210.94
0286-057	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	0.74	\$ 264.54
0286-058	2	3.31	139	656	Condominium	2.00	1.00	0.233	0.034	0.024	0.58	\$ 208.08
0286-059	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	0.74	\$ 264.54
0286-060	2	5.36	225	1,063	Condominium	2.00	1.00	0.377	0.055	0.038	0.94	\$ 337.18
0286-061	2	4.84	203	960	Condominium	2.00	1.00	0.340	0.049	0.034	0.85	\$ 304.51
0286-062	2	3.74	157	742	Condominium	2.00	1.00	0.263	0.038	0.027	0.66	\$ 235.36
0286-063	2	3.30	138	654	Condominium	2.00	1.00	0.232	0.034	0.023	0.58	\$ 207.45
0286-064	2	3.57	150	707	Condominium	2.00	1.00	0.251	0.036	0.025	0.62	\$ 224.26
0286-065	2	4.51	189	895	Condominium	2.00	1.00	0.317	0.046	0.032	0.79	\$ 283.89
0287-001	2	189.42	3,896	31,978	Non-Residential	4.00	1.00	13.314	0.949	1.146	61.64	\$ 22,124.19
0287-002	2	73.00	2,204	7,735	Non-Residential	4.00	1.00	5.131	0.537	0.277	23.78	\$ 8,536.21
0287-003	2	72.00	2,173	6,122	Non-Residential	4.00	1.00	5.061	0.529	0.219	23.24	\$ 8,341.47
0287-004	2	51.00	1,695	4,727	Non-Residential	4.00	1.00	3.585	0.413	0.169	16.67	\$ 5,983.13
0287-005	2	52.00	1,568	7,533	Non-Residential	4.00	1.00	3.655	0.382	0.270	17.23	\$ 6,183.96
0287-006	2	50.00	1,510	4,536	Non-Residential	4.00	1.00	3.514	0.368	0.163	16.18	\$ 5,807.67
0287-007	2	50.00	1,507	6,205	Non-Residential	4.00	1.00	3.514	0.367	0.222	16.42	\$ 5,892.47
0287-008	2	133.42	2,204	13,400	Non-Residential	4.00	1.00	9.378	0.537	0.480	41.58	\$ 14,925.03
0287-009	2	268.00	15,537	127,289	Non-Residential	4.00	1.00	18.838	3.785	4.560	108.73	\$ 39,029.82
0287-010	2	94.50	8,940	54,292	Non-Residential	4.00	1.00	6.642	2.178	1.945	43.06	\$ 15,457.22
0287-011	2	30.00	1,799	14,850	Non-Residential	4.00	1.00	2.109	0.438	0.532	12.32	\$ 4,420.85
0287-012	2	30.00	1,799	8,280	Non-Residential	4.00	1.00	2.109	0.438	0.297	11.37	\$ 4,082.90
0287-013	2	57.50	3,449	7,250	Non-Residential	4.00	1.00	4.042	0.840	0.260	20.57	\$ 7,382.49
0287-014	2	237.50	7,050	32,182	Non-Residential	4.00	1.00	16.694	1.718	1.152	78.25	\$ 28,089.64
0287-015	2	17.50	949	-	Public	2.00	1.00	1.230	0.231	-	2.92	\$ 1,049.06
0287-017	2	258.00	8,276	67,460	Non-Residential	4.00	1.00	18.135	2.016	2.417	90.27	\$ 32,403.08
0287-018	2	80.03	4,800	18,750	Non-Residential	4.00	1.00	5.625	1.169	0.672	29.87	\$ 10,720.52
0287-019	2	34.47	2,064	4,080	Non-Residential	4.00	1.00	2.423	0.503	0.146	12.29	\$ 4,410.59
0287-020	2	60.00	4,098	18,590	Non-Residential	4.00	1.00	4.217	0.998	0.594	23.24	\$ 8,342.26
0287-022	2	154.50	3,437	17,185	Apartment	3.00	1.00	10.860	0.837	0.616	36.94	\$ 13,259.10
0287-023	2	202.50	8,287	42,992	Non-Residential	4.00	1.00	14.234	2.019	1.540	71.17	\$ 25,547.16
0287-024	2	17.50	700	-	Public	2.00	1.00	1.230	0.171	-	2.80	\$ 1,005.51
0287-026	2	15.89	468	3,657	Non-Residential	4.00	1.00	1.117	0.114	0.131	5.45	\$ 1,956.00
0287-027	2	20.51	604	4,719	Non-Residential	4.00	1.00	1.442	0.147	0.169	7.03	\$ 2,524.03
0287-028	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	\$ 2,102.02
0287-029	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	\$ 2,102.02
0287-030	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	\$ 2,102.02
0287-031	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	\$ 2,089.18
0287-032	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	\$ 2,089.18
0287-033	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	\$ 2,089.18
0287-034	2	13.43	396	3,090	Non-Residential	4.00	1.00	0.944	0.096	0.111	4.60	\$ 1,652.73
0293-001	2	119.42	3,510	42,819	Non-Residential	4.00	1.00	8.394	0.855	1.534	43.13	\$ 15,482.23
0293-003	2	65.00	7,013	24,759	Non-Residential	4.00	1.00	4.569	1.709	0.887	28.66	\$ 10,286.80
0293-004	2	180.42	7,824	37,160	Non-Residential	4.00	1.00	12.681	1.906	1.331	63.68	\$ 22,856.54
0293-005	2	187.50	6,873	40,290	Non-Residential	4.00	1.00	13.179	1.675	1.443	65.19	\$ 23,399.69
0293-006	2	236.50	14,728	117,435	Non-Residential	4.00	1.00	16.623	3.588	4.207	97.68	\$ 35,060.89
0293-007	2	191.75	8,947	39,021	Non-Residential	4.00	1.00	13.478	2.180	1.398	68.22	\$ 24,488.87
0293-008	2	57.25	5,266	32,040	Non-Residential	4.00	1.00	4.024	1.283	1.148	25.82	\$ 9,268.03
0293-009	2	427.00	37,810	241,918	Non-Residential	4.00	1.00	30.014	9.212	8.667	191.57	\$ 68,764.30
0293-010	2	84.06	7,556	60,445	Non-Residential	4.00	1.00	5.909	1.841	2.165	39.66	\$ 14,236.06
0293-011	2	35.13	3,157	25,259	Non-Residential	4.00	1.00	2.469	0.769	0.905	16.57	\$ 5,949.02
0293-012	2	5.31	477	3,817	Non-Residential	4.00	1.00	0.373	0.116	0.137	2.50	\$ 898.98
0293-013	2	1.50	135	1,079	Non-Residential	4.00	1.00	0.105	0.033	0.039	0.71	\$ 254.13
0294-001	2	48.00	574	2,025	Non-Residential	4.00	1.00	3.374	0.140	0.073	14.35	\$ 5,149.23
0294-002	2	22.00	548	1,650	Non-Residential	4.00	1.00	1.546	0.134	0.059	6.96	\$ 2,496.87
0294-003	2	55.00	749	3,750	Non-Residential	4.00	1.00	3.866	0.182	0.134	16.73	\$ 6,005.64
0294-004	2	120.00	1,746	10,650	Non-Residential	4.00	1.00	8.435	0.425	0.382	36.97	\$ 13,269.28
0294-005	2	115.00	1,999	11,440	Non-Residential	4.00	1.00	8.083	0.487	0.410	35.92	\$ 12,893.81

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0294-006	2	260.25	8,433	96,870	Non-Residential	4.00	1.00	18.293	2.055	3.470	95.27	\$ 34,197.86
0294-007	2	101.50	6,175	38,400	Non-Residential	4.00	1.00	7.134	1.504	1.376	40.06	\$ 14,378.97
0294-008	2	138.50	8,488	32,187	Non-Residential	4.00	1.00	9.735	2.070	1.153	51.83	\$ 18,606.15
0294-009	2	187.83	11,473	38,475	Non-Residential	4.00	1.00	13.203	2.795	1.378	69.51	\$ 24,949.22
0294-010	2	20.00	1,406	7,413	Non-Residential	4.00	1.00	1.406	0.343	0.266	8.06	\$ 2,891.60
0294-011	1	302.00	10,789	73,164	Non-Residential	4.00	1.25	21.227	2.629	2.621	132.39	\$ 47,520.21
0294-012	2	25.00	1,245	1,550	Non-Residential	4.00	1.00	1.757	0.303	0.056	8.46	\$ 3,038.32
0294-013	2	200.00	9,100	92,000	Non-Residential	4.00	1.00	14.058	2.217	3.296	78.28	\$ 28,100.12
0294-015	2	130.00	3,998	34,215	Non-Residential	4.00	1.00	9.138	0.974	1.226	45.35	\$ 16,278.43
0294-016	2	50.00	3,500	20,784	Non-Residential	4.00	1.00	3.514	0.853	0.745	20.45	\$ 7,339.57
0294-017	2	100.00	5,998	18,500	Non-Residential	4.00	1.00	7.029	1.461	0.663	36.61	\$ 13,142.06
0294-019	2	75.00	4,748	14,750	Non-Residential	4.00	1.00	5.272	1.157	0.528	27.83	\$ 9,988.83
0294-020	2	50.00	3,000	5,387	Non-Residential	4.00	1.00	3.514	0.731	0.193	17.75	\$ 6,372.68
0294-021	2	152.50	6,181	38,237	Non-Residential	4.00	1.00	10.719	1.506	1.370	54.38	\$ 19,519.73
0294-022	2	44.00	1,650	10,120	Non-Residential	4.00	1.00	3.093	0.402	0.363	15.43	\$ 5,538.34
0294-023	2	66.00	1,725	5,610	Non-Residential	4.00	1.00	4.639	0.420	0.201	21.04	\$ 7,552.88
0295-005	1	375.00	5,153	14,475	Non-Residential	4.00	1.25	2.836	1.255	0.519	22.05	\$ 7,914.72
0295-006	1	75.00	10,310	110,893	Non-Residential	4.00	1.25	5.272	2.512	3.973	58.78	\$ 21,099.89
0295-007	1	300.26	22,380	136,000	Non-Residential	4.00	1.25	21.105	5.459	4.872	157.15	\$ 56,409.35
0295-008	2	254.15	16,017	232,984	Non-Residential	4.00	1.00	17.864	3.902	8.347	120.45	\$ 43,236.26
0295-010	2	99.40	13,751	81,123	Non-Residential	4.00	1.00	6.986	3.350	2.906	52.97	\$ 19,014.45
0295-012	2	30.00	4,151	13,065	Non-Residential	4.00	1.00	2.109	1.011	0.468	14.35	\$ 5,151.81
0295-013	2	50.12	6,172	17,097	Non-Residential	4.00	1.00	3.523	1.504	0.612	22.56	\$ 8,096.25
0295-016	1	530.90	35,931	610,645	Non-Residential	4.00	1.25	37.316	8.754	21.876	399.73	\$ 121,948.60
0296-001	2	176.83	7,588	34,173	Non-Residential	4.00	1.00	12.429	1.849	1.224	62.01	\$ 22,258.63
0296-002	2	20.83	2,173	3,958	Non-Residential	4.00	1.00	1.464	0.529	0.142	8.54	\$ 3,066.27
0296-005	2	46.08	3,689	48,713	Non-Residential	4.00	1.00	3.239	0.899	1.745	23.53	\$ 8,446.98
0296-006	1	227.75	15,069	61,407	Non-Residential	4.00	1.25	16.008	3.671	2.200	109.40	\$ 39,268.95
0296-007	2	24.38	3,349	19,170	Non-Residential	4.00	1.00	1.713	0.616	0.687	12.86	\$ 4,617.59
0296-008	2	23.38	3,210	32,647	Non-Residential	4.00	1.00	1.643	0.782	1.170	14.38	\$ 5,161.27
0296-009	2	90.75	12,475	162,214	Non-Residential	4.00	1.00	6.379	3.039	5.811	60.92	\$ 21,866.64
0296-012	2	40.00	2,996	13,124	Apartment	3.00	1.00	2.812	0.730	0.470	12.04	\$ 4,320.02
0296-012A	2	35.00	2,625	12,504	Apartment	3.00	1.00	2.460	0.640	0.448	10.64	\$ 3,820.31
0296-012B	2	137.50	4,687	12,270	Non-Residential	4.00	1.00	9.665	1.142	0.440	44.99	\$ 16,147.58
0296-013A	2	45.00	6,185	21,214	Non-Residential	4.00	1.00	3.163	1.507	0.760	21.72	\$ 7,796.35
0296-013B	2	44.25	6,080	20,785	Non-Residential	4.00	1.00	3.110	1.481	0.744	21.34	\$ 7,660.83
0296-013C	2	44.25	6,084	22,121	Non-Residential	4.00	1.00	3.110	1.482	0.792	21.54	\$ 7,731.98
0296-013D	2	44.00	6,046	14,778	Non-Residential	4.00	1.00	3.093	1.473	0.529	20.38	\$ 7,315.75
0296-014	2	40.00	3,994	15,422	Apartment	3.00	1.00	2.812	0.973	0.552	13.01	\$ 4,670.51
0296-015	2	75.60	5,197	42,539	Non-Residential	4.00	1.00	5.314	1.266	1.524	32.42	\$ 11,635.92
0296-016	2	6.44	443	3,825	Non-Residential	4.00	1.00	0.453	0.108	0.130	2.76	\$ 991.57
0296-017	2	2.57	177	1,448	Non-Residential	4.00	1.00	0.181	0.043	0.052	1.10	\$ 396.08
0296-018	2	1.49	102	838	Non-Residential	4.00	1.00	0.104	0.025	0.030	0.64	\$ 228.68
0296-019	2	4.05	279	2,280	Non-Residential	4.00	1.00	0.285	0.068	0.082	1.74	\$ 623.66
0296-020	2	1.78	122	1,001	Non-Residential	4.00	1.00	0.125	0.030	0.038	0.76	\$ 273.81
0296-021	2	0.75	52	424	Non-Residential	4.00	1.00	0.053	0.013	0.015	0.32	\$ 115.98
0296-022	2	0.86	59	484	Non-Residential	4.00	1.00	0.060	0.014	0.017	0.37	\$ 132.39
0296-023	2	0.95	65	534	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	\$ 146.07
0296-024	2	0.65	45	368	Non-Residential	4.00	1.00	0.046	0.011	0.013	0.28	\$ 100.66
0296-025	2	1.56	108	880	Non-Residential	4.00	1.00	0.110	0.026	0.032	0.67	\$ 240.71
0296-026	2	1.17	81	661	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	\$ 180.81
0296-027	2	0.94	65	529	Non-Residential	4.00	1.00	0.066	0.016	0.019	0.40	\$ 144.70
0296-028	2	0.84	58	471	Non-Residential	4.00	1.00	0.059	0.014	0.017	0.36	\$ 128.84
0296-029	2	1.95	134	1,100	Non-Residential	4.00	1.00	0.137	0.033	0.039	0.84	\$ 300.89
0296-030	2	1.78	123	1,004	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.77	\$ 274.83
0296-031	2	4.32	297	2,430	Non-Residential	4.00	1.00	0.304	0.072	0.087	1.85	\$ 664.69
0296-032	2	1.36	93	763	Non-Residential	4.00	1.00	0.095	0.023	0.027	0.58	\$ 208.71
0296-033	2	0.36	25	204	Non-Residential	4.00	1.00	0.025	0.006	0.007	0.16	\$ 55.80
0296-034	2	1.40	96	786	Non-Residential	4.00	1.00	0.098	0.023	0.028	0.60	\$ 215.00
0296-035	2	0.28	19	158	Non-Residential	4.00	1.00	0.020	0.005	0.006	0.12	\$ 43.22
0296-036	2	1.33	92	750	Non-Residential	4.00	1.00	0.094	0.022	0.027	0.57	\$ 205.15
0296-037	2	1.30	90	733	Non-Residential	4.00	1.00	0.092	0.022	0.026	0.56	\$ 200.50
0296-038	2	2.07	142	1,163	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.89	\$ 318.12
0296-039	2	4.39	302	2,471	Non-Residential	4.00	1.00	0.309	0.074	0.089	1.88	\$ 675.91
0296-040	2	0.45	31	256	Non-Residential	4.00	1.00	0.032	0.008	0.009	0.20	\$ 70.03
0296-041	2	1.11	76	626	Non-Residential	4.00	1.00	0.078	0.019	0.022	0.48	\$ 171.23
0296-042	2	0.25	17	139	Non-Residential	4.00	1.00	0.017	0.004	0.005	0.11	\$ 38.02
0296-043	2	0.70	48	396	Non-Residential	4.00	1.00	0.049	0.012	0.014	0.30	\$ 108.32
0296-044	2	1.39	96	784	Non-Residential	4.00	1.00	0.098	0.023	0.028	0.60	\$ 214.45
0296-045	2	1.18	81	664	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.51	\$ 181.63
0296-046	2	0.47	32	262	Non-Residential	4.00	1.00	0.033	0.008	0.009	0.20	\$ 71.87
0296-047	2	1.56	107	877	Non-Residential	4.00	1.00	0.110	0.026	0.031	0.67	\$ 239.89
0296-048	2	1.33	91	748	Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	\$ 204.60
0296-049	2	0.46	32	260	Non-Residential	4.00	1.00	0.032	0.008	0.009	0.20	\$ 71.12
0296-050	2	2.00	137	1,123	Non-Residential	4.00	1.00	0.140	0.033	0.040	0.86	\$ 307.18
0296-051	2	1.88	129	1,056	Non-Residential	4.00	1.00	0.132	0.031	0.038	0.80	\$ 288.85
0296-052	2	0.89	61	502	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.38	\$ 137.31
0296-053	2	1.03	71	580	Non-Residential	4.00	1.00	0.072	0.017	0.021	0.44	\$ 158.65
0296-054	2	1.08	75	610	Non-Residential	4.00	1.00	0.076	0.018	0.022	0.46	\$ 166.86
0296-055	2	1.40	97	790	Non-Residential	4.00	1.00	0.099	0.024	0.028	0.60	\$ 216.09
0296-056	2	1.44	99	808	Non-Residential	4.00	1.00	0.101	0.024	0.029	0.62	\$ 221.02
0296-057	2	1.63	112	916	Non-Residential	4.00	1.00	0.114	0.027	0.033	0.70	\$ 250.56
0296-058	2	0.75	52	424	Non-Residential	4.00	1.00	0.053	0.013	0.015	0.32	\$ 115.98
0296-059	2	0.27	19	152	Non-Residential	4.00	1.00	0.019	0.005	0.005	0.12	\$ 41.58
0296-060	2	0.35	24	199	Non-Residential	4.00	1.00	0.025	0.006	0.007	0.15	\$ 54.43
0296-061	2	4.45	306	2,506	Non-Residential	4.00	1.00	0.313	0.075	0.090	1.91	\$ 685.48
0296-062	2	0.91	62	510	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	\$ 139.50

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0296-063	2	0.95	65	533	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	\$ 145.79
0296-064	2	1.17	81	661	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	\$ 180.81
0296-065	2	7.25	498	4,080	Non-Residential	4.00	1.00	0.510	0.121	0.146	3.11	\$ 1,116.02
0296-066	2	2.36	162	1,329	Non-Residential	4.00	1.00	0.186	0.040	0.048	1.01	\$ 363.53
0296-067	2	2.08	142	1,161	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	\$ 317.57
0296-068	2	0.91	62	511	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	\$ 139.78
0296-069	2	1.20	83	678	Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	\$ 185.46
0296-070	2	1.61	111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	\$ 248.10
0296-071	2	1.61	111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	\$ 248.10
0296-072	2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	\$ 172.33
0296-073	2	3.53	242	1,984	Non-Residential	4.00	1.00	0.248	0.059	0.071	1.51	\$ 542.69
0296-074	2	3.73	256	2,099	Non-Residential	4.00	1.00	0.262	0.062	0.075	1.60	\$ 574.15
0296-075	2	2.13	146	1,198	Non-Residential	4.00	1.00	0.150	0.036	0.043	0.91	\$ 327.70
0296-076	2	2.64	182	1,488	Non-Residential	4.00	1.00	0.186	0.044	0.053	1.13	\$ 407.02
0296-077	2	1.64	113	924	Non-Residential	4.00	1.00	0.115	0.028	0.033	0.70	\$ 252.75
0296-078	2	1.18	81	662	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	\$ 181.08
0296-079	2	2.46	169	1,385	Non-Residential	4.00	1.00	0.173	0.041	0.050	1.06	\$ 378.85
0296-080	2	3.22	222	1,814	Non-Residential	4.00	1.00	0.227	0.054	0.065	1.38	\$ 496.19
0296-081	2	1.80	124	1,014	Non-Residential	4.00	1.00	0.127	0.030	0.036	0.77	\$ 277.36
0296-082	2	1.60	110	902	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	\$ 246.73
0296-083	2	0.95	65	535	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	\$ 148.34
0296-084	2	1.60	110	903	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	\$ 247.00
0296-085	2	1.28	88	723	Non-Residential	4.00	1.00	0.090	0.022	0.026	0.55	\$ 197.77
0296-086	2	1.41	97	795	Non-Residential	4.00	1.00	0.099	0.024	0.028	0.61	\$ 217.46
0296-087	2	2.06	142	1,160	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	\$ 317.90
0296-088	2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	\$ 172.33
0296-089	2	0.93	64	524	Non-Residential	4.00	1.00	0.065	0.016	0.019	0.40	\$ 143.33
0296-090	2	0.90	62	507	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.39	\$ 138.68
0296-091	2	1.22	84	684	Non-Residential	4.00	1.00	0.085	0.020	0.025	0.52	\$ 187.10
0296-092	2	2.53	174	1,423	Non-Residential	4.00	1.00	0.178	0.042	0.051	1.08	\$ 389.24
0296-093	2	1.83	126	1,030	Non-Residential	4.00	1.00	0.129	0.031	0.037	0.78	\$ 281.74
0296-094	2	2.28	157	1,282	Non-Residential	4.00	1.00	0.160	0.038	0.046	0.98	\$ 350.67
0296-095	2	1.21	83	680	Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	\$ 186.00
0296-096	2	1.28	88	722	Non-Residential	4.00	1.00	0.090	0.021	0.026	0.55	\$ 197.49
0296-097	2	0.63	43	355	Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	\$ 97.11
0296-098	2	0.93	64	521	Non-Residential	4.00	1.00	0.065	0.016	0.019	0.40	\$ 142.51
0296-099	2	1.11	78	628	Non-Residential	4.00	1.00	0.078	0.019	0.022	0.48	\$ 171.23
0296-100	2	1.01	70	569	Non-Residential	4.00	1.00	0.071	0.017	0.020	0.43	\$ 155.64
0296-101	2	1.90	130	1,067	Non-Residential	4.00	1.00	0.133	0.032	0.038	0.81	\$ 291.86
0296-102	2	1.19	81	687	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.51	\$ 182.45
0296-103	2	3.36	231	1,893	Non-Residential	4.00	1.00	0.236	0.056	0.068	1.44	\$ 517.80
0296-104	2	2.18	150	1,225	Non-Residential	4.00	1.00	0.153	0.036	0.044	0.93	\$ 335.08
0296-105	2	1.62	111	909	Non-Residential	4.00	1.00	0.114	0.027	0.033	0.69	\$ 248.64
0296-106	2	0.87	60	490	Non-Residential	4.00	1.00	0.061	0.015	0.018	0.37	\$ 134.03
0296-107	2	1.32	91	744	Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	\$ 203.51
0296-108	2	0.80	55	450	Non-Residential	4.00	1.00	0.056	0.013	0.016	0.34	\$ 123.09
0296-109	2	0.96	66	542	Non-Residential	4.00	1.00	0.068	0.016	0.019	0.41	\$ 148.26
0296-110	2	0.33	23	186	Non-Residential	4.00	1.00	0.023	0.006	0.007	0.14	\$ 50.88
0296-111	2	1.72	119	970	Non-Residential	4.00	1.00	0.121	0.029	0.035	0.74	\$ 265.33
0296-112	2	0.66	45	369	Non-Residential	4.00	1.00	0.046	0.011	0.013	0.28	\$ 100.93
0296-113	2	2.73	188	1,535	Non-Residential	4.00	1.00	0.192	0.046	0.055	1.17	\$ 419.88
0296-114	2	2.45	168	1,378	Non-Residential	4.00	1.00	0.172	0.041	0.049	1.05	\$ 376.93
0296-115	2	0.97	67	546	Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	\$ 149.35
0296-116	2	1.15	79	649	Non-Residential	4.00	1.00	0.081	0.019	0.023	0.49	\$ 177.52
0296-117	2	2.12	146	1,195	Non-Residential	4.00	1.00	0.149	0.036	0.043	0.91	\$ 326.87
0296-118	2	1.15	79	648	Non-Residential	4.00	1.00	0.081	0.019	0.023	0.49	\$ 177.25
0296-119	2	0.70	48	395	Non-Residential	4.00	1.00	0.049	0.012	0.014	0.30	\$ 108.05
0296-120	2	0.68	47	385	Non-Residential	4.00	1.00	0.048	0.011	0.014	0.29	\$ 105.31
0296-121	2	2.84	195	1,596	Non-Residential	4.00	1.00	0.199	0.048	0.057	1.22	\$ 436.56
0296-122	2	0.55	38	312	Non-Residential	4.00	1.00	0.039	0.009	0.011	0.24	\$ 85.34
0296-123	2	0.48	33	271	Non-Residential	4.00	1.00	0.034	0.008	0.010	0.21	\$ 74.13
0296-124	2	1.58	108	888	Non-Residential	4.00	1.00	0.111	0.026	0.032	0.68	\$ 242.90
0296-125	2	0.95	65	535	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	\$ 146.34
0296-126	2	0.94	65	528	Non-Residential	4.00	1.00	0.066	0.016	0.019	0.40	\$ 144.43
0296-127	2	0.87	60	491	Non-Residential	4.00	1.00	0.061	0.015	0.018	0.37	\$ 134.31
0296-128	2	1.14	79	643	Non-Residential	4.00	1.00	0.080	0.019	0.023	0.49	\$ 175.88
0296-129	2	0.97	67	547	Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	\$ 149.62
0296-130	2	1.18	81	662	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	\$ 181.08
0296-131	2	0.59	40	331	Non-Residential	4.00	1.00	0.041	0.010	0.012	0.25	\$ 90.54
0296-132	2	0.78	54	439	Non-Residential	4.00	1.00	0.055	0.013	0.016	0.38	\$ 120.08
0296-133	2	1.78	122	1,001	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.76	\$ 273.81
0296-134	2	1.14	78	642	Non-Residential	4.00	1.00	0.080	0.019	0.023	0.49	\$ 175.61
0296-135	2	1.60	110	899	Non-Residential	4.00	1.00	0.112	0.027	0.032	0.69	\$ 245.91
0296-136	2	2.25	155	1,268	Non-Residential	4.00	1.00	0.158	0.038	0.045	0.97	\$ 346.84
0296-137	2	0.63	43	356	Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	\$ 97.38
0296-138	2	0.88	61	497	Non-Residential	4.00	1.00	0.062	0.015	0.018	0.38	\$ 135.95
0296-139	2	0.87	60	488	Non-Residential	4.00	1.00	0.061	0.015	0.017	0.37	\$ 133.49
0296-140	2	1.26	87	709	Non-Residential	4.00	1.00	0.089	0.021	0.025	0.54	\$ 193.94
0296-141	2	3.68	253	2,069	Non-Residential	4.00	1.00	0.258	0.062	0.074	1.58	\$ 565.94
0296-142	2	0.82	58	461	Non-Residential	4.00	1.00	0.058	0.014	0.017	0.35	\$ 126.10
0296-143	2	1.98	136	1,116	Non-Residential	4.00	1.00	0.139	0.033	0.040	0.85	\$ 305.27
0296-144	2	0.68	47	382	Non-Residential	4.00	1.00	0.048	0.011	0.014	0.29	\$ 104.49
0296-151	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-152	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-153	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-154	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-155	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0296-156	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-157	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-158	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-159	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0296-160	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	\$ 1,042.95
0306-002	2	137.50	4,647	34,372	Non-Residential	4.00	1.00	9.665	1.132	1.231	48.11	\$ 17,270.46
0306-003	2	110.00	10,471	28,184	Non-Residential	4.00	1.00	7.732	2.551	1.010	45.17	\$ 16,214.16
0306-004	2	197.50	4,120	10,580	Non-Residential	4.00	1.00	13.882	1.004	0.379	61.06	\$ 21,917.64
0306-006	2	137.50	4,125	31,405	Non-Residential	4.00	1.00	9.665	1.005	1.125	47.18	\$ 16,935.24
0306-007	2	86.25	9,453	56,064	Non-Residential	4.00	1.00	6.062	2.303	2.008	41.50	\$ 14,895.22
0306-007A	2	34.58	4,754	20,295	Non-Residential	4.00	1.00	2.431	1.158	0.727	17.26	\$ 6,197.18
0306-007B	2	51.67	4,698	20,295	Non-Residential	4.00	1.00	3.632	1.145	0.727	22.01	\$ 7,901.74
0306-008	2	40.00	1,200	3,600	Non-Residential	4.00	1.00	2.812	0.292	0.129	12.93	\$ 4,641.86
0306-009	2	80.00	2,400	18,720	Non-Residential	4.00	1.00	5.623	0.585	0.671	27.51	\$ 9,876.27
0306-011	2	40.00	1,200	9,600	Non-Residential	4.00	1.00	2.812	0.292	0.344	13.79	\$ 4,950.48
0306-012	2	175.00	3,450	27,600	Non-Residential	4.00	1.00	12.301	0.841	0.989	56.52	\$ 20,287.98
0306-013	2	20.00	1,200	3,420	Non-Residential	4.00	1.00	1.406	0.292	0.123	7.28	\$ 2,614.15
0306-014	2	35.00	2,099	6,300	Non-Residential	4.00	1.00	2.460	0.511	0.226	12.79	\$ 4,590.62
0306-015	2	142.50	4,950	25,820	Apartment	3.00	1.00	10.016	1.206	0.925	36.44	\$ 13,080.88
0306-016	2	62.50	8,590	25,580	Non-Residential	4.00	1.00	4.393	2.093	0.916	29.61	\$ 10,628.39
0306-017	2	165.00	6,747	36,607	Non-Residential	4.00	1.00	11.598	1.644	1.311	58.21	\$ 20,895.41
0306-018	2	47.50	3,562	11,250	Non-Residential	4.00	1.00	3.339	0.868	0.403	18.44	\$ 6,618.55
0306-020	2	68.75	9,452	53,390	Non-Residential	4.00	1.00	4.832	2.303	1.913	36.19	\$ 12,991.18
0306-022	2	68.75	9,480	57,159	Non-Residential	4.00	1.00	4.832	2.310	2.048	36.76	\$ 13,194.85
0306-026	2	225.00	12,031	60,155	Non-Residential	4.00	1.00	15.815	2.931	2.155	83.61	\$ 30,010.47
0307-001	1	682.69	56,057	508,714	Non-Residential	4.00	1.25	47.986	13.658	18.225	399.34	\$ 143,344.37
0307-006	2	45.42	3,118	6,120	Non-Residential	4.00	1.00	3.192	0.760	0.219	16.68	\$ 5,989.13
0307-007	2	160.89	6,379	72,079	Non-Residential	4.00	1.00	11.305	1.542	2.582	61.72	\$ 22,153.24
0307-008	2	68.75	9,452	57,825	Non-Residential	4.00	1.00	4.832	2.303	2.072	36.93	\$ 13,219.31
0307-009	2	247.50	15,124	39,936	Non-Residential	4.00	1.00	17.397	3.685	1.431	90.05	\$ 32,323.20
0307-013	2	169.81	23,349	475,679	Non-Residential	4.00	1.00	11.936	5.689	17.041	138.66	\$ 49,773.74
0308-001	1	1,375.00	113,434	453,736	Public	2.00	1.25	96.648	27.637	16.255	351.35	\$ 126,118.13
0309-001	2	251.00	7,779	99,223	Non-Residential	4.00	1.00	17.643	1.895	3.555	92.37	\$ 33,156.58
0309-003	2	90.00	2,000	10,000	Non-Residential	4.00	1.00	6.326	0.487	0.358	28.69	\$ 10,297.03
0309-006	2	91.67	5,497	56,933	Non-Residential	4.00	1.00	6.443	1.339	2.040	39.29	\$ 14,102.65
0309-007	2	45.83	2,750	12,400	Non-Residential	4.00	1.00	3.222	0.670	0.444	17.34	\$ 6,225.51
0309-008	2	45.83	2,748	9,250	Non-Residential	4.00	1.00	3.222	0.670	0.331	16.89	\$ 6,062.78
0309-009	2	45.83	2,750	11,025	Non-Residential	4.00	1.00	3.222	0.670	0.395	17.15	\$ 6,154.78
0309-011	1	151.00	5,445	44,500	Non-Residential	4.00	1.25	10.614	1.327	1.594	67.67	\$ 24,291.29
0309-012	2	22.50	1,346	4,050	Non-Residential	4.00	1.00	1.582	0.328	0.145	8.22	\$ 2,949.94
0309-013	1	17.50	1,224	4,878	Non-Residential	4.00	1.25	1.230	0.298	0.175	8.52	\$ 3,056.54
0309-014	1	114.00	3,079	18,425	Non-Residential	4.00	1.25	8.013	0.750	0.660	47.12	\$ 16,912.49
0309-016	2	40.00	1,598	4,737	Non-Residential	4.00	1.00	2.812	0.389	0.170	13.48	\$ 4,839.57
0309-017	2	57.29	3,436	24,331	Non-Residential	4.00	1.00	4.027	0.837	0.872	22.94	\$ 8,235.56
0309-018	2	22.92	1,372	3,985	Non-Residential	4.00	1.00	1.611	0.334	0.143	8.35	\$ 2,997.77
0309-019	2	45.83	2,748	4,800	Non-Residential	4.00	1.00	3.222	0.670	0.172	16.25	\$ 5,833.81
0309-020	1	130.00	4,199	45,260	Non-Residential	4.00	1.25	9.138	1.023	1.621	58.91	\$ 21,146.10
0309-021	1	33.57	2,352	20,986	Non-Residential	4.00	1.25	2.360	0.573	0.752	18.42	\$ 6,613.15
0309-022	1	96.43	1,846	13,081	Non-Residential	4.00	1.25	6.778	0.450	0.469	38.48	\$ 13,812.83
0309-023	2	135.00	8,097	64,800	Non-Residential	4.00	1.00	9.489	1.973	2.321	55.13	\$ 19,790.19
0309-024	2	114.58	6,874	37,088	Non-Residential	4.00	1.00	8.054	1.675	1.329	44.23	\$ 15,876.38
0309-025	2	34.38	2,060	5,985	Non-Residential	4.00	1.00	2.416	0.502	0.214	12.53	\$ 4,497.69
0309-027	2	44.00	3,520	17,335	Non-Residential	4.00	1.00	3.093	0.858	0.621	18.29	\$ 6,563.63
0309-028	2	290.83	13,650	90,210	Non-Residential	4.00	1.00	20.443	3.326	3.232	108.00	\$ 38,766.91
0309-038	2	45.00	2,700	24,300	Non-Residential	4.00	1.00	3.163	0.658	0.871	18.77	\$ 6,735.96
0309-039	2	45.00	2,700	24,300	Non-Residential	4.00	1.00	3.163	0.658	0.871	18.77	\$ 6,735.96
0310-061	2	132.92	4,401	19,875	Non-Residential	4.00	1.00	9.343	1.072	0.712	44.51	\$ 15,976.19
0310-002	2	20.00	1,210	8,630	Non-Residential	4.00	1.00	1.406	0.295	0.309	8.04	\$ 2,885.64
0310-003	2	130.42	4,216	28,660	Non-Residential	4.00	1.00	9.167	1.027	1.027	44.88	\$ 16,111.04
0310-004	2	168.49	6,510	45,354	Non-Residential	4.00	1.00	11.843	1.586	1.625	60.22	\$ 21,614.65
0310-005	2	60.00	2,469	19,260	Non-Residential	4.00	1.00	4.217	0.602	0.690	22.04	\$ 7,909.74
0310-006	2	52.92	684	3,080	Non-Residential	4.00	1.00	3.719	0.167	0.110	15.99	\$ 5,738.21
0310-007	2	58.07	3,628	7,250	Non-Residential	4.00	1.00	4.082	0.884	0.260	20.90	\$ 7,502.94
0310-008	2	120.07	7,352	59,550	Non-Residential	4.00	1.00	8.440	1.791	2.133	49.46	\$ 17,753.05
0310-011	2	20.00	1,245	3,290	Non-Residential	4.00	1.00	1.406	0.303	0.118	7.31	\$ 2,623.20
0310-012	2	75.00	4,586	23,480	Non-Residential	4.00	1.00	5.272	1.117	0.841	28.92	\$ 10,381.21
0310-013	2	99.40	3,588	120,334	Non-Residential	4.00	1.00	6.986	0.874	4.311	48.69	\$ 17,476.14
0310-013A	2	15.00	1,197	1,800	Non-Residential	4.00	1.00	1.054	0.292	0.064	5.64	\$ 2,025.16
0310-014	2	40.10	2,406	18,160	Non-Residential	4.00	1.00	2.819	0.586	0.651	16.22	\$ 5,823.17
0310-015	2	223.00	3,791	49,448	Non-Residential	4.00	1.00	15.675	0.924	1.771	73.48	\$ 26,375.35
0310-016	2	80.00	897	4,275	Non-Residential	4.00	1.00	5.623	0.219	0.153	23.98	\$ 8,607.48
0310-017	2	42.50	2,548	8,420	Non-Residential	4.00	1.00	2.987	0.621	0.302	15.64	\$ 5,613.65
0310-018	2	120.00	3,600	28,600	Non-Residential	4.00	1.00	8.435	0.877	1.025	41.35	\$ 14,841.16
0310-019	2	106.00	6,490	59,786	Non-Residential	4.00	1.00	7.451	1.581	2.142	44.69	\$ 16,043.37
0310-020	2	124.00	7,592	46,314	Non-Residential	4.00	1.00	8.716	1.850	1.659	48.90	\$ 17,552.50
0310-021	2	200.00	12,249	66,964	Non-Residential	4.00	1.00	14.058	2.984	2.399	77.76	\$ 27,913.91
0310-022	2	55.00	3,393	18,130	Non-Residential	4.00	1.00	3.866	0.827	0.650	21.37	\$ 7,670.24
0310-024	2	78.78	4,822	19,327	Non-Residential	4.00	1.00	5.537	1.175	0.692	29.62	\$ 10,631.74
0312-004	2	90.00	5,898	55,584	Non-Residential	4.00	1.00	6.326	1.437	1.991	39.02	\$ 14,005.37
0312-006	2	200.13	7,235	44,865	Non-Residential	4.00	1.00	14.067	1.763	1.601	69.72	\$ 25,026.54
0312-008	2	255.00	13,625	132,356	Non-Residential	4.00	1.00	17.924	3.320	4.742	103.94	\$ 37,309.61
0312-009	2	291.90	25,530	151,546	Non-Residential	4.00	1.00	20.517	6.220	5.429	128.67	\$ 46,184.85
0312-031	2	311.56	10,539	90,883	Non-Residential	4.00	1.00	21.900	2.568	3.256	110.89	\$ 39,805.25
0313-001	2	107.50	2,200	12,540	Non-Residential	4.00	1.00	7.556	0.536	0.449	34.17	\$ 12,263.79
0313-002	2	27.50	2,200	9,001	Non-Residential	4.00	1.00	1.933	0.536	0.322	11.17	\$ 4,007.96
0313-003	2	27.50	2,200	12,843	Non-Residential	4.00	1.00	1.933	0.536	0.460	11.72	\$ 4,205.59
0313-004	2	28.50	2,280	6,840	Non-Residential	4.00	1.00	2.003	0.555	0.245	11.22	\$ 4,025.71

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0313-005	2	26.50	2,117	9,505	Non-Residential	4.00	1.00	1.863	0.516	0.341	10.88	\$ 3,903.93
0313-006	2	40.00	1,821	6,232	Non-Residential	4.00	1.00	2.812	0.444	0.223	13.91	\$ 4,994.48
0313-007	2	81.00	3,640	22,140	Non-Residential	4.00	1.00	5.693	0.887	0.793	29.49	\$ 10,586.89
0313-008	2	245.06	6,921	28,515	Non-Residential	4.00	1.00	17.225	1.686	1.022	79.73	\$ 28,620.20
0313-010	2	132.50	4,055	37,760	Non-Residential	4.00	1.00	9.313	0.988	1.353	46.62	\$ 16,733.03
0313-017	1	400.00	31,402	263,640	Non-Residential	4.00	1.25	28.116	7.651	9.445	226.06	\$ 81,143.84
0313-018	1	441.33	41,777	208,865	Non-Residential	4.00	1.25	31.021	10.179	7.483	243.41	\$ 87,373.89
0314-001	1	275.04	18,906	243,612	Non-Residential	4.00	1.25	19.332	4.606	8.727	163.33	\$ 58,628.06
0314-002	1	326.61	26,013	264,780	Non-Residential	4.00	1.25	22.957	6.338	9.486	193.90	\$ 69,601.65
0314-004	1	87.50	12,048	114,468	Non-Residential	4.00	1.25	6.150	2.935	4.101	65.93	\$ 23,666.65
0314-005	1	55.00	7,596	69,937	Non-Residential	4.00	1.25	3.866	1.851	2.505	41.11	\$ 14,756.71
0314-006	1	55.07	4,303	23,262	Non-Residential	4.00	1.25	3.871	1.048	0.833	28.76	\$ 10,324.90
0314-007	1	105.67	2,147	8,243	Non-Residential	4.00	1.25	7.427	0.523	0.295	41.23	\$ 14,799.04
0314-008	1	25.00	2,060	6,089	Non-Residential	4.00	1.25	1.757	0.502	0.218	12.39	\$ 4,446.12
0314-009	1	35.00	2,883	7,507	Non-Residential	4.00	1.25	2.460	0.702	0.269	17.16	\$ 6,158.70
0314-010	1	52.54	4,068	28,444	Non-Residential	4.00	1.25	3.693	0.991	1.019	28.52	\$ 10,236.04
0314-013	1	43.75	6,015	104,872	Non-Residential	4.00	1.25	3.075	1.465	3.757	41.49	\$ 14,892.38
0314-013A	1	43.75	6,028	104,872	Non-Residential	4.00	1.25	3.075	1.469	3.757	41.50	\$ 14,898.06
0314-014	1	56.20	7,758	44,672	Non-Residential	4.00	1.25	3.950	1.890	1.600	37.20	\$ 13,354.22
0314-015	1	55.00	7,562	45,372	Non-Residential	4.00	1.25	3.666	1.842	1.625	36.67	\$ 13,162.39
0314-016	1	182.50	6,587	41,822	Non-Residential	4.00	1.25	11.422	1.805	1.491	72.59	\$ 26,056.37
0315-001	1	172.50	7,862	62,904	Non-Residential	4.00	1.25	12.476	1.915	2.254	83.23	\$ 29,874.57
0315-002	1	52.50	4,852	35,873	Non-Residential	4.00	1.25	3.690	1.182	1.285	30.79	\$ 11,051.23
0315-003	1	68.75	9,452	19,427	Non-Residential	4.00	1.25	4.832	2.303	0.696	39.16	\$ 14,055.28
0315-004	1	43.75	3,149	23,217	Non-Residential	4.00	1.25	3.075	0.787	0.832	23.37	\$ 8,388.96
0315-006	1	98.00	1,820	19,427	Non-Residential	4.00	1.25	6.888	0.443	0.696	40.14	\$ 14,407.96
0315-007	1	21.50	1,476	19,427	Non-Residential	4.00	1.25	1.511	0.360	0.696	12.83	\$ 4,606.83
0315-008	1	22.00	1,511	19,427	Non-Residential	4.00	1.25	1.546	0.368	0.696	13.05	\$ 4,685.22
0315-009	1	21.00	1,441	19,427	Non-Residential	4.00	1.25	1.476	0.351	0.696	12.62	\$ 4,528.45
0315-010	2	50.00	6,873	47,660	Non-Residential	4.00	1.00	3.514	1.675	1.707	27.59	\$ 9,901.96
0315-011	2	146.15	15,546	108,822	Non-Residential	4.00	1.00	10.272	3.788	3.899	71.83	\$ 25,785.27
0315-013	2	20.00	1,197	3,753	Non-Residential	4.00	1.00	1.406	0.292	0.134	7.33	\$ 2,630.23
0315-014	2	20.00	1,200	4,800	Non-Residential	4.00	1.00	1.406	0.292	0.172	7.48	\$ 2,685.13
0315-015	2	80.00	1,200	5,790	Non-Residential	4.00	1.00	5.623	0.292	0.207	24.49	\$ 8,791.40
0315-016	2	360.00	7,200	49,060	Non-Residential	4.00	1.00	25.304	1.754	1.758	115.26	\$ 41,374.30
0315-017	2	128.85	5,600	43,074	Non-Residential	4.00	1.00	9.057	1.364	1.543	47.86	\$ 17,178.88
0315-018	2	25.00	2,186	4,374	Non-Residential	4.00	1.00	1.757	0.533	0.157	9.79	\$ 3,512.76
0315-019	2	115.00	2,786	14,761	Non-Residential	4.00	1.00	8.083	0.681	0.529	37.17	\$ 13,343.44
0315-020	2	26.25	2,099	14,761	Non-Residential	4.00	1.00	1.845	0.511	0.529	11.54	\$ 4,142.76
0315-020A	2	26.25	2,100	4,160	Non-Residential	4.00	1.00	1.845	0.512	0.149	10.02	\$ 3,597.82
0315-021	2	25.00	2,622	2,575	Non-Residential	4.00	1.00	1.757	0.639	0.092	9.95	\$ 3,572.74
0315-022	2	162.50	21,527	157,075	Non-Residential	4.00	1.00	11.422	5.245	5.627	89.18	\$ 32,010.06
0315-026	2	45.00	6,185	6,187	Non-Residential	4.00	1.00	3.163	1.507	0.222	19.57	\$ 7,023.40
0316-001	2	140.00	3,998	7,760	Non-Residential	4.00	1.00	9.840	0.974	0.278	44.37	\$ 15,926.87
0316-001A	2	135.00	14,906	59,824	Non-Residential	4.00	1.00	9.489	3.632	2.136	61.03	\$ 21,905.88
0316-002	2	412.50	37,810	393,285	Non-Residential	4.00	1.00	28.994	9.212	14.089	209.18	\$ 75,086.89
0316-010	2	275.00	18,905	33,626	Non-Residential	4.00	1.00	19.330	4.606	1.205	100.56	\$ 36,096.67
0316-013	2	275.00	18,905	271,387	Non-Residential	4.00	1.00	19.330	4.606	9.722	134.63	\$ 48,326.54
0316-018	2	31.50	4,329	22,247	Non-Residential	4.00	1.00	2.214	1.055	0.797	16.26	\$ 5,837.77
0316-018A	2	106.00	14,570	29,641	Non-Residential	4.00	1.00	7.451	3.550	1.062	48.25	\$ 17,139.33
0317-001	2	275.00	18,906	108,390	Non-Residential	4.00	1.00	19.330	4.606	3.883	111.28	\$ 39,942.70
0317-002	2	150.17	13,277	26,524	Non-Residential	4.00	1.00	10.555	3.235	0.950	58.96	\$ 21,164.12
0317-026	2	50.00	2,800	-	Non-Residential	4.00	1.00	3.514	0.682	-	16.79	\$ 6,025.62
0317-027	2	143.50	4,896	48,340	Apartment	3.00	1.00	10.087	1.193	1.732	39.03	\$ 14,011.19
0326-001	1	160.63	3,175	12,672	Non-Residential	4.00	1.25	11.290	0.774	0.454	62.59	\$ 22,466.45
0326-002	1	48.00	6,324	45,213	Non-Residential	4.00	1.25	3.233	1.541	1.820	31.97	\$ 11,475.44
0326-003	1	68.38	9,400	27,547	Non-Residential	4.00	1.25	4.806	2.290	0.987	40.42	\$ 14,507.30
0326-004	1	93.50	8,738	29,000	Non-Residential	4.00	1.25	6.572	2.129	1.039	48.70	\$ 17,480.84
0326-005	1	137.50	4,112	32,228	Non-Residential	4.00	1.25	9.665	1.002	1.155	59.11	\$ 21,216.28
0326-010	2	50.00	6,873	51,250	Non-Residential	4.00	1.00	3.514	1.675	1.836	28.10	\$ 10,086.62
0326-011	2	275.00	18,906	143,520	Non-Residential	4.00	1.00	19.330	4.606	5.142	116.31	\$ 41,749.71
0326-012	2	142.50	4,812	143,520	Non-Residential	4.00	1.00	10.016	1.172	5.142	65.32	\$ 23,447.12
0326-013	2	25.00	2,187	143,520	Non-Residential	4.00	1.00	1.757	0.533	5.142	29.73	\$ 10,670.46
0326-018	2	172.50	7,048	39,212	Non-Residential	4.00	1.00	12.476	1.717	1.405	62.39	\$ 22,396.24
0326-020	2	168.50	6,347	143,520	Non-Residential	4.00	1.00	11.844	1.546	5.142	74.13	\$ 26,608.07
0326-022	2	214.10	3,287	12,475	Non-Residential	4.00	1.00	15.049	0.801	0.447	65.19	\$ 23,399.03
0326-023	2	241.09	13,724	63,450	Non-Residential	4.00	1.00	16.946	3.344	2.273	90.25	\$ 32,396.04
0327-001	1	110.00	2,268	25,179	Non-Residential	4.00	1.25	7.732	0.553	0.902	45.93	\$ 16,487.49
0327-002	1	27.50	2,268	25,179	Non-Residential	4.00	1.25	1.933	0.553	0.902	16.94	\$ 6,079.87
0327-003	1	55.00	6,046	25,179	Non-Residential	4.00	1.25	3.866	1.473	0.902	31.20	\$ 11,201.11
0327-004	1	27.50	3,781	11,469	Non-Residential	4.00	1.25	1.933	0.921	0.411	16.33	\$ 5,859.97
0327-005	1	72.50	6,520	18,555	Non-Residential	4.00	1.25	5.096	1.589	0.665	36.75	\$ 13,190.17
0327-008	1	47.50	6,529	21,600	Non-Residential	4.00	1.25	3.339	1.591	0.774	28.52	\$ 10,236.06
0327-011	1	73.25	8,420	-	Non-Residential	4.00	1.25	5.149	2.051	-	36.00	\$ 12,922.57
0327-012	1	179.25	7,387	44,322	Non-Residential	4.00	1.25	12.599	1.800	1.588	79.93	\$ 28,692.86
0327-013	1	22.50	3,092	17,268	Non-Residential	4.00	1.25	1.582	0.753	0.619	14.77	\$ 5,300.78
0327-018	1	30.00	4,125	23,925	Non-Residential	4.00	1.25	2.109	1.005	0.857	19.85	\$ 7,126.66
0327-020	1	55.00	4,537	25,179	Non-Residential	4.00	1.25	3.866	1.105	0.902	29.37	\$ 10,541.26
0327-021	1	245.00	33,684	235,788	Public	2.00	1.25	17.221	8.207	8.447	84.69	\$ 30,398.59
0327-024	1	53.00	570	-	Public	2.00	1.25	3.725	0.139	-	9.66	\$ 3,467.68
0327-025	1	102.00	5,280	16,987	Non-Residential	4.00	1.25	7.170	1.286	0.609	45.32	\$ 16,268.64
0327-026	1	146.63	10,080	43,000	Non-Residential	4.00	1.25	10.306	2.456	1.540	71.51	\$ 25,670.11
0327-028	1	4.77	328	1,399	Condominium	2.00	1.25	0.335	0.080	0.050	1.16	\$ 417.59
0327-029	1	5.11	351	1,499	Condominium	2.00	1.25	0.359	0.086	0.054	1.25	\$ 447.44
0327-030	1	5.22	359	1,531	Condominium	2.00	1.25	0.367	0.087	0.055	1.27	\$ 456.99
0327-031	1	5.14	353	1,507	Condominium	2.00	1.25	0.361	0.086	0.054	1.25	\$ 449.82
0327-032	1	4.55	313	1,334	Condominium	2.00	1.25	0.320	0.076	0.048	1.11	\$ 398.19

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0327-033	1	4.67	321	1,369	Condominium	2.00	1.25	0.328	0.078	0.049	1.14	\$ 408.63
0327-034	1	4.67	321	1,369	Condominium	2.00	1.25	0.328	0.078	0.049	1.14	\$ 408.63
0327-035	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	\$ 312.52
0327-036	1	3.67	252	1,076	Condominium	2.00	1.25	0.258	0.061	0.039	0.89	\$ 321.17
0327-037	1	3.73	256	1,094	Condominium	2.00	1.25	0.262	0.062	0.039	0.91	\$ 326.55
0327-038	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	\$ 319.68
0327-039	1	3.69	254	1,082	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	\$ 322.97
0327-040	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	\$ 312.52
0327-041	1	5.08	348	1,483	Condominium	2.00	1.25	0.355	0.085	0.053	1.23	\$ 442.66
0327-042	1	3.69	253	1,081	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	\$ 322.67
0327-043	1	4.75	327	1,393	Condominium	2.00	1.25	0.334	0.080	0.050	1.16	\$ 415.80
0327-044	1	5.11	351	1,499	Condominium	2.00	1.25	0.359	0.086	0.054	1.25	\$ 447.44
0327-045	1	5.22	359	1,531	Condominium	2.00	1.25	0.367	0.087	0.055	1.27	\$ 456.99
0327-046	1	5.14	353	1,507	Condominium	2.00	1.25	0.361	0.086	0.054	1.25	\$ 449.82
0327-047	1	4.55	313	1,334	Condominium	2.00	1.25	0.320	0.078	0.048	1.11	\$ 398.19
0327-048	1	4.70	323	1,379	Condominium	2.00	1.25	0.331	0.079	0.049	1.15	\$ 411.82
0327-049	1	3.66	251	1,072	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	\$ 319.98
0327-050	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	\$ 312.52
0327-051	1	3.67	252	1,076	Condominium	2.00	1.25	0.258	0.061	0.039	0.89	\$ 321.17
0327-052	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	\$ 319.68
0327-053	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	\$ 319.68
0327-054	1	3.69	254	1,082	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	\$ 322.97
0327-055	1	8.58	590	2,516	Condominium	2.00	1.25	0.603	0.144	0.090	2.09	\$ 751.00
0327-056	1	3.68	253	1,080	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	\$ 322.37
0328-001	2	636.71	31,498	327,339	Non-Residential	4.00	1.00	44.754	7.674	11.727	256.62	\$ 92,114.31
0328-002	1	301.95	16,535	74,479	Non-Residential	4.00	1.25	21.224	4.029	2.668	139.60	\$ 50,110.79
0328-003	1	30.00	2,250	34,236	Non-Residential	4.00	1.25	2.109	0.548	1.226	19.42	\$ 6,969.74
0328-004	1	170.00	7,218	34,236	Non-Residential	4.00	1.25	11.949	1.759	1.226	74.67	\$ 26,803.54
0329-001	1	286.67	6,997	50,163	Non-Residential	4.00	1.25	20.150	1.446	1.797	116.97	\$ 41,985.21
0329-002	1	126.57	7,470	39,993	Non-Residential	4.00	1.25	8.897	1.820	1.433	60.75	\$ 21,805.45
0329-002A	1	48.00	3,384	14,300	Non-Residential	4.00	1.25	3.374	0.824	0.512	23.55	\$ 8,454.53
0329-003	1	34.20	3,075	7,365	Non-Residential	4.00	1.25	2.404	0.749	0.264	17.08	\$ 6,132.35
0329-004	1	30.00	2,495	9,171	Non-Residential	4.00	1.25	2.109	0.608	0.329	15.23	\$ 5,465.26
0329-005	1	622.13	34,538	285,570	Non-Residential	4.00	1.25	43.729	8.415	10.230	311.87	\$ 111,946.90
0329-006	1	25.29	1,873	2,130	Non-Residential	4.00	1.25	1.778	0.456	0.076	11.55	\$ 4,146.63
0330-001	1	123.00	3,598	17,358	Non-Residential	4.00	1.25	8.646	0.877	0.622	50.72	\$ 18,206.20
0330-002	1	46.00	3,449	24,168	Non-Residential	4.00	1.25	3.233	0.840	0.866	24.70	\$ 8,865.14
0330-003	1	66.00	5,980	9,554	Non-Residential	4.00	1.25	4.639	1.457	0.342	32.19	\$ 11,555.30
0330-004	1	140.00	12,122	84,345	Non-Residential	4.00	1.25	9.840	2.953	3.022	79.08	\$ 28,385.22
0330-013	2	25.00	1,716	12,440	Apartment	3.00	1.00	1.757	0.418	0.446	7.86	\$ 2,822.43
0330-014	2	65.00	4,464	34,188	Non-Residential	4.00	1.00	4.569	1.088	1.225	27.52	\$ 9,880.11
0330-023	1	210.43	10,589	60,692	Non-Residential	4.00	1.25	14.791	2.580	2.174	97.72	\$ 35,078.63
0330-026	2	808.00	42,077	696,431	Non-Residential	4.00	1.00	56.794	10.252	24.949	367.98	\$ 132,087.51
0330-027	1	57.29	2,251	13,633	Non-Residential	4.00	1.25	4.027	0.548	0.488	25.32	\$ 9,087.69
0330-028	1	109.50	4,302	26,059	Non-Residential	4.00	1.25	7.697	1.048	0.934	48.39	\$ 17,370.81
0330-029	1	4.17	164	992	Condominium	2.00	1.25	0.293	0.040	0.036	0.92	\$ 330.63
0330-030	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.30
0330-031	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.30
0330-032	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.30
0330-033	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.30
0330-034	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.30
0330-035	1	3.68	145	876	Condominium	2.00	1.25	0.259	0.035	0.031	0.81	\$ 291.97
0330-036	1	2.26	89	539	Condominium	2.00	1.25	0.159	0.022	0.019	0.50	\$ 179.65
0330-037	1	2.66	104	632	Condominium	2.00	1.25	0.187	0.025	0.023	0.59	\$ 210.64
0330-038	1	4.18	164	994	Condominium	2.00	1.25	0.294	0.040	0.036	0.92	\$ 331.30
0330-039	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	\$ 295.30
0330-040	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	\$ 295.30
0330-041	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	\$ 295.30
0330-042	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	\$ 295.30
0330-043	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	\$ 295.30
0330-044	1	3.68	145	876	Condominium	2.00	1.25	0.259	0.035	0.031	0.81	\$ 291.97
0330-045	1	2.29	90	546	Condominium	2.00	1.25	0.161	0.022	0.020	0.51	\$ 181.98
0330-046	1	2.66	104	632	Condominium	2.00	1.25	0.187	0.025	0.023	0.59	\$ 210.64
0330-047	1	4.16	164	991	Condominium	2.00	1.25	0.293	0.040	0.036	0.92	\$ 330.30
0330-048	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	\$ 293.64
0330-049	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	\$ 293.64
0330-050	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	\$ 293.64
0330-051	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	\$ 293.64
0330-052	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	\$ 293.64
0330-053	1	3.70	145	880	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	\$ 293.30
0330-054	1	2.27	89	540	Condominium	2.00	1.25	0.159	0.022	0.019	0.50	\$ 179.98
0330-055	1	2.62	103	624	Condominium	2.00	1.25	0.184	0.025	0.022	0.58	\$ 207.98
0330-056	1	4.21	165	1,002	Condominium	2.00	1.25	0.296	0.040	0.036	0.93	\$ 333.96
0330-057	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.97
0330-058	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.97
0330-059	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.97
0330-060	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.97
0330-061	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	\$ 294.97
0330-062	1	3.74	147	891	Condominium	2.00	1.25	0.263	0.036	0.032	0.83	\$ 296.97
0330-063	1	2.41	95	574	Condominium	2.00	1.25	0.170	0.023	0.021	0.53	\$ 191.31
0330-064	1	2.45	96	584	Condominium	2.00	1.25	0.172	0.023	0.021	0.54	\$ 194.65
0330-065	1	2.68	105	638	Condominium	2.00	1.25	0.188	0.026	0.023	0.59	\$ 212.64
0330-066	1	2.64	104	628	Condominium	2.00	1.25	0.185	0.025	0.022	0.58	\$ 209.31
0330-067	1	2.71	106	645	Condominium	2.00	1.25	0.191	0.026	0.023	0.60	\$ 214.98
0330-068	1	2.51	99	597	Condominium	2.00	1.25	0.176	0.024	0.021	0.55	\$ 198.98
0330-069	1	2.78	109	661	Condominium	2.00	1.25	0.195	0.027	0.024	0.61	\$ 220.31
0330-070	1	3.41	134	811	Condominium	2.00	1.25	0.240	0.033	0.029	0.75	\$ 270.30

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Building Factor	Special Benefit Points	Total Assessment
0330-071	1	4.04	159	962	Condominium	2.00	1.25	0.284	0.039	0.034	0.89	\$ 320.69
0330-072	1	2.02	79	480	Condominium	2.00	1.25	0.142	0.019	0.017	0.45	\$ 159.98
0341-013	1	865.03	8,915	-	Public	2.00	1.25	60.802	2.172	-	157.44	\$ 56,512.23
0341-014	1	842.70	6,630	-	Public	2.00	1.25	59.233	1.615	-	152.12	\$ 54,604.12
3705-037	1	80.00	20,987	136,850	Non-Residential	4.00	1.25	5.623	5.113	4.903	78.20	\$ 28,068.42
3705-042	1	550.00	75,624	302,496	Non-Residential	4.00	1.25	38.659	18.425	10.837	339.60	\$ 121,902.35
3705-055	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.665	9.212	2.922	109.00	\$ 39,125.53
3705-056	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.665	9.212	2.922	109.00	\$ 39,125.53
3705Z-001	1	33.00	1,919	103,350	Non-Residential	4.00	1.25	2.320	0.468	3.702	32.45	\$ 11,647.29
3705Z-002	1	307.00	26,356	113,083	Non-Residential	4.00	1.25	21.579	6.421	4.051	160.26	\$ 57,524.73
3706-047	1	370.00	17,000	155,871	Non-Residential	4.00	1.25	26.007	4.142	5.584	178.66	\$ 64,132.35

APPENDIX C
**ENGINEER'S
REPORT**

(Attached Separately)



UNION SQUARE

UNION SQUARE
BUSINESS IMPROVEMENT
DISTRICT

Info@UnionSquareBID.com

(415) 781-7860

www.VisitUnionSquareSF.com

MEMORANDUM

TO: Aaron Peskin, District 3 Supervisor
FROM: Chris Corgas, Senior Program Manager
DATE: May 30, 2019
RE: Proposed Renewal and Expansion of the Union Square Business Improvement District

Dear Supervisor Peskin,

Enclosed for your review and legislative submittal are the materials related to the proposed renewal and expansion of the Union Square Business Improvement District (Union Square BID), those materials include:

- Resolution to Establish (Renew and Expand) the Union Square BID
- Union Square BID Management District Plan
- Union Square BID Engineer's Report

If you should have any questions regarding the materials enclosed or the renewal process please do not hesitate to contact me. I look forward to the introduction of the Resolution on Tuesday June 4, 2019.



1 [Assessment Ballots for City Parcels - Union Square Business Improvement District]
2

3 **Resolution authorizing the Mayor or her designee(s) to cast an assessment ballot in the**
4 **affirmative for the proposed renewal and expansion of a property and business**
5 **improvement district to be named the Union Square Business Improvement District,**
6 **with respect to certain parcels of real property owned by the City that would be subject**
7 **to assessment in said district.**
8

9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
10 California Streets and Highways Code, Sections 36600 et seq. (the "Act"), as augmented by
11 Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"), the Board
12 of Supervisors adopted Resolution No. 221-19 on May 7, 2019, entitled "Resolution declaring
13 the intention of the Board of Supervisors to renew and expand a property-based business
14 improvement district known as the "Union Square Business Improvement District" and levy a
15 multi-year assessment on all parcels in the district; approving the management district plan
16 and engineer's report and proposed boundaries map for the district; ordering and setting a
17 time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the
18 Whole, on July 9, 2019, at 3:00 p.m.; approving the form of the Notice of Public Hearing and
19 Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and
20 directing the Clerk of the Board of Supervisors to give notice of the public hearing and
21 balloting, as required by law." (the "Resolution of Intention," BOS File No. 190427); and

22 WHEREAS, The Resolution of Intention for the Union Square Business Improvement
23 District (the "Union Square BID" or "District"), among other things, approved the Union Square
24 Business Improvement District Management District Plan (the "District Management Plan"),
25 dated January 2019, the Union Square Business Improvement District Engineer's Report,

1 dated January, 2019, and the Notice of Public Hearing, that are all on file with Clerk of the
2 Board of Supervisors in File No. 190427; and

3 WHEREAS, If the proposed District is renewed and expanded, assessments would be
4 levied and collected against all parcels of real property in the proposed District for a period of
5 ten years, commencing with FY2019-2020 through FY2028-2029; and

6 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
7 within an assessment district that are owned or used by any government agency, the State of
8 California or the United States shall not be exempt from assessment unless the agency can
9 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
10 receive no special benefit; and

11 WHEREAS, The Board of Supervisors has jurisdiction over nine parcels of real
12 property within the proposed assessment district that are owned by the City and County of
13 San Francisco, the details of which are set forth in the following chart, which shows for each
14 parcel the street address, Assessor's lot and block number, name/description, proposed
15 assessment amount, and the percent of the total proposed assessments for the District that
16 parcel would be assessed for the first year of the District (which is the corresponding weight to
17 be afforded the City's signature on the ballot to renew and expand the Union Square BID):

18

19 ADDRESS	20 LOT / BLOCK	21 NAME / DESCRIPTION OF BUILDING	22 EST. ASSESSMENT AMOUNT	23 % OF TOTAL CBD BUDGET
24 585 Bush Street	0286-017	San Francisco Municipal Transportation Agency	\$18,409.50	0.305%
25 585 Bush St	0286-024	San Francisco Municipal Transportation Agency	\$48,090.95	0.797%

1	Harlan Alley East	0287-015	San Francisco Department of Public Works	\$1,049.06	0.017%
2					
3	Harlan Alley/Mark Lane Corner	0287-024	San Francisco Department of Public Works	\$1,005.51	0.017%
4					
5	333 Post Street	0308-001	San Francisco Recreation and Parks	\$126,118.13	2.089%
6					
7	121 O'Farrell St	0327-021	San Francisco Municipal Transportation Agency	\$30,398.59	0.504%
8					
9	Not Available	0327-024	San Francisco Municipal Transportation Agency	\$3,467.68	0.057%
10					
11	Hallidie Plaza	0341-013	San Francisco Department of Public Works	\$56,512.23	0.936%
12					
13	Hallidie Plaza	0341-014	San Francisco Department of Public Works	\$54,604.12	0.905%
14					
15	TOTAL			\$339,655.77	5.627%
16					

17
18 WHEREAS, The Board of Supervisors will hold a public hearing on July 9, 2019, to
19 consider public testimony on the proposed renewal and expansion of the Union Square
20 Business Improvement District, the levy of multi-year assessments on real property located in
21 the proposed district, and assessment ballot proceedings for affected property owners to
22 approve or disapprove the assessments; and

23 WHEREAS, The property owners or their authorized representatives may submit,
24 withdraw or change assessment ballots for their respective properties prior to the close of
25 public testimony at the public hearing; and

1 WHEREAS, The Board of Supervisors may cast the assessment ballots for those
2 parcels over which it has jurisdiction, to either approve or disapprove the proposed
3 assessments for those parcels that would be subject to assessment; or the Board may
4 authorize a representative to submit the assessment ballots for parcels over which the Board
5 has jurisdiction; and

6 WHEREAS, At the July 9, 2019, public hearing the Board is likely to receive public
7 testimony both in favor of and against the levying of assessments, and the Department of
8 Elections will tabulate the assessment ballots submitted by the owners of affected properties
9 to determine if there is a majority protest; and

10 WHEREAS, It is appropriate for the Board of Supervisors to authorize a representative
11 to submit an assessment ballot for the City-owned parcels within the proposed district over
12 which the Board has jurisdiction to avoid confusion on the Board's dual role as both the
13 legislative body that may form the district and levy assessments if there is no majority protest
14 by the affected property owners, and as the decision-making body for the City as the owner of
15 property subject to assessments; now, therefore, be it

16 RESOLVED, That the Mayor or their designee(s) is hereby authorized to submit an
17 assessment ballot in the affirmative for the above-listed parcels of real property owned by the
18 City and County of San Francisco over which the Board has jurisdiction that would be subject
19 to assessment in the proposed property and business improvement district to be named the
20 Union Square Business Improvement District; and, be it

21 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
22 of this Resolution to be delivered to the Office of Economic and Workforce Development, and
23 the Director of Elections, and placed in the Board of Supervisors file for the Resolution to
24 renew and expand the proposed district.



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 190691

Date Passed: June 25, 2019

Resolution authorizing the Mayor or her designee(s) to cast an assessment ballot in the affirmative for the proposed renewal and expansion of a property and business improvement district to be named the Union Square Business Improvement District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.

June 20, 2019 Government Audit and Oversight Committee - RECOMMENDED AS COMMITTEE REPORT

June 25, 2019 Board of Supervisors - ADOPTED

Ayes: 10 - Brown, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee
Absent: 1 - Fewer

File No. 190691

I hereby certify that the foregoing Resolution was ADOPTED on 6/25/2019 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

6/28/19

Date Approved

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
Time stamp
2019 JUN 14 4:56

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

BY _____

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Supervisor Aaron Peskin

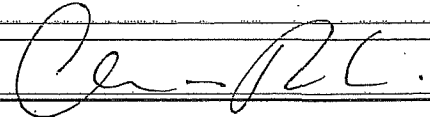
Subject:

Resolution to Establish (Renew and Expand) - Union Square Business Improvement District

The text is listed:

Resolution to establish (renew and expand) the property-based business improvement district known as the "Union Square Business Improvement District," ordering the levy and collection of assessments against property located in that district for 10 years commencing with fiscal year 2019-2020, subject to conditions as specified, and making environmental findings.

Signature of Sponsoring Supervisor: []



For Clerk's Use Only