

File No. 101527

Committee Item No. _____

Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 4, 2011

Cmte Board

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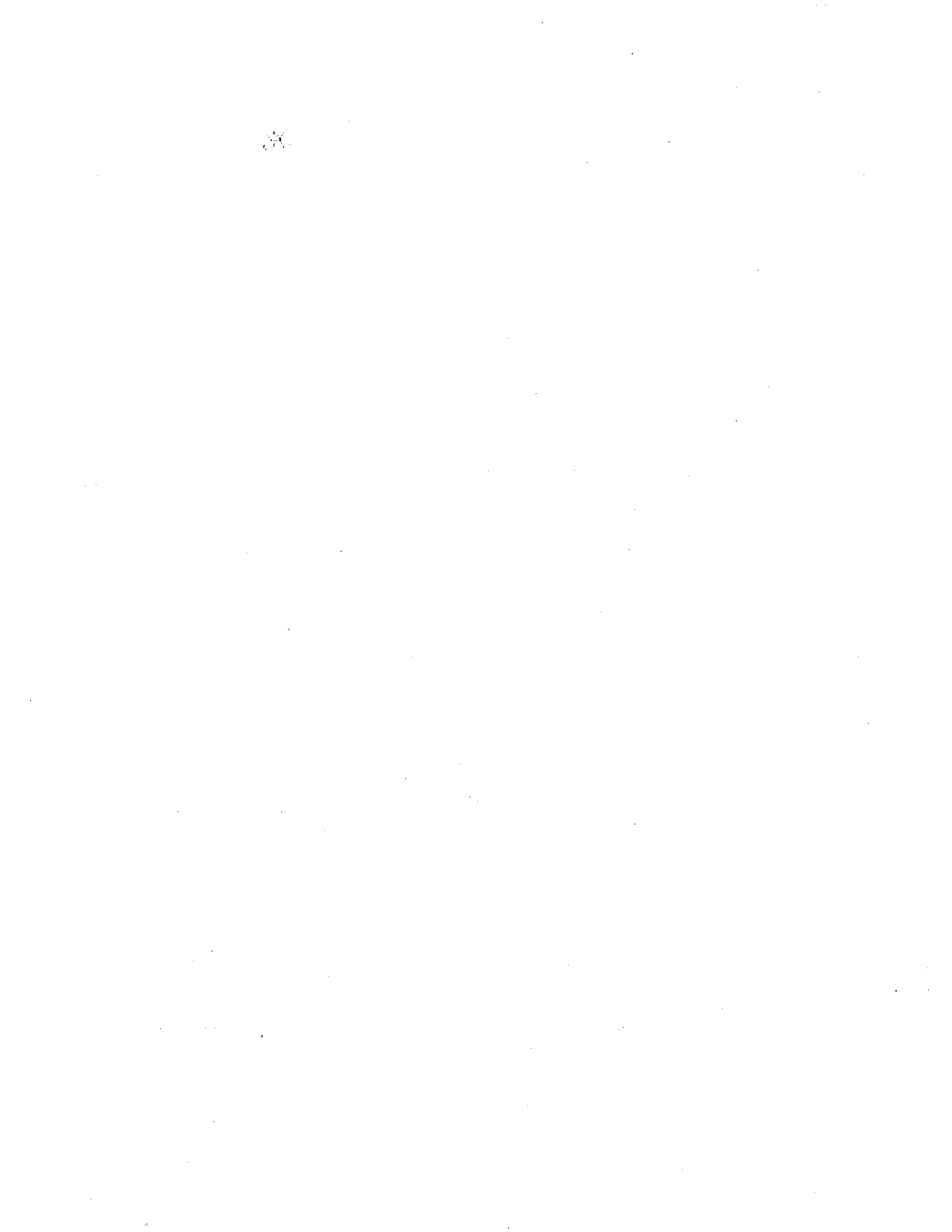
Completed by: Joy Lamug

Date December 23, 2010

Completed by: _____

Date _____

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1 [Resolution to Establish the Civic Center Community Benefit District]
2

3 **Resolution establishing a property-based business improvement district to be known**
4 **as the "Civic Center Community Benefit District," ordering the levy and collection of**
5 **assessments against property located in that district for ten years commencing with FY**
6 **2011-2012, subject to conditions as specified, and making environmental findings.**
7

8 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
9 California Streets and Highways Code Sections 36600 *et seq.* (the "Act"), as augmented by
10 Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"), the Board
11 of Supervisors adopted Resolution No. 514-10 on November 2, 2010, entitled "Resolution
12 declaring the intention of the Board of Supervisors to establish a property-based business
13 improvement district to be known as the "Civic Center Community Benefit District (CBD)," to
14 order the levy and collection of a multi-year assessment, and setting a time and place for a
15 public hearing thereon" (the "Resolution of Intention"); and,

16 WHEREAS, The Resolution of Intention for the Civic Center Community Benefit District
17 (the "Civic Center CBD" or "District"), among other things, approved the Civic Center
18 Community Benefit District Management District Plan (the "District Management Plan") as
19 amended October 27, 2010, the detailed District Assessment Engineer's Report as amended
20 October 27, 2010, the Boundaries Map, and the form of the Assessment Ballots and the
21 Notice of Public Hearing, that are all on file with Clerk of the Board of Supervisors in File No.
22 101318; and,

23 WHEREAS, The Board of Supervisors caused notice of a public hearing concerning
24 the proposed formation of the Civic Center CBD, and the proposed levy of assessments
25

1 against property located within the District for a period of ten years, for fiscal years 2011-2012
2 through 2020-2021; and,

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

5 WHEREAS, An amended Management District Plan dated December 14, 2010 was
6 filed with the Board on December 14, 2010, containing information about the proposed district
7 and assessments as required by California Streets and Highways Code §36622; and,

8 WHEREAS, An amended detailed Engineer's Report dated December 14, 2010 was
9 filed with the Clerk of the Board on December 14, 2010, as prepared by K. Dennis
10 Klingelhofer, California Registered Professional Engineer No. C 50255, titled "Civic Center
11 Community Benefit District Engineer's Report," supporting the assessments within the
12 proposed district; and,

13 WHEREAS, An amended Proposed Boundaries Map was submitted to the Clerk of the
14 Board of Supervisors pursuant to California Streets and Highways Code §3110, on December
15 14, 2010; and,

16 WHEREAS, the December 14, 2010 amended Management District Plan and amended
17 Engineer's Report and amended Proposed Boundaries Map filed with the Clerk of the Board
18 changed the October 27, 2010 versions of those documents that were previously approved by
19 the Board of Supervisors, by removing the residential parcels at 601 Van Ness Avenue
20 (commonly known as Opera Plaza) from the proposed District, and reducing the proposed
21 assessments and expenditures, reducing the description and list of covered Assessor's
22 parcels, and reducing the boundary of the map for the proposed District, accordingly.

23 WHEREAS, A public hearing concerning the proposed formation of the Civic Center
24 CBD and the proposed levy of assessments within such District was held on January 4, 2011
25

1 at 3 p.m., in the Board's Legislative Chambers located on the Second Floor of City Hall, 1 Dr.
2 Carlton B. Goodlett Place, San Francisco, California; and,

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

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

15 WHEREAS, The public interest, convenience and necessity require the establishment
16 of the proposed Civic Center Community Benefit District; and,

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

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

23 **Section 1. MANAGEMENT DISTRICT PLAN, DISTRICT ASSESSMENT**
24 **ENGINEER'S REPORT, AND BOUNDARIES MAP.** The Board hereby approves the
25 Management District Plan and District Assessment Engineer's Report as each last amended

1 December 14, 2010, including the estimates of the costs of the property-related services,
2 activities and improvements set forth in the plan, and the assessment of said costs on the
3 properties that will specially benefit from such services, activities and improvements. The
4 Board also hereby approves the Boundaries Map as amended December 14, 2010, showing
5 the exterior boundaries of the District. A copy of the Management District Plan, the District
6 Assessment Engineer's Report, and the Boundaries Map, as each last amended December
7 14, 2010 are on file with the Clerk of the Board of Supervisors in File No. 101527, which is
8 hereby declared to be a part of this Resolution as if set forth fully herein.

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

14 **Section 3. ESTABLISHMENT OF DISTRICT.** Pursuant to the Act and Article 15, a
15 property-based business improvement district designated as the "Civic Center Community
16 Benefit District" is hereby established.

17 **Section 4. DESCRIPTION OF DISTRICT.** The Civic Center Community Benefit
18 District shall include all parcels of real property within the district. The proposed District
19 contains approximately 203 identified parcels, located on approximately 35 whole or partial
20 blocks in the City Hall and Civic Center Plaza Street area, including the adjacent portion of
21 Market Street. The District is generally bounded: on the North by Turk Street; on the East by
22 a varying boundary along Hyde, Larkin and Ninth Streets; on the South by and including the
23 South side of Market Street; and on the West by the West side of Franklin Street. It also
24 includes both sides of Grove, Ivy and Hayes Streets westward to Gough Street.

25 Within the Civic Center CBD there are three separate benefit zones, established to

1 reflect different levels of service provided.

2 Zone 1 generally encompasses: from the North side of McAllister Street to the South
3 side of Golden Gate between Larkin and Polk Streets; the South side of Turk Street from Polk
4 Street to Van Ness Avenue; from Larkin Street on the East (where it adjoins the Tenderloin
5 Community Benefit District), to the properties on the West side of Franklin Street, extending
6 South to include Parcel No. 792-031 (commonly known as "the Ballet Building") midway in the
7 block between Fulton and Grove Streets, and extending North to Elm Street.

8 Zone 2 generally encompasses the Civic Center Plaza, the Asian Art Museum, the
9 Main Library, Bill Graham Auditorium, Symphony Hall, the Opera House, the War Memorial
10 Building, the Performing Arts Garage, plus properties along Grove, Ivy and Hayes Streets
11 West to Gough Street, and properties on both sides of Van Ness Avenue extending South to
12 Market Street.

13 Zone 3 generally encompasses the areas along Polk Street South of Lech Walesa
14 Street, Fox Plaza, Fell Street, Hickory Street, Oak Street West to Franklin Street, and both
15 sides of Market Street from Ninth Street to Franklin Street.

16 Reference should be made to the detailed maps and the lists of parcels identified by
17 Assessor Parcel Number that are contained in the Management District Plan, in order to
18 determine which specific parcels are included in the Civic Center Community Benefit District.

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

22 **Section 6. SYSTEM OF ASSESSMENTS.** (a) Annual assessments will be levied to
23 pay for the activities to be provided within the District, commencing with fiscal year 2011-
24 2012, and continuing for ten (10) years, ending with fiscal year 2020-2021. For purposes of
25 levying and collecting assessments within the District, a fiscal year shall commence on each

1 July 1st and end on the following June 30th.

2 (b) The total amount of the proposed assessments to be levied and collected for
3 fiscal year 2011-2012 shall be \$685,044 (as shown in the Management District Plan and
4 Engineer's Report, each dated December 14, 2010). The amount of assessments to be
5 levied and collected in fiscal years two (2) through ten (10) may be increased annually by the
6 Board of Directors of the District by an amount not to exceed the change in the Consumer
7 Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose Consolidated
8 Metropolitan Statistical Area, or three percent (3%), whichever is less.

9 (c) The method and basis of levying and collecting the assessment shall be as set
10 forth in the Management District Plan. The levy of the assessments shall commence with
11 fiscal year 2011-2012. Each year the assessment shall be due and payable in two equal
12 installments. The first installment shall be due on November 1 of each fiscal year during the
13 life of the District, and shall become delinquent on December 10 of that fiscal year. The
14 second installment shall be due on February 1 of each fiscal year during the life of the District,
15 and shall become delinquent on April 10 of that fiscal year. Nonpayment of the assessment
16 shall have the same lien priority and delinquent payment penalties and be subject to the same
17 enforcement procedures and remedies as the ad valorem property tax.

18 **Section 7. USE OF REVENUES.** The proposed property-related services,
19 improvements or activities for the District include several programs. Programs will be refined
20 by the CBD management corporation board based on evaluation of need and effectiveness,
21 and availability of additional resources.

22 **I. Programs common to all three Zones are as follows:**

23 A. Safety Program -- Daytime Community Service Ambassadors: Four uniformed
24 Community Service Ambassadors (CSAs) will serve throughout all three Zones five
25

1 days per week during daytime, with overlapping shifts. The CSAs are currently
2 scheduled to operate from 7:30 a.m. to 7:30 p.m.

3 B. Advocacy: For all three Zones, multi-faceted Advocacy will be provided by the
4 Executive Director. The Executive Director will coordinate a process for regular
5 exchange of information among Civic Center stakeholders, develop a website, and
6 produce a regular newsletter directed towards District merchants, organizations,
7 property owners, and members of the media. Advocacy will also include participating
8 in community meetings, coordinating information between City agencies and Civic
9 Center stakeholders related to events and issues affecting the area, speaking at
10 hearings, and raising additional resources and investments.

11 C. Beautification: For all three Zones, capital improvements such as wayfinding
12 signage, sidewalk lighting and other streetscape improvements will be provided.
13 Flower baskets/other greening throughout the District will be provided, using both
14 assessment and non-assessment funds.

15 D. Daily Cleaning and Maintenance: For all three Zones, Daily Cleaning and
16 Maintenance will be provided by on call maintenance services for graffiti removal,
17 washing down sidewalks, and similar services, for a total of 20 hours per week.

18 E. Administration: The District will have an Executive Director, and provide
19 dispatch and related administrative functions.

20 **II. Programs for Zone 2, in addition to those listed under 6.I. above, are:**

21 F. Safety Program -- Evening Community Service Ambassadors:

22 Four uniformed Community Service Ambassadors will serve Zone 2 during evening
23 hours, for 200 evenings per year or an equivalent. The evening CSA shifts are
24 currently scheduled for 6:30 p.m. – 11:30 p.m.
25

1 G. Public Space and Sidewalk Activation:

2 Public Space and Sidewalk Activation will be provided in Civic Center Plaza, Fulton
3 Mall, and on sidewalks throughout Zone-2, through activities such as free music
4 performances or performing arts.

5 III. Programs for Zone 3, in addition to those listed under 6.I. above, are:

6 H. Daily Cleaning and Maintenance:

7 Daily Cleaning and Maintenance will be provided by one maintenance worker to
8 sweep sidewalks and remove graffiti; the shift is currently scheduled for
9 7:30 a.m. – 4:00 p.m. daily. (This is in addition to the 20 hours per week on call
10 maintenance services for tasks such as graffiti removal and washing down sidewalks,
11 provided throughout the three Zones.)

12 **Section 8. AUTHORITY TO CONTRACT.** The Board of Supervisors may contract
13 with a separate private entity to administer the improvements, services and activities set forth
14 in Section 7, as provided in California Streets and Highways Code §36614.5 and §36650.
15 Any such entity shall hold the funds it receives from the City and County of San Francisco
16 ("City") in trust for the improvements, services and activities set forth in Section 7. Any such
17 entity that holds funds in trust for purposes related to the contract shall deliver, at no expense
18 to the City, a balance sheet and the related statement of income and cash flows for each
19 fiscal year, all in reasonable detail acceptable to City, reviewed by a Certified Public
20 Accountant (CPA); this review shall include a statement of negative assurance from the CPA.
21 In addition, or alternatively, the Controller or the Office of Economic and Workforce
22 Development may in their discretion require the private entity to deliver, at no expense to the
23 City, an annual independent audit report by a Certified Public Accountant of all such funds.
24 The CPA review and/or audit may be funded from assessment proceeds as part of the
25 general administration of the District. At all times the Board of Supervisors shall reserve full

1 rights of accounting of these funds. The Office of Economic and Workforce Development
2 shall be the City agency responsible for coordination between the City and the District.

3 **Section 9. AMENDMENTS.** The properties in the District established by this
4 Resolution shall be subject to any amendments to the Act and Article 15.

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

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

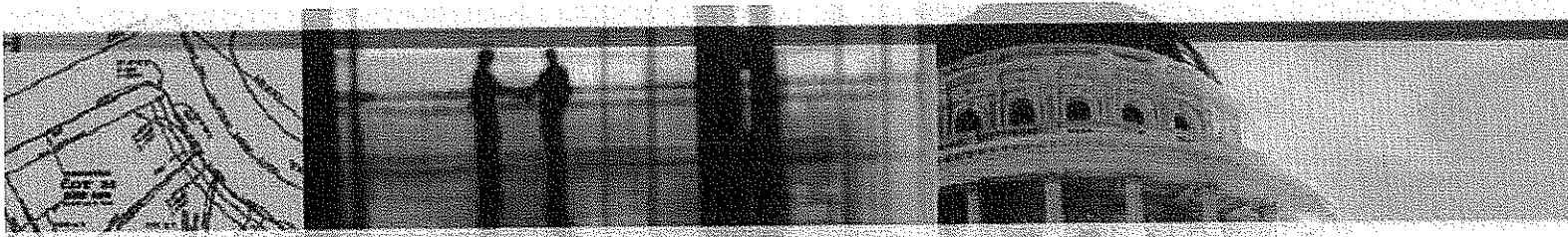
16 **Section 12. BASELINE SERVICES.** To ensure that assessment revenues from the
17 District are used to enhance the current level of services provided by the City within the
18 District, the establishment of the District will not affect the City's policy to continue to provide
19 the same level of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

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1 **Section 13. ENVIRONMENTAL FINDINGS.** The Planning Department has
2 determined that the actions contemplated in this Resolution are in compliance with the
3 California Environmental Quality Act (California Public Resources Code sections 21000 *et*
4 *seq.*). Said determination is on file with the Clerk of the Board of Supervisors in File No.
5 101318, which is hereby declared to be a part of this Resolution as if set forth fully herein.
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City and County of San Francisco

**Civic Center
Community Benefit District**

Engineer's Report

Revised December 2010

Submitted by

N | B | S

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ENGINEER'S LETTER

WHEREAS, pursuant to the Property and Business Improvement District Law of 1994 ("1994 Act"), augmented by Article 15 to the Business and Tax Regulations Code of the City and County of San Francisco Municipal Code it is proposed that the Civic Center Community Benefit District be authorized for a term of 10 years, commencing July 1, 2011.

WHEREAS, this Engineer's Report presents the plans and specifications describing the improvements, services, and activities, an estimate of the costs of the improvements, services, and activities for the Civic Center Community Benefit District for the 2011/12 Fiscal Year, a diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, services, and activities, assessing the net amount upon all assessable lots and/or parcels within the Civic Center Community Benefit District in proportion to the special benefit received; and

NOW THEREFORE, the following assessment is to be authorized in order to pay the estimated costs of the improvements, services, and activities to be paid by the assessable real property within the boundaries of the Civic Center Community Benefit District in proportion to the special benefit received. The following table summarizes the assessment.

FISCAL YEAR 2011/12 SUMMARY OF ASSESSMENT

Estimated Fiscal Year 2011/12 Revenue:	
Estimated Revenue to be Funded by Assessments	\$685,044
Estimated Revenue to be Funded by Non-assessment Sources	6,920
Total Estimated Fiscal Year 2011/12 Revenue	\$691,964
Total Estimated Fiscal Year 2011/12 Expenditures	
	\$691,964
Fiscal Year 2011/12 Maximum Assessment Rates:	
Linear Street Frontage for all Assessor's Parcels	\$7.05 per Linear Street Foot
Additional Linear Street Frontage for all Zone 1 Assessor's Parcels	\$0.00 per Linear Street Foot (total of \$7.05 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 2 Assessor's Parcels	\$3.04 per Linear Street Foot (total of \$10.09 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 3 Assessor's Parcels	\$6.41 per Linear Street Foot (total of \$13.46 per Linear Street Foot)
Building Benefit Factor for all Assessor's Parcels	\$178.86 per Building Benefit Factor
Additional Building Benefit Factor for all Zone 1 Assessor's Parcels	\$0.00 per Building Benefit Factor (total of \$178.86 per Building Benefit Factor)
Additional Building Benefit Factor for all Zone 2 Assessor's Parcels	\$104.73 per Building Benefit Factor (total of \$283.59 per Building Benefit Factor)

Fiscal Year 2011/12 Maximum Assessment Rates:	
Additional Building Benefit Factor for all Zone 3 Assessor's Parcels	\$129.45 per Building Benefit Factor (total of \$308.31 per Building Benefit Factor)

In making the assessments contained herein pursuant to Proposition 218, the "Right to Vote on Taxes Act" approved by California voters in 1996, which added Articles XIII C and XIII D to the California State Constitution (the "Assessment Law"):

1. I have identified all parcels which will have a special benefit conferred upon them from the improvements, services, and activities described in the Description of Improvements, Services, and Activities section of this Engineer's Report (the "Specially Benefited Parcels"). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in Appendix A of this Engineer's Report.
2. I have evaluated the costs and expenses of the improvements, services, and activities upon the Specially Benefited Parcels. In making such evaluation:
 - a. The proportionate special benefit derived by each Specially Benefited Parcel from the improvements, services, and activities was determined in relationship to the entirety of the costs of the improvements, services, and activities;
 - 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 from the improvements, services, and activities; and
 - c. Any general benefits from the improvements, services, and activities have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the Board of Supervisors of the City and County of San Francisco and the Assessment Law.



K. Dennis Klingelhofer
 K. Dennis Klingelhofer, P.E., Assessment Engineer

INTRODUCTION

This Engineer's Report has been prepared to support the authorization of the Civic Center Community Benefit District within the Civic Center area of the City and County of San Francisco ("City"). This Community Benefit District ("CBD") will provide public safety services, cleaning, maintenance, activation, and advocacy services throughout the Civic Center area, as defined below. If authorized, the City will levy assessments annually against real property, for a term of 10 years, within the boundaries of the CBD.

Official Name Designation

The name designation of this proposed district is the Civic Center Community Benefit District ("Civic Center CBD").

Type of Business Improvement District

The Civic Center CBD is being authorized pursuant to the Property and Business Improvement District Law of 1994, California Streets and Highway Code Sections 36600 et seq. ("1994 Act"), augmented by the Business Improvement District Procedure, Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15").

Civic Center CBD Boundary

The boundaries of the Civic Center CBD include approximately 35 whole or partial blocks surrounding City Hall and Civic Center Plaza. The Civic Center CBD is bounded on the north by Turk Street, on the east by a varying boundary including Hyde, Larkin and Ninth Streets, on the south by Market Street, and on the west by Franklin Street. The Civic Center CBD will not provide improvements, services, and activities to those properties located outside of the boundaries. The Civic Center CBD also includes both sides of Grove, Ivy, and Hayes Streets westward to Gough Street. Within the Civic Center CBD, there are three separate zones of benefit established in order to reflect the different levels of improvements, services, and activities provided.

Zone 1

This is the area generally from the north side of McAllister Street to the south side of Turk Street, from Larkin Street in the east where it adjoins the Tenderloin Community Benefit District, to the properties on the west side of Franklin Street, extending south to include the Ballet building midway in the block between Fulton and Grove streets.

Zone 2

This zone generally includes the Civic Center Plaza, the Asian Art Museum, the Main Library, Bill Graham Auditorium, Symphony Hall, the Opera House, the War Memorial Building, the Performing Arts Garage, and properties along Grove, Ivy, and Hayes streets west to Gough Street, and properties on both sides of Van Ness Avenue extending south to Market Street.

Zone 3

This zone generally includes Fulton Street between Hyde and Larkin Streets (between the Asian Art Museum and Main Library, the areas along Polk Street south of Lech Walsea Street, Fox Plaza, Fell, Hickory, and Oak streets west to Franklin Street, and both sides of Market Street Ninth Street to Franklin Street.

Appendix A of this Engineer's Report provides an assessment diagram that more fully details the boundaries of the Civic Center CBD and identifies each parcel.

DESCRIPTION OF IMPROVEMENTS, SERVICES, AND ACTIVITIES

Under the leadership of a non-profit corporation established by the Civic Center CBD ("Owners' Association"), the Civic Center CBD plans to implement and fund public safety, cleaning and maintenance, beautification, activation, and advocacy activities throughout the district.

Public Safety

The Civic Center CBD views the goal of the public safety efforts as producing an environment in which property owners, merchants, residents, and visitors feel comfortable and secure. An objective of the Civic Center CBD is to improve the quality of life for property owners, merchants, and residents within the Civic Center CBD, as well as continually improve the experience of visitors by providing a safe and welcoming presence throughout the area.

The public safety programs include a daily assignment of four uniformed Community Service Ambassadors ("CSAs") who will support police officers and property owners in crime prevention, assist visitors with area information, and provide street population/homeless with social services information and referrals. All CSAs will carry two-way radios that are connected to a centralized dispatch. The CSAs will provide public safety services for 12 hours a day, five days per week. These public safety services are in addition to the current level of public safety services which are provided to the area using general tax revenues by the City.

Additional Zone 2 Public Safety

Additional public safety services and activities will be provided in Zone 2. The additional public safety services will include four uniformed CSAs to work for 200 evenings per year for five hour shifts from 6:30 p.m. - 11:30 p.m. or the equivalent as deemed necessary by the Civic Center CBD. The CSAs will patrol the area throughout Zone 2 to ensure for the safe and comfortable passage of visitors to and from evening performances, events and meetings.

Cleaning and Maintenance

The Civic Center CBD plans to supplement services already provided by the Department of Public Works ("DPW") and other relevant City agencies. The on call cleaning and maintenance program aims to provide for the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the Civic Center CBD boundaries. The goal is for property owners, merchants, and residents alike to maintain a sense of pride in the Civic Center area. Further, perceptions of cleanliness lend itself as an important contribution to the establishment and growth of an aesthetically pleasing, safe, and vibrant community.

A uniformed maintenance worker will respond to maintenance calls to remove graffiti, wash down the sidewalks, or pick up an accumulation of debris on the sidewalks for 20 hours per week in addition to the services provided by DPW to parcels within the Civic Center CBD. This will provide an increased level of activity and reduce response time which will result in a higher level of service. The Civic Center CBD staff will support this maintenance worker by calling the DPW to coordinate the delivery of maintenance services that the City provides.

Additional Zone 3 Cleaning and Maintenance

Zone 3 will provide additional cleaning and maintenance throughout Zone 3's area. Additional cleaning and maintenance activities will include one maintenance worker providing daily sidewalk sweeping, washing down of sidewalks, and graffiti removal between 7:30 a.m. - 4:00 p.m. The maintenance worker will maintain trash receptacles including topping off and wiping down receptacles and removing bulky items between 7:30 a.m. - 4:00 p.m.

Beautification

In an effort to provide a more vibrant area throughout the Civic Center area, the Civic Center CBD will provide additional hanging floral baskets at certain intersections and entry points into the Civic Center CBD. In addition to the hanging baskets, the Civic Center CBD will also provide streetscape improvements including way finding signage and other public right of way and capital enhancements to provide a higher level of service than is provided to parcels outside the boundaries of the Civic Center CBD.

Activation (Zone 2 Only)

Zone 2 will provide programming and activation around Civic Center Plaza, Fulton Mall, other open spaces, and on sidewalks throughout Zone 2. Examples of programming and activation within Zone 2 include performing art or music performances on the public open spaces and sidewalks to set the tone and suspend the audiences in anticipation of night performances and events. The Civic Center CBD will coordinate with the City's Recreation and Park Department on the permitting requirements of Civic Center Plaza.

Advocacy

The purpose of advocacy is to promote the Civic Center CBD as a beautiful, clean, safe, and welcoming area to assure a positive experience for all property owners, merchants, residents, and visitors. The larger purpose is to advocate for services and resources that increase the area's perception as a friendly, clean, and exciting place for attending performances, dining, shopping, living, and investing in business opportunities and properties. It is intended to support patronage growth, business growth and well being for residents, workers, property owners, and visitors. The Executive Director will attend community meetings, coordinate with City agencies related to issues affecting the Civic Center CBD, speak at hearings, and request additional resources and investment into the Civic Center CBD from decision makers and funders.

Additionally, the Executive Director will:

- Represent the Civic Center CBD's members on issues of common concern and promote the Civic Center CBD and its members to agencies, organizations and the public.
- Partner with, establish, and maintain effective working relationships and cooperative arrangements with City agencies, other business organizations, and neighboring CBD's as appropriate to advance the Civic Center CBD's goals.
- Communicate with all property owners and tenants in the Civic Center CBD regarding important issues of concern or impact to the Civic Center CBD as well as the effectiveness of services and activities provided by the Civic Center CBD.
- Produce a regular newsletter to district organizations, merchants, property owners, and members of the media.
- Coordinate services among arts venues, property manager, merchants and the public sector.
- Establish a working partnership with neighborhood social services to help make connections and referrals for services to homeless population interested and open to receiving services.

- Develop a Civic Center CBD website with useful and important links, attend community and city meetings regularly, participate on committees of neighborhood organizations, and issue press releases on the Civic Center CBD programs.

Existing City Services

The City currently provides services in the Civic Center area. The improvements, services, and activities funded by the Civic Center CBD assessment revenue are in addition to those services currently provided by the City.

A list of existing services provided by the City, is included as part of the Civic Center Community Benefit District Management District Plan.

ESTIMATED COSTS

Total Annual Amount Proposed to be Expended

The maximum annual budget presented below represents the costs for providing the improvements, services, and activities that are in addition to those services already provided by the City from July 1, 2011 through June 30, 2012.

Beginning in Fiscal Year 2011/12, the maximum annual budget amount for the Civic Center CBD is as follows:

Description of Expenditures	All Zones Budget	Zone 1 Additional Budget	Zone 2 Additional Budget	Zone 3 Additional Budget	Total 2011/12 Budget(1)	% of Total Budget
Public Safety	\$268,104	\$0	\$89,391	\$0	\$357,495	52%
Cleaning and Maintenance	33,307	0	0	106,583	139,890	20%
Beautification	22,876	0	0	0	22,876	3%
Activation	0	0	24,081	0	24,081	4%
Advocacy	147,622	0	0	0	147,622	21%
Total:	\$471,909	\$0	\$113,472	\$106,583	\$691,964	100%

(1) Annual cost and budget category allocations determined by the Owners' Association.

Description of Revenue	2011/12 Revenue Amount	% of Total Annual Revenue
Assessment Revenue	\$685,044	99%
Other Revenue(1)	6,920	1%
Total 2011/12 Annual Revenue	\$691,964	100%

(1) Comprised of additional funds generated from sources such as grants, donations, and fees for service contracts and in kind donations.

During any future year of operation, the Owners' Association may re-allocate funds from one budget category to another budget category. However, the annual re-allocation of budget category amounts shall not exceed or decrease more than 10% of the previous Fiscal Year's approved budget category amount.

One percent of the Civic Center CBD's annual expenditures provides a general benefit to the public; see the Basis of Assessment section of this Engineer's Report for further information. Properties can be assessed for the special benefits received from the programs and activities, but not the general benefits received by the public at large. Therefore, the portion of the total budget designated as general benefit will be supplemented from other sources. The funds needed (\$6,920) to cover the costs associated with the general benefits received will be contributed through grants, donations, fees for service contracts, and fundraising events.

The Fiscal Year 2011/12 total maximum assessment revenue is subject to an annual increase beginning July 1, 2012. The maximum annual assessment revenue increase will reflect the change in the most recent 12 month Consumer Price Index for All Urban Consumers in San Francisco-Oakland-San Jose or 3%, whichever is less. In no event shall the annual assessment revenue increase be less than zero (i.e., decreased). Note however, that this is the maximum annual assessment revenue and the actual amount assessed to properties may be less than this maximum, depending on desires of the Civic Center CBD and its stakeholders.

Based upon a maximum annual assessment increase of 3%, beginning July 1, 2012, the total annual maximum assessment revenue each year for each of the 10 years is:

Fiscal Year	Total Maximum Annual Assessment Revenue (1)
2011/12	685,044
2012/13	705,596
2013/14	726,763
2014/15	748,566
2015/16	771,023
2016/17	794,154
2017/18	817,979
2018/19	842,518
2019/20	867,794
2020/21	893,827
Total Maximum Assessment Revenue	\$7,853,264

(1) The total maximum amount assessed to property owners within the Civic Center CBD each Fiscal Year.

METHOD OF ASSESSMENT

Statutory Considerations

Proposition 218, the "Right to Vote on Taxes Act" was approved by California voters in 1996, which added Articles XIIC and XIID to the California State Constitution. The primary results of Proposition 218 were stricter definitions of assessments, special taxes, fees, and charges, and a general mandate for some type of voter approval for any new or increased tax, assessment, or property-related fee. The Proposition 218 Omnibus Implementation Act ("Implementation Act") was approved July 1, 1997. The Implementation Act provided for procedures throughout the notice, protest and hearing process. It should be noted that this report has been prepared to be consistent with current practices and the California State Constitution. In the meantime, there are a number of pending court cases related to special assessments that could alter current practices and procedures.

General Benefit

Proposition 218 requires that any local agency proposing to increase or impose a special assessment to "separate the general benefits from the special benefits conferred on a parcel." The rationale for separating special and general benefits is to ensure that the property owners are not charged with an assessment that pays for general benefits. Thus, a local agency carrying out projects or services that provide both special and general benefits may levy an assessment to pay for the special benefits but must acquire separate funding to pay for those general benefits.

General benefit is an overall and similar benefit to the public at large resulting from the improvements, services, and activities to be provided by the assessments levied. All of the improvements, services, and activities more fully presented in the Description of Improvements, Services, and Activities section of this Engineer's Report are provided to parcels and are for the benefit of parcels within the Civic Center CBD boundaries only. There will be no improvements, services, or activities provided outside of the boundaries. Various CBDs around the City conducted surveys to determine the likelihood of individuals passing through their boundaries without the intention of engaging in any type of commerce activity in the district. Of those surveyed, less than 1% indicated that they do not nor do they ever have the intention of engaging in any type of commerce regardless of any future district programs and services provided. To account for this activity, 1% of the total annual budget is considered general benefit. Properties within the Civic Center CBD are not assessed this 1% general benefit.

Special Benefit

Pursuant to Proposition 218, or more specifically Article XIID, Section 2(i) "Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute special benefit."

All parcels that have special benefit conferred upon them as a result of the services and activities provided shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the services and activities.

In accordance with Article XIID §4(a) "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." Article XIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public easements and rights-of-ways.

Source(s) of Financing

The levy and collection of annual assessments upon property within the Civic Center CBD provides the primary funding source for the improvements, services, and activities previously outlined. The Owners' Association can generate additional funds from sources other than annual assessments on properties within the Civic Center CBD. These funds may include grants, donations, and fees for service contracts and in kind donations.

The Civic Center CBD will not issue bonds to fund any of the improvements, services, and activities provided by the Civic Center CBD.

Definitions

"Assessor's Parcel" - A lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel number within the boundaries of the Civic Center CBD.

"Assessor's Parcel Map" - An official map of the Assessor of the County designating Assessor's Parcels by Assessor's Parcel number.

"Building Benefit Classification 1" - Property, assigned a unique Assessor's Parcel number, used solely for residential purposes with one residential dwelling unit, and Building Square Footage less than 5,000 square feet as shown on County Assessor's data, or other sources deemed reliable.

"Building Benefit Classification 2" - Property with Building Square Footage less than 10,000 square feet as shown on County Assessor's Data, or other sources deemed reliable. Building Benefit Classification 2 shall exclude property assigned to Building Benefit Classification 1.

"Building Benefit Classification 3" - Property with Building Square Footage greater than or equal to 10,000 square feet and less than 20,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Classification 4" - Property with Building Square Footage greater than or equal to 20,000 square feet and less than 50,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Classification 5" - Property with Building Square Footage greater than or equal to 50,000 square feet and less than 100,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Classification 6" - Property with Building Square Footage greater than or equal to 100,000 square feet and less than 300,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Classification 7" - Property with Building Square Footage greater than or equal to 300,000 square feet and less than 500,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Classification 8" - Property with Building Square Footage greater than or equal to 500,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Square Footage" - The total structure square footage as shown on County Assessor's data for each Assessor's Parcel, or other sources deemed reliable.

"County" – The City and County of San Francisco, State of California.

"Fiscal Year" - The period commencing on July 1 of any calendar year and ending June 30 of the following calendar year.

"Linear Street Frontage" or "Linear Street Foot(Feet)" - The street level frontage of the Assessor's Parcel to streets within the Civic Center CBD (and serviced by the Civic Center CBD). The street frontage shall be based upon information as shown on the Assessor's Parcel Map, or other sources deemed reliable.

Basis of Assessment

The benefits provided to real property within the Civic Center CBD relate to the improvements, services, and activities carried out by the Civic Center CBD Owners' Association and more fully described in the "Description of the Improvements, Services, and Activities" section of this Engineer's Report. As described herein, all parcels within the Civic Center CBD will benefit from the improvements or services to be funded regardless of ownership including publically owned parcels.

In an effort to enhance the image and desirability of property, as well as the experience of property owners, merchants, residents, employees, and visitors to the Civic Center CBD area, the Owners' Association intends to provide additional levels of service to properties within the boundaries of the Civic Center CBD which are in addition to and above existing service levels already provided by the City. The services to be provided will include enhanced public safety services, advocacy, maintenance, and beautification throughout the Civic Center CBD's boundaries. Currently, any of these desired services and activities above the City's baseline service levels are the financial responsibility of the individual property owners.

To combine property owner efforts and achieve certain economies of scale, the assessment revenue collected from the Civic Center CBD property owners will provide the necessary funding for the proposed Civic Center CBD improvements, services, and activities which will provide special benefits to the properties within the Civic Center CBD. Parcels within the Civic Center CBD display a unique blend of governmental, performing arts, office/commercial, retail, and residential uses that comes in a wide variety of parcel sizes, building sizes, shapes, and formats. These configurations, along with the heavy focus on civic uses, make it difficult to use a standardized formulaic approach in assigning special benefit and determining the proportional assessment.

While the parcels within the Civic Center CBD currently include various governmental, performing arts, office/commercial, retail, and residential property uses, those specific uses associated with each parcel may change over time. The services and activities to be provided by the Civic Center CBD are intended to support all property land uses within its boundaries and not just one specific use or type. Therefore, the method of apportionment established for the Civic Center CBD reflects the proportional special benefit assigned to each property from the proposed improvements, services, and activities based on various property characteristics for each parcel as compared to other properties within the Civic Center CBD. Various property characteristics which could serve as the basis of assessment were analyzed including parcel size, street frontage, building size, land use, trip generation etc. Given that the special benefits provided by the Civic Center CBD focus on public safety services, advocacy, maintenance, and beautification, it was determined that street frontage and building size are the most appropriate factors, and have been used as the primary assessment variables for the assignment of special benefit.

Combining these two assessment variables provides a more complete picture of the special benefits received by parcels than could be derived from using just one property characteristic. To recognize the linear nature of the benefits received from the enhanced services and activities, as well as the benefits that will maximize the desirability of existing, and future, building space which can be related to building size or floor area, the annual budget is spread to recognize both types of benefits received

by parcels. In order to equally blend the two property characteristics, the Civic Center CBD budget is allocated half based on street frontage and half based on building benefit factors in order to equally blend the two property characteristics. Further, the zone location for each parcel takes into account the added levels of benefit received from the enhanced services and activities unique to that zone and not provided to parcels located within other zones of benefit. The additional budgetary amounts for zone specific services and activities are also allocated half based on that zone's street frontage and half based on that zone's building benefit factors.

All Assessor's Parcels within the Civic Center CBD boundaries have frontage along one or more of the streets within the Civic Center CBD's boundaries. Therefore, a portion of the Civic Center CBD annual budget is apportioned to each Assessor's Parcel based upon the Linear Street Frontage assigned to the Assessor's Parcel.

County Assessor Parcel Maps provided the Linear Street Frontage for each Assessor's Parcel. The property owner will confirm the Linear Street Frontage assigned to his or her property. The assessment notice and petition provided to each benefitting property owner will include each Assessor's Parcel's assigned information. In limited instances, there are Assessor's Parcels which do not have direct Linear Street Frontage as a result of being located on a floor other than the ground floor. These Assessor's Parcels are assigned Linear Street Frontage based upon their portion of square footage as it relates to the entire buildings total square footage. The actual Linear Street Frontage assigned to the Assessor's Parcel is based upon the parcel's portion of the building's total Building Square Footage.

Based upon Assessor Parcel Maps, the total Linear Street Frontage for the Civic Center CBD is 35,981.254, as of Fiscal Year 2010/11 Assessor's data. Each zone's portion of the total Linear Street Frontage is: Zone 1 – 8,887.457 linear feet, Zone 2 – 18,705.856 linear feet, and Zone 3 – 8,387.941 linear feet. The Assessment Roll in Appendix B provides a breakdown of the Linear Street Frontage assigned for each Assessor's Parcel.

The building area on a parcel is a measurement of the capacity of that parcel to currently serve the demand of governmental, performing arts, office/commercial, retail and residential tenants. As a general matter, a larger building area is able to serve a greater number of tenants and customers than a smaller building. To further take into account the wide variety of property land uses and each land uses unique relationship to building size, all parcels within the Civic Center CBD were assigned to one of eight different building classifications. Once assigned to a building classification, a building benefit factor was assigned to each building classification. The building benefit factor assigned to each building classification is reflective of the median building size within each building classification. To recognize and quantify an economy of scale and actual building space utilized, the square footage for the largest building classification was limited to 750,000 Building Square Feet per Assessor's Parcel. While residential parcels benefit from the services and activities, especially the safety and cleaning services, they do not benefit to the same extent as do other parcels. Therefore, all residential parcels with one dwelling unit, assigned a unique Assessor's Parcel number, and have Building Square Footage less than 5,000 square feet are assigned to the same building classification. To state it another way, each building has been assigned to a category (the 'building benefit factor') which is in essence a 'multiplier.' A building categorized with a factor of 20.00 has an assessment that is 20 times that of a building assigned a factor of 1.00.

The following table provides a list of the building classifications and the corresponding building benefit factor for assigned:

Building Classification	Building Square Footage	Building Benefit Factor
1	Residential property (with one dwelling unit) and Building Square Footage less than 5,000	0.50
2	Less than 10,000	1.00
3	10,000 - 19,999	1.50
4	20,000 - 49,999	3.00
5	50,000 - 99,999	6.00
6	100,000 - 299,999	20.00
7	300,000 - 499,999	40.00
8	Greater than 500,000	60.00

Based upon the assigned building benefit factor for each building classification, the total building benefit factors for the Civic Center CBD is 1,181.50 as of Fiscal Year 2010/11 Assessor's data. Each zone's portion of the building benefit factors is: Zone 1 – 233.00 building benefit factors, Zone 2 – 540.50 building benefit factors, and Zone 3 – 408.00 building benefit factors. The Assessment Roll in Appendix B provides a breakdown of the building benefit factors assigned to each Assessor's Parcel.

Although the services and activities provided throughout the Civic Center CBD incorporate public streets and rights of way, it is clear that the improvements, services, and activities provided are directed towards, and necessary for, the cleanliness and maintenance of the Civic Center CBD area, the safety of tenants, property owners, visitors, as well as, the enhancement of the civic and business environment, and the increased opportunities of the properties throughout the Civic Center CBD. The Civic Center CBD will not provide any of these services and activities to properties located outside of the Civic Center CBD boundaries. The Owners' Association will use collected assessment revenue to pay for the enhanced services and activities that are over and above the baseline services currently provided by the City. However, in assigning direct benefit, public access, use, or availability of these services and activities by others was considered.

The general benefits to the public at large are minimal. Various CBDs around the City conducted surveys¹ to determine the likelihood of individuals passing through their boundaries without the intention of engaging in any type of commerce activity in the district. Of those surveyed, less than 1% indicated that they do not nor do they ever have the intention of engaging in any type of commerce regardless of any future district programs and services provided. To account for this activity, 1% of the total annual budget is considered general benefit. Properties within the Civic Center CBD are not assessed this 1% general benefit. Further, the City will continue to provide the general baseline services within the Civic Center CBD, consistent with the provision of baseline services in other similar areas of the City.

¹ In 2009, the City along with the Greater Union Square BID and the proposed West Portal CBD conducted street intercept surveys to determine the level of general benefit received from the improvements, services, and activities. Specifically, David Binder Research conducted an intercept survey in the Union Square area from April 23-26, 2009 and found that less than 1% of those surveyed had no intention of engaging in any commercial activity.

Assessment Calculation

The Fiscal Year 2011/12 assessment calculation rate is:

Assessment Category Description	Fiscal Year 2011/12 Assessment Rate
Linear Street Frontage for all Assessor's Parcels	\$7.05 per Linear Street Foot
Additional Linear Street Frontage for all Zone 1 Assessor's Parcels	\$0.00 per Linear Street Foot (total of \$7.05 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 2 Assessor's Parcels	\$3.04 per Linear Street Foot (total of \$10.09 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 3 Assessor's Parcels	\$6.41 per Linear Street Foot (total of \$13.46 per Linear Street Foot)
Building Benefit Factor for all Assessor's Parcels	\$178.86 per Building Benefit Factor
Additional Building Benefit Factor for all Zone 1 Assessor's Parcels	\$0.00 per Building Benefit Factor (total of \$178.86 per Building Benefit Factor)
Additional Building Benefit Factor for all Zone 2 Assessor's Parcels	\$104.73 per Building Benefit Factor (total of \$283.59 per Building Benefit Factor)
Additional Building Benefit Factor for all Zone 3 Assessor's Parcels	\$129.45 per Building Benefit Factor (total of \$308.31 per Building Benefit Factor)

Annual Assessment Calculation:

Linear Street Frontage Assessment	=	Linear Street Frontage	x	Linear Street Frontage Assessment Rate
Additional Zone 1, 2, or 3 Assessment	=	Linear Street Frontage	x	Zone 1, 2 or 3 Linear Street Frontage Assessment Rate
Building Benefit Factor Assessment	=	Building Benefit Factor	x	Building Benefit Factor Assessment Rate
Additional Zone 1, 2, or 3 Building Benefit Factor Assessment	=	Building Benefit Factor	x	Zone 1, 2 or 3 Building Benefit Factor Assessment Rate

Zone 1 Assessor's Parcel Annual Assessment:

$$\begin{array}{rcccl} \text{Zone 1} & & & & \\ \text{Assessor's} & & & & \\ \text{Parcel Annual} & = & \text{Linear Street} & + & \text{Additional Zone 1} \\ \text{Assessment} & & \text{Frontage} & & \text{Linear Street} \\ & & \text{Assessment} & & \text{Frontage} \\ & & & & \text{Assessment} \\ & & & + & \text{Building Benefit} \\ & & & & \text{Factor} \\ & & & & \text{Assessment} \\ & & & + & \text{Additional Zone 1} \\ & & & & \text{Building Benefit} \\ & & & & \text{Factor Assessment} \end{array}$$

Zone 2 Assessor's Parcel Annual Assessment:

$$\begin{array}{rcccl} \text{Zone 2} & & & & \\ \text{Assessor's} & & & & \\ \text{Parcel Annual} & = & \text{Linear Street} & + & \text{Additional Zone 2} \\ \text{Assessment} & & \text{Frontage} & & \text{Linear Street} \\ & & \text{Assessment} & & \text{Frontage} \\ & & & & \text{Assessment} \\ & & & + & \text{Building Benefit} \\ & & & & \text{Factor} \\ & & & & \text{Assessment} \\ & & & + & \text{Additional Zone 2} \\ & & & & \text{Building Benefit} \\ & & & & \text{Factor Assessment} \end{array}$$

Zone 3 Assessor's Parcel Annual Assessment:

$$\begin{array}{rcccl} \text{Zone 3} & & & & \\ \text{Assessor's} & & & & \\ \text{Parcel Annual} & = & \text{Linear Street} & + & \text{Additional Zone 3} \\ \text{Assessment} & & \text{Frontage} & & \text{Linear Street} \\ & & \text{Assessment} & & \text{Frontage} \\ & & & & \text{Assessment} \\ & & & + & \text{Building Benefit} \\ & & & & \text{Factor} \\ & & & & \text{Assessment} \\ & & & + & \text{Additional Zone 3} \\ & & & & \text{Building Benefit} \\ & & & & \text{Factor Assessment} \end{array}$$

Maximum Annual Assessments

The Fiscal Year 2011/12 maximum annual assessment rates are as follows:

- Per Linear Street Foot – All Assessor's Parcels: \$7.13
- Per Linear Street Foot – Additional Zone 1: \$0.00
- Per Linear Street Foot – Additional Zone 2: \$3.12
- Per Linear Street Foot – Additional Zone 3: \$6.38
- Per Building Benefit Factor – All Assessor's Parcels: \$179.42
- Per Building Benefit Factor – Additional Zone 1: \$0.00
- Per Building Benefit Factor – Additional Zone 2: \$108.97
- Per Building Benefit Factor – Additional Zone 3: \$124.57

Maximum Annual Assessment Increases

Beginning July 1, 2012, the maximum assessment rates are subject to an annual increase. The maximum annual assessment rate increase will reflect the change in the most recent 12 month Consumer Price Index for All Urban Consumers in San Francisco-Oakland-San Jose or 3%, whichever is less. In no event shall the annual assessment rate increase be less than zero (i.e., decreased).

The maximum increase of 3% to the maximum assessment rates for the next 10 years is:

Fiscal Year	CBD-Wide Linear Street Foot	Zone 1 Linear Street Foot	Zone 2 Linear Street Foot	Zone 3 Linear Street Foot	CBD-Wide Building Benefit Factor	Zone 1 Building Benefit Factor	Zone 2 Building Benefit Factor	Zone 3 Building Benefit Factor
2011/12	\$7.13	\$0.00	\$3.12	\$6.38	\$179.42	\$0.00	\$108.97	\$124.57
2012/13	7.34	0.00	3.21	6.57	184.80	0.00	112.24	128.31
2013/14	7.56	0.00	3.31	6.77	190.35	0.00	115.61	132.16
2014/15	7.79	0.00	3.41	6.97	196.06	0.00	119.07	136.12
2015/16	8.02	0.00	3.51	7.18	201.94	0.00	122.65	140.20
2016/17	8.27	0.00	3.62	7.40	208.00	0.00	126.33	144.41
2017/18	8.51	0.00	3.73	7.62	214.24	0.00	130.12	148.74
2018/19	8.77	0.00	3.84	7.85	220.66	0.00	134.02	153.21
2019/20	9.03	0.00	3.95	8.08	227.28	0.00	138.04	157.80
2020/21	9.30	0.00	4.07	8.32	234.10	0.00	142.18	162.54

Regardless of the assessment amount actually levied each year (assessments may be levied at less than the maximum assessment rate), the maximum allowable assessment rates will increase as described above. Any increase in the actual amount of the assessment levied, as long as it does not exceed the maximum assessment for that Fiscal Year, is not considered an increase of the assessment as defined by Proposition 218.

Time and Manner of Collecting Assessments

The City will levy and collect Civic Center CBD assessments in the same manner and at the same time as ordinary *ad valorem* property taxes.

Delinquent Payments

The City will place the Civic Center CBD assessments on the annual secured property tax bills for regular collection at the standard due dates (due twice per year on November 1 and February 1). The Civic Center CBD assessment will appear as a separate line item on the property tax bill. The City will directly bill any Assessor's Parcels which do not regularly receive a property tax bill from the City.

All delinquent payments, including penalties and accrued interest, will be identified in the budgeted categories outlined in the Estimated Costs section of this Engineer's Report. The Owners' Association will determine the budget allocation.

Assessment Roll

Appendix B of this Engineer's Report provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel number, zone, owner, Linear Street Frontage, Building Square Footage, and building benefit factor subject to the Civic Center CBD annual assessment.

Resolution of Disputes

The stakeholders formed the Civic Center CBD after considerable outreach and careful research, based on information and sources deemed to be reliable. If a property owner thinks that the assessment has been calculated or applied in error, he or she must contact the Owners' Association to correct the property information used to calculate the assessment.

Disestablishment

Each year that the Civic Center CBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the Civic Center CBD. This 30-day period begins each year on the anniversary date the Board of Supervisors established the Civic Center CBD. 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 Civic Center CBD may be disestablished by the Board of Supervisors.

A majority (six members) of the Board of Supervisors may initiate disestablishment proceedings at any time based on improper actions by the Civic Center CBD management corporation, such as misappropriation of funds, malfeasance, or violation of law.

A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason.

All outstanding indebtedness must be paid prior to disestablishment of the Civic Center CBD.

APPENDICES

Assessment Diagram

A

Assessment Roll

B

APPENDIX A – ASSESSMENT DIAGRAM

The following page provides the Assessment Diagram that outlines the boundaries of the Civic Center CBD, as well as the identification of each parcel subject to the annual assessment.

APPENDIX B – ASSESSMENT ROLL

Following is a list of all of the Assessor's Parcels, including the Assessor's Parcel number, zone, owner, Linear Street Frontage, Building Square Footage, and building benefit factor subject to the Civic Center CBD annual assessment.

City and County of San Francisco
Civic Center CBD
2011/12 Assessment Roll

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential/ Residential	Building Class	Building Benefit Factor	Assessment
0353-001	CITY & COUNTY OF SF	45 HYDE ST	2	996.375	185,000	Non-Residential	6	20.00	\$15,725.21
0354-001	CITY & COUNTY OF SF	100 LARKIN ST	2	996.375	376,000	Non-Residential	7	40.00	21,397.01
0761-002	STATE PROPERTY	801	1	127.500	0	Non-Residential	2	1.00	1,077.73
0761-003	STATE PROPERTY	700 GOLDEN GATE AVE	1	165.310	0	Non-Residential	2	1.00	1,344.29
0762-026	OPERA PLAZA, C/O GENERAL MANAGER	601 VAN NESS AVE	1	299.120	203,866	Non-Residential	6	20.00	5,685.99
0762-027	OPERA PLAZA	601 VAN NESS AVE	1	121.490	86,904	Non-Residential	5	6.00	1,929.65
0763-001	MATTISON FAMILY TRUST, C/O J S MATTIS	555 POLK ST	1	217.500	19,582	Non-Residential	3	1.50	1,801.66
0763-002	507 POLK STREET LLC	507 POLK ST	1	285.000	29,688	Non-Residential	4	3.00	2,545.82
0763-005	544 GOLDEN GATE ASSOCS LLC	544 GOLDEN GATE AVE	1	120.000	16,920	Non-Residential	3	1.50	1,114.28
0763-006	MCDONALDS CORPORATION	550 GOLDEN GATE AVE	1	65.000	3,900	Non-Residential	2	1.00	637.10
0763-007	MCDONALDS CORPORATION	556 GOLDEN GATE AVE	1	50.000	4,250	Non-Residential	2	1.00	531.36
0763-008	MCDONALDS CORPORATION	558 GOLDEN GATE AVE	1	50.000	0	Non-Residential	2	1.00	531.36
0763-009	MCDONALDS CORPORATION	600 VAN NESS AVE	1	338.000	10,770	Non-Residential	3	1.50	2,651.18
0763-010	S F UNIFIED SCHOOL DISTRICT	600 SAINT MARYS AVE	1	132.330	4,523	Non-Residential	2	1.00	1,111.78
0763-011	S F UNIFIED SCHOOL DISTRICT	636 VAN NESS AVE	1	46.667	10,136	Non-Residential	3	1.50	597.28
0763-012	690 VAN NESS LLC	690 VAN NESS AVE	1	50.000	5,292	Non-Residential	2	1.00	531.36
0763-013	S F UNIFIED SCHOOL DISTRICT	690	1	27.500	3,240	Non-Residential	2	1.00	372.74
0763-014	S F UNIFIED SCHOOL DISTRICT	639V TURK ST	1	90.000	0	Non-Residential	2	1.00	813.35
0763-015	S F UNIFIED SCHOOL DISTRICT	625 TURK ST	1	60.000	0	Non-Residential	2	1.00	601.85
0763-016	LAW ALICE S TRUST	530 GOLDEN GATE AVE	1	100.000	10,050	Non-Residential	3	1.50	973.28
0765-002	STATE PROPERTY	530	1	652.500	1,130,000	Non-Residential	8	60.00	15,331.72
0765-003	STATE PROPERTY	350 MCALLISTER ST	1	722.500	447,559	Non-Residential	7	40.00	12,248.02
0766-001	CITY & COUNTY OF SF-PUC	525 GOLDEN GATE AVE	1	483.000	0	Non-Residential	2	1.00	3,584.00
0766-002	STATE OF CALIFORNIA ADMINISTRATIVE	0/400 MCALLISTER ST	1	395.000	231,000	Non-Residential	6	20.00	6,361.94
0766-003	STATE OF CALIFORNIA ADMINISTRATIVE	0/450 MCALLISTER ST	1	137.500	0	Non-Residential	2	1.00	1,148.23
0766-004	STATE OF CALIFORNIA ADMINISTRATIVE	0/456 MCALLISTER ST	1	68.750	8,250	Non-Residential	2	1.00	663.54
0766-005	STATE OF CALIFORNIA ADMINISTRATIVE	0/460 MCALLISTER ST	1	68.750	0	Non-Residential	2	1.00	663.54
0766-006	REF SF PROPERTIES LLC	512 VAN NESS AVE	1	338.000	46,500	Non-Residential	4	3.00	2,919.47
0766-010	BETZ JOSEF	545 GOLDEN GATE AVE	1	132.000	7,919.00	Non-Residential	2	1.00	1,109.45
0766-013	GOLDEN VAN BUILDING LLC, C/O JDC INVE	180 REDWOOD ST	1	393.000	39,166	Non-Residential	4	3.00	3,307.22
0767-001	STATE PROPERTY	545	1	132.000	293,000	Non-Residential	6	20.00	4,507.79
0767-002	STATE PROPERTY	545	1	48.000	0	Non-Residential	2	1.00	517.26
0767-003	STATE PROPERTY	545	1	48.000	25,915	Non-Residential	4	3.00	874.97
0767-004	STATE PROPERTY	545	1	60.000	32,905	Non-Residential	4	3.00	959.57

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0767-005	SF STATE BUILDING AUTHORITY	501V VAN NESS AVE	1	169.750	0	Non-Residential	2	1.00	1,375.59
0767-006	SF STATE BUILDING AUTHORITY	530V MCALLISTER ST	1	55.000	0	Non-Residential	2	1.00	566.60
0767-007	SF STATE BUILDING AUTHORITY	540V MCALLISTER ST	1	82.500	0	Non-Residential	2	1.00	760.48
0767-008	BARBARA APARTMENTS, C/O MERIDIAN MN	580 MCALLISTER ST	1	395.000	51,240	Non-Residential	5	6.00	3,857.90
0767-009	SF STATE BUILDING AUTHORITY	679V GOLDEN GATE AVE	1	290.000	0	Non-Residential	2	1.00	2,223.35
0767-010	SF STATE BUILDING AUTHORITY	675V GOLDEN GATE AVE	1	100.000	0	Non-Residential	2	1.00	883.85
0767-011	SF STATE BUILDING AUTHORITY	661V GOLDEN GATE AVE	1	49.500	0	Non-Residential	2	1.00	527.84
0767-012	SF STATE BUILDING AUTHORITY	649V GOLDEN GATE AVE	1	23.000	0	Non-Residential	2	1.00	341.01
0767-013	SF STATE BUILDING AUTHORITY	629V GOLDEN GATE AVE	1	71.750	15,970	Non-Residential	3	1.50	774.12
0767-014	STATE PROPERTY	629V	1	70.000	0	Non-Residential	2	1.00	672.35
0768-013	REDEVELOPMENT AGENCY OF CCSF, C/O DE	629V	1	395.000	0	Non-Residential	2	1.00	2,963.60
0768-072	GIANNINI PROPERTIES NO ONE	600 MCALLISTER ST	1	198.560	0	Non-Residential	2	1.00	1,578.70
0768-073	GIANNINI PROPERTIES NO ONE	600	1	115.480	0	Non-Residential	2	1.00	992.98
0785-028	S F UNIFIED SCHOOL DISTRICT	601 MCALLISTER ST	1	220.000	28,840	Non-Residential	4	3.00	2,087.57
0785-035	S F UNIFIED SCHOOL DISTRICT	555 FRANKLIN ST	1	313.750	0	Non-Residential	2	1.00	2,390.79
0786A-001	CITY & COUNTY OF SF-WAR MEMORIAL	679V	2	2,007.000	533,200	Non-Residential	8	60.00	37,266.02
0787-001	CITY & COUNTY OF SF		2	2,002.500	543,611	Non-Residential	8	60.00	37,220.62
0788-001	CITY & COUNTY OF SF-RECREATION AND F	679V	2	2,062.500	355,674	Non-Residential	7	40.00	32,154.22
0792-003	ALLEN KIMBALL & JANE TRUST	300 GROVE ST	2	126.250	3,953	Non-Residential	2	1.00	1,557.44
0792-029	CITY & COUNTY OF SF-MUNICIPAL TRANSP	365V	2	330.000	213,564	Non-Residential	6	20.00	9,001.49
0792-031	SAN FRANCISCO BALLET ASSOON, C/O COI	455 FRANKLIN ST	1	313.750	62,140	Non-Residential	5	6.00	3,285.09
0809-001	SF BOARD OF REALTORS	301 GROVE ST	2	155.000	6,876	Non-Residential	2	1.00	1,847.53
0809-002	HALLINAN LAUREN P & PATRICK S	345 FRANKLIN ST	2	47.500	10,212	Non-Residential	3	1.50	904.65
0809-003	HALLINAN PATRICK S & LAUREN P.	331 FRANKLIN ST	2	93.500	5,175	Non-Residential	2	1.00	1,227.00
0809-003A	NURRE CHARLOTTE E 1996 TRUST, C/O CH	208 IVY ST	2	39.000	2,811	Non-Residential	2	1.00	677.09
0809-004	LE PAUL T & MAI V 2002 REV TR	325 FRANKLIN ST	2	135.000	9,690	Non-Residential	2	1.00	1,645.73
0809-004A	LAT CORPORATION, C/O LEONA TARANTINI	305 FRANKLIN ST	2	135.000	11,310	Non-Residential	3	1.50	1,787.53
0809-005	UTERMAN PATRICIA & SANDER RIC	320 HAYES ST	2	50.000	3,750	Non-Residential	2	1.00	788.08
0809-006	UTERMAN PATRICIA & SANDER RIC	324 HAYES ST	2	50.000	5,250	Non-Residential	2	1.00	788.08
0809-007	TRATTNER JUDY	340 HAYES ST	2	100.000	29,460	Non-Residential	4	3.00	1,859.76
0809-011	BUCKLEY DANIEL KIERAN	364 HAYES ST	2	100.000	10,175	Non-Residential	3	1.50	1,434.38
0809-012	GHI LTD, C/O SEELA L LEWIS	368 HAYES ST	2	50.000	3,120	Non-Residential	2	1.00	788.08
0809-015	ROBINSON GERTIE S TRUST, C/O RONALD	361 GROVE ST	2	55.000	7,047	Non-Residential	2	1.00	838.53
0809-016	SATURNO RONALD P	355 GROVE ST	2	55.000	9,060	Non-Residential	2	1.00	838.53

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0809-017	ARRIAZA RAUL & VALERIE	351 GROVE ST	2	55.000	9,560	Non-Residential	2	1.00	838.53
0809-018	R ROBERT E & PATRICIA A HUNT	345 GROVE ST	2	27.500	3,150	Non-Residential	2	1.00	561.06
0809-018A	LITZINGER CHARLES A TRUST	240 IVY ST	2	27.500	2,200	Non-Residential	2	1.00	561.06
0809-019	GIN FAMILY TRUST	335 GROVE ST	2	55.167	6,786	Non-Residential	2	1.00	840.22
0809-020	DANIEL BROSNAN SEPARATE PROPER	311 GROVE ST	2	59.833	0	Non-Residential	2	1.00	887.29
0809-021	GHI LTD, C/O SEELA L LEWIS	372 HAYES ST	2	144.500	20,655	Non-Residential	4	3.00	2,308.77
0809-023	WIEGEL ANDREW J & JAN A (Owner of APN (		2	13.417	2,684	Non-Residential	2	1.00	418.97
0809-024	WIEGEL ANDREW J & JAN A (Owner of APN (		2	13.417	2,684	Non-Residential	2	1.00	418.97
0809-025	WIEGEL ANDREW J & JAN A (Owner of APN (		2	13.417	2,683	Non-Residential	2	1.00	418.97
0809-026	WIEGEL ANDREW J & JAN A (Owner of APN (		2	13.417	2,683	Non-Residential	2	1.00	418.97
0809-027	WIEGEL ANDREW J & JAN A (Owner of APN (		2	13.417	2,683	Non-Residential	2	1.00	418.97
0809-028	WIEGEL ANDREW J & JAN A (Owner of APN (		2	13.417	2,683	Non-Residential	2	1.00	418.97
0809-029	PRIVAT CESAR A TRUST	348 HAYES ST	2	6.250	575	Residential	1	0.50	204.86
0809-030	SCOTT DAVID & OHMORI YUKO	350 HAYES ST	2	6.250	684	Residential	1	0.50	204.86
0809-031	STRANO ROSEANNE	342 HAYES ST #A	2	6.250	1,095	Residential	1	0.50	204.86
0809-032	ENDERS ERIC	342 HAYES ST #B	2	6.250	1,082	Residential	1	0.50	204.86
0809-033	LEE BRANDON & MARIA	342 HAYES ST #C	2	6.250	1,013	Residential	1	0.50	204.86
0809-034	NG MAY Y	342 HAYES ST #D	2	6.250	894	Residential	1	0.50	204.86
0809-035	MARSHALL PAUL G JR	342 HAYES ST #E	2	6.250	1,082	Residential	1	0.50	204.86
0809-036	PRIVAT CESAR A TRUST	342 HAYES ST #F	2	6.250	1,086	Residential	1	0.50	204.86
0809-037	EDINGTON MARY E	342 HAYES ST #G	2	6.250	1,095	Residential	1	0.50	204.86
0809-038	NISHIOKA KEVIN	340 HAYES ST #H	2	6.250	804	Residential	1	0.50	204.86
0809-039	BASKERVILLE-TSADIK PATRICE M	342 HAYES ST #I	2	6.250	791	Residential	1	0.50	204.86
0809-040	DRISCOLL MARTIN J REVOC TR	342 HAYES ST #J	2	6.250	785	Residential	1	0.50	204.86
0809-041	CHAKLER CHERYL	342 HAYES ST #K	2	6.250	630	Residential	1	0.50	204.86
0809-042	PRIVAT CESAR A TRUST	342 HAYES ST #L	2	6.250	800	Residential	1	0.50	204.86
0809-043	SHANE LESLEY A	342 HAYES ST #M	2	6.250	800	Residential	1	0.50	204.86
0809-044	ABBOTT ELIZABETH C & DON P	342 HAYES ST #N	2	6.250	804	Residential	1	0.50	204.86
0809-050	MAX LIMITED LLC (Owner of APN 0809-014)		2	137.500	24,750	Non-Residential	4	3.00	2,238.14
0809-051	MAX LIMITED LLC (Owner of APN 0809-014)		2	137.500	24,750	Non-Residential	4	3.00	2,238.14
0810-001	CITY & COUNTY OF SF-WAR MEMORIAL	270 HAYES ST	2	1,319.500	229,500	Non-Residential	6	20.00	18,985.55
0811-001	CITY & COUNTY OF SF	270	2	533.584	104,000	Non-Residential	6	20.00	11,055.65
0811-002	WEINGARTEN-FROMM 2005 REVOC TR	101V POLK ST	3	240.000	0	Non-Residential	2	1.00	3,538.70
0811-003	WEINGARTEN-FROMM 2005 REV TRUS	103V POLK ST	3	100.000	0	Non-Residential	2	1.00	1,654.30

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0811-010	CITISTAR INC	200 VAN NESS AVE	2	169.073	17,640	Non-Residential	3	1.50	2,131.32
0811-012	ROSE RESNICK LIGHTHOUSE FOR TH	214 VAN NESS AVE	2	168.927	12,360	Non-Residential	3	1.50	2,129.85
0811-016	CITY & COUNTY OF SF	155 GROVE ST	2	70.208	4,163	Non-Residential	2	1.00	991.98
0811-018	234 VAN NESS LLC	234 VAN NESS AVE	2	134.000	5,444	Non-Residential	2	1.00	1,635.64
0811-019	CITY & COUNTY OF SF	240 VAN NESS AVE	2	50.000	15,950	Non-Residential	3	1.50	929.88
0811-020	250 VAN NESS LLC, C/O JOHN N MCBAIN	171 GROVE ST	2	150.000	9,450	Non-Residential	2	1.00	1,797.08
0811-021	CITY & COUNTY OF SF	165 GROVE ST	2	70.208	0	Non-Residential	2	1.00	991.98
0811-022	VNO PATSON VAN NESS HOLDINGS L	150 HAYES ST	3	330.000	138,460	Non-Residential	6	20.00	10,607.99
0812-001	CITY & COUNTY OF SF	150	2	1,375.000	312,870	Non-Residential	7	40.00	25,217.34
0813-007	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	257.686	144,784	Non-Residential	6	20.00	9,634.64
0813-008	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	403.334	232,323	Non-Residential	6	20.00	11,595.07
0813-009	BRCP 1390 MARKET LLC	1390 MARKET ST	3	380.927	216,653	Non-Residential	6	20.00	11,293.47
0813-010	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	78.426	41,791	Non-Residential	4	3.00	1,980.53
0814-001	COLUMBUS ENVIRONMENTAL CO	69 POLK ST	3	160.000	0	Non-Residential	2	1.00	2,461.90
0814-003	FOOK CHONG HONG FRIENDLY SOCIE	45 POLK ST	3	30.000	6,580	Non-Residential	2	1.00	712.10
0814-010	GUCKER BERNARD WM	50 FELL ST	3	109.000	22,288	Non-Residential	4	3.00	2,392.06
0814-014	VNO PATSON VAN NESS HOLDINGS L	150 VAN NESS AVE	2	220.000	83,972	Non-Residential	5	6.00	3,921.33
0814-015	VNO PATSON VAN NESS HOLDINGS L	155 HAYES ST	3	136.000	62,109	Non-Residential	5	6.00	3,680.41
0814-016	RESCALVO GEORGE & NORMA A	131 HAYES ST	3	23.000	0	Non-Residential	2	1.00	617.88
0814-019	IMBELLONI JOSEPH	55 POLK ST	3	60.000	15,600	Non-Residential	3	1.50	1,270.06
0814-020	VNO PATSON VAN NESS HOLDINGS L	100 VAN NESS AVE	2	255.000	448,110	Non-Residential	7	40.00	13,916.54
0814-021	COLUMBUS ENVIRONMENTAL CO	125V HAYES ST	3	25.000	0	Non-Residential	2	1.00	644.80
0814-022	ANKA CIVIC CENTER LLC	1 POLK ST	3	300.000	469,140	Non-Residential	7	40.00	16,370.39
0815-001	S F UNIFIED SCHOOL DISTRICT	125V	2	1,319.500	317,406	Non-Residential	7	40.00	24,657.35
0816-003	SFJ PROPERTIES LLC	205 FRANKLIN ST	2	120.000	20,545	Non-Residential	4	3.00	2,061.56
0816-009	PEARL INVESTMENT COMPANY, C/O JAY R	381 HAYES ST	2	82.500	8,000	Non-Residential	2	1.00	1,116.01
0816-012	MARIA DE JAGER B TRUST	361 HAYES ST	2	27.500	3,300	Non-Residential	2	1.00	561.07
0816-013	KUERSCHNER MARK	355 HAYES ST	2	27.500	7,225	Non-Residential	2	1.00	561.07
0816-014	BRASH SIDNEY H TESTAMENTARY	347 HAYES ST	2	27.500	4,320	Non-Residential	2	1.00	561.07
0816-015	DIGIORNO JERETE	335 HAYES ST	2	55.000	8,140	Non-Residential	2	1.00	838.53
0816-023	HORN THOMAS E 2003 REVOC TR	377 HAYES ST	2	18.000	2,726	Non-Residential	2	1.00	465.20
0816-026	ESFAHANI LADAN NIKKI	327 HAYES ST	2	30.000	4,500	Non-Residential	2	1.00	586.28
0816-027	BRANIN FELIX & VERA	371 HAYES ST	2	18.500	2,298	Non-Residential	2	1.00	470.26
0816-028	BRANIN FELIX & VERA	369 HAYES ST	2	18.500	2,417	Non-Residential	2	1.00	470.26

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0816-067	FRANKLIN HAYES BUILDERS CORP	315V HAYES ST	2	227.500	52,400	Non-Residential	5	6.00	3,997.01
0833-002	131 FRANKLIN STREET LLC	131 FRANKLIN ST	3	30.000	7,185	Non-Residential	2	1.00	712.10
0833-003	NATIONAL CENTER FOR INTERNATIO	131 OAK ST	3	120.000	252,450	Non-Residential	6	20.00	7,781.39
0833-022	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	446	Residential	1	0.50	211.84
0833-023	BRABY EDWARD P REVOCABLE TRUS, C/O	183 FRANKLIN ST	3	4.286	446	Residential	1	0.50	211.84
0833-024	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	233	Residential	1	0.50	211.84
0833-025	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST #1	3	4.286	792	Residential	1	0.50	211.84
0833-026	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST #2	3	4.286	811	Residential	1	0.50	211.84
0833-027	BRABY EDWARD P REVOCABLE TRUS, C/O	183 FRANKLIN ST #7	3	4.286	818	Residential	1	0.50	211.84
0833-028	BRABY EDWARD P REVOCABLE TRUS, C/O	183 FRANKLIN ST #8	3	4.286	818	Residential	1	0.50	211.84
0833-029	BRABY EDWARD P REVOCABLE TRUS, C/O	185 FRANKLIN ST #13	3	4.286	818	Residential	1	0.50	211.84
0833-030	BRABY EDWARD P REVOCABLE TRUS, C/O	185 FRANKLIN ST #14	3	4.286	833	Residential	1	0.50	211.84
0833-031	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	843	Residential	1	0.50	211.84
0833-032	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	782	Residential	1	0.50	211.84
0833-033	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	770	Residential	1	0.50	211.84
0833-034	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	785	Residential	1	0.50	211.84
0833-035	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	818	Residential	1	0.50	211.84
0833-036	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	771	Residential	1	0.50	211.84
0833-037	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	815	Residential	1	0.50	211.84
0833-038	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	815	Residential	1	0.50	211.84
0833-039	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	782	Residential	1	0.50	211.84
0833-040	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	893	Residential	1	0.50	211.84
0833-041	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	815	Residential	1	0.50	211.84
0833-042	BRABY EDWARD P REVOCABLE TRUS, C/O	181 FRANKLIN ST	3	4.286	903	Residential	1	0.50	211.84
0834-004	CITY & COUNTY OF SF	11 VAN NESS AVE	2	456.000	130,000	Non-Residential	6	20.00	10,272.83
0834-008	EXEMPT TRUST	110 FRANKLIN ST	3	267.500	0	Non-Residential	2	1.00	3,908.85
0834-012	DAGOVITZ 2005 TRUST	150 FRANKLIN ST	3	220.000	23,550	Non-Residential	4	3.00	3,886.12
0834-013	GURU KRUPA LLC	171 FELL ST	3	65.000	6,680	Non-Residential	2	1.00	1,183.20
0834-014	COOK DAVID J & LILLIAN	165 FELL ST	3	55.000	6,594	Non-Residential	2	1.00	1,048.60
0834-015	CHEVALIER RENE	159 FELL ST	3	55.000	6,594	Non-Residential	2	1.00	1,048.60
0834-016	WHITE CHRISTOPHER C	155 FELL ST	3	55.000	6,594	Non-Residential	2	1.00	1,048.60
0834-017	COLIN FAMILY TRUST	149 FELL ST	3	55.000	4,300	Non-Residential	2	1.00	1,048.60
0834-018	PATTERSON RONALD J	145 FELL ST	3	82.500	18,780	Non-Residential	3	1.50	1,572.91
0834-019	W CR GROUP LP	131 FELL ST	3	82.500	9,896	Non-Residential	2	1.00	1,418.75

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APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential/ Residential	Building Class	Building Benefit Factor	Assessment
0834-022	VAN NESS & FELL LLC	41 VAN NESS AVE	2	339.500	14,165	Non-Residential	3	1.50	3,850.93
0834-027	SAN FRANCISCO CONSERVATORY OF	70 OAK ST	2	286.000	141,200	Non-Residential	6	20.00	8,557.53
0835-001	NEW CENTRAL HOTEL & HOSTEL LLC	15 FELL ST	3	315.459	35,921	Non-Residential	4	3.00	5,171.00
0835-002	LIBERTY PROPERTY MGMT LLC, C/O CHRIS 1444 MARKET ST	1446 MARKET ST	3	69.208	23,260	Non-Residential	4	3.00	1,856.46
0835-003	HOPKINS ROCK W	1446 MARKET ST	3	122.781	16,994	Non-Residential	3	1.50	2,115.09
0835-004	CITY & COUNTY OF SF	30 VAN NESS AVE	2	635.333	180,939	Non-Residential	6	20.00	12,082.30
0836-001	LIM EDWARD S P & MARY	1500 MARKET ST	2	90.521	2,750	Non-Residential	2	1.00	1,196.94
0836-002	1540 MARKET STREET NV LLC, C/O CALIFOI 1510V MARKET ST	1500 MARKET ST	3	49.115	0	Non-Residential	2	1.00	969.39
0836-003	1540 MARKET STREET NV LLC, C/O CALIFOI 1520V MARKET ST	1540 MARKET ST	3	49.115	0	Non-Residential	2	1.00	969.39
0836-004	1540 MARKET STREET NV LLC, C/O CALIFOI 11 OAK ST	1540 MARKET ST	3	98.229	25,365	Non-Residential	4	3.00	2,247.08
0836-005	1540 MARKET STREET NV LLC	1540 MARKET ST	3	147.344	48,225	Non-Residential	4	3.00	2,908.17
0836-006	FUNG JAMES YET KAY & PEI XIA C	1550 MARKET ST	3	27.385	7,014	Non-Residential	2	1.00	676.90
0836-007	GARDNER ANNE MARIE	1554 MARKET ST	3	119.598	14,822	Non-Residential	3	1.50	2,072.24
0836-008	COLUMBUS ENVIRONMENTAL CO	P	3	71.115	0	Non-Residential	2	1.00	1,265.51
0836-009	COLUMBUS ENVIRONMENTAL CO	1576 MARKET ST	3	27.115	14,730	Non-Residential	3	1.50	827.42
0836-010	MERCY HOUSING CALIFORNIA XVII	1580 MARKET ST	3	207.156	52,372	Non-Residential	5	6.00	4,638.17
0836-011	AHO ENTERPRISES INC, A CAL COR	22 FRANKLIN ST	3	25.000	9,465	Non-Residential	2	1.00	644.80
0836-012	AHO ENTERPRISES INC, A CAL COR	24 FRANKLIN ST	3	25.000	12,215	Non-Residential	3	1.50	798.96
0836-013	COLUMBUS ENVIRONMENTAL CO	98 FRANKLIN ST	3	222.750	0	Non-Residential	2	1.00	3,306.52
0837-001	FRANKLIN & OAK ASSOCIATES LLC, C/O ME 41 FRANKLIN ST	41 FRANKLIN ST	3	120.000	10,098	Non-Residential	3	1.50	2,077.66
0837-002	SAAL ASSOCIATES LLC, C/O FLORENCE SP 23 FRANKLIN ST	23 FRANKLIN ST	3	60.000	9,780	Non-Residential	2	1.00	1,115.90
0837-003	ONE FRANKLIN STREET ASSOCS LLC	1 FRANKLIN ST	3	60.000	0	Non-Residential	2	1.00	1,115.90
3505-001	SECURITY TITLE INS CO, C/O PENINSULA R 1601 MARKET ST	1601 MARKET ST	3	266.834	40,115	Non-Residential	4	3.00	4,516.51
3505-004	ERCOLINO ANTONIO & DOROTHY M R	40 12TH ST	3	125.917	7,588	Non-Residential	2	1.00	2,003.14
3505-007	U A LOCAL #38 PENSION, C/O PENINSULA F P	U A LOCAL #38 PENSION, C/O PENINSULA F P	3	25.000	0	Non-Residential	2	1.00	644.80
3505-008	U A LOCAL #38 PENSION, C/O PENINSULA F 1125 STEVENS ST	U A LOCAL #38 PENSION, C/O PENINSULA F 1125 STEVENS ST	3	50.000	0	Non-Residential	2	1.00	981.30
3505-033	U A LOCAL #38 PENSION, C/O PENINSULA F 1615 MARKET ST	U A LOCAL #38 PENSION, C/O PENINSULA F 1615 MARKET ST	3	150.000	0	Non-Residential	2	1.00	2,327.30
3505-033A	U A LOCAL #38 PENSION, C/O PENINSULA F 1613 MARKET ST	U A LOCAL #38 PENSION, C/O PENINSULA F 1613 MARKET ST	3	50.000	0	Non-Residential	2	1.00	981.30
3506-001	CITY & COUNTY OF SF	1S VAN NESS AVE	3	452.260	656,844	Non-Residential	8	60.00	24,586.01
3506-004	BOAS FAMILY INVESTMENT CO	12 SOUTH VAN NESS AVI	3	360.056	49,000	Non-Residential	4	3.00	5,771.27
3507-040	BANK OF AMERICA	1455 MARKET ST	3	320.500	1,320,000	Non-Residential	8	60.00	22,812.52
3507-041	TENTH & MARKET LLC	1411 MARKET ST	3	290.125	0	Non-Residential	2	1.00	4,213.38
3508-001	1355 MARKET STREET ASSOCS LP	1301 MARKET ST	3	670.000	941,017	Non-Residential	8	60.00	27,516.79
Totals:				35,981.254	12,425,207		1,181.50		\$685,044.25

Civic Center Community Benefit District Management Plan

Prepared by the Civic Center Community Benefit
District Steering Committee, and
MJM Management Group

And pursuant to the State of California Property and Business
Improvement District Law of 1994 and augmented by Article 15 of
the San Francisco Business and Tax Regulations Code to
authorize a Community Benefit District for the Civic Center area in
San Francisco, California

December 14, 2010

*Prepared for the
San Francisco Board of Supervisors,
Residents, and Business and Property Owners
in the Civic Center area*

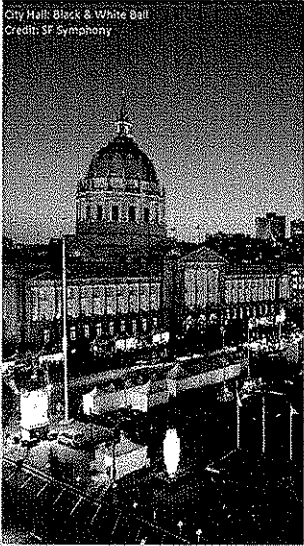
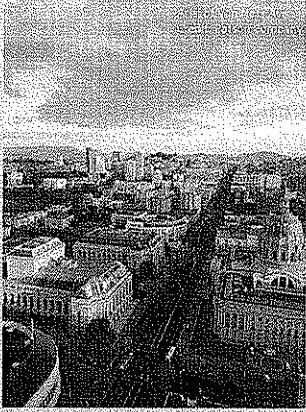


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1. The Civic Center Community Benefit District (CBD) Overview



1.1 Introduction. The Civic Center Community Benefit District (CBD) is a proposed special assessment district conceived and organized by a group of concerned Civic Center property owners, arts organizations, government entities, and other stakeholders. The goal of the CBD is to improve coordination and communication around the management, image, safety, beautification and cleanliness of the greater Civic Center area for the benefit of patrons, residents, employees, merchants, property owners and other visitors within the district.

This Civic Center CBD Management Plan or "Proposed CBD Plan" describes the District proposed for authorization to operate for a 10-year period beginning July 1, 2011. As a property owner within the boundaries of the proposed district you have an opportunity to vote on whether to adopt this proposed plan.

The Civic Center CBD proposes to improve the experience of residents, cultural facility patrons, employees, merchants, property owners and visitors to the Civic Center area by providing additional public safety services, advocacy, maintenance, beautification and management over and above the type of services the City of San Francisco currently provides. This management plan outlines how Civic Center can operate better and reach its full potential as a dynamic center for government and the performing arts and culture.

2. Why form the Civic Center Community Benefit District?

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The San Francisco Civic Center neighborhood is the center of government and culture in San Francisco and is visited by thousands of people every day – by patrons of the arts and cultural institutions, by members of the public participating in local, state and federal government, by employees of those institutions, by other office workers and increasingly, residents, and by tourists and visitors from around the world.

The Civic Center itself is an Historic District, the most extensive and complete Beaux Arts ensemble in North America and the most magnificent complex of buildings in San Francisco, but the setting does not live up to the architecture. While the public buildings and their grounds are generally well maintained in terms of cleanliness, even this central portion of the district is somewhat barren in appearance. There is little to do of interest in the Civic Center Plaza, one of the largest open spaces in central San Francisco and consequently, it can feel unsafe and barren, especially when the day time worker population is gone.

While the district is relatively safe, it does not feel safe, particularly on the long walks from the BART and Muni Metro stations to the institutions in the central part of the district. As one reaches the edges of the district, closer to Franklin and Market Street on the south and west, and adjoining the Tenderloin on the north and east, a feeling of pedestrian comfort and safety is lacking along the sidewalks.

The Civic Center requires more attention as the ceremonial and functional center of San Francisco's City Government as well as a regional center for state and federal governmental agencies and a major center for employment. Its role as the premiere regional performing arts district for the entire San Francisco Bay Area merits a high level of management and coordination. Civic Center Plaza itself is a site of both planned and unplanned activities that need to be coordinated with the institutions around it. The district's growing residential population has special needs that must be coordinated with the other needs of the district.

Since the Loma Prieta earthquake, nearly one billion dollars has been invested in the refurbishment and construction of new public buildings, with more to come. And while recent landscape improvements have been made along Van Ness Avenue, and flower baskets hung around City Hall, the effects quickly dissipate as one moves outward in the district. There are a number of underutilized parcels in the district, including surface parking lots, and vacant storefronts particularly on Market Street, which need external maintenance and property management.

In 2004, the Board of Supervisors adopted and the Mayor signed, a new law making it easier to establish special assessment districts in San Francisco, known as Community Benefit Districts. The first step in the formation of a CBD is to determine whether neighborhood property and business owners support assessing themselves to fund services and improvements that benefit the properties in the district over and above those provided by the City.

In May 2009, the Friends of the Library funded by a grant from the Office of Workforce and Economic Development (OWED) contracted with MJM Management Group to investigate the possible creation of a CBD in the Civic Center neighborhood. Even earlier in 2009, property owners and others interested in

forming a CBD formed the Civic Center CBD Steering Committee. Since that time, the 25 member Steering Committee, with the assistance of MJM and OWED, conducted extensive outreach to the community and property owners, including property owner meetings, community meetings, and one-on-one meetings. The Steering Committee mailed two surveys to property owners, and held nine meetings with property owners on the following dates:

- May 7, 2009
- December 3, 2009
- March 3, 2010
- March 24, 2010
- April 7, 2010
- April 21, 2010
- May 18, 2010
- June 16, 2010
- August 4, 2010

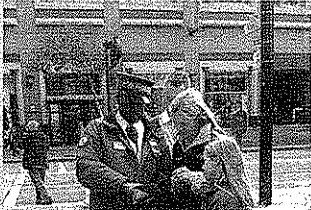
Additionally MJM held two lunch meetings hosted by Absinthe for the property owners and merchants in the Hayes Valley area in particular on:

- April 20, 2010 & April 27, 2010

Based on the results of the two surveys, and feedback received from the community and property owner meetings, on August 4, 2010, the Civic Center Community Benefit District Steering Committee, at a meeting attended by 15 members, unanimously voted to select an assessment formula and to move forward with the establishment of a District. This Management Plan represents the culmination of the investigative phase and the beginning of the formation stage of the Civic Center Community Benefit District.

3. What is a Community Benefit District (CBD)

A CBD provides essential services such as safety, cleaning and maintenance and activation to supplement and complement those provided by local government. (Called Business Improvement Districts or BIDs in many communities, in San Francisco most are called Community Benefit Districts or CBDs.) Today there are over 450 such districts in the United States, with ten in San Francisco alone, formed in recent years as local communities respond to declining municipal budgets and services. While local governments



provide a baseline level of service, property owners have realized that in order to create a truly positive and unique experience for visitors they need to invest in their neighborhoods beyond what the City provides and organize themselves into a productive coalition that advocates and invests in the betterment of their district.

The International Downtown Association estimates that more than 950 such districts currently operate throughout the United States and Canada. CBDs have proven their value by providing services that improve the overall viability of neighborhoods with results measured in maintained property values and sales.

In California, the enabling legislation is the California's Streets and Highways Code 36600 et seq. "Property and Business Improvement District Law of 1994", a piece of legislation that ushered in a new generation of such districts in California by allowing for a greater range of locally managed services. San Francisco augmented this law with the passage of Article 15 of the San Francisco Business and Tax Regulations Code in 2004.

These laws include provisions that in San Francisco:

- Allow such districts to undertake services including safety, maintenance, marketing, capital improvements, economic development, and special events.
- Allow revenue for services to be raised from assessments on property.
- Require petition support from private property owners paying more than 30% of proposed private property assessments to form a district and ballots representing more than 50% support of the ballots returned.
- Provide for up to a 15-year life for a district and require a new petition process to reauthorize a district.

Since the passage of the Property and Business Improvement District Law of 1994, new districts have been formed as well as older districts reauthorized in dozens of California communities. As a result of the clear successes of established districts, more districts are currently being formed in San Francisco as well as throughout California and the United States.

As CBDs have proliferated, a national organization has been formed called the International Downtown Association for the purpose of sharing resources and promoting best practices throughout the country. Such growth is a strong testament to the effectiveness and positive results demonstrated by CBDs in communities everywhere. San Francisco has also organized an informal consortium of Community Benefit Districts that regularly meets to share ideas, resources, and information.

4. Civic Center Community Benefit District Boundary

The proposed district consists of the area generally thought of as the San Francisco Civic Center as well as an expanded area around the Civic Center that functionally is affected by and affects the Civic Center itself. It consists of approximately 35 whole or partial blocks surrounding City Hall/Civic Center Plaza/Market Street and generally bounded on the north by Turk Street, on the east by a varying boundary along Hyde, Larkin and Ninth streets, on the south by and including the south side of Market Street, on the west by the west side Franklin Street. It also includes both sides of Grove, Ivy, and Hayes streets westward to Gough Street. (Please see Proposed Civic Center CBD map on the following page.)

4.1 Zones. There are three zones with differing levels of services:

- **Zone 1.** This is the area generally from the north side of McAllister Street to the south side of Golden Gate between Larkin and Polk and from the south side of Turk from Polk to Van Ness. The Eastern boundary is from Larkin Street in the east where it adjoins the Tenderloin Community Benefit District, to the properties on the west side of Franklin Street, extending south to include parcel 792-031 "the Ballet building" midway in the block between Fulton and Grove streets and extending to the North to Elm Street.
- **Zone 2.** This zone generally includes the Civic Center Plaza, the Asian Art Museum, the Main Library, Bill Graham Auditorium, Symphony Hall, the Opera House, the War Memorial Building, the Performing Arts Garage, and properties along Grove, Ivy, and Hayes streets west to Gough Street, and properties on both sides of Van Ness Avenue extending south to Market Street.

Zone 3. This zone includes the areas along Polk Street south of Lech Walesa Street, Fox Plaza, Fell, Hickory, and Oak streets west to Franklin Street, and both sides of Market Street from Ninth Street to Franklin Street.

The precise list of properties included in the District and in each zone is found in Appendix I: Proposed Assessment Roll Sorted by Assessor's Parcel Number.



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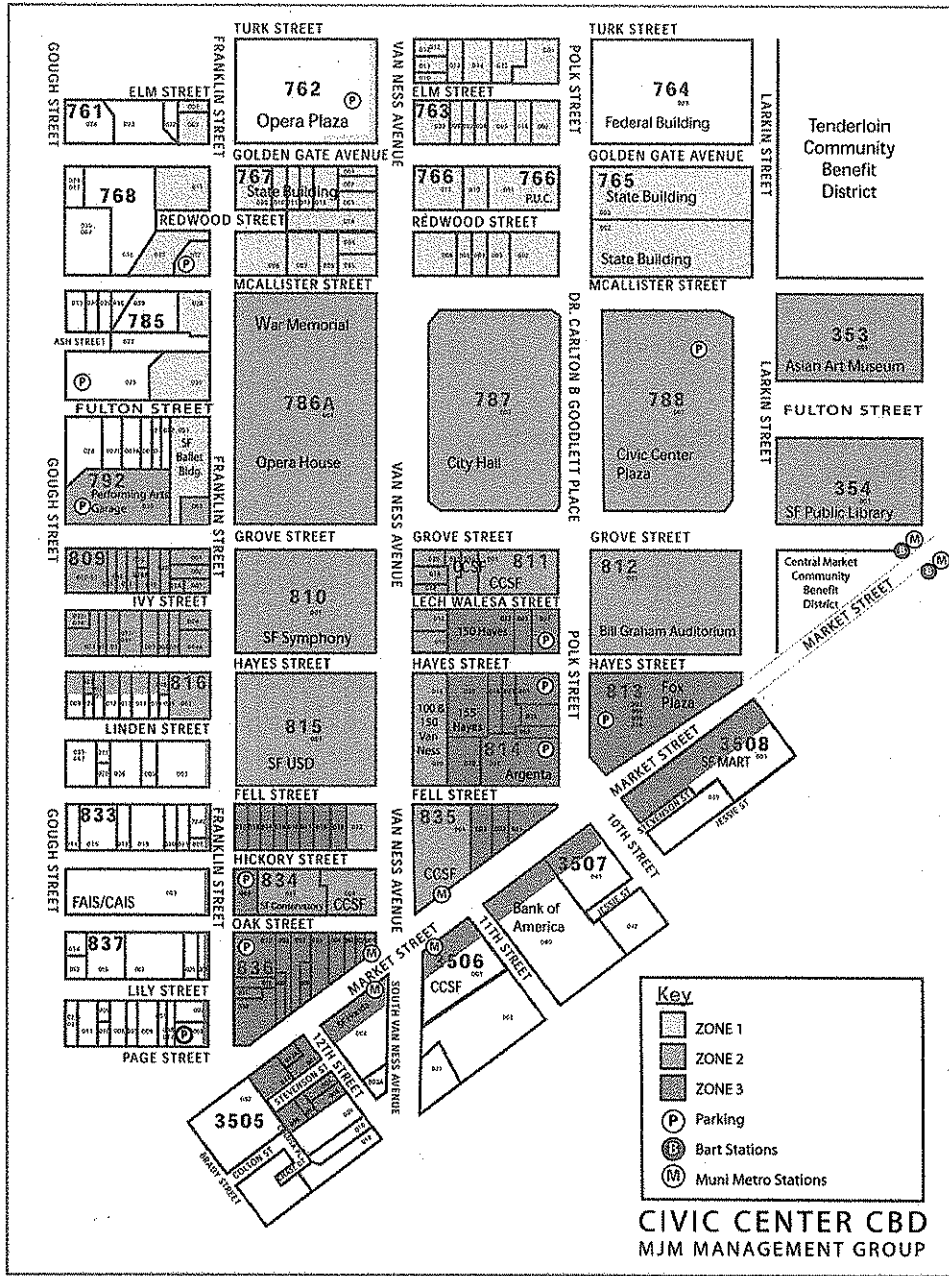
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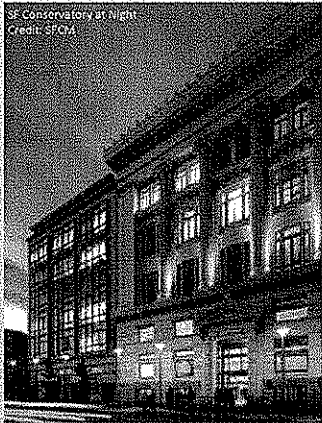


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5. Service Plan



5.1 Service Plan Development Process. During the sixteen (16) month period in which the Steering Committee met, considerable effort was expended considering various services that could be provided. In those meetings and in the surveys, it became clear that safety and the perception of safety was the number one concern of the stakeholders in the district. Safety is provided in two ways, by both uniformed Ambassadors, and by activation of the sidewalks and open space of the district. In addition, enhanced cleaning services are provided, and advocacy for the district is carried out by the Executive Director. A small initial budget is also provided for beautification.

5.2 Zone 1 Services (which are also the basic services for Zone 2 and Zone 3)

- **ADVOCACY**

The purpose of advocacy is to promote the Civic Center neighborhood as a beautiful, clean, safe, and vibrant district. This goes well beyond marketing programs that create image and visibility. The larger purpose is to advocate for services and resources that increase the area's perception as a friendly, clean, and exciting place for attending performances, dining, shopping, and investing in business opportunities and properties. It is intended to support patronage growth, business growth and well being for residents, workers and visitors and can be especially advantageous in a recessionary economic environment such as we are currently in.

One of the most distinguishing features about the Civic Center District is the wide variety of land uses, and hence management needs, which occur here. The Executive Director of the CBD will have a key role in participating in community meetings, coordinating information between City agencies and Civic Center stakeholders related to events and issues affecting the Civic Center, speaking at hearings, and raising additional resources and investment for the district from decision makers and funders. The Executive Director will coordinate a process for regular exchange of information among Civic Center stakeholders.

Other tasks the Executive Director will undertake include:

- Representing the district's members on issues of common concern and promoting the CBD and its members to agencies, organizations and the public.
- Partnering with, establishing and maintaining effective working relationships and cooperative arrangements with city agencies and other business organizations, neighboring CBD's as appropriate to advance the district's goals.
- Communicating with all property owners and tenants in the proposed CBD regarding important issues of concern or impact as well as effectiveness of services being provided by the CBD. This includes scheduling and management of events in Civic Center Plaza to minimize negative impacts and maximize positive impacts on the venues surrounding that property.
- Producing a newsletter regularly to district organizations, merchants, property owners, and members of the media.
- Conducting ongoing media relations.
- Coordinating services among arts venues, property managers, merchants and the public sector.
- Establishing working partnership with neighborhood social services to help make connections and referrals for services to homeless population interested and open to receiving services.
- Developing a Civic Center CBD website with useful and important links.
- Attending community and city meetings regularly.
- Participating on committees of neighborhood organizations.
- Issuing press releases on the CBDs programs and the positive results attributable to them.
- **DAYTIME PUBLIC SAFETY**

The goal of this service is to create an environment in which residents, workers, patrons, tourists and other visitors will feel comfortable and secure. A key objective will be to maintain the quality of life for persons living, working or visiting the district and continually improving the experience of visitors by providing safe and welcoming presence throughout the area.

Community Service Ambassadors (CSAs). The team of Community Service Ambassadors will be a key element of the CBD. Their function will be to assist the public with information and direct them to destinations within the area, made possible by training on local geography, area venues and businesses, transportation systems, and other useful information. The CSAs will be goodwill ambassadors who assist the public in navigating the district with a welcoming and informed presence.

They will also play an important role in promoting the Civic Center area as safe and friendly. They will be easily visible and identifiable by their uniforms that will be unique to this district. Their presence will be a deterrent to misdemeanor crime, they will have a communication system to enable them to report conditions or observations of criminal activity immediately through the CBD dispatch to the San Francisco Police Department (SFPD). It is important to recognize, however, that their role will be one of deterrence, not of enforcement.

Most importantly, the CSAs will be trained on information and techniques to assist anyone on the street in need of social service programs, shelters, and places to eat, as well as emergency situations.

The CSAs also play an important role in interfacing with SFPD. In this way, they perform a valuable function in contributing to public safety in the CBD. It is this partnership between the CBD's CSA team and the SFPD and other building security in the area that will provide greater public safety and acts as an efficient crime deterrent.

CSAs are a visible but unarmed presence and will have no special police powers. While the CSAs will be the "eyes and ears" for the district, the focus for the program will be on information and public assistance. The dispatch will handle direct contact with police and requests for assistance as necessary using standard emergency procedures.

There will be a daily assignment of four uniformed Community Service Ambassadors who support police and property owners in crime prevention, assist visitors with area information and provide street population/homeless with social services information and referrals. In Zone 1 and the baseline services in Zones 2 and 3 include Ambassadors providing services for 12 hours a day, five days/week. For example the hours could be 7:30 a.m. - 7:30 p.m. Tuesday through Saturday. Two Ambassadors could work from 7:30 a.m. - 4 p.m. and the other two could work from 11 a.m. - 7:30 p.m.

The CSA baseline Zone 1 program goals can be summarized as follows:

- Public awareness and "crime watch"-style programs to involve businesses and citizens.
- High levels of pedestrian satisfaction related to personal safety and comfort during all hours day and evening along the sidewalk and public open spaces.
- Development of relationships between CSAs and each institution's security teams and building or business managers, greeting them regularly and offering assistance.
- Development of strong, supportive relationships between CSAs and SFPD officers.

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- Development of strong, supportive relationship between CSAs and neighborhood and City run social services.
 - 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.
- **Cleaning and Maintenance (On Call).** The Zone 1 and baseline Zone 2 and Zone 3 service provides for a uniformed maintenance worker to respond to maintenance calls to remove graffiti, wash down the sidewalk or pick up an accumulation of debris on the sidewalk 20 hours/week. This individual will be supported by calls by the CBD staff to the Department of Public Works (DPW) to coordinate delivery of the maintenance services that the City provides.
 - **Beautification Programs** that could include such things as streetscape improvements including wayfinding signage and other public right of way and capital enhancements to the district with a small amount of assessment funds as well as additional non assessment funds secured. Additional greening throughout the district and hanging additional flower baskets at certain intersections and entry points to the district will also be considered.

The CBD can serve as an effective vehicle for planning and implementing a program of capital improvements that can become major community assets. Design and installation of wayfinding signage, for example, is an effective means of improving access and promoting the locations of cultural facilities, area businesses, eating and drinking establishments and amenities.

Furthermore, adding beauty to a community can often add value and often consists of simple touches. One of the most effective is a program of providing and maintaining hanging flower baskets at key intersections and entry points of the district. This has been done with great effectiveness in various neighborhoods around the city including around City Hall and some of the other City buildings but not necessarily yet throughout the district. 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 draw of the area.

5.3 Zone 2 Additional Services. (These services are in addition to the basic services listed in Zone 1, all of which will also be provided in Zone 2):

- **Additional Evening Public Safety** which includes four uniformed Community Service Ambassadors to work for 200 evenings/year for 4 five hour shifts from 6:30pm - 11:30pm or the equivalent as deemed necessary by the district. Actual number of nights may be expanded as deemed necessary by the district by staggering hours of service. These individuals will walk throughout Zone 2 to ensure for the safe and comfortable passage of visitors to and from evening performances, events and meetings. All Community Service Ambassadors will carry communication devices that are connected to a centralized dispatch. In all cases, the Executive

Director will work with the affected institutions to provide the most appropriate scheduling of services.

- **Public Space and Sidewalk Activation.** In addition to the Community Service Ambassadors, security is provided by activating public spaces and sidewalks in District 2; that is, Civic Center Plaza itself and paths from the Bart/MuniMetro stations and from the pedestrian entrances to the garages. Examples of this could be free performing art or music performances on the public open spaces and sidewalks to set the tone and suspend the audiences in anticipation of night performances and events. The CBD would coordinate with the Recreation and Park Department on the permitting of Civic Center Plaza.
- **Additional Advocacy.** The venues surrounding the actual Civic Center Plaza require additional advocacy related to the management of the Plaza and events therein. The Executive Director of the CBD will spearhead additional advocacy and management of existing permitted events, street closures and First Amendment activities that primarily occur in Zone 2 to ensure that these events do not negatively impact business and venues.

5.4 Zone 3 Additional Services. (These Services are in addition to the basic services listed in Zone 1, all of which will be provided in Zone 3.)

- **Cleaning And Maintenance.** Zone 3 does not receive the high level of cleaning services that the Civic Center proper receives from the City. Conditions are currently worse along the Market Street corridor and on some of the smaller streets such as Lech Walesa, Hickory and Oak Streets. Therefore, these areas will receive one maintenance worker providing daily sidewalk sweeping or steam cleaning and graffiti removal between 7:30 a.m. – 4:00 p.m.; trash receptacle control including topping off and wiping down receptacles and removal of bulky items between 7:30 a.m. - 4:00 p.m.

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Table 1 – Proposed Services by Zone*

**Services will be refined by the CBD management corporation board based on evaluation of need and effectiveness and availability of additional resources.*

Services	Zone 1	Zone 2	Zone 3
Ambassadors (CSAs) <u>-5 days per week</u>	7:30am-7:30pm 4 CSAs throughout all zones Shift 1: 7:30am-4pm Shift 2: 11am-7:30pm	7:30am-7:30pm 4 CSAs throughout all zones Shift 1: 7:30am-4pm Shift 2: 11am-7:30pm	7:30am-7:30pm 4 CSAs throughout all zones Shift 1: 7:30am-4pm Shift 2: 11am-7:30pm
Evening Ambassadors		6:30pm-11:30pm 4 CSAs for 200 evenings/year or equivalent based on more evenings/year	
Advocacy	Provided by Executive Director	Provided by Executive Director	Provided by Executive Director
Beautification	Capital improvements such as wayfinding signage, sidewalk lighting and other streetscape improvements throughout district. Flower baskets/other greening throughout district using both assessment and non-assessment funds.	Capital improvements such as wayfinding signage, sidewalk lighting and other streetscape improvements throughout district. Flower baskets/other greening throughout district using both assessment and non-assessment funds.	Capital improvements such as wayfinding signage, sidewalk lighting and other streetscape improvements throughout district. Flower baskets/other greening throughout district using both assessment and non-assessment funds.
Public Space and Sidewalk Activation		Provided in Civic Center Plaza, Fulton Mall and throughout Zone 2 on sidewalks.	
Daily Cleaning and Maintenance	On call maintenance services for graffiti removal, washing down sidewalks etc. for 20 hours/week.	On call maintenance services for graffiti removal, washing down sidewalks etc. for 20 hours/week.	1 Maintenance worker to sweep sidewalks and remove graffiti. Shift: 7:30-4pm daily and on call maintenance services for graffiti removal, washing down sidewalks etc. for 20 hours/week.

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6. Budget

Civic Center Community Benefit District

First year budget: \$691,964,00

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The annual operating budget for the year July 1, 2011 to June 30, 2012 is \$ 691,964,

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Proposed Annual Operating Budget

The proposed service plan budget was developed based on the priorities that the stakeholders expressed through the surveys and Steering Committee meetings. All improvements and activities are allowed under the 1994 California Property and Business Improvement Act. While the first year's budget is set at \$736,850 the annual budgets for subsequent years will be outlined in annual reports prepared by the management corporation and submitted to the San Francisco Board of Supervisors as required by California State law.

Table 2 – Proposed Annual Operating Budget

Budget Description	All Zones
Executive Director: Salary	\$63,491,00
Taxes, workers compensation, benefits, etc.	27,211,00
Administration: Rent, Office Expenses, Insurance, Office Equipment, Printing & Reproduction, Legal & Accounting	50,000,00
Safety Program	
Ambassadors	165,248,00
Extra Ambassadors (Zone 2 Only)	89,391,00
Management & Dispatch	102,856,00
Activation of Public Places Zone 2 Only	24,081,00
Cleaning Program (Zone 3 Only)	106,583,00
On call graffiti removal	33,307,00
Beautification	22,876,00
Non-assessment funds	6920,00
Budget Grand Total	\$691,964,00

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Method of Financing. Annual operating funds will come from an annual special assessment on properties within the district including both public and private properties.

Non-assessment Funds.

Of the total service plan budget, 99% of the revenues (\$685,044) will be generated from the special benefit assessments. The remaining 1% (\$6,920) will be generated from other (non-assessment) sources including grants, donations, contracts for services, in kind services, etc. These funds can be used to supplement the assessments, most likely for special projects such as beautification, activation, and so on. These budget allocations are the basis for the annual assessments found in Appendix 1.

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7. Assessments and Assessment Methodology

- Proposed Assessment Method.** The special benefits of the Civic Center CBD will be assessed to parcels based on a combination of a parcel's linear front footage (that is served by and within the boundaries of the CBD) and building square footage. The entire CBD budget is split 50/50, so that 50% is assessed proportionately based on a parcel's linear footage with the remaining 50% assessed proportionately based on a parcel's improved building square footage, modified by a building size classification multiplier. For more information please see the Engineer's Report (where building size classification multiplier is referred to as building benefit factor).
- Building Size Classification.** Some benefits, such as sidewalk sweeping, are directly proportional to linear frontage. Thus every parcel is assessed based on its linear frontage. Other benefits, such as the Community Service Ambassadors, are related to the number of people using a building, the number of trips generated by those people, and so on. This relationship is not linear, but rather is expressed in a "Building Size Classification Multiplier". The following table shows the classification of building square footage and the translation to the Building Size Classification Multiplier. Within each benefit zone, a parcel's assessment is the combination of its proportional linear footage assessment plus its Building Size Classification.

TABLE 5 – Building Categories

Building Size Classification	Parcel Land Use	Building Square Footage	Building Size Classification Multiplier
1	Residential	All Square Footages	0.50
2	Non-Residential	Less than 10,000	1.00
3	Non-Residential	10,000 - 19,999	1.50
4	Non-Residential	20,000 - 49,999	3.00
5	Non-Residential	50,000 - 99,999	6.00
6	Non-Residential	100,000 - 299,999	20.00
7	Non-Residential	300,000 - 499,999	40.00
8	Non-Residential	Greater than 500,000	60.00

Table 6 - Calculation of Assessments

The Fiscal Year 2011/12 assessment calculation rate is:

Assessment Classification Description	Fiscal Year 2011/12 Assessment Rate
Linear Street Frontage for all Assessor's Parcels	\$7.05 per Linear Street Foot
Additional Linear Street Frontage for all Zone 1 Assessor's Parcels	\$0.00 per Linear Street Foot (total of \$7.05 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 2 Assessor's Parcels	\$3.04 per Linear Street Foot (total of \$10.09 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 3 Assessor's Parcels	\$6.41 per Linear Street Foot (total of \$13.46 per Linear Foot)
Building Size Classification Multiplier for all Assessor's Parcels	\$178.86 per Building Size Classification (total of \$178.86 per Bldg. Size Classification)
Additional Building Size Classification Multiplier for all Zone 1 Assessor's Parcels	\$0.00 per Building Size Classification (total of \$178.86 per Bldg. Size Classification)
Additional Building Size Classification Multiplier for all Zone 2 Assessor's Parcels	\$104.73 per Building Size Classification (total of \$283.59 per Bldg. Size Classification)
Additional Building Size Classification Multiplier for all Zone 3 Assessor's Parcels	\$129.45 per Building Size Classification (total of \$308.31 per Bldg. Size Classification)

Annual Assessment Calculation:

Annual assessments are based on one or more of four property factors:

1. Linear sidewalk frontage of the lot abutting any public right of way that will receive services within the district.
2. Gross building square footage which determines which of 8 building size classifications your property falls within.
3. Location within a particular benefit zone – Zone 1, 2 or 3. (See map on page 8)
4. Use – Primarily residential or non-residential. (All residential parcels fall in Building Size Classification 1)

Exemptions and Exclusions:

Consistent with Article XIID of the State Constitution (1996 Proposition 218), it has been determined that all parcels within the proposed district will derive special benefit from the assessments. Therefore, no parcels will be exempted from payment of assessments, regardless of use or ownership.

Application of Assessment Methodology to Benefit Zones and Use.

There are 3 benefit zones in the Civic Center CBD. The creation of the benefit zones is based upon the level and types of services that will be provided in each zone. See budget on page 15.

How to calculate your individual-property assessment:

1. Determine what zone your property is located in – Zone 1, 2 or 3. (See map on page 8).

For Zone 1 parcels your calculation is as follows:

Linear Street Frontage X \$7.05	+	Building Size Classification Multiplier	x	\$178.86	=	Total first year annual assessment
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For Zone 2 parcels your calculation is as follows:

Linear Street Frontage X \$10.09	+	Building Size Classification Multiplier	x	\$283.59	=	Total first year annual assessment
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For Zone 3 parcels your calculation is as follows:

Linear Street Frontage X \$13.46	+	Building Size Classification Multiplier	x	\$308.31	=	Total first year annual assessment
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• **Annual Assessment Adjustments**

- **CPI Adjustments.** For the ten years of the Civic Center Community Benefit District, annual assessments may be adjusted annually by the CBD’s Board of Directors by the annual changes in the Bay Area consumer Price Index (CPI) for all urban consumers, or 3 %, whichever is less.

The annual budgets below assume a 3% maximum increase in overall assessment revenue collected each year. This is the maximum allowable assessments to be levied annually for the ten year term proposed in this plan.

Table 7 – Total Maximum Annual Assessment Revenue

Fiscal Year	Total Maximum Annual Assessment Revenue (1)
2011/12	\$685,044
2012/13	705,596
2013/14	726,763
2014/15	748,566
2015/16	771,023
2016/17	794,154
2017/18	817,979
2018/19	842,518
2019/20	867,794
2020/21	893,827
Total Maximum Assessment Revenue	\$7,853,264

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(1) The total maximum amount assessed to property owners within the Civic Center CBD each Fiscal Year.

Budget Adjustments:

Any annual budget surplus or deficit will be rolled into the following year's CBD budget.

Time and Manner of Collecting Assessments

As provided by the Property and Business Improvement District Law of 1994, the CBD's assessment shall appear as a separate line item on annual property tax bills prepared by the City and County of San Francisco. Payment of Property Taxes is due on November 1 and February 1, with the bill becoming delinquent at the close of business December 10 and April 10 respectively. The total bill may be paid with the first installment. If the CBD passes the first installments will be due December, 2011.



8. Timeline for Implementation

8.1 Formation Process: District formation (and any subsequent reauthorization at the end of the authorized period) requires submission of petitions from property owners representing at least 30% of the total proposed assessments in the district. Petitions will be mailed out to all property owners within the boundaries of the proposed Civic Center CBD. If favorable petitions representing the 30% threshold are received, the Board of Supervisors may adopt a Resolution of Intent to establish the district and to levy the assessments for 10 years. If this Resolution of Intent is approved by the Board of Supervisors, the Department of Elections of the City and County of San Francisco will mail out assessment ballots to all owners of properties included in the proposed district.

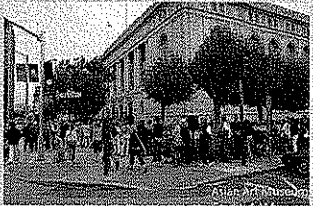
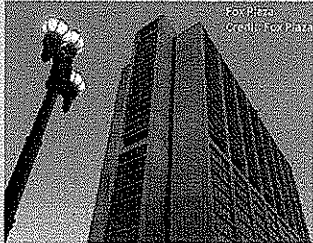
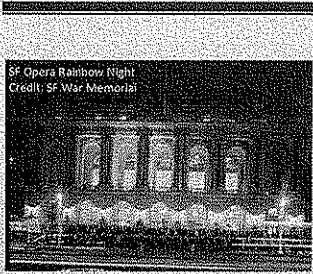
The Board of Supervisors will hold a public hearing between 45-90 days after adopting the Resolution of Intent. At this hearing, the ballots will be counted. More than fifty (50%) of the returned weighted ballots must be in support of the district for the Board of Supervisors to vote on the authorization of the Civic Center CBD. "Weight" is determined by the percentage of monetary contribution each property owner will make to the Community Benefit District based upon the assessment methodology. A majority of the Board of Supervisors must vote to approve the establishment of the district.

8.2 Duration: The district will have a 10-year term, at which point it is renewable.

8.3 Disestablishment: There will be a thirty-day window every year beginning on the one-year anniversary of the establishment of the Civic Center CBD, in which property owners may petition to disestablish the Civic Center CBD. If the owners of real property who pay 50% or more of the assessments levied submit a written petition to disestablish, the Board of Supervisors can vote on the request for disestablishment from the property owners. Any remaining revenues derived from the assessment or sale of assets purchased with the assessment will be returned to the owners of the property proportionate to the amount that each owner paid.

8.4 Formation Schedule:

Submit Draft Management Plan & Engineer's Report to City Attorney	September 2, 2010
Finalize Management Plan & Engineer's Report	September 14, 2010
Distribution of Petitions	September 15- October 19, 2010
Analyze Petition Results if 30 % Returned	October 18-19, 2010
Introduce Resolution of Intent with Final Documents (Management Plan, Engineer's Report)	October 19, 2010
BOS Committee Hearing @ Finance Committee	October 27, 2010
BOS Vote	November 2, 2010
Department of Elections Mail Ballots	November 5, 2010
Final Hearing at BOS	January 4, 2010
Formation of District (if established)	July 1, 2011
Collection of First Year's Assessment	July 2011-June 2012



9. Civic Center Community Benefit District Governance The Civic Center Community Benefit District, Inc., will be a 501(c)(3) non-profit organization whose responsibility is to manage programs for the Civic Center Community Benefit District. Consistent with the vision expressed by the Civic Center district stakeholders throughout the service plan development process, Civic Center Community Benefit District will be guided by the following organizational mission:

Civic Center Community Benefit District, Inc. is the non-profit organization that represents the owners and institutions in order to provide leadership, services, and programs to improve the experience and economic vitality for the Civic Center area in San Francisco.

Civic Center Community Benefit District, Inc. will aim to meet the following operational objectives for the CBD:

- Create and manage programs that best respond to the top priorities of the Civic Center CBD stakeholders
- Maximize coordination with the City and County of San Francisco and the San Francisco Board of Supervisors to avoid duplication of services and leverage resources
- Deliver services through a cost-effective non-bureaucratic and easy to assess organizational structure
- Provide for accountability to those who pay assessments.

The Board of Directors will oversee the management and operations for the Civic Center CBD Inc. Property owners who are assessed within the CBD will elect future members of the CBD Board of Directors.

To ensure broad representation and accountability, the Board of Directors will be comprised of stakeholders within the district.

A mix of large and small property owners, businesses, district art organizations, governmental, commercial and residential tenants will be sought to fill the seats on the Board. According to Article 1511 (f) of the San Francisco Business Tax and Regulations Code, at least 20% of the Board must be comprised of commercial tenants/businesses that are non-property owners in the district.

Once the district has been approved by the property owners and the

Board of Supervisors, the Civic Center CBD Steering Committee will continue its work to run the board election process, write the bylaws and register the new non-profit corporation. The Steering Committee will be open to all community stakeholders interested in developing the rules and regulations of the new management corporation, whose sole function would be to manage the district and allocate the assessment district funds and non-assessment funds secured consistent with the plan.

The CBD will be non-profit corporation with provision for election or appointment of board members based upon the various land uses, location and weight within the district. The board will serve as a volunteer Board of Directors, however may have paid staff to implement the programs as outlined in the plan. The Civic Center CBD is cognizant of the need to have this management corporation as transparent as possible and responsive to the various sectors of this community.

The Operating Board of Directors will prepare the required annual report as called for in the Streets and Highways Code Section 36650.

10. Continuation of City Services. Throughout the process to establish the Civic Center Community Benefit District, the steering committee expressed concerns that the City of San Francisco maintains existing services at verifiable "baseline" service levels. A formal base level of service policy ensures that existing City services are enhanced not replaced by the proposed CBD services. By adopting this plan, the Board of Supervisors will confirm and guarantee a baseline level of service equivalent to that being provided in similar areas of the city. Throughout the duration of the district, these services will be maintained consistently with other similar areas of the City.



CC Civic Center Plaza
© 2011 MIM Management Group



CC Plaza at lunch time
© 2011 MIM Management Group

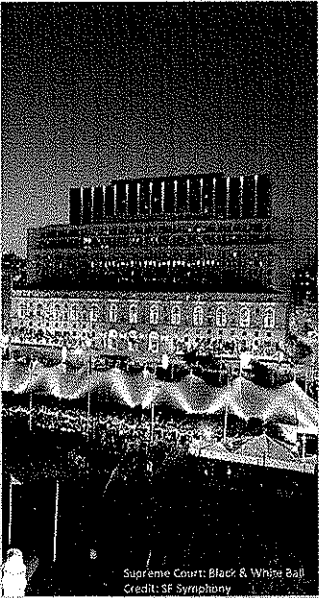
Table 8 – Civic Center CBD Baseline Level of City Services

City of San Francisco Cleaning and Maintenance Services (DPW)	
Services	Frequency
Mechanical Street Sweep	51% of the blocks are swept 5x/week (2x Southside 3x North side) 40% of blocks are swept 7x/week both sides Alleys are swept 3x/week
Graffiti Removal Services	As needed or by a generated Service Request. Must abate within 48hrs.
Street Tree Maintenance	Majority of trees within this grid are maintained by various City Agencies. Pruned annually and maintained on an as needed basis.
Manual Sweeping Workfare Crew	GA and P-20 crews sweep the major Market Street 7x/week. Polk, Larkin and Fulton as needed
Public Litter Receptacles: - Emptying	Recology Recycling and Waste Disposal service all City Trash Receptacles daily with the major corridors receiving a second pass truck in the afternoon
- Repairs/maintenance - Cleaning/washing	CTR's are repaired as needed and steamed cleaned 1x/week
Code Enforcement (environmental, safety, cleanliness, and litter laws)	Staffed 24/7 for issuing citations as required or by a generated Service Request
Sidewalk Steam Cleaning	Major Hot-Spots are steamed as need or required to maintain cleanliness
UN Plaza Services	Hosed nightly and maintained daily by Plaza/Maintenance Personnel
City Hall	Maintained daily for cleanliness (steamed cleaned, graffiti abatement, debris removal).
Civic Center Square (Plaza)	Perimeter maintained daily for cleanliness (steamed cleaned, graffiti abatement, debris removal, homeless concerns)
Fulton Mall	Crews maintain this area on a daily basis. The Night Shift cleans/steams/flushes this area every night. The daytime staff is responsible for cleaning this area first thing every morning. Additional staff monitors Fulton Mall for cleanliness throughout the day and evening.

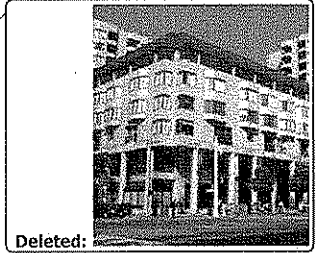
City of San Francisco Safety Services	
Services	Frequency
Primarily Northern Police Station Boundary although also served by Tenderloin Task Force (east of Larkin) and Southern Station (south of Market)	
Boundaries of Northern: Market/Larkin/Steiner/San Francisco Bay	
- 1 beat officer (foot patrol) dedicated to City Hall and Civic Center Park	Mon-Thurs 6-4pm
- 1 FTE homeless Officer for District although Civic Center merits a lot of attention	10 hours/day, days rotate
- 1 radio car (1-2 officers) in sector	24 hrs/day, 7 days/week roaming car surveillance
MUNI/MTA/BART Police	4 Sergeants from Embarcadero to 16 th Street. Also provide supplemental safety services for 48/hrs/week on Civic Center Plaza. Served by substation at Powell/Market.

City of San Francisco Civic Center Plaza Recreation and Park Department	
Services	Frequency
Gardening	2 Gardeners for Civic Center Plaza and City Hall + 1.4 for War Memorial Buildings
Permitting of events/vendors	Staff member assigned as needed
Activation including art installations/holiday tree/café vendors etc.	Through partnerships and resource development
Maintenance Engineers to handle light/flag replacements etc.	Staff members assigned as needed
Janitorial Staff	Staff members assigned as needed
Safety	Staff members assigned as needed

Appendix 1



Supreme Court: Black & White Ball
Credit: SF Symphony



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Credit: Opera Plaza

Appendix 1 – Proposed Assessment Roll Sorted by Assessor's Parcel Number

City and County of San Francisco

Civic Center CBD

2011/12 Assessment Roll

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Size Classification Multiplier	Assessment	% of CBD Budget
0353-001	CITY & COUNTY OF SF	45 HYDE ST	2	996.375	185,000	Residential	6	20.00	\$15,725.21	2.16
0354-001	CITY & COUNTY OF SF	100 LARKIN ST	2	996.375	376,000	Residential	7	40.00	21,397.01	2.93
0761-002	STATE PROPERTY	801	1	127,500	0	Non-Residential	2	1.00	1,077.73	0.15
0761-003	STATE PROPERTY	700 GOLDEN GATE AVE	1	165,310	0	Non-Residential	2	1.00	1,344.29	0.18
0762-026	OPERA PLAZA, C/O GENERAL MANAGER	601 VAN NESS AVE	1	299,120	203,866	Non-Residential	6	20.00	5,685.99	0.78
0762-027	OPERA PLAZA	601 VAN NESS AVE	1	121,490	86,904	Non-Residential	5	6.00	1,929.65	0.26
0763-001	MATTISON FAMILY TRUST, C/O J S MATTISON & CO	555 POLK ST	1	217,500	19,592	Residential	3	1.50	1,801.66	0.25
0763-002	507 POLK STREET LLC	507 POLK ST	1	285,000	29,688	Residential	4	3.00	2,545.82	0.35
0763-005	544 GOLDEN GATE ASSOCS LLC	544 GOLDEN GATE AVE	1	120,000	16,920	Non-Residential	3	1.50	1,114.28	0.15
0763-006	MCDONALDS CORPORATION	550 GOLDEN GATE AVE	1	65,000	3,900	Non-Residential	2	1.00	637.10	0.09
0763-007	MCDONALDS CORPORATION	556 GOLDEN GATE AVE	1	50,000	4,250	Residential	2	1.00	531.36	0.07
0763-008	MCDONALDS CORPORATION	558 GOLDEN GATE AVE	1	50,000	0	Non-Residential	2	1.00	531.36	0.07
0763-009	MCDONALDS CORPORATION	600 VAN NESS AVE	1	338,000	10,770	Residential	3	1.50	2,651.18	0.36
0763-010	S F UNIFIED SCHOOL DISTRICT	600 SAINT MARYS AVE	1	132,330	4,523	Non-Residential	2	1.00	1,111.78	0.15
0763-011	S F UNIFIED SCHOOL DISTRICT	636 VAN NESS AVE	1	46,667	10,136	Residential	3	1.50	597.28	0.08
0763-012	690 VAN NESS LLC	690 VAN NESS AVE	1	50,000	5,292	Residential	2	1.00	531.36	0.07
0763-013	S F UNIFIED SCHOOL DISTRICT	690	1	27,500	3,240	Non-Residential	2	1.00	372.74	0.05
0763-014	S F UNIFIED SCHOOL DISTRICT	639V TURK ST	1	90,000	0	Non-Residential	2	1.00	813.35	0.11
0763-014	S F UNIFIED SCHOOL DISTRICT	625 TURK ST	1	60,000	0	Residential	2	1.00	601.85	0.08

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0767-013	SF STATE BUILDING AUTHORITY	629V GOLDEN GATE AVE	1	71,750	15,970	Non-Residential	3	1.50	774.12	0.11
0767-014	STATE PROPERTY	629V	1	70,000	0	Non-Residential	2	1.00	672.35	0.09
0768-013	REDEVELOPMENT AGENCY OF CCSF, C/O DEVELOPMENT SERVICES	629V	1	395,000	0	Non-Residential	2	1.00	2,963.60	0.41
0768-072	GIANNINI PROPERTIES NO ONE	600 MCALLISTER ST	1	198,560	0	Non-Residential	2	1.00	1,578.70	0.22
0768-073	GIANNINI PROPERTIES NO ONE	600	1	115,480	0	Non-Residential	2	1.00	992.98	0.14
0785-028	S F UNIFIED SCHOOL DISTRICT	601 MCALLISTER ST	1	220,000	28,840	Non-Residential	4	3.00	2,087.57	0.29
0785-035	S F UNIFIED SCHOOL DISTRICT	555 FRANKLIN ST	1	313,750	0	Non-Residential	2	1.00	2,390.79	0.33
0786-001	CITY & COUNTY OF SF-WAR MEMORIAL	679V	2	2,007,000	533,200	Residential	8	60.00	37,266.02	5.11
0788-001	CITY & COUNTY OF SF-	679V	2	2,062,500	543,611	Non-Residential	8	60.00	37,220.62	5.10
0792-001	RECREATION AND PARK DEPT	300 GROVE ST	2	126,250	3,953	Non-Residential	2	1.00	1,557.44	0.21
0792-003	ALLEN KIMBALL & JANE TRUST	365V	2	330,000	213,564	Residential	6	20.00	9,001.49	1.23
0792-029	CITY & COUNTY OF SF- MUNICIPAL TRANSPORTATION AUTHORITY	455 FRANKLIN ST	1	313,750	62,140	Non-Residential	5	6.00	3,285.09	0.45
0809-031	SAN FRANCISCO BALLET ASSOCN, C/O CONTROLLER	301 GROVE ST	2	155,000	6,876	Non-Residential	2	1.00	1,847.53	0.25
0809-001	SF BOARD OF REALTORS	345 FRANKLIN ST	2	47,500	10,212	Non-Residential	3	1.50	904.65	0.12
0809-002	HALLINAN LAUREN P & PATRICK S	331 FRANKLIN ST	2	93,500	5,175	Non-Residential	2	1.00	1,227.00	0.17
0809-003	HALLINAN PATRICK S & LAUREN P	208 IVY ST	2	39,000	2,811	Non-Residential	2	1.00	677.09	0.09
0809-003A	NURRE CHARLOTTE E 1996 TRUST, C/O CHARLOTTE NURRE	325 FRANKLIN ST	2	135,000	9,690	Residential	2	1.00	1,645.73	0.23
0809-004	LE PAULT & MAI V 2002 REV TR	305 FRANKLIN ST	2	135,000	11,310	Non-Residential	3	1.50	1,787.53	0.25
0809-004A	LAT CORPORATION, C/O LEONA TARANTINO	320 HAYES ST	2	50,000	3,750	Non-Residential	2	1.00	788.08	0.11
0809-005	UNTERMAN PATRICIA & SANDER RIC	324 HAYES ST	2	50,000	5,250	Residential	2	1.00	788.08	0.11
0809-006	UNTERMAN PATRICIA & SANDER RIC	340 HAYES ST	2	100,000	29,460	Non-Residential	4	3.00	1,859.76	0.25
0809-007	TRATTNER JUDY	364 HAYES ST	2	100,000	10,175	Residential	3	1.50	1,434.38	0.20
0809-011	BUCKLEY DANIEL KIERAN					Residential				

0809 -	GHI LTD, C/O SEELA L LEWIS	368 HAYES ST	2	50,000	3,120	Non-Residential	2	1.00	788.08	0.11
012										
0809 -	ROBINSON GERTIE S TRUST C/O	361 GROVE ST	2	55,000	7,047	Non-Residential	2	1.00	838.53	0.11
015										
0809 -	RONALD HOLLINS	355 GROVE ST	2	55,000	9,060	Non-Residential	2	1.00	838.53	0.11
016										
0809 -	SATURNO RONALD P	351 GROVE ST	2	55,000	9,560	Non-Residential	2	1.00	838.53	0.11
017										
0809 -	ARRIAZA RAUL & VALERIE	345 GROVE ST	2	27,500	3,150	Non-Residential	2	1.00	561.06	0.08
018										
0809 -	R ROBERT E & PATRICIA A HUNT	240 IVY ST	2	27,500	2,200	Non-Residential	2	1.00	561.06	0.08
018A										
0809 -	LITZINGER CHARLES A TRUST	335 GROVE ST	2	55,167	6,786	Non-Residential	2	1.00	840.22	0.12
019										
0809 -	GIN FAMILY TRUST	311 GROVE ST	2	59,833	0	Non-Residential	2	1.00	887.29	0.12
020										
0809 -	DANIEL BROSMAN SEPARATE PROPER	372 HAYES ST	2	144,500	20,655	Non-Residential	4	3.00	2,308.77	0.32
021										
0809 -	GHI LTD, C/O SEELA L LEWIS		2	13,417	2,684	Non-Residential	2	1.00	418.97	0.06
023										
0809 -	WIEGEL ANDREW J & JAN A (Owner of APN 0809 -022)		2	13,417	2,684	Non-Residential	2	1.00	418.97	0.06
024										
0809 -	WIEGEL ANDREW J & JAN A (Owner of APN 0809 -022)		2	13,417	2,684	Non-Residential	2	1.00	418.97	0.06
025										
0809 -	WIEGEL ANDREW J & JAN A (Owner of APN 0809 -022)		2	13,417	2,683	Non-Residential	2	1.00	418.97	0.06
026										
0809 -	WIEGEL ANDREW J & JAN A (Owner of APN 0809 -022)		2	13,417	2,683	Non-Residential	2	1.00	418.97	0.06
027										
0809 -	WIEGEL ANDREW J & JAN A (Owner of APN 0809 -022)		2	13,417	2,683	Non-Residential	2	1.00	418.97	0.06
028										
0809 -	WIEGEL ANDREW J & JAN A (Owner of APN 0809 -022)		2	6,250	575	Residential	1	0.50	204.86	0.03
029										
0809 -	PRIVAT CESAR A TRUST	348 HAYES ST	2	6,250	575	Residential	1	0.50	204.86	0.03
030										
0809 -	SCOTT DAVID & OHMORI YUKO	350 HAYES ST	2	6,250	684	Residential	1	0.50	204.86	0.03
031										
0809 -	STRANO ROSEANNE	342 HAYES ST #A	2	6,250	1,095	Residential	1	0.50	204.86	0.03
032										
0809 -	ENDERS ERIC	342 HAYES ST #B	2	6,250	1,082	Residential	1	0.50	204.86	0.03
033										
0809 -	LEE BRANDON & MARIA	342 HAYES ST #C	2	6,250	1,013	Residential	1	0.50	204.86	0.03
034										
0809 -	NG MAY Y	342 HAYES ST #D	2	6,250	894	Residential	1	0.50	204.86	0.03
035										
0809 -	MARSHALL PAUL G JR	342 HAYES ST #E	2	6,250	1,082	Residential	1	0.50	204.86	0.03
036										
0809 -	PRIVAT CESAR A TRUST	342 HAYES ST #F	2	6,250	1,086	Residential	1	0.50	204.86	0.03
037										
0809 -	EDINGTON MARY E	342 HAYES ST #G	2	6,250	1,095	Residential	1	0.50	204.86	0.03

0809-038	NISHIOKA KEVIN	340 HAYES ST #H	2	6,250	804	Residential	1	0.50	204.86	0.03
0809-039	BASKERVILLE-TSADIK PATRICE M	342 HAYES ST #I	2	6,250	791	Residential	1	0.50	204.86	0.03
0809-040	DRISCOLL MARTIN J REVOC TR	342 HAYES ST #J	2	6,250	785	Residential	1	0.50	204.86	0.03
0809-041	CHAKLER CHERYL	342 HAYES ST #K	2	6,250	630	Residential	1	0.50	204.86	0.03
0809-042	PRIVAT CESAR A TRUST	342 HAYES ST #L	2	6,250	800	Residential	1	0.50	204.86	0.03
0809-043	SHANE LESLEY A	342 HAYES ST #M	2	6,250	800	Residential	1	0.50	204.86	0.03
0809-044	ABBOTT ELIZABETH C & DON P	342 HAYES ST #N	2	6,250	804	Residential	1	0.50	204.86	0.03
0809-050	MAX LIMITED LLC (Owner of APN 0809 -014)		2	137,500	24,750	Non-Residential	4	3.00	2,238.14	0.31
0809-051	MAX LIMITED LLC (Owner of APN 0809 -014)		2	137,500	24,750	Non-Residential	4	3.00	2,238.14	0.31
0810-001	CITY & COUNTY OF SF-WAR MEMORIAL	270 HAYES ST	2	1,319,500	229,500	Non-Residential	6	20.00	18,985.55	2.60
0811-001	CITY & COUNTY OF SF	270	2	533,584	104,000	Residential	6	20.00	11,055.65	1.52
0811-002	WEINGARTEN-FROMM 2005 REVOC TR	101V POLK ST	3	240,000	0	Non-Residential	2	1.00	3,538.70	0.49
0811-003	WEINGARTEN-FROMM 2005 REV TRUS	103V POLK ST	3	100,000	0	Non-Residential	2	1.00	1,654.30	0.23
0811-010	CTSTAR INC	200 VAN NESS AVE	2	169,073	17,640	Non-Residential	3	1.50	2,131.32	0.29
0811-012	ROSE RESNICK LIGHTHOUSE FOR TH	214 VAN NESS AVE	2	168,927	12,360	Residential	3	1.50	2,129.85	0.29
0811-016	CITY & COUNTY OF SF	155 GROVE ST	2	70,208	4,163	Non-Residential	2	1.00	991.98	0.14
0811-018	234 VAN NESS LLC	234 VAN NESS AVE	2	134,000	5,444	Non-Residential	2	1.00	1,635.64	0.22
0811-019	CITY & COUNTY OF SF	240 VAN NESS AVE	2	50,000	15,950	Non-Residential	3	1.50	929.88	0.13
0811-020	250 VAN NESS LLC, C/O JOHN N MCBARNE	171 GROVE ST	2	150,000	9,450	Residential	2	1.00	1,797.08	0.25
0811-021	CITY & COUNTY OF SF	165 GROVE ST	2	70,208	0	Residential	2	1.00	991.98	0.14
0812-022	VMO PATSON VAN NESS HOLDINGS L	150 HAYES ST	3	330,000	138,460	Non-Residential	6	20.00	10,607.99	1.45
0813-001	CITY & COUNTY OF SF	150	2	1,375,000	312,870	Non-Residential	7	40.00	25,217.34	3.46
0813-007	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	257,686	144,784	Non-Residential	6	20.00	9,634.64	1.32
0813-008	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	403,334	232,323	Non-Residential	6	20.00	11,595.07	1.59

0813 -	BRCP 1390 MARKET LLC	1390 MARKET ST	3	380,927	216,653	Non-Residential	6	20.00	11,293.47	1.55
0813 -	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	78,426	41,791	Non-Residential	4	3.00	1,980.53	0.27
0814 -	COLUMBUS ENVIRONMENTAL CO	69 POLK ST	3	160,000	0	Non-Residential	2	1.00	2,461.90	0.34
0814 -	FOOK CHONG HONG FRIENDLY SOCIE	45 POLK ST	3	30,000	6,580	Non-Residential	2	1.00	712.10	0.10
0814 -	GUCKER BERNARD WM	50 FELL ST	3	109,000	22,288	Non-Residential	4	3.00	2,392.06	0.33
0814 -	VNO PATSON VAN NESS HOLDINGS L	150 VAN NESS AVE	2	220,000	83,972	Non-Residential	5	6.00	3,921.33	0.54
0814 -	VNO PATSON VAN NESS HOLDINGS L	155 HAVES ST	3	136,000	62,109	Non-Residential	5	6.00	3,680.41	0.50
0814 -	RESCALVO GEORGE & NORMA A	131 HAVES ST	3	23,000	0	Non-Residential	2	1.00	617.88	0.08
0814 -	IMBELLONI JOSEPH	55 POLK ST	3	60,000	15,600	Non-Residential	3	1.50	1,270.06	0.17
0814 -	VNO PATSON VAN NESS HOLDINGS L	100 VAN NESS AVE	2	255,000	448,110	Non-Residential	7	40.00	13,916.54	1.91
0814 -	COLUMBUS ENVIRONMENTAL CO	125V HAVES ST	3	25,000	0	Non-Residential	2	1.00	644.80	0.09
0814 -	ANYA CIVIC CENTER LLC	1 POLK ST	3	300,000	469,140	Non-Residential	7	40.00	16,370.39	2.24
0815 -	S F UNIFIED SCHOOL DISTRICT	125V	2	1,319,500	317,406	Non-Residential	7	40.00	24,657.35	3.38
0816 -	SFI PROPERTIES LLC	205 FRANKLIN ST	2	120,000	20,545	Non-Residential	4	3.00	2,061.56	0.35
0816 -	PEARL INVESTMENT COMPANY, C/O JAY R BEGUN	381 HAVES ST	2	82,500	8,000	Non-Residential	2	1.00	1,116.01	0.15
0816 -	MARIA DE JAGER B TRUST	361 HAVES ST	2	27,500	3,300	Non-Residential	2	1.00	561.07	0.08
0816 -	KUERSCHNER MARK	355 HAVES ST	2	27,500	7,225	Non-Residential	2	1.00	561.07	0.08
0816 -	BRASH SIDNEY H TESTAMENTARY	347 HAVES ST	2	27,500	4,320	Non-Residential	2	1.00	561.07	0.08
0816 -	DIGIORNO JERRETE	335 HAVES ST	2	55,000	8,140	Non-Residential	2	1.00	838.53	0.11
0816 -	HORN THOMAS E 2003 REVOC TR	377 HAVES ST	2	18,000	2,726	Non-Residential	2	1.00	465.20	0.06
0816 -	ESFAHANI LADAN NIKKI	327 HAVES ST	2	30,000	4,500	Non-Residential	2	1.00	586.28	0.08
0816 -	BRANNIN FELIX & VERA	371 HAVES ST	2	18,500	2,298	Non-Residential	2	1.00	470.26	0.06
0816 -	BRANNIN FELIX & VERA	369 HAVES ST	2	18,500	2,417	Non-Residential	2	1.00	470.26	0.06
0816 -	FRANKLIN HAVES BUILDERS CORP	315V HAVES ST	2	227,500	52,400	Non-Residential	5	6.00	3,997.01	0.55

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0833 - 002	131 FRANKLIN STREET LLC	131 FRANKLIN ST	3	30,000	7,185	Non-Residential	2	1.00	712.10	0.10
0833 - 003	NATIONAL CENTER FOR INTERNATIO	131 OAK ST	3	120,000	252,450	Non-Residential	6	20.00	7,781.39	1.07
0833 - 022	TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	446	Residential	1	0.50	211.84	0.03
0833 - 023	TRUS, C/O EDWARD P BRABY	183 FRANKLIN ST	3	4,286	446	Residential	1	0.50	211.84	0.03
0833 - 024	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	233	Residential	1	0.50	211.84	0.03
0833 - 025	TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST #1	3	4,286	792	Residential	1	0.50	211.84	0.03
0833 - 026	TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	811	Residential	1	0.50	211.84	0.03
0833 - 027	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	#2	3	4,286	818	Residential	1	0.50	211.84	0.03
0833 - 028	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	183 FRANKLIN ST #8	3	4,286	818	Residential	1	0.50	211.84	0.03
0833 - 029	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	185 FRANKLIN ST	3	4,286	818	Residential	1	0.50	211.84	0.03
0833 - 030	TRUS, C/O EDWARD P BRABY	185 FRANKLIN ST	3	4,286	833	Residential	1	0.50	211.84	0.03
0833 - 031	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	#14	3	4,286	843	Residential	1	0.50	211.84	0.03
0833 - 032	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	782	Residential	1	0.50	211.84	0.03
0833 - 033	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	770	Residential	1	0.50	211.84	0.03
0833 - 034	TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	785	Residential	1	0.50	211.84	0.03
0833 - 035	TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	818	Residential	1	0.50	211.84	0.03
0833 - 036	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	771	Residential	1	0.50	211.84	0.03
0833 - 037	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	815	Residential	1	0.50	211.84	0.03
0833 - 038	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	815	Residential	1	0.50	211.84	0.03
0833 - 039	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	782	Residential	1	0.50	211.84	0.03
0833 - 040	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	893	Residential	1	0.50	211.84	0.03
0833 - 041	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	815	Residential	1	0.50	211.84	0.03
0833 - 042	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	903	Residential	1	0.50	211.84	0.03
0834 - 004	CITY & COUNTY OF SF	11 VAN NESS AVE	2	456,000	130,000	Non-Residential	6	20.00	10,272.83	1.41

0834-	EXEMPT TRUST	110 FRANKLIN ST	3	267,500	0	Non-Residential	2	1.00	3,908.85	0.54
0834-	DAGOVITZ 2005 TRUST	150 FRANKLIN ST	3	220,000	23,550	Non-Residential	4	3.00	3,886.12	0.53
0834-	GURU KRUPA LLC	171 FELL ST	3	65,000	6,680	Non-Residential	2	1.00	1,183.20	0.16
0834-	COOK DAVID J & LILLIAN	165 FELL ST	3	55,000	6,594	Non-Residential	2	1.00	1,048.60	0.14
0834-	CHEVALIER RENE	159 FELL ST	3	55,000	6,594	Non-Residential	2	1.00	1,048.60	0.14
0834-	WHITE CHRISTOPHER C	155 FELL ST	3	55,000	6,594	Non-Residential	2	1.00	1,048.60	0.14
0834-	COLIN FAMILY TRUST	149 FELL ST	3	55,000	4,300	Non-Residential	2	1.00	1,048.60	0.14
0834-	PATTERSON RONALD J	145 FELL ST	3	82,500	18,780	Non-Residential	3	1.50	1,572.91	0.22
0834-	W CR GROUP LP	131 FELL ST	3	82,500	9,896	Non-Residential	2	1.00	1,418.75	0.19
0834-	VAN NESS & FELL LLC	41 VAN NESS AVE	2	339,500	14,165	Residential	3	1.50	3,850.93	0.53
0834-	SAN FRANCISCO CONSERVATORY OF	70 OAK ST	2	286,000	141,200	Non-Residential	6	20.00	8,557.53	1.17
0835-	NEW CENTRAL HOTEL & HOSTEL LLC	15 FELL ST	3	315,459	35,921	Non-Residential	4	3.00	5,171.09	0.71
0835-	LIBERTY PROPERTY MGMT LLC,	1444 MARKET ST	3	69,208	23,260	Non-Residential	4	3.00	1,856.46	0.25
0835-	C/O CHRIST DOLAN	1446 MARKET ST	3	122,781	16,994	Non-Residential	3	1.50	2,115.09	0.29
0835-	HOPKINS ROCK W	30 VAN NESS AVE	2	635,333	180,939	Non-Residential	6	20.00	12,082.30	1.66
0835-	CITY & COUNTY OF SF	1500 MARKET ST	2	90,521	2,750	Non-Residential	2	1.00	1,196.94	0.16
0836-	LIM EDWARD S P & MARY	1510V MARKET ST	3	49,115	0	Non-Residential	2	1.00	969.39	0.13
0836-	C/O CALIFORNIA MORTGAGE	1540 MARKET STREET NV LLC,	3	49,115	0	Non-Residential	2	1.00	969.39	0.13
0836-	C/O CALIFORNIA MORTGAGE &	1540 MARKET STREET NV LLC,	3	98,229	25,365	Non-Residential	4	3.00	2,247.08	0.31
0836-	C/O CALIFORNIA MORTGATE	1540 MARKET ST	3	147,344	48,225	Non-Residential	4	3.00	2,908.17	0.40
0836-	FUNG JAMES YET KAY & PEI XIA C	1550 MARKET ST	3	27,385	7,014	Non-Residential	2	1.00	676.90	0.09
0836-	GARDNER ANNE MARIE	1554 MARKET ST	3	119,598	14,822	Non-Residential	3	1.50	2,072.24	0.28
0836-	COLUMBUS ENVIRONMENTAL CO	P	3	71,115	0	Non-Residential	2	1.00	1,265.51	0.17
0836-	COLUMBUS INVIRONMENTAL CO	1576 MARKET ST	3	27,115	14,730	Non-Residential	3	1.50	827.42	0.11

Civic Center CBD

Parcel ID	Owner	Address	Area (sq ft)	Units	Use	Value	Ratio
0836-010	MERCY HOUSING CALIFORNIA XVII	1580 MARKET ST	207,156	5	Non-Residential	52,372	0.64
0836-011	AHO ENTERPRISES INC, A CAL COR	22 FRANKLIN ST	25,000	2	Non-Residential	9,465	0.09
0836-012	AHO ENTERPRISES INC, A CAL COR	24 FRANKLIN ST	25,000	3	Non-Residential	12,215	0.11
0836-013	COLUMBUS ENVIRONMENTAL CO	98 FRANKLIN ST	222,750	2	Non-Residential	0	0.45
0837-001	FRANKLIN & OAK ASSOCIATES LLC, C/O MERIDIUM MANAGEMENT	41 FRANKLIN ST	120,000	3	Non-Residential	10,098	0.28
0837-002	SAAL ASSOCIATES LLC, C/O FLORENCE SPEYER	23 FRANKLIN ST	60,000	2	Non-Residential	9,780	0.15
0837-003	ONE FRANKLIN STREET ASSOCS LLC	1 FRANKLIN ST	60,000	2	Non-Residential	0	0.15
3505-001	SECURITY TITLE INS CO, C/O PENINSULA REAL ESTATE	1601 MARKET ST	266,834	4	Non-Residential	40,115	0.62
3505-004	ERCOLINO ANTONIO & DOROTHY M R	40 12TH ST	125,917	2	Non-Residential	7,588	0.27
3505-007	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	P	25,000	2	Non-Residential	0	0.09
3505-008	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	1125 STEVENS ST	50,000	2	Non-Residential	0	0.13
3505-033	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	1615 MARKET ST	150,000	2	Non-Residential	0	0.32
3505-033A	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	1613 MARKET ST	50,000	2	Non-Residential	0	0.13
3506-001	CITY & COUNTY OF SF	15 VAN NESS AVE	452,260	8	Non-Residential	656,844	3.37
3506-004	BOAS FAMILY INVESTMENT CO	12 SOUTH VAN NESS AVE	360,056	4	Non-Residential	49,000	0.79
3507-040	BANK OF AMERICA	1455 MARKET ST	320,500	8	Non-Residential	1,320,000	3.13
3507-041	TENTH & MARKET LLC	1411 MARKET ST	290,125	2	Non-Residential	0	0.58
3508-001	1355 MARKET STREET ASSOCS LP	1301 MARKET ST	670,000	8	Non-Residential	941,017	3.77
Totals:			35,981,254	1,181.50		12,425,207	\$685,044.25

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0762 -		601 VAN NESS AVE					
029	BAILEY THOMAS	#29	1	1.140	1,072	Residential	1
0762 -		601 VAN NESS AVE					
030	COMERFORD FAMILY LVG TR	#30	1	1.140	1,072	Residential	1
0762 -		601 VAN NESS AVE					
031	HOUSEN ERIC	#31	1	1.140	1,072	Residential	1
0762 -		601 VAN NESS AVE					
032	TIERNEY KEVIN	#32	1	1.140	1,072	Residential	1
0762 -		601 VAN NESS AVE					
033	WILLIAM EWING VANARSDEL REVOC	#33	1	1.140	1,567	Residential	1
0762 -		601 VAN NESS AVE					
034	ANA MARIA CUETO REVOC LVG TRUS	#34	1	1.140	1,567	Residential	1
0762 -		601 VAN NESS AVE					
035	BENTHEL DEVELOPMENT CORP, C/O WILLIAM THELMO	#35	1	1.140	1,004	Residential	1
0762 -		601 VAN NESS AVE					
036	WALSH CHRISTOPHER T	#36	1	1.140	1,004	Residential	1
0762 -		601 VAN NESS AVE					
037	ROYSE PAMELA H REVOC TRUST	#37	1	1.140	1,004	Residential	1
0762 -		601 VAN NESS AVE					
038	LE HOANG-ANH & HO HUNG H	#38	1	1.140	1,004	Residential	1
0762 -		601 VAN NESS AVE					
039	GEE EDWARD	#39	1	1.140	1,004	Residential	1
0762 -		601 VAN NESS AVE					
040	CHEUNG PETER W K & AVIS M S	#40	1	1.140	1,004	Residential	1
0762 -		601 VAN NESS AVE					
041	SIMKO JEFFRY P	#41	1	1.140	1,004	Residential	1
0762 -		601 VAN NESS AVE					
042	AWAD THEODORE V REVOC TR	#42	1	1.140	1,259	Residential	1
0762 -		601 VAN NESS AVE					
043	ALEXANDER TRUST, C/O WALTER ALEXANDER	#43	1	1.140	1,197	Residential	1
0762 -		601 VAN NESS AVE					
044	KNUTZEN MARTHA	#44	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
045	GOFFINET SCOTT	#45	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
046	PRIETO JAMILLE	#46	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
047	BROWN RONALD & JAGODA	#47	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
048	OWEN BRIAN LEE REVOC	#48	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
049	LUDWIG KARL & ANN 1997 TRUST, C/O KARL & ANN LUDWIG	#49	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
050	DORSEY GEORGE E REV TR	#50	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
051	GOTTLIEB FAMILY TRUST	#51	1	1.140	1,037	Residential	1
0762 -		601 VAN NESS AVE					
052	SHIRLEY LEE TRUST	#52	1	1.140	1,197	Residential	1
0762 -		601 VAN NESS AVE					
053	TEISSLER SCOTT & MARKOVITZ PAU	#53	1	1.140	1,127	Residential	1
0762 -		601 VAN NESS AVE					
054	HARRIET JUNE MARKOVITZ TRUST	#54	1	1.140	969	Residential	1
0762 -		601 VAN NESS AVE					
055	ORELLANA JAMES	#55	1	1.140	969	Residential	1
0762 -		601 VAN NESS AVE					
056	HOCHBAUM 2005 REVOC LVG TR	#56	1	1.140	969	Residential	1
0762 -		601 VAN NESS AVE					
057	SOE SHELLY REVOC TR	#57	1	1.140	969	Residential	1
0762 -		601 VAN NESS AVE					
058	LI GLORIA C	#58	1	1.140	969	Residential	1
0762 -		601 VAN NESS AVE					
059	DOBRSINOVIC BYPASS TRUST	#59	1	1.140	969	Residential	1
0762 -		601 VAN NESS AVE					
060	ARCHAMBAULT CLAIRE M	#60	1	1.140	969	Residential	1

Summary Civic Center CBD	Total Annual Assessment \$	% Vote	10 Year Total Assessment
City Departments - BOS Jurisdiction	\$ 176,899.82	24.01	\$ 1,768,998.20
Enterprise Dept/Exclusive Jurisdiction	\$ 72,235.40	11.95	\$ 722,354.00
Total City Parcels	\$ 249,135.22	35.96	\$ 2,491,352.20
Total Private Parcels and State Parcels	\$ 487,264.78	64.04	\$ 4,872,647.80
District Assessment Total	\$ 736,400.00	100	\$ 7,364,000.00

City & County of San Francisco		"Proposed Assessments for City Owned Parcels in the Proposed Civic Center Community Benefit District "				
Address	Lot/Block	Name/Description of Building	Assessment \$	% of Total Budget	Other Funding Source to Pay Assessment	General Fund to Pay Assessment
Departments Board of Supervisors Jurisdiction						
101 GROVE ST	0811 001	Dept. of Public Health	\$ 11,055.65	1.52		\$ 11,055.65
155 GROVE ST	0811 016	Art Commission Gallery	\$ 991.98	0.14		\$ 991.98
240 VAN NESS AVE	0811 019	Vacant Building	\$ 929.88	0.13		\$ 929.88
165 GROVE ST	0811 021	Art Commission - Vacant Lot	\$ 991.98	0.14		\$ 991.98
150 GROVE ST	0812 001	Bill Graham Auditorium	\$ 25,217.34	3.46	\$ 25,217.34	
30 VAN NESS AVE	0835 004	City Office Building	\$ 12,082.30	1.66		\$ 12,082.30
100 LARKIN ST	0354 001	SF Main Public Library	\$ 21,397.01	2.93	\$ 21,397.01	
1 SOUTH VAN NESS AVE	3506 001	City Office Building	\$ 24,586.01	3.37		\$ 24,586.01
1 Dr. Carlton B Goodlet Place	0787 001	City Hall	\$ 37,220.62	5.1		\$ 37,220.62
Civic Center Plaza, Civic Center Garage	0788 001	RECREATION & PARK DEPARTMENT	\$ 32,154.22	4.41	\$ 16,077.11	\$ 16,077.11
25 Van Ness	0834 004	City Office Building	\$ 10,272.83	1.41		\$ 10,272.83
Subtotal			\$ 176,899.82	24.27	\$ 62,691.46	\$ 114,208.36

Supervisor Michela Alioto-Pier
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

File 101526, 101527
BUS-11/Jam
CPAGE
December 15, 2010
RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 DEC 15 PM 1:39

RE: Opera Plaza Homeowners' Request to be Excluded from
The Civic Center Community Benefit District (CCCBD)

Dear Supervisor Alioto-Pier:

Enclosed please find the following:

- (1) Petition signed by 173 homeowners or person(s) authorized to represent the owner(s) of the residential units of Opera Plaza, 601 Van Ness Av., San Francisco, CA 94102 requesting to be excluded from the CCCBD.
- (2) Analysis by a homeowner (Gio Wiederhold) of the originally proposed Management Plan by the CCCBD Steering Committee and the MJM Management Group Reports (Sept. 15, 2010 and Oct. 27, 2010).

The Analysis was made after a presentation to OP Homeowners by the MJM Group on November 8, 2010 at Opera Plaza. A small group of resident/homeowners became very concerned about the CCCBD. It was decided to circulate a Petition to exclude the homeowners of Opera Plaza from the CCCBD.

On December 2, 2010 four OP homeowners met with the CCCBD Steering Committee. The committee had been given the Analysis prior to the meeting, so that we were able to go directly to questions and answers. This resulted in the Steering Committee voting to exclude the OP Homeowners from the CCCBD.

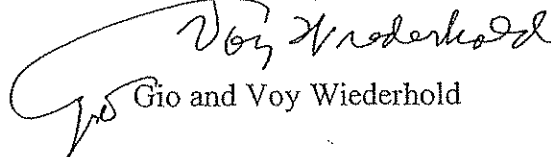
We understand a new Management Plan and a new Engineering Report have been developed to reflect the exclusion of the OP homeowners as approved by the CCCBD Steering Committee. We also understand that the resolution that will be presented to the Board of Supervisors on Jan. 4, 2011 will reflect the amended plan excluding OP homeowners. We urge you to approve this resolution.

We are sending you the Petition and the Analysis to give you a sense of the sentiment about what was being imposed on the Opera Plaza homeowners when we first learned that we were included in the CCCBD. Since then, people here are relieved that we were able to come to an agreement with the Steering Committee.

We feel the CBD's have been a good asset to the city and are a big help for public areas and businesses. We notice the difference from a few years ago when we visit Fisherman's Wharf and Union Square, for example. But Opera Plaza homeowners already contribute substantially to security and upkeep of the area, and will not benefit from the CCCBD.

Thank you for your consideration. We hope you find this note informative.

Yours sincerely,


Gio and Voy Wiederhold

PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS

TO EXCLUDE THE HOMEOWNERS OF RESIDENTIAL UNITS OF OPERA PLAZA
FROM THE CIVIC CENTER COMMUNITY BENEFIT DISTRICT (CCCBD)

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF 94102
(Page 1 of 5)

Unit No.	Authorized Representative	Date Authorized
1	Shirley Kennon	12/08/10
3	Stanford Stevenson	11/23/10
5	Eric Whitney and Richard Bae	12/03/10
7	John Hall	11/24/10
10	Daniel & Sake Mosher	10/22/10
14	Michael Hernandez	11/21/10
16	Frank S. Henderson	12/03/10
20	Martha Cox	11/24/10
22	Robert C. Tricaro	11/26/10
24	Albert Tou	11/23/10
26	Alyson M. Sayuk	11/23/10
27	William Y. Moores	11/24/10
30	Bob Comerford	11/29/10
32	Kevin Tierney	11/25/10
37	Pamela H. Royce	11/23/10
39	Edward Gee	11/24/10
41	Jeffry P. Simko	11/24/10
42	Ann K. Ludwig	12/02/10
43	Walter & Alma Alexander	11/24/10
48	Owen Brian Lee	11/24/10
51	Lois Gottlieb & Karen Gottlieb	12/10/10
56	Aharon Hochbaum	11/28/10
57	Shelly A. Soe	11/30/10
59	Liz Dobrasinovic	11/23/10
62	Kris Kolodziej	11/26/10
66	Halina Marcinkowski	11/24/10
67	Hope & David Levy	11/27/10
73	Monika Dixon	11/22/10
74	Stephen W. Smoliar	11/27/10
77	Bernard S. Thomas, Jr.	11/24/10
83	Mark Golpa	11/28/10
104	Arthur Y. Prutkov & Stella S. Radkevitch	11/25/10
105	James Dobbins	12/02/10
108	Amir Atashi Rang	11/24/10
109	Stephen P. Gale	12/03/10

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF
(Page 3 of 5)

Unit No.	Authorized Representative	Date Authorized
422	Thelma T. Murakami	11/29/10
424	Antônio deBonis Sciaraffia	11/23/10
425	David & Harriet Stadtner	11/25/10
427	Stuart & Helen Bessler	12/01/10
430	Paul & Sheila Juilly	12/01/10
445	Carol James	11/26/10
502	Kathleen Emperor	11/30/10
509	Kuntal Das	11/24/10
524	Patricia Dinkelspiel	12/02/10
525	Yergeniy Sergienov	12/06/10
526	Lucille Dean	11/25/10
527	Harun Latif	11/24/10
528	William & Sandra Evans	11/27/10
529	Lii Yun Yang	12/14/10
530	Ernest S. & Bettine K. Rutner	11/23/10
542	Loretta Claire Manhart	12/06/10
545	Eva Karasik	12/05/10
546	Lionel Robbe-Jedeau	12/24/10
547	Sung Kwak	11/29/10
548	Ralph J. Lotito	12/12/10
550	Dora K. Tachibana	11/24/10
551	Mauro de la Rosa	11/25/10
601	Philip Chin	12/03/10
603	Patria Savarese	11/23/10
605	Susan Karr	11/26/10
610	Margaret L. Hardy	11/29/10
612	Mariko Kometani	11/29/10
625	Emmet Murphy	11/28/10
627	Ralph & Gaila	11/27/10
631	Greg Sauers	11/27/10
643	Beryl Mell	12/02/10
644	Diane C. Satten	12/02/10
646	David Bogaard	11/24/10
649	Masaru & Marion Nagashima	11/23/10

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF
 (Page 5 of 5)

Unit No.	Authorized Representative	Date Authorized
901	Andrew Smith	12/02/10
903	Ramon A. Gutierrez	11/27/10
911	Stanford Stevenson	11/23/10
926	J. Y. Lendormy	11/24/10
928	Judith Deniz	11/23/10
929	Phyllis B. Blair	11/26/10
941	Huann Huang	11/24/10
942	Dawn Keremitsis & Eileen Keremitsis	11/27/10
944	Irving Caplan	11/24/10
947	Hasting Wong	11/25/10
952	Robert Dooms	11/30/10
1002	Charles G. Renati	11/24/10
1003	Charles G. Renati	11/24/10
1006	Peter Rogers	11/29/10
1007	Jolson & Linda Nakamura	11/27/10
1022	Cherry Lin	11/29/10
1029	Steve & Betsey Kuhn	11/27/10
1030	Juan Casillas	11/30/10
1032	Hugo Jude Fernandes	11/26/10
1044	John R. Douglas & Kathryn A. Young	11/23/10
1046	Lynn Davis	12/22/10
1049	Norman Licht	11/24/10
1104	Norman Quong	11/24/10
1105	Judith Z. Wertheimer	11/29/10
1108	Andrew Smith	12/02/10
1112	Jama B. Finegan	11/26/10
1124	Pamela Kaye	12/08/10
1125	Jean Raisch	12/06/10
1127	Tim Hawco	11/27/10
1129	Edward Ramos	11/25/10
1130	Julian Chang	12/06/10

Note: 173 signatures were collected as of Dec. 15, 2010.
 More authorizations continue to arrive each day and the list will be updated.

The original signatures or email authorizations will be brought to the Supervisors' Hearing on Jan. 4, 2010.

Opera Plaza and the Civic Center Community Benefit District (CCCBD)

updated 13 December 2010

Dear Opera Plaza Residential Owner,

On Monday, 8 November 2010, a meeting was held in the OP community room in order to allow residents to listen to the plans for the CCCBD. A 59 page brochure, dated Sep. 15th was made available at the presentation of the CCCBD Management Plan, by the MJM Management group, an organization which manages similar districts around Union Square and the central Market street area. There are also CBDs in the Tenderloin and Castro street area. Background on what a CBD does can be found at <http://www.newcityamerica.com/whatiscbd.asp>.

The overall CCCBD concept is to provide some services that will make the Civic Center area more attractive. The CCCBD will be supported by assessments on businesses and property owners in the district. At least 30% positive petitions have to be received to go forward. MJM sent the first round of "Petition[s] to the SF Board of Supervisors to Establish the CCCBD" between 15 September and 1 October 2010, but excluded OP homeowners. Most of the petitions returned were by commercial property owners and arts organizations. The petitions' votes were weighted by their CCCBD assessment. The 30% limit was not reached. A second round was sent on October 11th, to be returned by Oct. 18th, now including Opera Plaza homeowners, and the total positive MJM petitions became 30.41%, just over the limit. Only 7 positive petitions were received from Opera Plaza owners, 28 negative ones were ignored. OP residential owners comprise 451 of the 654 parcels in the CCCBD, the MJM plan shows only 37 other residential property owners. Most other residents in the CCCBD are renters, where the building owners are assessed and vote. We cannot tell how the CCCBD cost will affect rents in the long term.

A map had been drawn by an engineer consultant to MJM which defines the CCCBD. The map splits the 35 blocks into 3 service zones. Opera Plaza is at the northwest boundary of Zone 1. Overall the district covers the parcels on both sides of Market and Franklin, the blocks south of Turk, and west of Larkin plus the Asian Arts Museum and the Public Library. Other Western Addition and Tenderloin parcels are excluded, as is the BART exit with the escalator at United Nations Plaza. We should all have received a new brochure with the ballots, printed and mailed at a cost of \$14K (1K = 1000\$) paid by the city, by now. That Oct. 27th brochure provides a subset of the information in the Sep. 15th brochure, but omits the assessments of other CCCBD buildings, and splits the CEO's cost into salary and benefits.

The concept of the district is supported by the mayor (still Newsom) and the development by the MJM consultant firm is funded by the Mayor's Office of Economic Development (MOED). It has been in the planning stage since May 2009. There is a volunteer Steering committee of 14 to 26 members. Opera Plaza residents were not originally included in the initial discussions and our Homeowner's Organization did not participate in any of the prior 9 planning meetings, so that we are somewhat late to the game. The CCCBD start date is to be 1 July 2011.

If a 51% majority is reached on the ballots received, the proposal will move to the board of supervisors for final approval, now scheduled for the 4th of January, 2011. Chris Daly is our current District 6 representative and Jane Kim should be our representative by 13 January 2011. We do not know yet who our mayor will be by that date.

Zone 3, to receive most services, focuses on Market Street. Zone 1, including Opera Plaza, mainly north of McAllister street, will receive the fewest services. Our primary benefit is the share of the 2 ambassadors on duty at most day times covering all zones, amounting to about 5% of the services. The specific services planned are for

24% of the CCCBD budget: Uniformed 'Community Service Ambassadors', to provide a security presence and direct tourists in the CCCBD during 5 day/week, 7:30am to 7:30pm, costing \$179.1K.

15% of the CCCBD budget: Further services in the central Zone 2 only are two evening ambassadors (6:30pm to 11:30pm on many, but not all evenings) and public entertainment in the Civic Center plaza areas.

23% of the CCCBD budget: General beautification as flower pots and signage (3%), graffiti removal (5%), and cleaning in the Market street Zone 3 only (15%).

36% of the CCCBD budget: Overhead, as direction, advocacy of the CCCBD to the public, administration, and security management and dispatch, items not seen directly on our streets, absorbs a substantial \$268.4K.

The first year \$736.9K CCCBD budget can increase by 3% annually, and the plan carries a 10-year initial commitment. The CCCBD staff may try to solicit further funds for additional services.

