

File No. 150762

Committee Item No. \_\_\_\_\_

Board Item No. 2

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: July 31, 2015

### Cmte Board

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- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
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- Grant Budget
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### OTHER (Use back side if additional space is needed)

- District Management Plan
- Planning CEQA Findings
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Completed by: John Carroll  
Completed by: \_\_\_\_\_

Date: July 23, 2015  
Date: \_\_\_\_\_

1 [Resolution to Establish (Renew and Expand) - Yerba Buena Community Benefit District]

2  
3 **Resolution to establish (renew and expand) the property-based business improvement**  
4 **district known as the "Yerba Buena Community Benefit District;" ordering the levy and**  
5 **collection of assessments against property located in that district for 15 years**  
6 **commencing with FY2015-2016, subject to conditions as specified herein; and making**  
7 **environmental findings.**

8  
9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,  
10 California Streets and Highways Code, Sections 36600, et seq. ("1994 Act"), as augmented  
11 by Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"),  
12 collectively, the "Business Assessment Law," the Board of Supervisors adopted Resolution  
13 No. 197-15, entitled "Resolution declaring the intention of the Board of Supervisors to renew  
14 and expand a property-based business improvement district (community benefit district)  
15 known as the 'Yerba Buena Community Benefit District' and levy a multi-year assessment on  
16 all parcels in the district; approving the management district plan and engineer's report and  
17 proposed boundaries map for the district; ordering and setting a time and place for a public  
18 hearing thereon; approving the form of the Notice of Public Hearing and Assessment Ballot  
19 Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk  
20 of the Board of Supervisors to give notice of the public hearing and balloting as required by  
21 law" (the "Resolution of Intention," Board of Supervisors File No. 150499); and

22 WHEREAS, The Resolution of Intention to renew and expand the Yerba Buena  
23 Community Benefit District (the "Yerba Buena CBD" or "District"), among other things,  
24 approved the Yerba Buena CBD Management District Plan (the "District Management Plan"),  
25 the detailed District Assessment Engineer's Report, the Boundaries Map, and the form of the

1 Notice of Public Hearing and Assessment Ballot Proceeding, that are all on file with Clerk of  
2 the Board of Supervisors in File No. 150499; and

3 WHEREAS, The Board of Supervisors caused notice of a public hearing concerning  
4 the proposed formation of the Yerba Buena CBD, and the proposed levy of assessments  
5 against property located within the District for a period of 15 years, for fiscal years ("FYs")  
6 2015-2016 through 2029-2030; and

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

9 WHEREAS, A Management District Plan was filed with the Board on June 2, 2015,  
10 containing information about the proposed district and assessments as required by California  
11 Streets and Highways Code, Section 36622; and

12 WHEREAS, A detailed Engineer's Report dated March 2015 was filed with the Clerk of  
13 the Board on June 2, 2015, as prepared by Brian K. Thomas, California Registered  
14 Professional Engineer No. 60907, entitled "Yerba Buena Community Benefit District  
15 Engineer's Report," supporting the assessments within the proposed district; and

16 WHEREAS, A Proposed Boundaries Map was submitted to the Clerk of the Board of  
17 Supervisors pursuant to California Streets and Highways Code, Section 3110 on June 2,  
18 2015; and

19 WHEREAS, A public hearing concerning the proposed formation of the Yerba Buena  
20 CBD and the proposed levy of assessments within such District was held on July 28, 2015, at  
21 3 p.m., in the Board's Legislative Chamber located on the Second Floor of City Hall, 1 Dr.  
22 Carlton B. Goodlett Place, San Francisco, California; and

23 WHEREAS, At the public hearing, the testimony of all interested persons for or against  
24 the proposed formation of the District, the levy of assessments on property within the District,  
25 the extent of the District, and the furnishing of specified types of improvements, services and

1 activities within the District, was heard and considered, and a full, fair and complete meeting  
2 and hearing was held; and

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

10 WHEREAS, The public interest, convenience and necessity require the renewal and  
11 expansion of the proposed Yerba Buena Community Benefit District; and

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

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

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

19 **ENGINEER'S REPORT, AND BOUNDARIES MAP.** The Board hereby approves the  
20 Management District Plan and District Assessment Engineer's Report, including the estimates  
21 of the costs of the property-related services, activities and improvements set forth in the plan,  
22 and the assessment of said costs on the properties that will specially benefit from such  
23 services, activities and improvements. The Board also hereby approves the Boundaries,  
24 showing the exterior boundaries of the District, and ratifies and approves the Assessment  
25 Ballot and the City's use of such ballot, which Assessment Ballot is on file with the Clerk of the

1 Board of Supervisors in File No. 150499 and is hereby declared to be a part of the Resolution  
2 as if set forth fully herein. A copy of the Management District Plan, the District Assessment  
3 Engineer's Report, and the Boundaries Map are on file with the Clerk of the Board of  
4 Supervisors in File No. 150499, which is hereby declared to be a part of this Resolution as if  
5 set forth fully herein.

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

11 **Section 3. ESTABLISHMENT OF DISTRICT.** Pursuant to the 1994 Act and Article  
12 15, the renewed and expanded property-based business improvement district designated as  
13 the "Yerba Buena Community Benefit District" is hereby established.

14 **Section 4. DESCRIPTION OF DISTRICT.** The Yerba Buena Community Benefit  
15 District shall include all parcels of real property within the district. The proposed expanded  
16 District contains approximately 2123 identified parcels located on approximately 20 whole or  
17 partial blocks.

18 Specifically, the exterior District boundaries are:

- 19 • Market Street from northwest corner of Assessor Parcel No. 3706-048 to 2nd  
20 Street (south side only)
- 21 • 2nd Street from Market Street to Harrison Street to the southeast corner of  
22 Assessor Parcel No. 3763-001 (west side only)
- 23 • Harrison Street from 2nd Street to Vassar Place (east and west sides - street  
24 and affronting parcels)

- 1 • Vassar Place, running on the Eastern property line of APN 3763-105, from
- 2 Harrison to Perry Street (no public right of way on Vassar included)
- 3 • Perry Street from Vassar Place to 4th Street (north side only)
- 4 • 4th Street from Perry Street to Harrison Street (east side only)
- 5 • Harrison Street from 4th Street to 5th Street (east and west sides - street and
- 6 affronting parcels)
- 7 • 5th Street from Harrison Street to Howard Street (east and west sides – street
- 8 and affronting parcels)
- 9 • 5th Street from Howard Street to northwest corner of Assessor Parcel No. 3705-
- 10 039 (east side only)
- 11 • Mission Street from 5th Street to 4th Street (east and west sides - street and
- 12 affronting parcels)
- 13 • 4th Street from Mission Street to northeast corner of Assessor Parcel No.
- 14 3705z-003 (west side only) and Stevenson Alley (east side only)
- 15 • Stevenson Alley to southwest corner of Assessor Parcel No. 3706-048 (south
- 16 side only)
- 17 • Southwest corner of Assessor Parcel No. 3706-048 to the parcel's northwest
- 18 corner

19 Reference should be made to the detailed maps and the lists of parcels identified by  
20 Assessor Parcel Number that are contained in the Management District Plan, in order to  
21 determine which specific parcels are included in the Yerba Buena Community Benefit District.

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

1           **Section 6. SYSTEM OF ASSESSMENTS.** (a) Annual assessments will be levied to  
2 pay for the activities to be provided within the District, commencing with FY 2015-2016, and  
3 continuing for 15 years, ending with FY 2029-2030. For purposes of levying and collecting  
4 assessments within the District, a fiscal year shall commence on each July 1st and end on the  
5 following June 30th.

6           (b) The amount of the proposed assessments to be levied and collected for fiscal  
7 year 2015-2016 shall be a maximum of \$2,991,722.82 (as shown in the Management District  
8 Plan and Engineer's Report dated March 2015). The amount of assessments to be levied and  
9 collected in fiscal years two through 15 may be increased annually by the Yerba Buena  
10 Community Benefit District corporation Board of Directors by an amount not to exceed the  
11 change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-  
12 San Jose Consolidated Metropolitan Statistical Area, or three percent (3%), whichever is less.  
13 In addition, to account for new assessments from potential future development in the District,  
14 the assessment for each of years two through 15 of the District may be increased by not more  
15 than 5% of the prior year's assessment, including any CPI adjustment.

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

18           (1) The levy of the assessments shall commence with fiscal year 2015-2016. Each  
19 year the assessment shall be due and payable in two equal installments. The first installment  
20 shall be due on November 1 of each fiscal year during the life of the District, and shall become  
21 delinquent on December 10 of that fiscal year. The second installment shall be due on  
22 February 1 of each fiscal year during the life of the District, and shall become delinquent on  
23 April 10 of that fiscal year.

24           (2) Nonpayment of the assessment shall have the same lien priority and delinquent  
25 payment penalties and be subject to the same enforcement procedures and remedies as the

1 ad valorem property tax. All delinquent payment of assessments shall be subject to interest  
2 and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and  
3 penalties and collection of delinquent assessments pursuant to the Business Assessment Law  
4 and City Business and Tax Regulations Code Article 6, as each may be amended from time to  
5 time.

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

8 **Cleaning and Streetscape Improvement:** The Cleaning and Streetscape  
9 Improvement program includes, but is not limited to, regular sidewalk and gutter sweeping,  
10 scheduled steam cleanings, power washing, refuse removal, graffiti removal, and streetscape  
11 improvements. Streetscape improvements are based upon, but not limited by, the Yerba  
12 Buena Street Life Plan, a roadmap for enhancing public spaces in the neighborhood. The  
13 District will also distribute small annual grants (through its Community Benefit Fund) to  
14 community organizations providing services in the District that support the District's mission.

15 **Safety and Security:** The Safety and Security program includes but is not limited to,  
16 working with residents, merchants, the San Francisco Police Department (SFPD) and  
17 community on a variety of safety programs and strategies to prevent crime and increase  
18 pedestrian safety throughout the District. The District will provide Community Guides to assist  
19 visitors, connect those in need with social services, and report cleaning and safety issues.  
20 The District will also distribute small annual grants (through its Community Benefit Fund) to  
21 community organizations providing services in the District that support the District's mission.

22 **Branding, Activation, and Marketing:** Branding, Activation, and Marketing includes  
23 but is not limited to, programs to promote properties and businesses in the District and the  
24 creation and production of special events that draw visitors into the District as a means of  
25 additional exposure. The District will program special events and conduct marketing activities



1 in various parts of the District. The District marketing and promotion services will make sure  
2 new visitors, employees, patrons, and residents know about area attractions and will help  
3 them enjoy their experience in the District. The District plans to include other marketing  
4 initiatives as appropriate, and as budget resources allow.

5 **Management and Operations:** Management and Operations includes, but is not  
6 limited to, a dedicated staff who will serve as a focal point persons and advocate for the  
7 District and the management of office expenses including accounting, rent, utilities, office  
8 supplies, insurance, legal, and other professional services related to District activities

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

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

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

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

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

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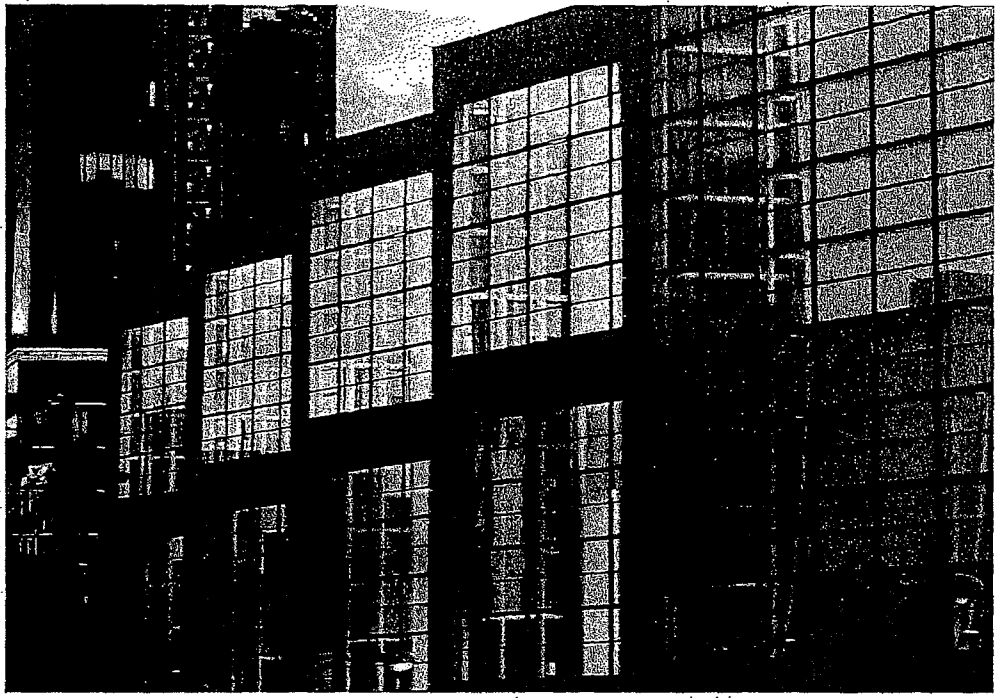
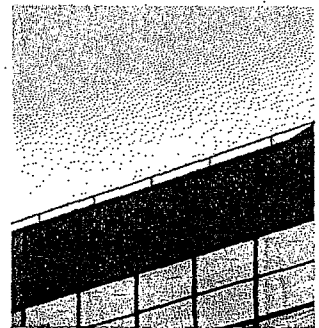
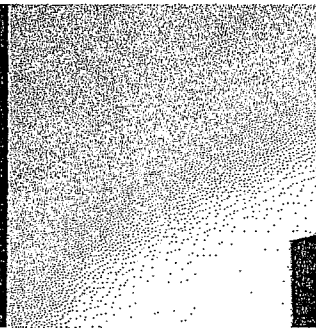
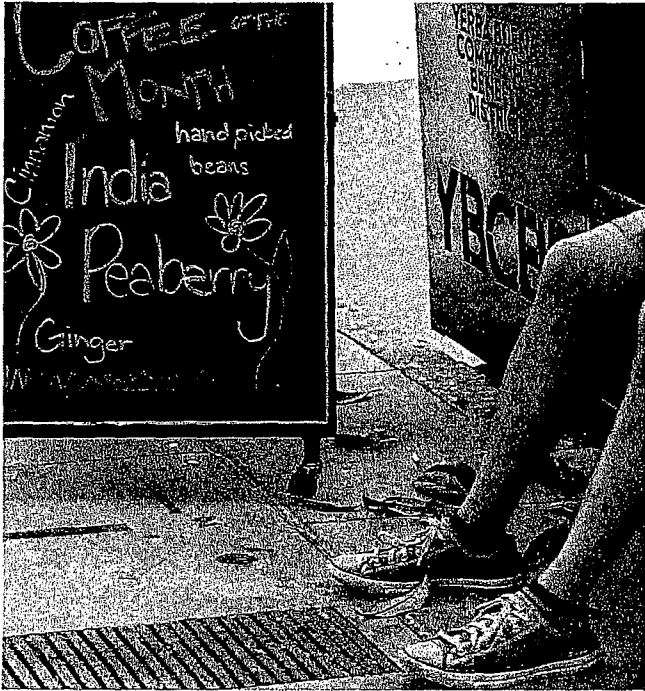
**Section 13. ENVIRONMENTAL FINDINGS.** The Planning Department has determined that the actions contemplated in this Resolution are in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000, *et seq.*). Said determination is on file with the Clerk of the Board of Supervisors in File No. 150762, which is hereby declared to be a part of this Resolution as if set forth fully herein.

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# YERBA BUENA COMMUNITY BENEFIT DISTRICT MANAGEMENT PLAN

MARCH 2015





# **YERBA BUENA COMMUNITY BENEFIT DISTRICT MANAGEMENT PLAN**

**SAN FRANCISCO, CA**

**MARCH 2015**

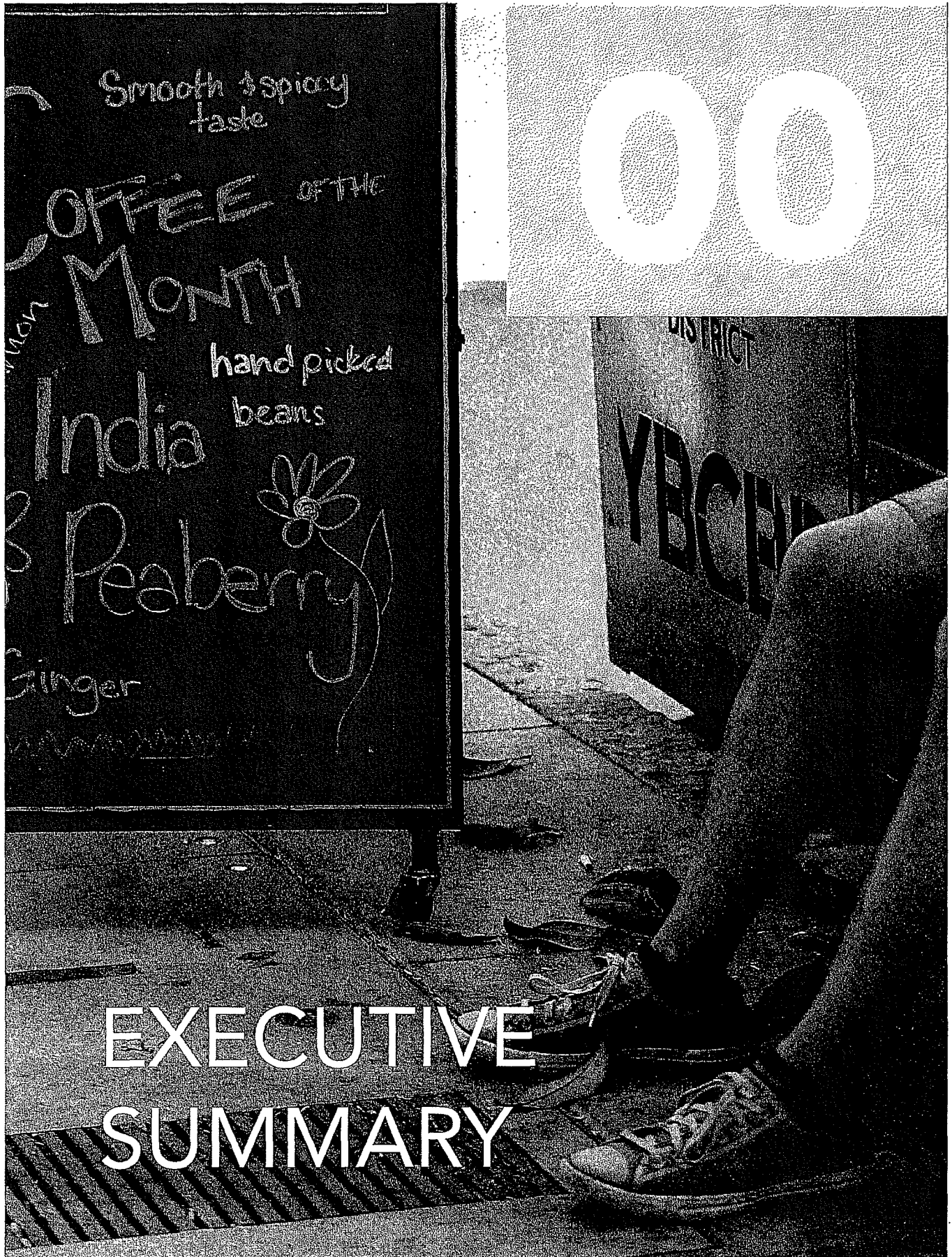
Prepared by the Yerba Buena Community Benefit District Steering Committee and NBS

Prepared for the Property Owners, Businesses and Residents of the proposed renewed and expanded Yerba Buena CBD and the San Francisco Board of Supervisors

[And] Pursuant to the State of California and Business Improvement District Law of 1994 and augmented by Article 15 of the San Francisco Business and Tax Regulations Code to authorize a Community Benefit District for the proposed renewed and expanded Yerba Buena CBD area in San Francisco, CA

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# EXECUTIVE SUMMARY



THE YERBA BUENA COMMUNITY BENEFIT DISTRICT WILL ADVANCE THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS IN THE YERBA BUENA NEIGHBORHOOD AND SAN FRANCISCO ON AN ONGOING BASIS BY FOSTERING A SAFER AND MORE SECURE COMMUNITY, ENHANCING ENVIRONMENTAL QUALITY AND BEAUTY, AND REINFORCING THE VIABILITY OF OUR ECONOMIC BASE.

## THE YERBA BUENA COMMUNITY BENEFIT DISTRICT

# Always Original

Yerba Buena district property owners and the San Francisco Board of Supervisors approved the formation of the Yerba Buena Community Benefit District (YBCBD) in 2008 for a seven-year period. Since then, the nonprofit YBCBD has been working with the community to provide services that benefit property owners, residents, businesses and visitors by making the neighborhood cleaner, safer and more inviting. In 2015, current Yerba Buena property owners will again be asked to renew their funding for services provided through the YBCBD for a 15-year period, and property owners in the expanded boundary will be asked to join as well.

Yerba Buena has become one of the City's most dynamic and original districts stretching from Second to Fifth and Market to Harrison streets. The foundation of the district is built on a spirit of creativity, innovation and openness that drives people to live, work and visit Yerba Buena. Years ago, creative and committed thinkers transformed the area's main feature — a large parking lot — into Moscone Center and the 5.5-acre Yerba Buena Gardens. Today, Yerba Buena is a thriving hub of cultural charisma, entrepreneurship, and diversity. The area bustles

with more than 400 shopping, dining and entertainment venues, world-class museums, convention space, hotels, and educational institutions. Technology companies, retailers and culinary artists incubate the next big thing. Senior housing blends with live/work lofts, family homes and luxury condominiums. The YBCBD works every day to sustain and improve the quality of life in the neighborhood.

On December 9, 2014 the YBCBD Board of Directors reaffirmed its support for the YBCBD's existing Mission Statement, Core Values and Goals:

## MISSION STATEMENT

The Yerba Buena Community Benefit District will advance the quality of life for residents and visitors in the Yerba Buena neighborhood and San Francisco on an ongoing basis by fostering a safer and more secure community, enhancing environmental quality and beauty, and reinforcing the viability of our economic base.

## CORE VALUES

- Yerba Buena Gardens is the centerpiece of the neighborhood and a significant contributor to the quality of life in our community;
- Diversity is valued in all forms and all are welcome in the Yerba Buena neighborhood;
- Arts and culture create critical connection points for our community and City; and
- Stable and vibrant businesses and an engaged community are key to ensuring the success of the Yerba Buena neighborhood.

## GOALS

- Improve safety and security in the Yerba Buena neighborhood;
- Increase cleanliness and expand the beauty of the Yerba Buena Gardens with streetscape and public realm improvements throughout the Yerba Buena neighborhood;
- Continue to define and brand the Yerba Buena neighborhood to increase visitors, business, and community recognition while helping people effectively navigate the neighborhood;
- Increase the economic viability of the Yerba Buena neighborhood; and
- Create an ideal place to live, work, study, and visit.

## SERVICES

The YBCBD achieves its mission by implementing the following services:

- **Clean Team.** The Clean Team sweeps and steam-cleans sidewalks, removes graffiti, picks up litter, and responds to immediate neighborhood cleaning needs.
- **Police Patrol.** In addition to existing police services, the YBCBD funds a San Francisco Police Department Bike Patrol Officer to improve pedestrian and overall safety, and address quality of life issues.
- **Community Guides.** The Guides help everyone in the district and monitor public areas. They direct visitors to local businesses, contact the YBCBD dispatcher to have areas cleaned, report safety issues, and help those in need.
- **Marketing and Events.** The YBCBD markets Yerba Buena with websites, events, social media, street banners, and more to support its economic goals.
- **Community Benefit Fund.** The YBCBD provides grants to neighborhood nonprofits that support efforts like family programs, public art projects and cultural exhibits.
- **Streetscape Improvements.** Streetscape programs – large and small – improve public spaces with greening programs, artful bike racks, seating, alley designs, public art plans, and more. The Yerba Buena Street Life Plan, a road map developed by the community and the YBCBD, guides public realm improvements.

## HIGHLIGHTS OF SERVICES

Yerba Buena benefits each day from the YBCBD's services. Clean and safe services are the YBCBD's primary focus. In the last fiscal year, the YBCBD Clean Team addressed 7,500 sweep requests, removed 3,500 graffiti tags, flyers and stickers, and worked 365 days a year. The YBCBD's Community Guides and San Francisco Police Department Bike Patrol Officer addressed 1,700 aggressive pan-handling incidences, and provided information and assistance to thousands of visitors and merchants. The YBCBD's services also reflect the district's originality. It was the first community benefit district in the City to offer a mobile app and web-based program called YBCBD Assist to report and track district clean and safe service requests. With the City and Exploratorium, it unveiled the nation's first Living Innovation Zone, an interactive welcome mat to draw people into the district. The YBCBD introduced artful cast iron public seating with a dramatic mosaic design and an innovative portable bicycle corral. Nine thousand people attended the fourth annual Yerba Buena Night, a community celebration of the district's cultural heartbeat created and managed by the YBCBD. The YBCBD's extensive marketing programs also have established "Yerba Buena" as a distinctive neighborhood to bring people to district attractions.

## RENEWAL

As the neighborhood grows, there is an even greater need for the YBCBD's services. In the last five years, 5,000 new residents moved to the area. New office projects are expected to bring 5,000 more workers to Yerba Buena daily. The expansion of Moscone Center and SFMOMA will attract hundreds of thousands of additional visitors annually.

In 2014, the YBCBD Board of Directors approved a Steering Committee representing 13 individuals and properties — with board members and non-board members reflective of the district's diverse interests — to formally launch the process to renew the YBCBD. The Steering Committee provides guidance and recommendations to the Board on items regarding, but not limited to, the following:

- Determining boundaries;
- Determining the assessment methodology;
- Determining service plans;
- Determining the annual budget;
- Developing a new management plan;
- Conducting community and key stakeholder meetings; and
- Securing renewal.

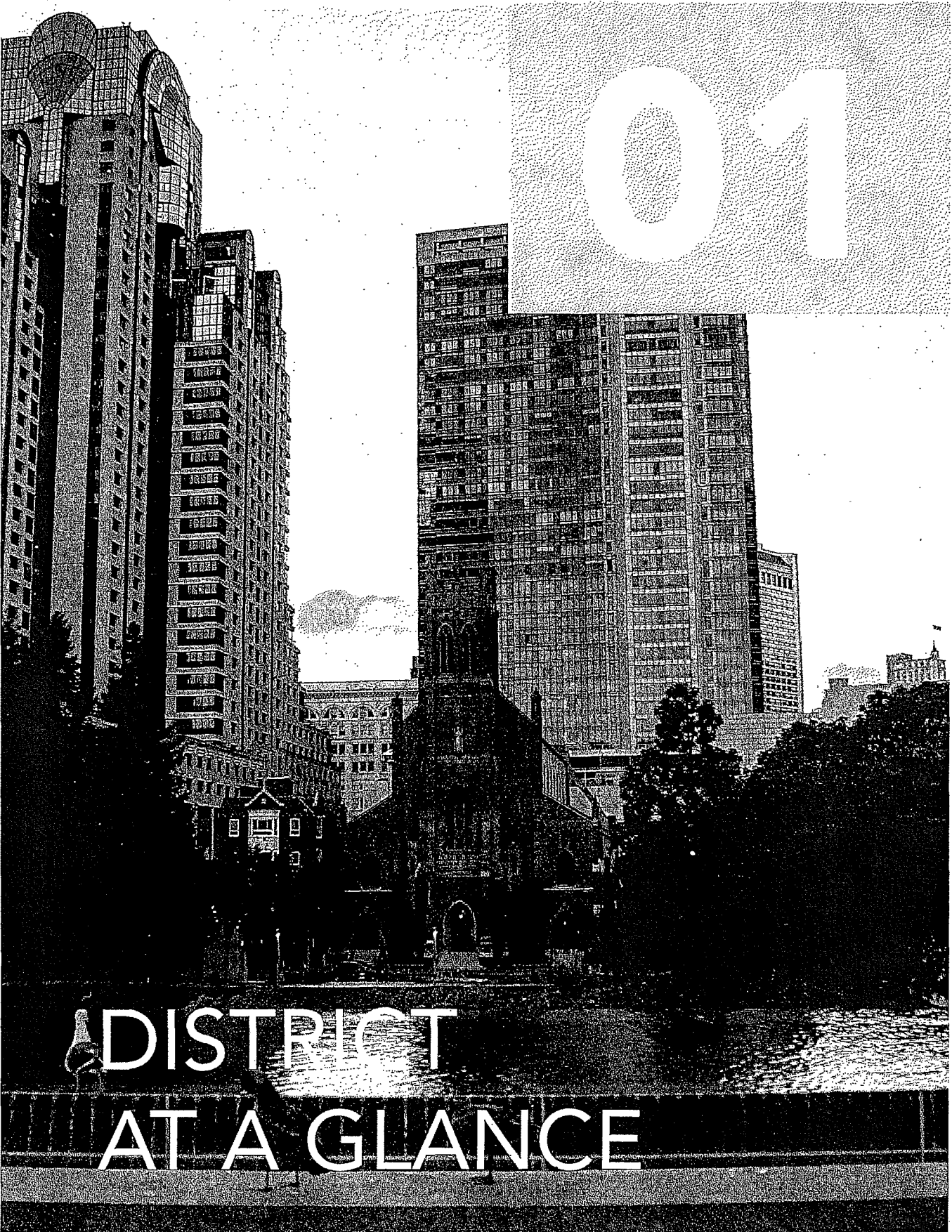
A comprehensive public outreach program included 28 public meetings with the Steering Committee, YBCBD Board of Directors and community workshops to advance the renewal process. Outreach efforts also included survey research, direct mail, online communications, one-on-one meetings stakeholders, neighborhood canvassing, HOA meetings, and more.

## DISTRICT BOUNDARIES

The boundaries for the renewed and expanded YBCBD remain the same with minor adjustments. The district includes parcels roughly from Second to 5th streets and Market to Harrison streets. Five parcels on the south side of 5th Street between Mission and Howard streets were removed from the District and one additional parcel at 5th and Folsom streets was added. A specific description and district map are included under Appendix A of this District Management Plan.

## DISTRICT MANAGEMENT PLAN OVERVIEW

The District Management Plan is the result of the work of residents, businesses, cultural organizations, City officials, and countless others dedicated to improving Yerba Buena. The Plan includes updated YBCBD boundaries, service plans, annual budget, assessment methodology, and district management guidelines. An addendum includes specific property owner assessments according to the approved methodology. This plan will guide the YBCBD in its efforts to sustain and to improve the quality of life in the district.



01

DISTRICT  
AT A GLANCE

# District at a Glance

Yerba Buena community members formed the Yerba Buena Community Benefit District in 2008 to provide services that benefit property owners, residents, businesses and visitors by making the neighborhood cleaner, safer and more inviting. A community benefit district is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefiting properties pays for the costs associated with the improvements, maintenance, and activities provided to the YBCBD. Renewing the YBCBD is one way to maximize available resources and provide an ongoing funding source to continue to improve quality of life in the district.

## YERBA BUENA COMMUNITY BENEFIT DISTRICT BOUNDARIES

The properties located within the YBCBD boundaries represent a dynamic mix of land and development uses. There is a combination of hotel, retail, office, convention,

museum, nonprofit, public, and residential uses represented. The variety of land uses creates a unique and diverse area that plays into the vibrant activity of the Yerba Buena neighborhood. The boundaries of the proposed YBCBD include approximately 17 whole or partial blocks and two benefit zones. The YBCBD boundaries are approximately:

- Market Street from northwest corner of Assessor Parcel No. 3706-048 to 2nd Street (South side only)
- 2nd Street from Market Street to Harrison Street to the southeast corner of Assessor Parcel No. 3763-001 (West side only)
- Harrison Street from 2nd Street to Vassar Place (East and West sides - street and affronting parcels)
- Vassar Place, running on the eastern property line of APN 3763-105, from Harrison Street to Perry Street (no public right of way on Vassar Place included)
- Perry Street from Vassar Place to 4th Street (North side only)

- 4th Street from Perry Street to Harrison Street (East side only)
- Harrison Street from 4th Street to 5th Street (East and West sides - street and affronting parcels)
- 5th Street from Harrison Street to Howard Street (East and West sides – street and affronting parcels)
- 5th Street from Howard Street to northwest corner of Assessor Parcel No. 3705-039 (East side only)
- Mission Street from 5th Street to 4th Street (East and West sides - street and affronting parcels)
- 4th Street from Mission Street to northeast corner of Assessor Parcel No. 3705Z-003 (West side only) and Stevenson Alley (East side only)
- Stevenson Alley to southwest corner of Assessor Parcel No. 3706-048 (South side only)
- Southwest corner of Assessor Parcel No. 3706-048 to the parcel's northwest corner

## THE DISTRICT BOUNDARIES INCLUDE TWO ZONES OF BENEFIT.

### ZONE 1 BOUNDARIES ARE APPROXIMATELY:

- Market Street from northwest corner of Assessor Parcel No. 3706-048 to 2nd Street to (South side only)
- 2nd Street from Market Street to Howard Street (West side only)
- Howard Street from 2nd Street to 3rd Street (North side only)
- 3rd Street from Howard Street to Folsom Street (West side only)
- Folsom Street from 3rd Street to 4th Street (North side only)
- 4th Street from Folsom Street to Howard Street (East side only)
- Howard Street from 4th Street to 5th Street (North side only)
- 5th Street from Howard Street to northwest corner of Assessor Parcel No. 3705-039 (East side only)
- Mission Street from 5th Street to 4th Street (East and West sides - street and affronting parcels)
- 4th Street from Mission Street to northeast corner of Assessor Parcel No. 3705Z-003 (West side only) and Stevenson Alley (East side only)



- Stevenson Alley to southwest corner of Assessor Parcel No. 3706-048 (South side only)
- Southwest corner of Assessor Parcel No. 3706-048 to the parcel's northwest corner

## ZONE 2 BOUNDARIES ARE APPROXIMATELY:

- 2nd Street from Howard Street to Harrison Street to the southeast corner of Assessor Parcel No. 3763-001 (West side only)
- Harrison Street from 2nd Street to Vassar Place (East and West sides - street and affronting parcels)
- Vassar Place, running on the eastern property line of Assessor Parcel No. 3763-105, from Harrison Street to Perry Street (no public right of way on Vassar Place included)
- Perry Street from Vassar Place to 4th Street (North side only)
- 4th Street from Perry Street to Harrison Street (East side only)
- Harrison Street from 4th Street to 5th Street (East and West sides - street and affronting parcels)
- 5th Street from Harrison Street to Howard Street (East and West sides – street and affronting parcels)
- Howard Street from 5th Street to 4th Street (South side only)

- 4th Street from Howard Street to Folsom Street (West side only)
- Folsom Street from 4th Street to 3rd Street (South side only)
- 3rd Street from Folsom Street to Howard Street (East side only)
- Howard Street from 3rd Street to 2nd Street (South side only)

## IMPROVEMENTS, MAINTENANCE AND ACTIVITIES

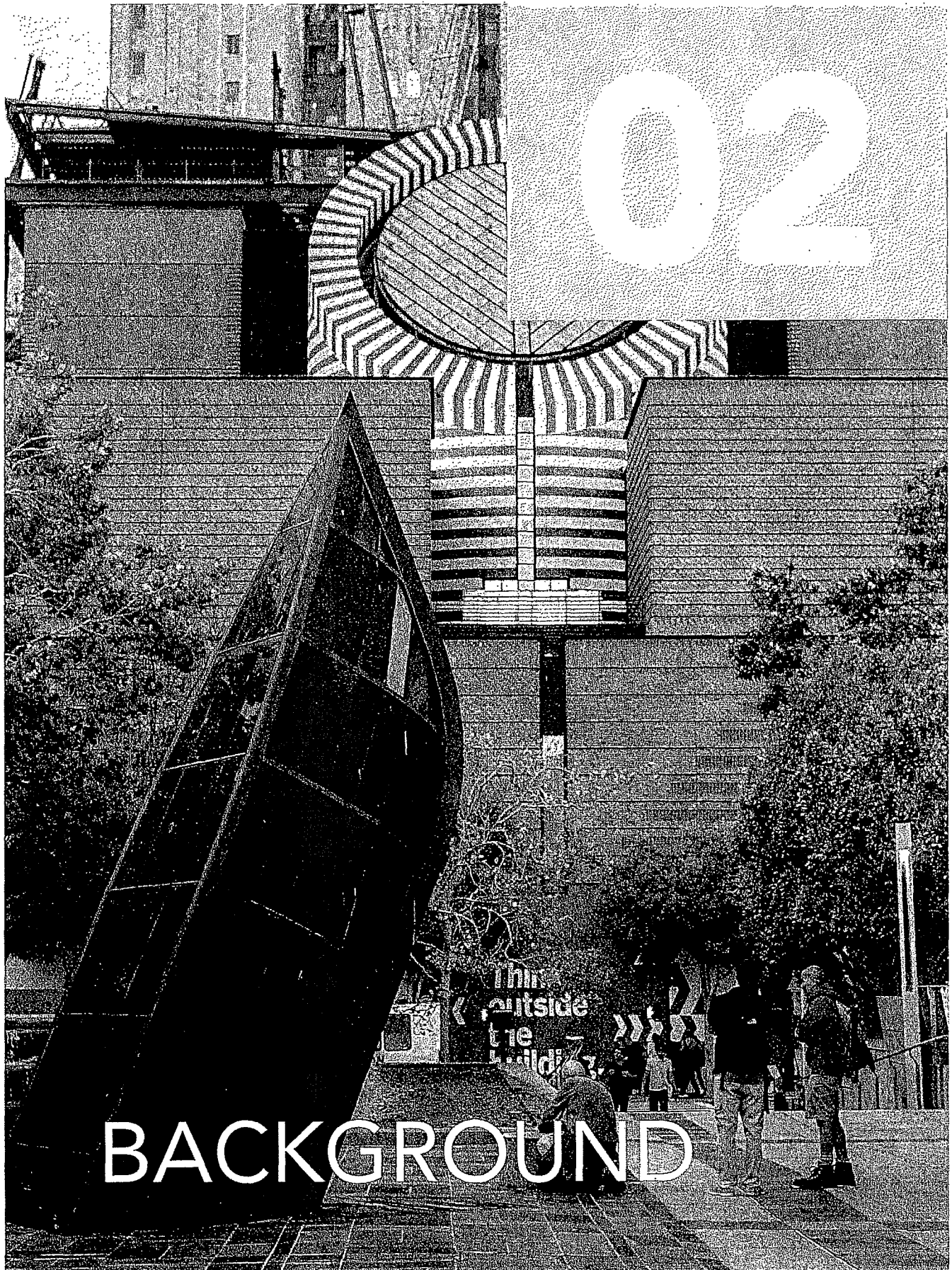
The improvements, maintenance and activities provided in this plan include: a Cleaning and Streetscape Improvement program; a Safety and Security program; a Branding, Activation and Marketing program to promote and brand the district; and, various management activities to support those efforts.

## ANNUAL TOTAL BUDGET AND ASSESSMENTS

The total proposed annual operating budget for Fiscal Year 2015/16 is \$3,151,836.09. Assessment revenue of \$2,991,722.82 provides 94.92% of the annual operating budget. The remaining portion of the annual operating budgets will be generated from sources such as grants, donations, fees for service contracts, and in-kind donations. The assessment calculation for each property utilizes a combination of land use, linear street frontage and building square footage. The Method of Assessment section of this Management Plan provides a more detailed procedure of the annual assessment calculation.

## TERM

If renewed and expanded, assessments would be collected for 15 years (July 1, 2015 through June 30, 2030). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2030), at which point the District would terminate, if not renewed nor expanded.



# Background

Property owners establish special assessment districts to provide a constant funding source for various improvements, maintenance and activities that benefit properties within a defined geographical area. The improvements, maintenance and activities can include providing enhanced cleaning and maintenance services, improving security, providing for marketing activities to promote and revitalize an area, and other programs found to benefit an area. The ongoing revenue stream for the improvements, maintenance and activities comes from the annual assessments funded by properties within the area; the process by which special assessment districts are formed is outlined below.

## WHAT IS A COMMUNITY BENEFIT DISTRICT ("CBD")?

A CBD is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefitting properties pays the costs associated with the improvements, maintenance and activities provided to the CBD area. In San Francisco, the leg-

islation that allows for the establishment of a CBD is the California Streets and Highway Code Sections 36600 et seq. ("1994 Act") augmented by the San Francisco Business and Tax Regulations Code Article 15 Business Improvement Districts Procedure ("Article 15"). The 1994 Act allows for the levy of special assessments on both properties and/or businesses.

A CBD established under the 1994 Act may be administered by an owners' non-profit association. The owners' non-profit association administers or implements the activities and improvements specified in the management plan. The owners' non-profit association determines the needed improvements, maintenance and activities within the CBD boundaries, and how the assessment revenue collected is to be spent among the selected improvements, maintenance and activities. In San Francisco, the City's Board of Supervisors must authorize the formation and establishment of the CBD and the City to enter into a management contract with the owners' non-profit association and provide for the levy and collection of the annual assessments.

CBDs serve as highly successful funding mechanisms for district improvements, maintenance and activities. Some notable CBDs and Business Improvement Districts ("BID") include the Greater Union Square BID in San Francisco, the Hollywood Entertainment District BID in Los Angeles, and the Times Square BID in New York City. Neighborhood-based CBDs/BIDs in San Francisco exist in the Tenderloin, Civic Center, Noe Valley and Central Market, among other places. There are currently 14 CBDs/BIDs in operation in San Francisco.

## THE BUSINESS IMPROVEMENT DISTRICTS PROCEDURE CODE

In 2004, the Board of Supervisors enacted The Business Improvement Districts Procedure Code, which added Article 15 to the San Francisco Business and Tax Regulations Code ("Article 15"). Article 15 augments the 1994 Act and provides for the following changes:

- Reduce the weighted percentage (from 50% to 30%) of petitions required from those that may be assessed, in order to initiate the formation of a CBD;
- Extend the potential term of a CBD to a maximum of 15 years (40 years if assessments are pledged to bonds); and
- Authorize the CBD to recover, through assessments, the costs incurred for formation.

## ESTABLISHING A CBD

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

- A map, in sufficient detail to locate each assessed property within the proposed district;
- Name of the proposed district;
- Description of the boundaries, including the boundaries of any benefit zones;
- Improvements, maintenance, and activities proposed for each year of operation, along with the maximum cost;
- Annual amount to be expended, in each year of operation, for the proposed improvements, maintenance, and activities;
- Proposed source(s) of financing, including the basis and method of levying the assessments, and whether or not bonds will be issued;
- Time and manner of collecting the assessments;
- Specific number of years in which the assessments will be levied;

## 2.2 | YERBA BUENA CBD

- Proposed time for implementation and completion of the Management Plan;
- Rules and regulations applicable to the district;
- Listing of the properties to be assessed along with the parcel number and the method by which expenses will be imposed upon benefited real property in proportion to the benefit received.
- Total amount of all special benefits to be conferred upon the properties within district;
- Total amount of general benefits, if any;
- Any other item or matter required to be incorporated therein by the legislative body.

As required by Article XIII D, §4(b), of the State Constitution a detailed engineer's report supporting all assessments contemplated by the Management Plan must also be generated. A copy of the Engineer's Report is attached as Appendix D.

## CBD NAME DESIGNATION

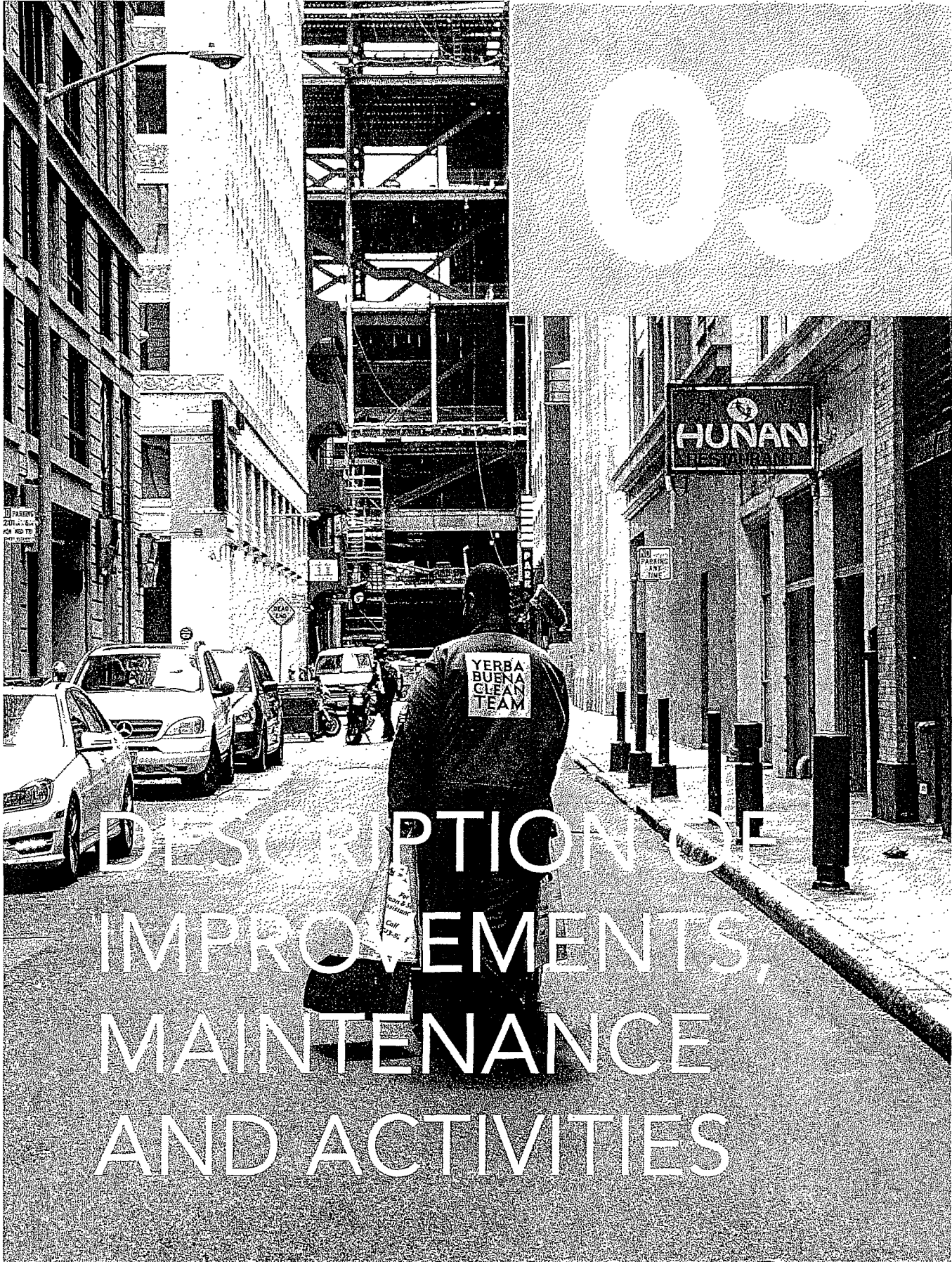
The name designation of this proposed renewed and expanded district for the City of San Francisco's Yerba Buena neighborhood area is the Yerba Buena Community Benefit District ("YBCBD").

## TIMELINE FOR IMPLEMENTATION AND COMPLETION OF THE YBCBD

The timeline in Table 1 provides for the renewal and expansion of the YBCBD and allows sufficient time to calculate and include the Fiscal Year 2015/16 assessments on the County's secured property tax roll. Given various considerations and time constraints, the proposed timeline for the establishment and implementation of the YBCBD is as follows on the next page.

**TABLE 1: TIMELINE**

TASK DESCRIPTION	ESTIMATED COMPLETION DATE
Present Draft Management District Plan	December 2014
Present Final Management District Plan, Boundary Map, Engineer's Report	January 2015
Gather Petitions in Support of YBCBD, Conduct Outreach, Receive Additional Feedback on Management District Plan	March 2015 – April 2015
Submit Petitions to Board of Supervisors	April 2015
Board of Supervisors Vote on Resolution of Intention to Establish District	April 2015
Ballot Packages Mailed	April 2015
Conduct Public Hearing, Tabulate Ballots, Board of Supervisors Vote on Resolution Establishing District	May 2015
Assessments Submitted to County for Billing	June 2015
Administration and District Operation Commences	July 2015



DESCRIPTION OF  
IMPROVEMENTS,  
MAINTENANCE  
AND ACTIVITIES



# Description of Improvements, Maintenance and Activities

The installation, implementation and maintenance of YBCBD improvements, maintenance and activities are provided throughout the YBCBD boundaries only, and are of direct and special benefit to the parcels within the YBCBD.

## CLEANING AND STREETScape IMPROVEMENT PROGRAM

The YBCBD plans to implement a comprehensive program that aims to ensure the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the YBCBD boundaries. Through the utilization of managed services, the Cleaning and Streetscape Improvement Program will strive for a clean and litter-free area that significantly reduces graffiti or other signs of decay. The goal is for property owners, merchants and residents alike to maintain a sense of pride throughout the Yerba Buena area. Cleanliness is crucial to the growth of an aesthetically pleasing and vibrant community.

The YBCBD's Cleaning and Streetscape Improvement Program includes regular sidewalk and gutter sweeping, scheduled steam cleanings, power washing, refuse removal, graffiti removal, and streetscape improvements. Streetscape improvements are based upon, but not limited by, the Yerba Buena Street Life Plan ("YBSLP"), a roadmap for enhancing public spaces in the neighborhood. The YBCBD will also distribute small annual grants (through its Community Benefit Fund) to community organizations providing services in the YBCBD that support the YBCBD's mission.



The following cleaning and streetscape improvements will be carried out:

### BENEFIT ZONE 1

- Regular sidewalk and gutter sweeping – 3 times per day or 21 times per week
- Sidewalk steam cleaning – 2 times per month or 24 times per year
- Spot power washing – As needed; assessed daily
- Frequent trash removal (topping off) – 3 times per day or 21 times per week
- Graffiti removal – Daily
- Tree and plant maintenance, including some weeding and removal of hazardous tree branches as needed – As needed
- Beautification and streetscape improvements – As determined with the continued implementation of the YBSLP

### BENEFIT ZONE 2

- Regular sidewalk and gutter sweeping – 2 times per day or 14 times per week
- Sidewalk steam cleaning – once per month or 12 times per year
- Spot power washing – As needed; assessed daily
- Frequent trash removal (topping off) – 2 times per day or 14 times per week
- Graffiti removal – Daily
- Tree and plant maintenance, including some weeding and removal of hazardous tree branches as needed – As needed
- Beautification and streetscape improvements – As determined with the continued implementation of the YBSLP



## 3.2 | YERBA BUENA CBD

## SAFETY AND SECURITY PROGRAM

The YBCBD will work with residents, merchants, the San Francisco Police Department (SFPD) and community on a variety of safety programs and strategies to prevent crime and increase pedestrian safety throughout the YBCBD. The YBCBD will provide Community Guides to assist visitors, connect those in need with social services, and report cleaning and safety issues. The SFPD Bike Patrol Officer dedicated to the YBCBD will respond to nuisance issues and safety concerns. The YBCBD will also distribute small annual grants (through its Community Benefit Fund) to community organizations providing services in the YBCBD that support the YBCBD's mission.

### BENEFIT ZONE 1

- **SFPD Bike Patrol Officer** – All areas to serve as a reassuring presence and a visible deterrent – Daily
- **Community Guides** – Provide assistance to persons or businesses in the YBCBD, including but not limited to monitoring public areas; directing visitors to local businesses; contacting the YBCBD dispatcher to have areas cleaned; reporting safety issues; and, interacting with merchants to share safety related information or learn about merchants' concerns related to street level activity – Daily



### BENEFIT ZONE 2

- **SFPD Bike Patrol Officer** – All areas to serve as a reassuring presence and a visible deterrent – Daily
- **Community Guides** – Provide assistance to persons or businesses in the YBCBD, including but not limited to monitoring public areas; directing visitors to local businesses; contacting the YBCBD dispatcher to have areas cleaned; reporting safety issues; and, interacting with merchants to share safety related information or learn about merchant's concerns related to street level activity – Daily

## BRANDING, ACTIVATION AND MARKETING PROGRAM

To promote the unique character of the Yerba Buena neighborhood, the YBCBD, as directed by the Marketing Committee, will implement a YBCBD Branding, Activation and Marketing Program.

The YBCBD Branding, Activation and Marketing Program will promote the YBCBD's properties and businesses through specially targeted programs and initiatives. In addition, these activities will contribute to the economic and social vitality of the area, and help with the recruitment and retention of businesses and other entities. YBCBD stakeholders view marketing activities as especially useful and necessary during a time of economic downturn, and to help the area stabilize itself and grow during prosperous economic times.

The YBCBD will also support the creation and production of special events that draw visitors into the YBCBD as a means of additional exposure. The YBCBD will program special events and conduct marketing activities in various parts of the YBCBD. The YBCBD marketing and promotion services will make sure new visitors, employees, patrons, and residents know about area attractions and will help them enjoy their experience in the YBCBD. The YBCBD plans to include other marketing initiatives as appropriate, and as budget resources allow.

In addition, the YBCBD will promote the YBCBD as a clean, safe and vibrant area for businesses, visitors and residents while supporting business growth. The YBCBD will also distribute small annual grants (through its Community Benefit Fund) to community organizations providing services in the YBCBD that support the improvement and activities of the YBCBD.

### BENEFIT ZONE 1

- **Special events** – 3 times per year
- **Branding, Activation and Marketing** – As determined by the Marketing Committee
- Installation of **banners** highlighting the YBCBD

### BENEFIT ZONE 2

- **Special events** – 3 times per year
- **Branding, Activation and Marketing** – As determined by the Marketing Committee
- Installation of **banners** highlighting the YBCBD

## MANAGEMENT AND OPERATIONS

The YBCBD's effectiveness in forming and maintaining relationships with the community is a vital component to the success of the YBCBD. A strong community relations effort emphasizes the importance of positive relationships within the Yerba Buena area and encourages maximum community involvement. Active YBCBD management will also afford the opportunity to garner other material, grants and financial support for the Yerba Buena area.

Regular activities, initiatives and resources that support this task include, but are not limited to:

- A dedicated staff who will serve as focal point persons and advocate for the YBCBD
- Office expenses including accounting, rent, utilities, office supplies, insurance, legal, and other professional services related to YBCBD activities

## CONTINUATION OF CITY SERVICES

The City and County of San Francisco may not use assessment funds to pay for baseline services providing general benefits to the district. The following table provides the existing baseline City services provided to the renewed and expanded YBCBD area.

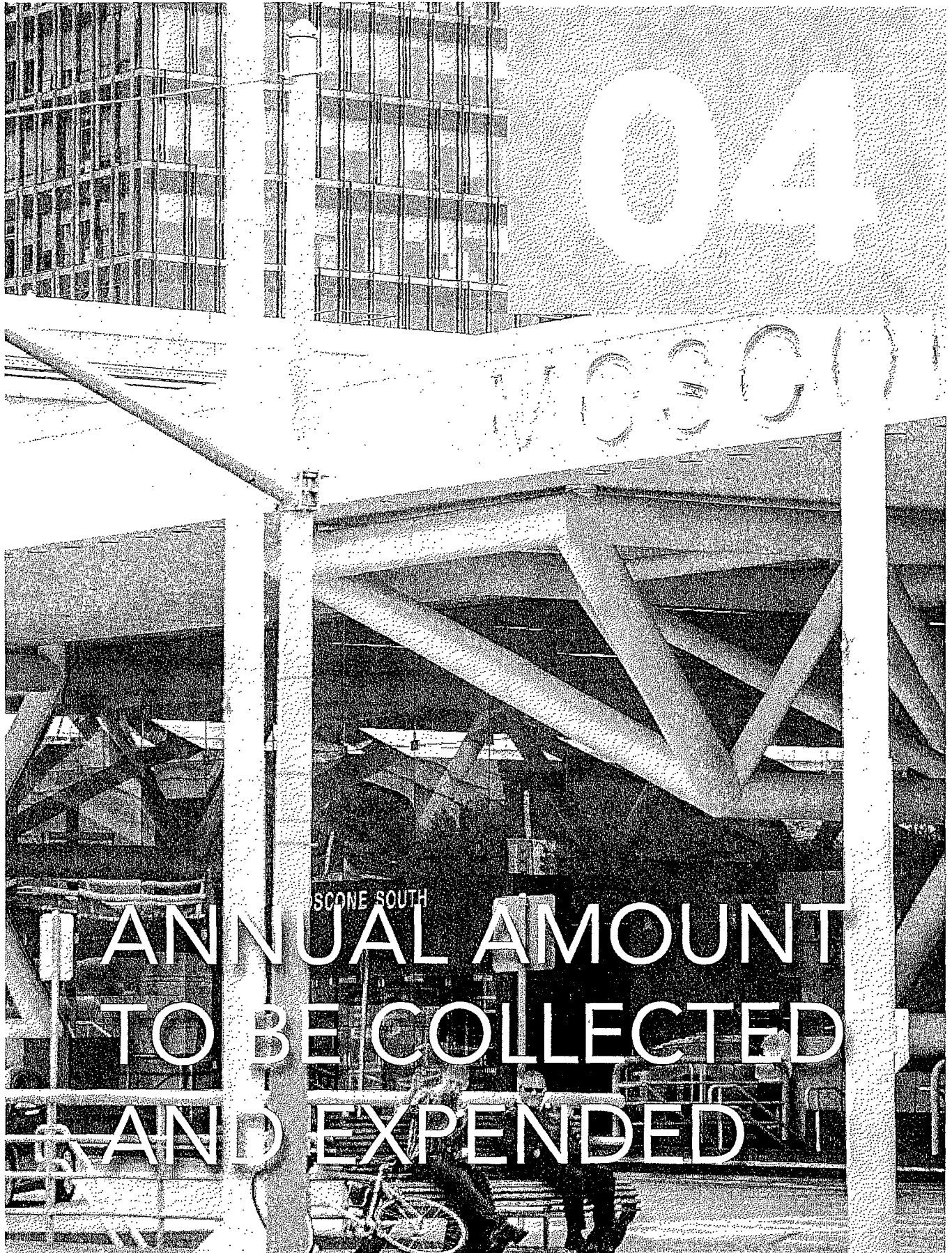
**TABLE 2: EXISTING SERVICES**

(CONFIRMED BY THE YBCBD STEERING COMMITTEE THROUGH VARIOUS CONVERSATIONS WITH CITY DEPARTMENTS)

**YBCBD SERVICE FREQUENCIES**

AGENCY/ ENTITY	SERVICE	FREQUENCY
SF Police Department	Sector cars area patrol	1 to 2 officers on three shifts, 24 hours a day
	Homeless outreach officers	2 officers, Monday – Thursday 6 AM to 4 PM. When available, SFPD runs a homeless outreach car on the midnight watch, from 9 PM to 7 AM.
	Foot beat	5 officers per day on Market Street foot beat.
	Bike beat	2 to 4 officers per day on bike
	Plain-clothes officers	1 lieutenant, 2 sergeants, and 6 officers per day are dispatched to Southern station
San Francisco Public Works	Mechanical street sweeping	Market Street, Mission Street, and 3rd Street are swept 7 days/week. All blocks swept 5 days per week.
	Alleyway and side-street cleaning	1 to 3 days per week
	Gutter sweeping	Call 311 for service request
	Cleaning and repair of street furniture	As needed, call 311 for service request
	Graffiti removal on public property	As needed, call 311 for service request
	City-owned street trees	Pruning every 2 to 7 years for City-owned trees. For additional maintenance on City-owned street trees, call 311 for service request.
	Code enforcement	As needed, call 311 for service request
	Sidewalk repair and damage enforcement	As needed, call 311 for service request

AGENCY/ ENTITY	SERVICE	FREQUENCY
San Francisco	Street light poles	Call 311 for service request
Metropolitan Transportation Agency	Parking meters Traffic signal boxes	Call 311 for service request Call 311 for service request
Clear Channel Outdoor	Clean, service, and repair bus shelters	As needed, call 311 for service request
Recology	Empty public litter receptacles	2x per day, 7 days per week
US Postal Service	Cleaning, repair, and graffiti removal on Post Office boxes	As needed, call 311 for service request
San Francisco Power, Water, & Sewer	Maintenance and repair of street light bulbs	As needed, call 311 for service request
Various Operators	Communications utility boxes	As needed, call 311 for service request



ANNUAL AMOUNT  
TO BE COLLECTED  
AND EXPENDED



# Annual Amount to be Collected & Expended

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

Within each budget, 3% of each budget line item shall be set aside annually for contingency/reserves. Furthermore, during any future year of operation, the owners' association for the YBCBD (the "YBCBD Management Corporation") may re-allocate funds from one budget category to another budget category. The annual re-allocation of budget category amounts shall not exceed or decrease more than 10% of the previous Fiscal Year's approved budget category amount.

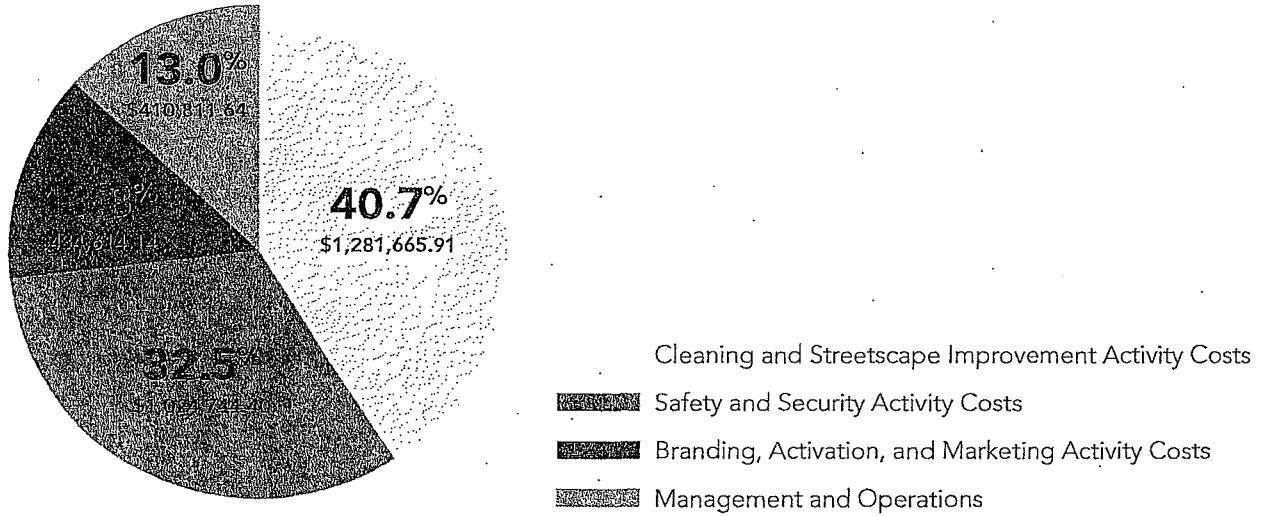
Each fiscal year beginning fiscal year 2016/17, total maximum assessment revenue may be subject to an annual increase of the assessment revenue of the prior fiscal year by a vote of the Board of Directors of the YBCBD Management Corporation. The maximum annual assessment revenue increase will reflect the annual change in the Consumer Price Index (CPI) for All Urban Consumers in San Francisco-Oakland-San Jose or 3%, whichever is less. If for any reason the percentage change is negative, the maximum allowable assessment would not be

decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the YBCBD in any given year. Based upon a maximum possible annual assessment increase of 3%, beginning July 1, 2016, the total annual maximum assessment revenue each year for each of the 15 years is described in Table 5.

As a result of continued development, the District may experience an addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. Modification of parcel improvements assessed within the District may change upwards or downwards depending upon the amount of total footage assessed for these parcels.

Pursuant to Government Code 53750, total footage for parcels will be assessed on a prorated basis from the date each respective parcel receives a temporary and/or permanent certificate of occupancy. As a result, a district's total maximum assessment likely will increase when parcels are developed. The total maximum assessment amount shall not exceed 5% of the previous year's assessment, and increases shall not require a vote as methodology and assessment rates do not change.

TABLE 3: 2015/16 MAXIMUM BUDGET



BUDGET DESCRIPTION	2015/16 MAXIMUM BUDGET AMOUNT	% OF TOTAL BUDGET
Cleaning and Streetscape Improvement Activity Costs	\$ 1,281,665.91	40.7%
Safety and Security Activity Costs	\$ 1,024,744.40	32.5%
Branding, Activation, and Marketing Activity Costs	\$ 434,614.14	13.8%
Management and Operations	\$ 410,811.64	13.0%
<b>Total 2015/16 Maximum Budget</b>	<b>\$ 3,151,836.09</b>	<b>100.00%</b>

TABLE 4: 2015/16 ANNUAL REVENUE

DESCRIPTION OF REVENUE SOURCE	2015/16 REVENUE AMOUNT	% OF TOTAL ANNUAL REVENUE
Assessment Revenue	\$2,991,722.82	94.92%
Other Revenue	160,113.27	5.08%
<b>Total 2015/16 Annual Revenue</b>	<b>\$3,151,836.09</b>	<b>100.00%</b>

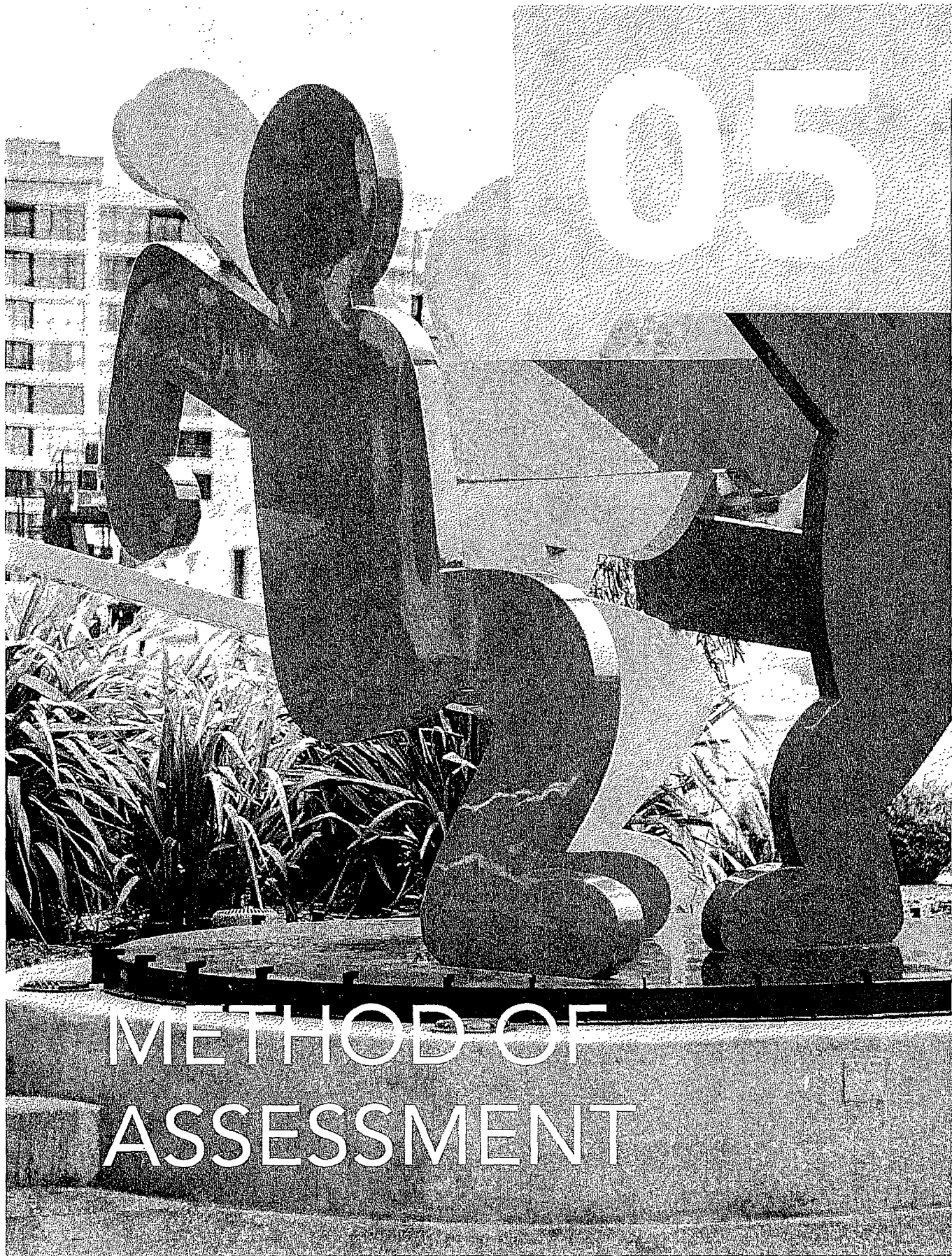
4.2 | YERBA BUENA CBD

**TABLE 5: 15 YEAR MAXIMUM ASSESSMENT REVENUE**

YEAR	FISCAL YEAR	TOTAL MAXIMUM ANNUAL ASSESSMENT REVENUE BASED ON CURRENT DEVELOPMENT STATUS(1)	TOTAL MAXIMUM ANNUAL ASSESSMENT REVENUE WITH ESTIMATED FUTURE DEVELOPMENT(2)
1	2015/16	\$2,991,722.82	\$2,991,722.82
2	2016/17	\$3,081,474.50	\$3,235,548.23
3	2017/18	\$3,173,918.74	\$3,499,245.41
4	2018/19	\$3,269,136.30	\$3,784,433.91
5	2019/20	\$3,367,210.39	\$4,092,865.27
6	2020/21	\$3,468,226.70	\$4,426,433.79
7	2021/22	\$3,572,273.50	\$4,559,226.80
8	2022/23	\$3,679,441.70	\$4,696,003.61
9	2023/24	\$3,789,824.96	\$4,836,883.72
10	2024/25	\$3,903,519.70	\$4,981,990.23
11	2025/26	\$4,020,625.30	\$5,131,449.93
12	2026/27	\$4,141,244.05	\$5,285,393.43
13	2027/28	\$4,265,481.38	\$5,443,955.24
14	2028/29	\$4,393,445.82	\$5,607,273.89
15	2029/30	\$4,525,249.19	\$5,775,492.11
<b>Total</b>		<b>\$55,642,795.04</b>	<b>\$68,347,918.38</b>

(1) Based upon no future development and a maximum annual assessment increase of 3%.

(2) Based upon a 5% estimated increase in special benefit points through 2020/21 as a result of future development and a maximum annual assessment increase of 3%.



# METHOD OF ASSESSMENT

# Method of Assessment

## SOURCE(S) OF FINANCING

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

The YBCBD will not issue bonds to fund any of the improvements, maintenance and activities provided by the YBCBD.

## BASIS OF ASSESSMENT

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

## GENERAL BENEFIT ASSIGNMENT IS 5.08%

General benefit is a benefit to the public at large resulting from the installation, implementation and maintenance of YBCBD improvements, maintenance and activities. The amount of general benefit that is provided from the YBCBD improvements, maintenance and activities cannot be funded by assessments within the YBCBD. Utilizing neighborhood demographic information and patron travel mode surveys and trip purposes, the pedestrian traffic that may utilize the YBCBD sidewalks to pass-through and access adjacent neighborhoods was calculated. It was determined that of the total surrounding neighborhood population, 5.08% of the population using the YBCBD sidewalks were engaged in general benefit activities. Accordingly, 94.92% of the benefits from the YBCBD improvements, maintenance and activities are considered to provide special benefits to the properties within the YBCBD and thus could be subject to assessment therein. Please see the Yerba Buena Community Benefit District Engineer's Report ("Engineer's Report") for a more detailed discussion of the calculation of the general benefit.

## SPECIAL BENEFIT POINT ASSIGNMENT

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

## LAND USE

Properties in the YBCBD are assigned land use categories, as outlined below, and may be reassigned if the property's land use changes.

### **Non-Residential Property – Hotels, Retail, Office**

Non-Residential Property-Hotels, Retail, Office consist of parcels owned or leased by an entity for profit-making purposes used for commercial purposes such as hotel, retail, restaurant, commercial parking lots and garages, or office property. This property land use category does not include properties identified as Non-Residential Property-Convention Center, Museum, and Cultural properties.

### **Non-Residential Property–Convention Center, Museum, and Cultural**

Convention Center, Museum, and Cultural consists of parcels owned or leased for purposes related to convention centers, museums, and cultural institutions. Non-Residential Property-Convention Center, Museum, Cultural land use also includes those parcels owned or leased for museum and cultural institution operations.

### Non-Profit Property

Non-Profit Property consists of parcels owned or used as follows:

- Parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- Parcels that are occupied (80% or more of building square footage) by one or more 501(c) non-profit corporations, as tenants and/or subtenants.
- Parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.
- This land use category does not include the District museum and cultural institution parcels previously identified in the Non-Residential Property-Convention Center, Museum, Cultural land use category.

### Public Property

Public Property consists of parcels owned or used as follows:

- Parcels owned by a government entity; for example, police stations, schools, and government-owned office buildings.
- Parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants and/or subtenants.
- Public Property does not include for profit parking lots and garages owned by governmental entities and used for profit-making purposes.

### Residential Property

Residential Property consists of single-family dwellings, duplexes, triplexes, condominiums, and apartment units used exclusively for residential purposes.

**TABLE 6: BENEFIT POINTS**

PROPERTY LAND USE	CLEANING AND GREENING BENEFIT POINTS	SAFETY AND SECURITY BENEFIT POINTS	MARKETING BENEFIT POINTS	TOTAL BENEFIT POINTS
Non-Residential Property-Hotels, Retail, Office	1.00	1.00	2.00	4.00
Non-Residential Property-Convention Center, Museum, Cultural	1.00	1.00	1.50	3.50
Residential Property	1.20	1.20	1.00	3.40
Non-Profit / Public Property	0.20	0.20	0.50	0.90
Undeveloped Property	0.20	0.20	0.25	0.65

## BENEFIT ZONE

YBCBD intends to provide two varying levels of service. These service levels are not uniform throughout the YBCBD, but are uniform throughout each zone of benefit. The YBCBD Management Corporation will provide a base level of service throughout the YBCBD. The Benefit Zone 2 level of service will equal this base level, and is consistent throughout the boundaries of Benefit Zone 2. Benefit Zone 1 will receive a level of service that is approximately a 50% increase above the base level when compared to Benefit Zone 2. Therefore, to account for this increased level of service Benefit Zone 1 is assigned a zone factor of 1.50 points while Benefit Zone 2 is assigned a zone factor of 1.00 point.

TABLE 7: BENEFIT ZONE

BENEFIT ZONE	ZONE FACTOR
Benefit Zone 1	1.50
Benefit Zone 2	1.00

## LINEAR FACTOR

Given the linear nature of the cleaning and public safety improvements, maintenance and activities, each parcel within the YBCBD is assigned a linear factor that is equal to the parcel's linear street frontage that receives ongoing YBCBD cleaning and public safety improvements, maintenance and activities.

$$\text{Linear Factor} = \text{Parcel's Assigned Linear Street Frontage}$$

## BUILDING FACTOR

Buildings in the YBCBD range from single-story structures to large multi-story structures. In order to create a factor to account for the many variations in the buildings, the minimum lot size for the area was considered. In the Yerba Buena area, the majority of the buildings within the YBCBD cover the entire footprint of the lot. Utilizing the minimum square footage of 2,500 prescribed by the City of San Francisco Planning Code Section 121(e)(2) for most lots in zoning use districts other than RH-1(D), a building factor is calculated for each parcel based on the assigned building square footage for the parcel divided by 2,500:

$$\text{Building Factor} = \text{Parcel's Assigned Building Square Footage} / 2,500$$



## TOTAL SPECIAL BENEFIT POINTS CALCULATION

The formula below shows the total special benefit points calculation for each land use category within the YBCBD:

TABLE 8: TOTAL SPECIAL BENEFIT POINTS

PARCEL'S TOTAL SPECIAL	=	(LINEAR FACTOR + BUILDING FACTOR) X ZONE FACTOR	X	TOTAL BENEFIT POINTS ASSIGNMENT
Non-Residential Property-Hotels, Retail, Office	=	(Linear Factor + Building Factor) x Zone Factor	X	4.00
Non-Residential Property-Convention Center, Museum, Cultural	=	(Linear Factor + Building Factor) x Zone Factor	X	3.50
Residential Property	=	(Linear Factor + Building Factor) x Zone Factor	X	3.40
Non-Profit / Public Property	=	(Linear Factor + Building Factor) x Zone Factor	X	0.90
Undeveloped Property	=	(Linear Factor + Building Factor) x Zone Factor	X	0.65

## ASSESSMENT CALCULATION

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

Total Cost Estimate to be levied in 2015/16  
/ Total Special Benefit Points = Assessment  
Rate per Special Benefit Point

$\$2,991,722.82 / 318,947.005 = \$9.38$

Parcel's Assessment =  $\$9.38 \times$  Parcel's Total  
Benefit Points

## NUMBER OF YEARS ASSESSMENTS WILL BE LEVIED

The proposed term for the YBCBD is set at 15 years. The City will levy assessments beginning Fiscal Year 2015/16 up through and including Fiscal Year 2029/30. Expenditure of collected assessments may continue for up to six months after June 30, 2030 if the district is not renewed. In order to authorize the levy and collection of assessments after Fiscal Year 2029/30, the YBCBD will need to go through the renewal process pursuant to the 1994 Act as augmented by Article 15.

## TIME AND MANNER OF COLLECTING ASSESSMENTS

Each property owner pays a share of the cost of the YBCBD, based on an assessment formula. The payment is collected twice yearly, through the property tax bill. The YBCBD assessment, including the collection and enforcement of any delinquent assessment and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related law as it may be amended from time to time, will be collected and enforced by the Treasurer and Tax Collector of the City. The Treasurer and Tax Collector shall transfer the assessment payments to the YBCBD Management Corporation for the funding of improvements, maintenance, and activities described in this Management Plan.

## ASSESSOR'S PARCEL LISTING

Appendix B of this Management Plan provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel number, Site Address, Benefit Zone, Assessment Percentage, and 2015/16 Assessment subject to the YBCBD annual assessment.

06



YBCBD  
MANAGEMENT

# YBCBD Management

## BOARD OF DIRECTORS COMPOSITION — YBCBD MANAGEMENT CORPORATION

The YBCBD Management Corporation, a non-profit organization, will administer the YBCBD. Recognizing the diversity in the Yerba Buena neighborhood, the YBCBD will be governed by a Board of Directors comprised of members to ensure representation from all stakeholders and areas of the YBCBD. The Board of Directors will have a maximum of 28 members; up to 40% will be community organizations, government or education institutions, non-profit arts, residents, or commercial merchants that do not own property within the YBCBD (at least 20% of YBCBD Management Corporation voting Board members must own businesses located within the YBCBD boundaries, but not own or have an ownership interest in commercial property within the YBCBD boundaries, per San Francisco Business and Tax Regulations Code Section 1511 (h); these business owners who do not own commercial property in the CBD area will fill seats from the non-profit arts and commercial property use categories).

Seats will be determined using the following guidelines:

- 14% – At Large (members will come from any listed category below)
- 14% – Community Organizations (e.g., SOMACC, TODCO, SPUR, etc.)
- 14% – Government or Education Institutions (e.g., City College, Moscone Center, etc.)
- 14% – Non-Profit Arts (1 property owner, 1 tenant, 1 large entity, 1 small entity)
- 14% – Residents (Up to 2 residential, condo owners and 2 residential, other tenants)
- 30% – Commercial (Up to 2 hotels, 2 retail, 1 restaurant, 1 office building, 1 service business, 1 at large)

The Board of Directors will be governed by the bylaws of the YBCBD Management Corporation, as amended from time to time. A copy of the bylaws is attached as Appendix D.

## PUBLIC ACCESS

The YBCBD Management Corporation is required to comply with specified state open meeting and public records laws, the Ralph M. Brown Act, commencing with Section 54950 of the Government Code, and the California Public Records Act, commencing with Section 6250 of the Government Code. Ralph M. Brown Act compliance is required when YBCBD business is heard, discussed, or deliberated, and the California Public Records Act compliance is required for all documents relating to YBCBD business.

## YBCBD OPERATIONS MANAGEMENT

The powers and responsibilities for the YBCBD Management Corporation are as follows:

- Review improvements, services, and activities provided and establish priorities for the upcoming Fiscal Year
- Implement the improvements, maintenance, and activities specified in the Management Plan by determining levels of improvements, maintenance, and activities
- Submit annual reports to the San Francisco Board of Supervisors
- Coordinate with City staff regarding operational issues of the YBCBD
- Hold meetings no less frequently than once per year

## STAFFING

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

## BUDGET MANAGEMENT

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

## RULES AND REGULATIONS

The YCBCD Management Corporation will establish rules and regulations to be employed in its administration of the YCBCD.

Each year, the YCBCD Management Corporation shall prepare a report for each Fiscal Year, except the first year, for which assessments are levied and collected to pay the costs of the improvements, maintenance and activities described in the report. The first report shall be due after the first year of operation of the YCBCD. The YCBCD Management Corporation must file each report with the Clerk of the San Francisco Board of Supervisors; each report shall contain or provide, but not be limited to the following:

- A reference to the YCBCD by name
- The Fiscal Year to which the annual report applies
- Any proposed changes in the boundaries, benefit zones or classification of property of the YCBCD
- The improvements, maintenance and activities to be provided for that Fiscal Year

- An estimate of the cost of providing the improvements, maintenance, and activities for that Fiscal Year
- Any proposed changes to the basis and method of levying the assessments
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that Fiscal Year
- The amount of any surplus or deficit revenues to be carried over from a previous Fiscal Year
- The amount of any contributions to be made from sources other than assessments levied

The San Francisco Board of Supervisors may approve the annual report filed by the YCBCD Management Corporation, or the Board of Supervisors may modify any particulars contained in the report, and then approve it as modified. Any modification to the annual report shall be made pursuant to Sections 36635 and 36636 of the 1994 Act. However, the Board of Supervisors cannot approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments.

## ADDITIONAL MATTERS

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

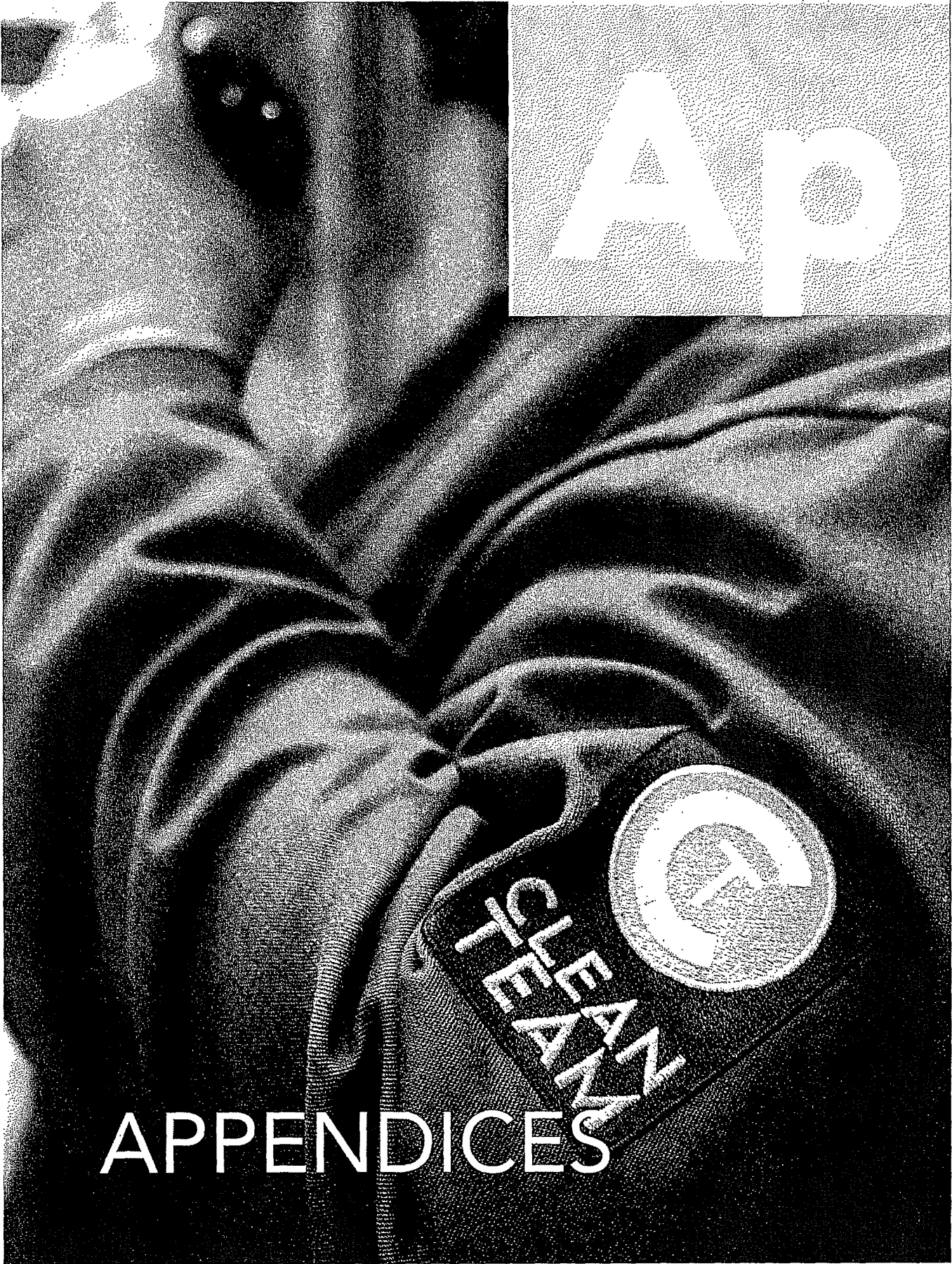
## DISESTABLISHMENT

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

The Board of Supervisors, by a majority vote (6 or more members) may disestablish the YBCBD at any time if it finds there has been misappropriation of funds, malfeasance, or violation of law in connection with the management of the District.

The Board of Supervisors by a supermajority vote (eight or more) may disestablish the YBCBD for any reason.

All outstanding obligations, finances, leases, or other similar obligations of the City, payable from or secured by assessments levied within YBCBD must be paid prior to disestablishment of the YBCBD.



# APPENDICES



# APPENDIX A – BOUNDARY MAP



Union Square BID parcels  
(Not in Yerba Buena CBD)

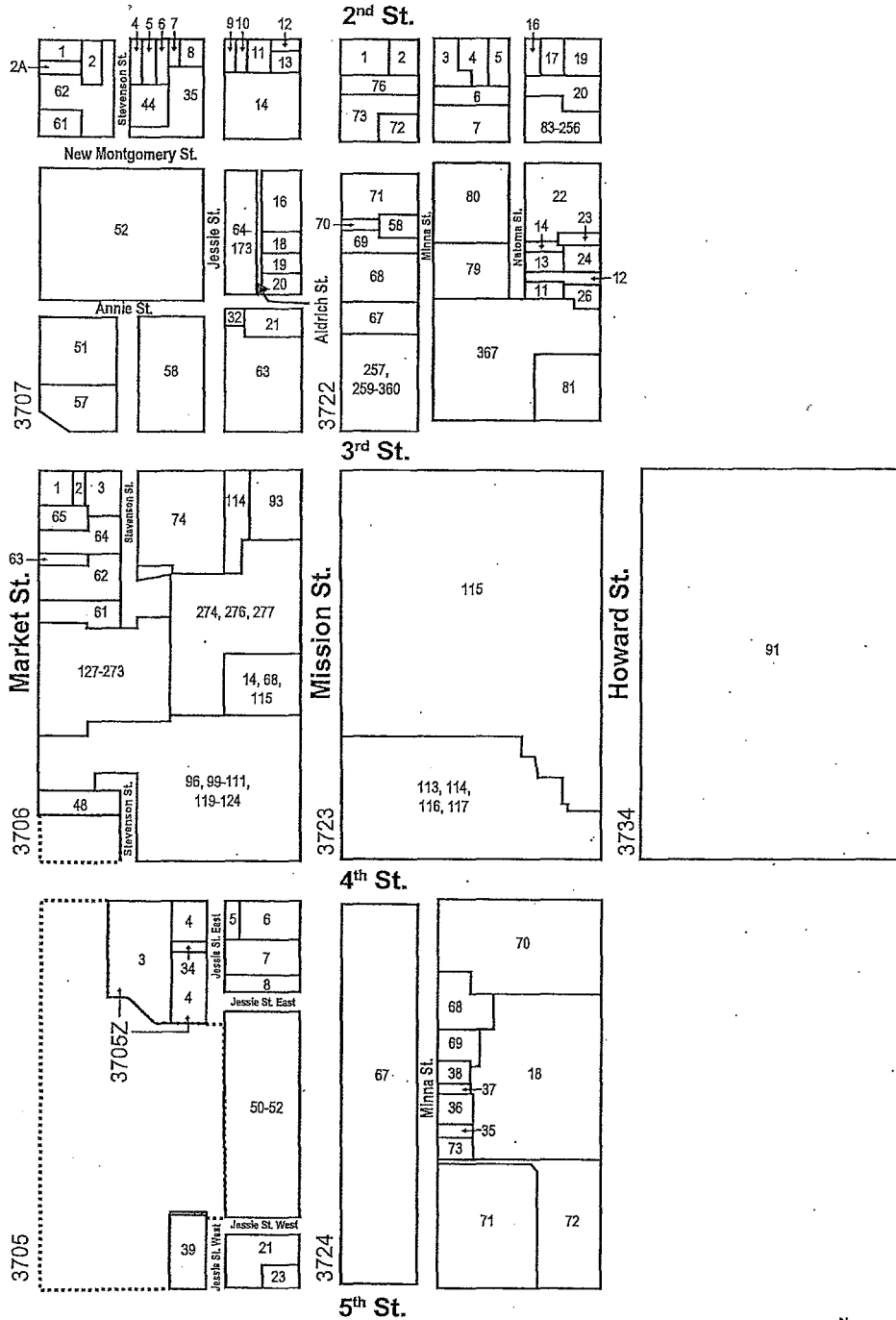
Benefit Zone 1

Benefit Zone 2

# ZONE 1 PARCELS

**Benefit Zone 1**

Surrounding Zone Boundaries  
(Not in Benefit Zone 1)

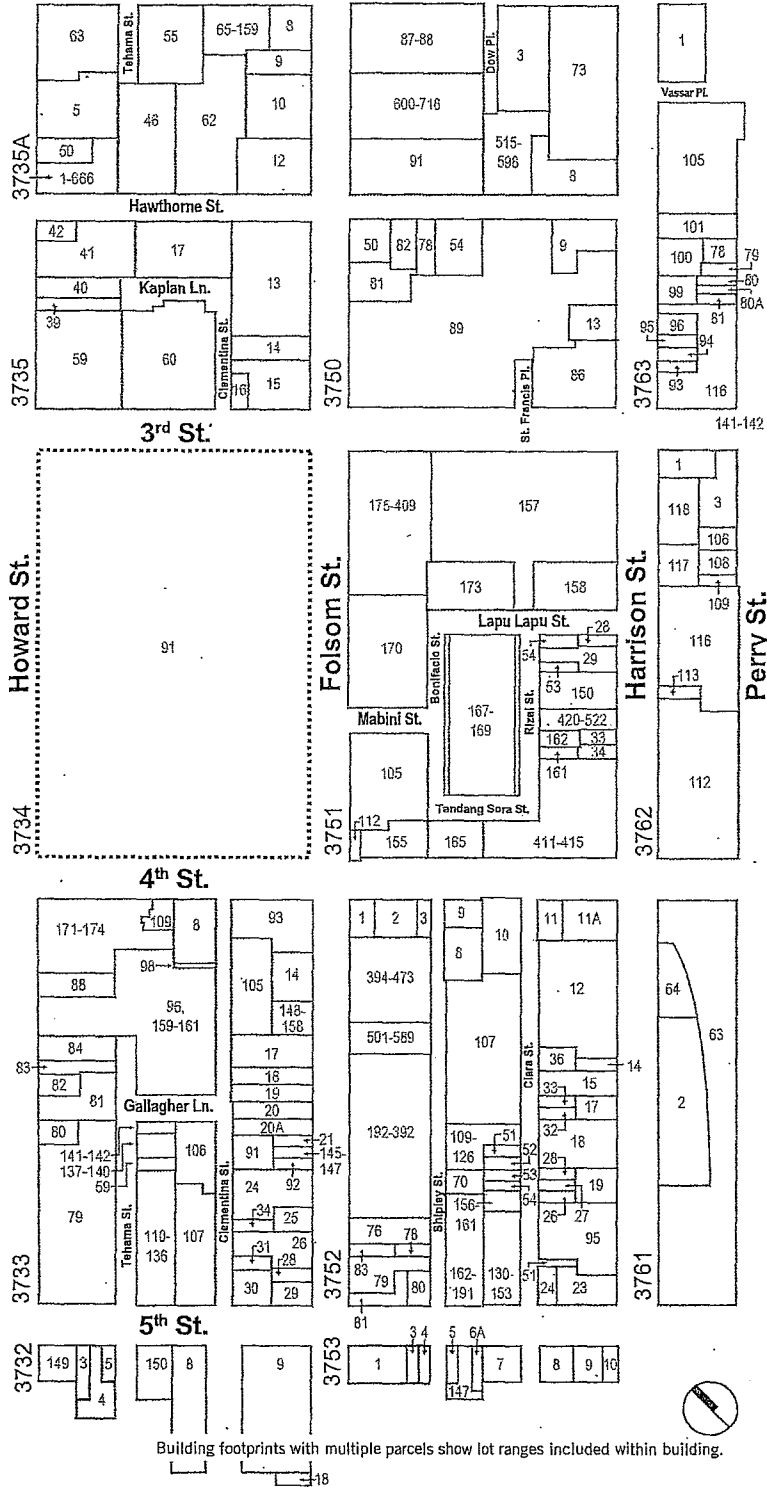


Building footprints with multiple parcels show lot ranges included within building.

# ZONE 2 PARCELS

**Benefit Zone 2**

Surrounding Zone Boundaries  
(Not in Benefit Zone 2)



## APPENDIX B – ASSESSOR’S PARCEL LISTING

Yerba Buena Community Benefit District  
 Assessor's Parcel Listing - FY16

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3705-004	54-68 4TH ST	\$ 9,405.51	0.3144%
1	3705-005	70-74 4TH ST	\$ 6,050.10	0.2022%
1	3705-006	84 4TH ST	\$ 3,031.91	0.1013%
1	3705-007	814 MISSION ST	\$ 9,766.27	0.3264%
1	3705-008	816-818 MISSION ST	\$ 13,867.95	0.4635%
1	3705-021	67-81 5TH ST	\$ 25,983.35	0.8685%
1	3705-023	85-99 5TH ST	\$ 8,138.09	0.2720%
1	3705-034	308-312 JESSIE ST	\$ 1,539.26	0.0515%
1	3705-039	360 JESSIE ST	\$ 16,454.02	0.5500%
1	3705-050	845 MARKET ST	\$ 19,402.02	0.6485%
1	3705-051	845 MARKET ST	\$ 25,067.17	0.8379%
1	3705-052	845 MARKET ST	\$ 23,188.54	0.7751%
1	3705Z-003	22 4TH ST	\$ 13,246.06	0.4428%
1	3705Z-004	22 4TH ST	\$ 8,442.00	0.2822%
1	3706-001	26 3RD ST	\$ 10,523.23	0.3517%
1	3706-002	28 3RD ST	\$ 1,407.00	0.0470%
1	3706-003	32 3RD ST	\$ 10,357.77	0.3462%
1	3706-014	766 MISSION ST	\$ 351.40	0.0117%
1	3706-048	785 MARKET ST	\$ 7,744.24	0.2589%
1	3706-061	735 MARKET ST	\$ 7,525.76	0.2516%
1	3706-062	725-731 MARKET ST	\$ 11,941.49	0.3992%
1	3706-063	721 MARKET ST	\$ 1,556.70	0.0520%
1	3706-064	715-719 MARKET ST	\$ 9,553.53	0.3193%
1	3706-065	711 MARKET ST	\$ 3,039.12	0.1016%
1	3706-068	748 MISSION ST	\$ 1,542.10	0.0515%
1	3706-074	50 3RD ST	\$ 38,045.28	1.2717%
1	3706-093	700 MISSION ST	\$ 16,537.15	0.5528%
1	3706-096	55 FOURTH ST	\$ 88,199.88	2.9481%
1	3706-099	765 MARKET ST	\$ 27.01	0.0009%
1	3706-103	765 MARKET ST	\$ 224.56	0.0075%
1	3706-104	765 MARKET ST	\$ 118.19	0.0040%
1	3706-105	765 MARKET ST	\$ 15.20	0.0005%
1	3706-106	765 MARKET ST	\$ 51.21	0.0017%
1	3706-107		\$ 5.63	0.0002%
1	3706-108	765 MARKET ST	\$ 28.70	0.0010%
1	3706-109	765 MARKET ST	\$ 9.57	0.0003%
1	3706-114	THIRD ST	\$ 3,098.55	0.1036%
1	3706-119	NO SITE ADDRESS	\$ 71.48	0.0024%
1	3706-121	NO SITE ADDRESS	\$ 497.52	0.0166%
1	3706-122	NO SITE ADDRESS	\$ 33.21	0.0011%
1	3706-123	NO SITE ADDRESS	\$ 2.81	0.0001%
1	3706-127	765 MARKET ST #022A	\$ 94.77	0.0032%
1	3706-128	765 MARKET ST #022B	\$ 57.93	0.0019%
1	3706-129	765 MARKET ST #022C	\$ 57.45	0.0019%
1	3706-130	765 MARKET ST #022D	\$ 91.42	0.0031%
1	3706-131	765 MARKET ST #022E	\$ 72.76	0.0024%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3706 -132	765 MARKET ST #022F	\$ 87.11	0.0029%
1	3706 -133	765 MARKET ST #022G	\$ 76.59	0.0026%
1	3706 -134	765 MARKET ST #022H	\$ 69.41	0.0023%
1	3706 -135	765 MARKET ST #023A	\$ 95.24	0.0032%
1	3706 -136	765 MARKET ST #023B	\$ 57.93	0.0019%
1	3706 -137	765 MARKET ST #023C	\$ 57.45	0.0019%
1	3706 -138	765 MARKET ST #023D	\$ 90.94	0.0030%
1	3706 -139	765 MARKET ST #023E	\$ 69.89	0.0023%
1	3706 -140	765 MARKET ST #023F	\$ 91.42	0.0031%
1	3706 -141	765 MARKET ST #023G	\$ 76.11	0.0025%
1	3706 -142	765 MARKET ST #023H	\$ 66.06	0.0022%
1	3706 -143	765 MARKET ST #024A	\$ 93.33	0.0031%
1	3706 -144	765 MARKET ST #024B	\$ 57.93	0.0019%
1	3706 -145	765 MARKET ST #024C	\$ 60.32	0.0020%
1	3706 -146	765 MARKET ST #024D	\$ 90.94	0.0030%
1	3706 -147	765 MARKET ST #024E	\$ 69.89	0.0023%
1	3706 -148	765 MARKET ST #024F	\$ 91.42	0.0031%
1	3706 -149	765 MARKET ST #024G	\$ 75.63	0.0025%
1	3706 -150	765 MARKET ST #024H	\$ 75.63	0.0025%
1	3706 -151	765 MARKET ST #025A	\$ 105.77	0.0035%
1	3706 -152	765 MARKET ST #025B	\$ 61.28	0.0020%
1	3706 -153	765 MARKET ST #025C	\$ 60.32	0.0020%
1	3706 -154	765 MARKET ST #025D	\$ 91.42	0.0031%
1	3706 -155	765 MARKET ST #025E	\$ 69.89	0.0023%
1	3706 -156	765 MARKET ST #025F	\$ 91.42	0.0031%
1	3706 -157	765 MARKET ST #025G	\$ 75.63	0.0025%
1	3706 -158	765 MARKET ST #25H	\$ 69.41	0.0023%
1	3706 -159	765 MARKET ST #026A	\$ 105.77	0.0035%
1	3706 -160	765 MARKET ST #026B	\$ 61.28	0.0020%
1	3706 -161	765 MARKET ST #026C	\$ 60.32	0.0020%
1	3706 -162	765 MARKET ST #026D	\$ 91.42	0.0031%
1	3706 -163	765 MARKET ST #026E	\$ 69.89	0.0023%
1	3706 -164	765 MARKET ST #026F	\$ 91.42	0.0031%
1	3706 -165	765 MARKET ST #026G	\$ 75.63	0.0025%
1	3706 -166	765 MARKET ST #26H	\$ 68.93	0.0023%
1	3706 -167	765 MARKET ST #027A	\$ 105.77	0.0035%
1	3706 -168	765 MARKET ST #027B	\$ 61.28	0.0020%
1	3706 -169	765 MARKET ST #027D	\$ 60.32	0.0020%
1	3706 -170	765 MARKET ST #027D	\$ 91.90	0.0031%
1	3706 -171	765 MARKET ST #027E	\$ 69.89	0.0023%
1	3706 -172	765 MARKET ST #027F	\$ 91.42	0.0031%
1	3706 -173	765 MARKET ST #027G	\$ 76.11	0.0025%
1	3706 -174	765 MARKET ST #27H	\$ 69.89	0.0023%
1	3706 -175	765 MARKET ST #028A	\$ 105.77	0.0035%
1	3706 -176	765 MARKET ST #028B	\$ 61.28	0.0020%
1	3706 -177	765 MARKET ST #028C	\$ 60.32	0.0020%
1	3706 -178	765 MARKET ST #028D	\$ 91.42	0.0031%
1	3706 -179	765 MARKET ST #028E	\$ 69.89	0.0023%
1	3706 -180	765 MARKET ST #028F	\$ 91.42	0.0031%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3706 -181	765 MARKET ST #028G	\$ 75.63	0.0025%
1	3706 -182	765 MARKET ST #28H	\$ 68.93	0.0023%
1	3706 -183	765 MARKET ST #029A	\$ 105.77	0.0035%
1	3706 -184	765 MARKET ST #029B	\$ 61.28	0.0020%
1	3706 -185	765 MARKET ST #029C	\$ 60.32	0.0020%
1	3706 -186	765 MARKET ST #029D	\$ 91.42	0.0031%
1	3706 -187	765 MARKET ST #029E	\$ 69.89	0.0023%
1	3706 -188	765 MARKET ST #029F	\$ 91.42	0.0031%
1	3706 -189	765 MARKET ST #029G	\$ 75.63	0.0025%
1	3706 -190	765 MARKET ST #29H	\$ 69.41	0.0023%
1	3706 -191	765 MARKET ST #030A	\$ 105.77	0.0035%
1	3706 -192	765 MARKET ST #030B	\$ 61.28	0.0020%
1	3706 -193	765 MARKET ST #030C	\$ 60.32	0.0020%
1	3706 -194	765 MARKET ST #030D	\$ 91.42	0.0031%
1	3706 -195	765 MARKET ST #030E	\$ 69.89	0.0023%
1	3706 -196	765 MARKET ST #030F	\$ 91.42	0.0031%
1	3706 -197	765 MARKET ST #030G	\$ 75.63	0.0025%
1	3706 -198	765 MARKET ST #30H	\$ 68.93	0.0023%
1	3706 -199	765 MARKET ST #031A	\$ 124.90	0.0042%
1	3706 -200	765 MARKET ST #031CD	\$ 60.32	0.0020%
1	3706 -201	765 MARKET ST #031CD	\$ 91.90	0.0031%
1	3706 -202	765 MARKET ST #031E	\$ 69.89	0.0023%
1	3706 -203	765 MARKET ST #031F	\$ 91.42	0.0031%
1	3706 -204	765 MARKET ST #031G	\$ 75.63	0.0025%
1	3706 -205	765 MARKET ST #31H	\$ 69.41	0.0023%
1	3706 -206	765 MARKET ST #032A	\$ 124.43	0.0042%
1	3706 -207	765 MARKET ST #032C	\$ 60.32	0.0020%
1	3706 -208	765 MARKET ST #032D	\$ 91.42	0.0031%
1	3706 -209	765 MARKET ST #032E	\$ 69.89	0.0023%
1	3706 -210	765 MARKET ST #032F	\$ 91.42	0.0031%
1	3706 -211	765 MARKET ST #032G	\$ 75.63	0.0025%
1	3706 -212	765 MARKET ST #32H	\$ 69.41	0.0023%
1	3706 -213	765 MARKET ST #033A	\$ 125.38	0.0042%
1	3706 -214	765 MARKET ST #033C	\$ 60.32	0.0020%
1	3706 -215	765 MARKET ST #033D	\$ 90.94	0.0030%
1	3706 -216	765 MARKET ST #033E	\$ 69.89	0.0023%
1	3706 -217	765 MARKET ST #033F	\$ 91.42	0.0031%
1	3706 -218	765 MARKET ST #033G	\$ 75.63	0.0025%
1	3706 -219	765 MARKET ST #33H	\$ 69.41	0.0023%
1	3706 -220	765 MARKET ST #034A	\$ 125.38	0.0042%
1	3706 -221	765 MARKET ST #034C	\$ 60.32	0.0020%
1	3706 -222	765 MARKET ST #034D	\$ 91.90	0.0031%
1	3706 -223	765 MARKET ST #034E	\$ 69.89	0.0023%
1	3706 -224	765 MARKET ST #034F	\$ 91.42	0.0031%
1	3706 -225	765 MARKET ST #034G	\$ 75.63	0.0025%
1	3706 -226	765 MARKET ST #34H	\$ 69.41	0.0023%
1	3706 -227	765 MARKET ST #035A	\$ 125.86	0.0042%
1	3706 -228	765 MARKET ST #035C	\$ 60.32	0.0020%
1	3706 -229	765 MARKET ST #035D	\$ 91.42	0.0031%

A.8 | YERBA BUENA CBD

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3706-230	765 MARKET ST #035E	\$ 94.77	0.0032%
1	3706-231	765 MARKET ST #035F	\$ 91.42	0.0031%
1	3706-232	765 MARKET ST #035G	\$ 75.63	0.0025%
1	3706-233	765 MARKET ST #35H	\$ 69.41	0.0023%
1	3706-234	765 MARKET ST #036A	\$ 125.38	0.0042%
1	3706-235	765 MARKET ST #036C	\$ 60.32	0.0020%
1	3706-236	765 MARKET ST #036D	\$ 91.90	0.0031%
1	3706-237	765 MARKET ST #036E	\$ 69.89	0.0023%
1	3706-238	765 MARKET ST #036F	\$ 91.42	0.0031%
1	3706-239	765 MARKET ST #036G	\$ 75.63	0.0025%
1	3706-240	765 MARKET ST #36H	\$ 69.41	0.0023%
1	3706-241	765 MARKET ST #37A	\$ 125.38	0.0042%
1	3706-242	765 MARKET ST #037CD	\$ 60.32	0.0020%
1	3706-243	765 MARKET ST #037CD	\$ 91.90	0.0031%
1	3706-244	765 MARKET ST #037E	\$ 69.89	0.0023%
1	3706-245	765 MARKET ST #037F	\$ 91.42	0.0031%
1	3706-246	765 MARKET ST #037G	\$ 94.77	0.0032%
1	3706-247	765 MARKET ST #37H	\$ 69.41	0.0023%
1	3706-248	765 MARKET ST #PH1A	\$ 125.38	0.0042%
1	3706-249	765 MARKET ST #PH1C&	\$ 60.32	0.0020%
1	3706-250	765 MARKET ST #PH1C&	\$ 91.90	0.0031%
1	3706-251	765 MARKET ST #PH1E	\$ 69.89	0.0023%
1	3706-252	765 MARKET ST #PH1F	\$ 94.77	0.0032%
1	3706-253	765 MARKET ST #PH1G	\$ 94.77	0.0032%
1	3706-254	765 MARKET ST #PH1H	\$ 69.41	0.0023%
1	3706-255	765 MARKET ST #PH2A	\$ 125.38	0.0042%
1	3706-256	765 MARKET ST #PH2C	\$ 125.38	0.0042%
1	3706-257	765 MARKET ST #PH2D	\$ 91.90	0.0031%
1	3706-258	765 MARKET ST #PH2E	\$ 69.89	0.0023%
1	3706-259	765 MARKET ST #PH2F	\$ 91.42	0.0031%
1	3706-260	765 MARKET ST #PH2G	\$ 75.63	0.0025%
1	3706-261	765 MARKET ST #PH2H	\$ 69.41	0.0023%
1	3706-262	765 MARKET ST #PH3A	\$ 125.38	0.0042%
1	3706-263	765 MARKET ST #PH3B	\$ 109.12	0.0036%
1	3706-264	765 MARKET ST #PH3C	\$ 119.64	0.0040%
1	3706-265	765 MARKET ST #PH3D	\$ 146.91	0.0049%
1	3706-266	765 MARKET ST #PH3E	\$ 109.60	0.0037%
1	3706-267	765 MARKET ST #GPHA	\$ 94.77	0.0032%
1	3706-268	765 MARKET ST #PHGPH	\$ 109.60	0.0037%
1	3706-269	NO SITE ADDRESS	\$ 49.58	0.0017%
1	3706-270	757 MARKET ST	\$ 20,632.36	0.6896%
1	3706-271	NO SITE ADDRESS	\$ 6,700.81	0.2240%
1	3706-272	765 MARKET ST	\$ 49.58	0.0017%
1	3706-273	747 MARKET ST	\$ 49.58	0.0017%
1	3706-274	735 MISSION ST	\$ 663.87	0.0222%
1	3706-276	736 MISSION ST	\$ 6,515.31	0.2178%
1	3706-277	736 MISSION ST	\$ 7,784.31	0.2602%
1	3707-001	601-605 MARKET ST	\$ 9,006.49	0.3010%
1	3707-002	20-28 2ND ST	\$ 3,086.96	0.1032%



Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3707-002A	609-611 MARKET ST	\$ 2,059.29	0.0688%
1	3707-004	36-40 2ND ST	\$ 7,094.66	0.2371%
1	3707-005	42-46 2ND ST	\$ 1,919.71	0.0642%
1	3707-006	48-50 2ND ST	\$ 1,682.77	0.0562%
1	3707-007	52-54 2ND ST	\$ 1,421.63	0.0475%
1	3707-008	60-64 2ND ST	\$ 6,122.70	0.2047%
1	3707-009	70-72 2ND ST	\$ 5,518.82	0.1845%
1	3707-010	76 2ND ST	\$ 1,533.63	0.0513%
1	3707-011	84-88 2ND ST	\$ 3,051.50	0.1020%
1	3707-012	90-96 2ND ST	\$ 4,851.34	0.1622%
1	3707-013	602-606 MISSION ST	\$ 3,156.18	0.1055%
1	3707-014	77 NEW MONTGOMERY ST	\$ 27,677.88	0.9251%
1	3707-016	90 NEW MONTGOMERY ST	\$ 21,261.96	0.7107%
1	3707-018	646-650 MISSION ST	\$ 4,172.94	0.1395%
1	3707-019	652-654 MISSION ST	\$ 4,186.72	0.1399%
1	3707-020	658-664 MISSION ST	\$ 11,508.13	0.3847%
1	3707-021	666 MISSION ST	\$ 8,988.20	0.3004%
1	3707-032	163-165 JESSIE ST	\$ 4,226.63	0.1413%
1	3707-035	39-63 NEW MONTGOMERY ST	\$ 19,794.80	0.6617%
1	3707-044	111-127 STEVENSON ST	\$ 5,875.63	0.1964%
1	3707-051	685 MARKET ST	\$ 29,993.30	1.0025%
1	3707-052	2 NEW MONTGOMERY ST	\$ 82,995.55	2.7742%
1	3707-057	691-699 MARKET ST	\$ 20,868.23	0.6975%
1	3707-058	51 3RD ST	\$ 49,953.00	1.6697%
1	3707-061	625-631 MARKET ST	\$ 9,767.96	0.3265%
1	3707-062	33 NEW MONTGOMERY ST	\$ 26,538.55	0.8871%
1	3707-063	680 MISSION ST	\$ 37,055.79	1.2386%
1	3707-064	74 NEW MONTGOMERY ST #C1	\$ 389.12	0.0130%
1	3707-065	74 NEW MONTGOMERY ST #C2	\$ 359.85	0.0120%
1	3707-066	74 NEW MONTGOMERY ST #C3	\$ 484.80	0.0162%
1	3707-067	74 NEW MONTGOMERY ST #201	\$ 319.75	0.0107%
1	3707-068	74 NEW MONTGOMERY ST #202	\$ 316.88	0.0106%
1	3707-069	74 NEW MONTGOMERY ST #203	\$ 299.18	0.0100%
1	3707-070	74 NEW MONTGOMERY ST #204	\$ 297.26	0.0099%
1	3707-071	74 NEW MONTGOMERY ST #205	\$ 304.92	0.0102%
1	3707-072	74 NEW MONTGOMERY ST #206	\$ 297.26	0.0099%
1	3707-073	74 NEW MONTGOMERY ST #207	\$ 296.30	0.0099%
1	3707-074	74 NEW MONTGOMERY ST #208	\$ 302.05	0.0101%
1	3707-075	74 NEW MONTGOMERY ST #209	\$ 296.78	0.0099%
1	3707-076	74 NEW MONTGOMERY ST #210	\$ 299.65	0.0100%
1	3707-077	74 NEW MONTGOMERY ST #211	\$ 299.65	0.0100%
1	3707-078	74 NEW MONTGOMERY ST #212	\$ 297.26	0.0099%
1	3707-079	74 NEW MONTGOMERY ST #213	\$ 299.18	0.0100%
1	3707-080	74 NEW MONTGOMERY ST #214	\$ 297.74	0.0100%
1	3707-081	74 NEW MONTGOMERY ST #215	\$ 301.09	0.0101%
1	3707-082	74 NEW MONTGOMERY ST #216	\$ 297.74	0.0100%
1	3707-083	74 NEW MONTGOMERY ST #217	\$ 306.35	0.0102%
1	3707-084	74 NEW MONTGOMERY ST #218	\$ 304.44	0.0102%
1	3707-085	74 NEW MONTGOMERY ST #301	\$ 312.09	0.0104%

## A.10 | YERBA BUENA CBD

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3707-086	74 NEW MONTGOMERY ST #302	\$ 309.22	0.0103%
1	3707-087	74 NEW MONTGOMERY ST #303	\$ 300.61	0.0100%
1	3707-088	74 NEW MONTGOMERY ST #304	\$ 297.26	0.0099%
1	3707-089	74 NEW MONTGOMERY ST #305	\$ 303.00	0.0101%
1	3707-090	74 NEW MONTGOMERY ST #306	\$ 302.52	0.0101%
1	3707-091	74 NEW MONTGOMERY ST #307	\$ 301.09	0.0101%
1	3707-092	74 NEW MONTGOMERY ST #308	\$ 305.87	0.0102%
1	3707-093	74 NEW MONTGOMERY ST #309	\$ 296.78	0.0099%
1	3707-094	74 NEW MONTGOMERY ST #310	\$ 300.13	0.0100%
1	3707-095	74 NEW MONTGOMERY ST #311	\$ 296.78	0.0099%
1	3707-096	74 NEW MONTGOMERY ST #312	\$ 304.44	0.0102%
1	3707-097	74 NEW MONTGOMERY ST #313	\$ 299.18	0.0100%
1	3707-098	74 NEW MONTGOMERY ST #314	\$ 302.52	0.0101%
1	3707-099	74 NEW MONTGOMERY ST #315	\$ 304.44	0.0102%
1	3707-100	74 NEW MONTGOMERY ST #316	\$ 311.13	0.0104%
1	3707-101	74 NEW MONTGOMERY ST #317	\$ 308.74	0.0103%
1	3707-102	74 NEW MONTGOMERY ST #401	\$ 310.66	0.0104%
1	3707-103	74 NEW MONTGOMERY ST #402	\$ 307.79	0.0103%
1	3707-104	74 NEW MONTGOMERY ST #403	\$ 301.57	0.0101%
1	3707-105	74 NEW MONTGOMERY ST #404	\$ 296.78	0.0099%
1	3707-106	74 NEW MONTGOMERY ST #405	\$ 302.05	0.0101%
1	3707-107	74 NEW MONTGOMERY ST #406	\$ 303.48	0.0101%
1	3707-108	74 NEW MONTGOMERY ST #407	\$ 301.09	0.0101%
1	3707-109	74 NEW MONTGOMERY ST #408	\$ 305.87	0.0102%
1	3707-110	74 NEW MONTGOMERY ST #409	\$ 296.78	0.0099%
1	3707-111	74 NEW MONTGOMERY ST #410	\$ 300.13	0.0100%
1	3707-112	74 NEW MONTGOMERY ST #411	\$ 297.26	0.0099%
1	3707-113	74 NEW MONTGOMERY ST #412	\$ 303.48	0.0101%
1	3707-114	74 NEW MONTGOMERY ST #413	\$ 300.13	0.0100%
1	3707-115	74 NEW MONTGOMERY ST #414	\$ 303.96	0.0102%
1	3707-116	74 NEW MONTGOMERY ST #415	\$ 303.48	0.0101%
1	3707-117	74 NEW MONTGOMERY ST #416	\$ 309.22	0.0103%
1	3707-118	74 NEW MONTGOMERY ST #417	\$ 307.31	0.0103%
1	3707-119	74 NEW MONTGOMERY ST #501	\$ 310.66	0.0104%
1	3707-120	74 NEW MONTGOMERY ST #502	\$ 307.79	0.0103%
1	3707-121	74 NEW MONTGOMERY ST #503	\$ 301.57	0.0101%
1	3707-122	74 NEW MONTGOMERY ST #504	\$ 296.78	0.0099%
1	3707-123	74 NEW MONTGOMERY ST #505	\$ 303.48	0.0101%
1	3707-124	74 NEW MONTGOMERY ST #506	\$ 303.48	0.0101%
1	3707-125	74 NEW MONTGOMERY ST #507	\$ 300.13	0.0100%
1	3707-126	74 NEW MONTGOMERY ST #508	\$ 305.87	0.0102%
1	3707-127	74 NEW MONTGOMERY ST #509	\$ 296.78	0.0099%
1	3707-128	74 NEW MONTGOMERY ST #510	\$ 300.13	0.0100%
1	3707-129	74 NEW MONTGOMERY ST #511	\$ 297.26	0.0099%
1	3707-130	74 NEW MONTGOMERY ST #512	\$ 303.48	0.0101%
1	3707-131	74 NEW MONTGOMERY ST #513	\$ 300.13	0.0100%
1	3707-132	74 NEW MONTGOMERY ST #514	\$ 302.05	0.0101%
1	3707-133	74 NEW MONTGOMERY ST #515	\$ 303.48	0.0101%
1	3707-134	74 NEW MONTGOMERY ST #516	\$ 309.22	0.0103%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3707 -135	74 NEW MONTGOMERY ST #517	\$ 308.26	0.0103%
1	3707 -136	74 NEW MONTGOMERY ST #601	\$ 310.66	0.0104%
1	3707 -137	74 NEW MONTGOMERY ST #602	\$ 307.79	0.0103%
1	3707 -138	74 NEW MONTGOMERY ST #603	\$ 301.57	0.0101%
1	3707 -139	74 NEW MONTGOMERY ST #604	\$ 297.74	0.0100%
1	3707 -140	74 NEW MONTGOMERY ST #605	\$ 303.48	0.0101%
1	3707 -141	74 NEW MONTGOMERY ST #606	\$ 303.48	0.0101%
1	3707 -142	74 NEW MONTGOMERY ST #607	\$ 301.09	0.0101%
1	3707 -143	74 NEW MONTGOMERY ST #608	\$ 305.87	0.0102%
1	3707 -144	74 NEW MONTGOMERY ST #609	\$ 296.78	0.0099%
1	3707 -145	74 NEW MONTGOMERY ST #610	\$ 300.13	0.0100%
1	3707 -146	74 NEW MONTGOMERY ST #611	\$ 297.26	0.0099%
1	3707 -147	74 NEW MONTGOMERY ST #612	\$ 303.48	0.0101%
1	3707 -148	74 NEW MONTGOMERY ST #613	\$ 300.13	0.0100%
1	3707 -149	74 NEW MONTGOMERY ST #614	\$ 303.96	0.0102%
1	3707 -150	74 NEW MONTGOMERY ST #615	\$ 303.48	0.0101%
1	3707 -151	74 NEW MONTGOMERY ST #616	\$ 309.22	0.0103%
1	3707 -152	74 NEW MONTGOMERY ST #617	\$ 308.26	0.0103%
1	3707 -153	74 NEW MONTGOMERY ST #701	\$ 310.66	0.0104%
1	3707 -154	74 NEW MONTGOMERY ST #702	\$ 308.26	0.0103%
1	3707 -155	74 NEW MONTGOMERY ST #703	\$ 301.57	0.0101%
1	3707 -156	74 NEW MONTGOMERY ST #704	\$ 297.74	0.0100%
1	3707 -157	74 NEW MONTGOMERY ST #705	\$ 303.00	0.0101%
1	3707 -158	74 NEW MONTGOMERY ST #706	\$ 303.00	0.0101%
1	3707 -159	74 NEW MONTGOMERY ST #707	\$ 301.09	0.0101%
1	3707 -160	74 NEW MONTGOMERY ST #708	\$ 305.87	0.0102%
1	3707 -161	74 NEW MONTGOMERY ST #709	\$ 297.26	0.0099%
1	3707 -162	74 NEW MONTGOMERY ST #710	\$ 300.13	0.0100%
1	3707 -163	74 NEW MONTGOMERY ST #711	\$ 297.26	0.0099%
1	3707 -164	74 NEW MONTGOMERY ST #712	\$ 304.44	0.0102%
1	3707 -165	74 NEW MONTGOMERY ST #713	\$ 300.13	0.0100%
1	3707 -166	74 NEW MONTGOMERY ST #714	\$ 303.48	0.0101%
1	3707 -167	74 NEW MONTGOMERY ST #715	\$ 303.48	0.0101%
1	3707 -168	74 NEW MONTGOMERY ST #716	\$ 309.70	0.0104%
1	3707 -169	74 NEW MONTGOMERY ST #717	\$ 308.26	0.0103%
1	3707 -170	74 NEW MONTGOMERY ST #801	\$ 317.83	0.0106%
1	3707 -171	74 NEW MONTGOMERY ST #802	\$ 318.79	0.0107%
1	3707 -172	74 NEW MONTGOMERY ST #803	\$ 318.79	0.0107%
1	3707 -173	74 NEW MONTGOMERY ST #804	\$ 319.75	0.0107%
1	3722 -001	601-609 MISSION ST	\$ 11,067.07	0.3699%
1	3722 -002	120-130 2ND ST	\$ 8,157.22	0.2727%
1	3722 -003	132-140 2ND ST	\$ 9,325.60	0.3117%
1	3722 -004	144-154 2ND ST	\$ 4,017.83	0.1343%
1	3722 -005	156-160 2ND ST	\$ 8,838.21	0.2954%
1	3722 -006	116 NATOMA ST	\$ 4,926.75	0.1647%
1	3722 -007	137-159 NEW MONTGOMERY ST	\$ 19,446.43	0.6500%
1	3722 -011	161 NATOMA ST	\$ 2,240.51	0.0749%
1	3722 -012	658 HOWARD ST	\$ 2,929.94	0.0979%
1	3722 -013	147-149 NATOMA ST	\$ 2,467.32	0.0825%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3722-014	145 NATOMA ST	\$ 1,694.42	0.0566%
1	3722-016	168-170 2ND ST	\$ 6,406.92	0.2142%
1	3722-017	176 02ND ST	\$ 2,856.21	0.0955%
1	3722-019	182-198 2ND ST	\$ 9,822.55	0.3283%
1	3722-020	606-612 HOWARD ST	\$ 7,714.86	0.2579%
1	3722-022	170-180 NEW MONTGOMERY ST	\$ 28,057.66	0.9378%
1	3722-023	180 NEW MONTGOMERY ST	\$ 1,811.65	0.0606%
1	3722-024	648-654 HOWARD ST	\$ 3,224.84	0.1078%
1	3722-026	660 HOWARD ST	\$ 2,745.90	0.0918%
1	3722-058	142 MINNA ST	\$ 2,886.49	0.0965%
1	3722-067	663-671 MISSION ST	\$ 8,729.03	0.2918%
1	3722-068	657 MISSION ST	\$ 11,884.08	0.3972%
1	3722-069	647-649 MISSION ST	\$ 5,240.23	0.1752%
1	3722-070	641-643 MISSION ST	\$ 1,524.63	0.0510%
1	3722-071	100-126 NEW MONTGOMERY ST	\$ 23,451.88	0.7839%
1	3722-072	111-121 NEW MONTGOMERY ST	\$ 8,540.49	0.2855%
1	3722-073	617-623 MISSION ST	\$ 13,839.20	0.4626%
1	3722-076	611 MISSION ST	\$ 5,548.48	0.1855%
1	3722-079	148 NATOMA ST	\$ 16,015.37	0.5353%
1	3722-080	140 NEW MONTGOMERY ST	\$ 33,428.24	1.1174%
1	3722-081	185-187 3RD ST	\$ 23,453.56	0.7839%
1	3722-083	199 NEW MONTGOMERY ST #A	\$ 110.48	0.0037%
1	3722-084	199 NEW MONTGOMERY ST #B	\$ 113.85	0.0038%
1	3722-085	199 NEW MONTGOMERY ST #C	\$ 111.60	0.0037%
1	3722-086	199 NEW MONTGOMERY ST #D	\$ 108.23	0.0036%
1	3722-087	199 NEW MONTGOMERY ST #E	\$ 118.92	0.0040%
1	3722-088	199 NEW MONTGOMERY ST #F	\$ 120.05	0.0040%
1	3722-089	199 NEW MONTGOMERY ST #G	\$ 103.16	0.0034%
1	3722-090	199 NEW MONTGOMERY ST #H	\$ 103.16	0.0034%
1	3722-091	199 NEW MONTGOMERY ST #201	\$ 102.51	0.0034%
1	3722-092	199 NEW MONTGOMERY ST #202	\$ 103.95	0.0035%
1	3722-093	199 NEW MONTGOMERY ST #203	\$ 95.34	0.0032%
1	3722-094	199 NEW MONTGOMERY ST #204	\$ 95.34	0.0032%
1	3722-095	199 NEW MONTGOMERY ST #205	\$ 102.51	0.0034%
1	3722-096	199 NEW MONTGOMERY ST #206	\$ 102.99	0.0034%
1	3722-097	199 NEW MONTGOMERY ST #207	\$ 102.99	0.0034%
1	3722-098	199 NEW MONTGOMERY ST #208	\$ 103.47	0.0035%
1	3722-099	199 NEW MONTGOMERY ST #209	\$ 100.60	0.0034%
1	3722-100	199 NEW MONTGOMERY ST #210	\$ 102.04	0.0034%
1	3722-101	199 NEW MONTGOMERY ST #211	\$ 110.17	0.0037%
1	3722-102	199 NEW MONTGOMERY ST #212	\$ 95.82	0.0032%
1	3722-103	199 NEW MONTGOMERY ST #301	\$ 107.30	0.0036%
1	3722-104	199 NEW MONTGOMERY ST #302	\$ 108.73	0.0036%
1	3722-105	199 NEW MONTGOMERY ST #303	\$ 95.34	0.0032%
1	3722-106	199 NEW MONTGOMERY ST #304	\$ 102.51	0.0034%
1	3722-107	199 NEW MONTGOMERY ST #305	\$ 102.99	0.0034%
1	3722-108	199 NEW MONTGOMERY ST #306	\$ 102.51	0.0034%
1	3722-109	199 NEW MONTGOMERY ST #307	\$ 103.47	0.0035%
1	3722-110	199 NEW MONTGOMERY ST #308	\$ 100.60	0.0034%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3722 -111	199 NEW MONTGOMERY ST #309	\$ 101.56	0.0034%
1	3722 -112	199 NEW MONTGOMERY ST #310	\$ 109.69	0.0037%
1	3722 -113	199 NEW MONTGOMERY ST #311	\$ 95.34	0.0032%
1	3722 -114	199 NEW MONTGOMERY ST #401	\$ 107.30	0.0036%
1	3722 -115	199 NEW MONTGOMERY ST #402	\$ 108.73	0.0036%
1	3722 -116	199 NEW MONTGOMERY ST #403	\$ 95.34	0.0032%
1	3722 -117	199 NEW MONTGOMERY ST #404	\$ 102.51	0.0034%
1	3722 -118	199 NEW MONTGOMERY ST #405	\$ 102.99	0.0034%
1	3722 -119	199 NEW MONTGOMERY ST #406	\$ 102.51	0.0034%
1	3722 -120	199 NEW MONTGOMERY ST #407	\$ 103.47	0.0035%
1	3722 -121	199 NEW MONTGOMERY ST #408	\$ 104.43	0.0035%
1	3722 -122	199 NEW MONTGOMERY ST #409	\$ 101.56	0.0034%
1	3722 -123	199 NEW MONTGOMERY ST #410	\$ 109.69	0.0037%
1	3722 -124	199 NEW MONTGOMERY ST #411	\$ 95.34	0.0032%
1	3722 -125	199 NEW MONTGOMERY ST #501	\$ 107.30	0.0036%
1	3722 -126	199 NEW MONTGOMERY ST #502	\$ 108.73	0.0036%
1	3722 -127	199 NEW MONTGOMERY ST #503	\$ 95.34	0.0032%
1	3722 -128	199 NEW MONTGOMERY ST #504	\$ 102.51	0.0034%
1	3722 -129	199 NEW MONTGOMERY ST #505	\$ 102.99	0.0034%
1	3722 -130	199 NEW MONTGOMERY ST #506	\$ 102.51	0.0034%
1	3722 -131	199 NEW MONTGOMERY ST #507	\$ 103.47	0.0035%
1	3722 -132	199 NEW MONTGOMERY ST #508	\$ 100.60	0.0034%
1	3722 -133	199 NEW MONTGOMERY ST #509	\$ 101.56	0.0034%
1	3722 -134	199 NEW MONTGOMERY ST #510	\$ 109.69	0.0037%
1	3722 -135	199 NEW MONTGOMERY ST #511	\$ 95.34	0.0032%
1	3722 -136	199 NEW MONTGOMERY ST #601	\$ 107.30	0.0036%
1	3722 -137	199 NEW MONTGOMERY ST #602	\$ 108.73	0.0036%
1	3722 -138	199 NEW MONTGOMERY ST #603	\$ 95.34	0.0032%
1	3722 -139	199 NEW MONTGOMERY ST #604	\$ 102.51	0.0034%
1	3722 -140	199 NEW MONTGOMERY ST #605	\$ 102.99	0.0034%
1	3722 -141	199 NEW MONTGOMERY ST #606	\$ 102.51	0.0034%
1	3722 -142	199 NEW MONTGOMERY ST #607	\$ 103.47	0.0035%
1	3722 -143	199 NEW MONTGOMERY ST #608	\$ 100.60	0.0034%
1	3722 -144	199 NEW MONTGOMERY ST #609	\$ 101.56	0.0034%
1	3722 -145	199 NEW MONTGOMERY ST #610	\$ 109.69	0.0037%
1	3722 -146	199 NEW MONTGOMERY ST #611	\$ 95.34	0.0032%
1	3722 -147	199 NEW MONTGOMERY ST #701	\$ 107.30	0.0036%
1	3722 -148	199 NEW MONTGOMERY ST #702	\$ 108.73	0.0036%
1	3722 -149	199 NEW MONTGOMERY ST #703	\$ 95.34	0.0032%
1	3722 -150	199 NEW MONTGOMERY ST #704	\$ 102.51	0.0034%
1	3722 -151	199 NEW MONTGOMERY ST #705	\$ 102.99	0.0034%
1	3722 -152	199 NEW MONTGOMERY ST #706	\$ 102.51	0.0034%
1	3722 -153	199 NEW MONTGOMERY ST #707	\$ 103.47	0.0035%
1	3722 -154	199 NEW MONTGOMERY ST #708	\$ 104.43	0.0035%
1	3722 -155	199 NEW MONTGOMERY ST #709	\$ 101.56	0.0034%
1	3722 -156	199 NEW MONTGOMERY ST #710	\$ 109.69	0.0037%
1	3722 -157	199 NEW MONTGOMERY ST #711	\$ 95.34	0.0032%
1	3722 -158	199 NEW MONTGOMERY ST #801	\$ 107.30	0.0036%
1	3722 -159	199 NEW MONTGOMERY ST #802	\$ 108.73	0.0036%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3722 -160	199 NEW MONTGOMERY ST #803	\$ 95.34	0.0032%
1	3722 -161	199 NEW MONTGOMERY ST #804	\$ 102.51	0.0034%
1	3722 -162	199 NEW MONTGOMERY ST #805	\$ 102.99	0.0034%
1	3722 -163	199 NEW MONTGOMERY ST #806	\$ 102.51	0.0034%
1	3722 -164	199 NEW MONTGOMERY ST #807	\$ 103.47	0.0035%
1	3722 -165	199 NEW MONTGOMERY ST #808	\$ 100.60	0.0034%
1	3722 -166	199 NEW MONTGOMERY ST #809	\$ 101.56	0.0034%
1	3722 -167	199 NEW MONTGOMERY ST #810	\$ 109.69	0.0037%
1	3722 -168	199 NEW MONTGOMERY ST #811	\$ 95.34	0.0032%
1	3722 -169	199 NEW MONTGOMERY ST #901	\$ 107.30	0.0036%
1	3722 -170	199 NEW MONTGOMERY ST #902	\$ 108.73	0.0036%
1	3722 -171	199 NEW MONTGOMERY ST #903	\$ 95.34	0.0032%
1	3722 -172	199 NEW MONTGOMERY ST #904	\$ 102.51	0.0034%
1	3722 -173	199 NEW MONTGOMERY ST #905	\$ 102.99	0.0034%
1	3722 -174	199 NEW MONTGOMERY ST #906	\$ 102.51	0.0034%
1	3722 -175	199 NEW MONTGOMERY ST #907	\$ 103.47	0.0035%
1	3722 -176	199 NEW MONTGOMERY ST #908	\$ 100.60	0.0034%
1	3722 -177	199 NEW MONTGOMERY ST #909	\$ 101.56	0.0034%
1	3722 -178	199 NEW MONTGOMERY ST #910	\$ 109.69	0.0037%
1	3722 -179	199 NEW MONTGOMERY ST #911	\$ 95.34	0.0032%
1	3722 -180	199 NEW MONTGOMERY ST #1001	\$ 106.34	0.0036%
1	3722 -181	199 NEW MONTGOMERY ST #1002	\$ 108.73	0.0036%
1	3722 -182	199 NEW MONTGOMERY ST #1003	\$ 95.34	0.0032%
1	3722 -183	199 NEW MONTGOMERY ST #1004	\$ 102.51	0.0034%
1	3722 -184	199 NEW MONTGOMERY ST #1005	\$ 102.99	0.0034%
1	3722 -185	199 NEW MONTGOMERY ST #1006	\$ 102.51	0.0034%
1	3722 -186	199 NEW MONTGOMERY ST #1007	\$ 103.47	0.0035%
1	3722 -187	199 NEW MONTGOMERY ST #1008	\$ 100.12	0.0033%
1	3722 -188	199 NEW MONTGOMERY ST #1009	\$ 101.08	0.0034%
1	3722 -189	199 NEW MONTGOMERY ST #1010	\$ 109.69	0.0037%
1	3722 -190	199 NEW MONTGOMERY ST #1011	\$ 95.34	0.0032%
1	3722 -191	199 NEW MONTGOMERY ST #1101	\$ 106.34	0.0036%
1	3722 -192	199 NEW MONTGOMERY ST #1102	\$ 108.73	0.0036%
1	3722 -193	199 NEW MONTGOMERY ST #1103	\$ 95.34	0.0032%
1	3722 -194	199 NEW MONTGOMERY ST #1104	\$ 102.51	0.0034%
1	3722 -195	199 NEW MONTGOMERY ST #1105	\$ 102.99	0.0034%
1	3722 -196	199 NEW MONTGOMERY ST #1106	\$ 102.51	0.0034%
1	3722 -197	199 NEW MONTGOMERY ST #1107	\$ 103.47	0.0035%
1	3722 -198	199 NEW MONTGOMERY ST #1108	\$ 100.12	0.0033%
1	3722 -199	199 NEW MONTGOMERY ST #1109	\$ 101.08	0.0034%
1	3722 -200	199 NEW MONTGOMERY ST #1110	\$ 109.69	0.0037%
1	3722 -201	199 NEW MONTGOMERY ST #1111	\$ 95.34	0.0032%
1	3722 -202	199 NEW MONTGOMERY ST #1201	\$ 106.34	0.0036%
1	3722 -203	199 NEW MONTGOMERY ST #1202	\$ 108.73	0.0036%
1	3722 -204	199 NEW MONTGOMERY ST #1203	\$ 95.34	0.0032%
1	3722 -205	199 NEW MONTGOMERY ST #1204	\$ 102.51	0.0034%
1	3722 -206	199 NEW MONTGOMERY ST #1205	\$ 102.99	0.0034%
1	3722 -207	199 NEW MONTGOMERY ST #1206	\$ 102.51	0.0034%
1	3722 -208	199 NEW MONTGOMERY ST #1207	\$ 103.47	0.0035%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3722 -209	199 NEW MONTGOMERY ST #1208	\$ 100.12	0.0033%
1	3722 -210	199 NEW MONTGOMERY ST #1209	\$ 101.08	0.0034%
1	3722 -211	199 NEW MONTGOMERY ST #1210	\$ 109.69	0.0037%
1	3722 -212	199 NEW MONTGOMERY ST #1211	\$ 95.34	0.0032%
1	3722 -213	199 NEW MONTGOMERY ST #1301	\$ 106.34	0.0036%
1	3722 -214	199 NEW MONTGOMERY ST #1302	\$ 108.73	0.0036%
1	3722 -215	199 NEW MONTGOMERY ST #1303	\$ 95.34	0.0032%
1	3722 -216	199 NEW MONTGOMERY ST #1304	\$ 102.51	0.0034%
1	3722 -217	199 NEW MONTGOMERY ST #1305	\$ 102.99	0.0034%
1	3722 -218	199 NEW MONTGOMERY ST #1306	\$ 102.51	0.0034%
1	3722 -219	199 NEW MONTGOMERY ST #1307	\$ 103.47	0.0035%
1	3722 -220	199 NEW MONTGOMERY ST #1308	\$ 100.12	0.0033%
1	3722 -221	199 NEW MONTGOMERY ST #1309	\$ 101.08	0.0034%
1	3722 -222	199 NEW MONTGOMERY ST #1310	\$ 109.69	0.0037%
1	3722 -223	199 NEW MONTGOMERY ST #1311	\$ 95.34	0.0032%
1	3722 -224	199 NEW MONTGOMERY ST #1401	\$ 106.34	0.0036%
1	3722 -225	199 NEW MONTGOMERY ST #1402	\$ 108.73	0.0036%
1	3722 -226	199 NEW MONTGOMERY ST #1403	\$ 95.34	0.0032%
1	3722 -227	199 NEW MONTGOMERY ST #1404	\$ 102.51	0.0034%
1	3722 -228	199 NEW MONTGOMERY ST #1405	\$ 102.99	0.0034%
1	3722 -229	199 NEW MONTGOMERY ST #1406	\$ 102.51	0.0034%
1	3722 -230	199 NEW MONTGOMERY ST #1407	\$ 103.47	0.0035%
1	3722 -231	199 NEW MONTGOMERY ST #1408	\$ 100.12	0.0033%
1	3722 -232	199 NEW MONTGOMERY ST #1409	\$ 101.08	0.0034%
1	3722 -233	199 NEW MONTGOMERY ST #1410	\$ 109.69	0.0037%
1	3722 -234	199 NEW MONTGOMERY ST #1411	\$ 95.34	0.0032%
1	3722 -235	199 NEW MONTGOMERY ST #1501	\$ 106.34	0.0036%
1	3722 -236	199 NEW MONTGOMERY ST #1502	\$ 108.73	0.0036%
1	3722 -237	199 NEW MONTGOMERY ST #1503	\$ 95.34	0.0032%
1	3722 -238	199 NEW MONTGOMERY ST #1504	\$ 102.51	0.0034%
1	3722 -239	199 NEW MONTGOMERY ST #1505	\$ 102.99	0.0034%
1	3722 -240	199 NEW MONTGOMERY ST #1506	\$ 102.51	0.0034%
1	3722 -241	199 NEW MONTGOMERY ST #1507	\$ 103.47	0.0035%
1	3722 -242	199 NEW MONTGOMERY ST #1508	\$ 100.12	0.0033%
1	3722 -243	199 NEW MONTGOMERY ST #1509	\$ 101.08	0.0034%
1	3722 -244	199 NEW MONTGOMERY ST #1510	\$ 109.69	0.0037%
1	3722 -245	199 NEW MONTGOMERY ST #1511	\$ 95.34	0.0032%
1	3722 -246	199 NEW MONTGOMERY ST #1601	\$ 106.34	0.0036%
1	3722 -247	199 NEW MONTGOMERY ST #1602	\$ 108.73	0.0036%
1	3722 -248	199 NEW MONTGOMERY ST #1603	\$ 95.34	0.0032%
1	3722 -249	199 NEW MONTGOMERY ST #1604	\$ 102.51	0.0034%
1	3722 -250	199 NEW MONTGOMERY ST #1605	\$ 102.99	0.0034%
1	3722 -251	199 NEW MONTGOMERY ST #1606	\$ 102.51	0.0034%
1	3722 -252	199 NEW MONTGOMERY ST #1607	\$ 103.47	0.0035%
1	3722 -253	199 NEW MONTGOMERY ST #1608	\$ 100.12	0.0033%
1	3722 -254	199 NEW MONTGOMERY ST #1609	\$ 101.08	0.0034%
1	3722 -255	199 NEW MONTGOMERY ST #1610	\$ 109.69	0.0037%
1	3722 -256	199 NEW MONTGOMERY ST #1611	\$ 95.34	0.0032%
1	3722 -257	125 3RD ST	\$ 26,815.00	0.8963%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3722-259	188 MINNA ST #22A	\$ 133.66	0.0045%
1	3722-260	188 MINNA ST #22B	\$ 140.35	0.0047%
1	3722-261	188 MINNA ST #22C	\$ 138.92	0.0046%
1	3722-262	188 MINNA ST #22D	\$ 140.35	0.0047%
1	3722-263	188 MINNA ST #22E	\$ 144.66	0.0048%
1	3722-264	188 MINNA ST #22F	\$ 127.92	0.0043%
1	3722-265	188 MINNA ST #23A	\$ 144.66	0.0048%
1	3722-266	188 MINNA ST #23B	\$ 139.87	0.0047%
1	3722-267	188 MINNA ST #23C	\$ 137.96	0.0046%
1	3722-268	188 MINNA ST #23D	\$ 140.35	0.0047%
1	3722-269	188 MINNA ST #23E	\$ 155.18	0.0052%
1	3722-270	188 MINNA ST #23F	\$ 135.09	0.0045%
1	3722-271	188 MINNA ST #24A	\$ 144.66	0.0048%
1	3722-272	188 MINNA ST #24B	\$ 139.87	0.0047%
1	3722-273	188 MINNA ST #24C	\$ 137.96	0.0046%
1	3722-274	188 MINNA ST #24D	\$ 140.35	0.0047%
1	3722-275	188 MINNA ST #24E	\$ 155.18	0.0052%
1	3722-276	188 MINNA ST #24F	\$ 135.09	0.0045%
1	3722-277	188 MINNA ST #25A	\$ 144.66	0.0048%
1	3722-278	188 MINNA ST #25B	\$ 139.87	0.0047%
1	3722-279	188 MINNA ST #25C	\$ 137.96	0.0046%
1	3722-280	188 MINNA ST #25D	\$ 140.35	0.0047%
1	3722-281	188 MINNA ST #25E	\$ 155.18	0.0052%
1	3722-282	188 MINNA ST #25F	\$ 135.09	0.0045%
1	3722-283	188 MINNA ST #26A	\$ 144.66	0.0048%
1	3722-284	188 MINNA ST #26B	\$ 139.87	0.0047%
1	3722-285	188 MINNA ST #26C	\$ 137.96	0.0046%
1	3722-286	188 MINNA ST #26D	\$ 140.35	0.0047%
1	3722-287	188 MINNA ST #26E	\$ 155.18	0.0052%
1	3722-288	188 MINNA ST #26F	\$ 135.09	0.0045%
1	3722-289	188 MINNA ST #27A	\$ 144.66	0.0048%
1	3722-290	188 MINNA ST #27B	\$ 139.87	0.0047%
1	3722-291	188 MINNA ST #27C	\$ 137.96	0.0046%
1	3722-292	188 MINNA ST #27D	\$ 140.35	0.0047%
1	3722-293	188 MINNA ST #27E	\$ 154.70	0.0052%
1	3722-294	188 MINNA ST #27F	\$ 135.09	0.0045%
1	3722-295	188 MINNA ST #28A	\$ 144.66	0.0048%
1	3722-296	188 MINNA ST #28B	\$ 139.40	0.0047%
1	3722-297	188 MINNA ST #28C	\$ 137.96	0.0046%
1	3722-298	188 MINNA ST #28D	\$ 140.35	0.0047%
1	3722-299	188 MINNA ST #28E	\$ 154.70	0.0052%
1	3722-300	188 MINNA ST #28F	\$ 135.09	0.0045%
1	3722-301	188 MINNA ST #29A	\$ 144.66	0.0048%
1	3722-302	188 MINNA ST #29B	\$ 139.40	0.0047%
1	3722-303	188 MINNA ST #29C	\$ 137.96	0.0046%
1	3722-304	188 MINNA ST #29D	\$ 140.35	0.0047%
1	3722-305	188 MINNA ST #29E	\$ 154.70	0.0052%
1	3722-306	188 MINNA ST #29F	\$ 135.09	0.0045%
1	3722-307	188 MINNA ST #30A	\$ 144.66	0.0048%



Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3722-308	188 MINNA ST #30B	\$ 139.40	0.0047%
1	3722-309	188 MINNA ST #30C	\$ 137.96	0.0046%
1	3722-310	188 MINNA ST #30D	\$ 140.35	0.0047%
1	3722-311	188 MINNA ST #30E	\$ 154.23	0.0052%
1	3722-312	188 MINNA ST #30F	\$ 135.09	0.0045%
1	3722-313	188 MINNA ST #31A	\$ 144.66	0.0048%
1	3722-314	188 MINNA ST #31B	\$ 138.92	0.0046%
1	3722-315	188 MINNA ST #31C	\$ 137.96	0.0046%
1	3722-316	188 MINNA ST #31D	\$ 140.35	0.0047%
1	3722-317	188 MINNA ST #31E	\$ 154.23	0.0052%
1	3722-318	188 MINNA ST #31F	\$ 135.09	0.0045%
1	3722-319	188 MINNA ST #32A	\$ 144.66	0.0048%
1	3722-320	188 MINNA ST #32B	\$ 138.92	0.0046%
1	3722-321	188 MINNA ST #32C	\$ 137.96	0.0046%
1	3722-322	188 MINNA ST #32D	\$ 140.35	0.0047%
1	3722-323	188 MINNA ST #32E	\$ 153.75	0.0051%
1	3722-324	188 MINNA ST #32F	\$ 135.09	0.0045%
1	3722-325	188 MINNA ST #33A	\$ 144.66	0.0048%
1	3722-326	188 MINNA ST #33B	\$ 138.44	0.0046%
1	3722-327	188 MINNA ST #33C	\$ 137.96	0.0046%
1	3722-328	188 MINNA ST #33D	\$ 140.35	0.0047%
1	3722-329	188 MINNA ST #33E	\$ 153.75	0.0051%
1	3722-330	188 MINNA ST #33F	\$ 135.09	0.0045%
1	3722-331	188 MINNA ST #34A	\$ 144.66	0.0048%
1	3722-332	188 MINNA ST #34B	\$ 138.44	0.0046%
1	3722-333	188 MINNA ST #34C	\$ 137.96	0.0046%
1	3722-334	188 MINNA ST #34D	\$ 140.35	0.0047%
1	3722-335	188 MINNA ST #34E	\$ 153.27	0.0051%
1	3722-336	188 MINNA ST #34F	\$ 135.09	0.0045%
1	3722-337	188 MINNA ST #35A	\$ 144.66	0.0048%
1	3722-338	188 MINNA ST #35B	\$ 137.96	0.0046%
1	3722-339	188 MINNA ST #35C	\$ 137.96	0.0046%
1	3722-340	188 MINNA ST #35D	\$ 140.35	0.0047%
1	3722-341	188 MINNA ST #35E	\$ 153.27	0.0051%
1	3722-342	188 MINNA ST #35F	\$ 135.09	0.0045%
1	3722-343	188 MINNA ST #36A	\$ 167.14	0.0056%
1	3722-344	188 MINNA ST #36B	\$ 137.48	0.0046%
1	3722-345	188 MINNA ST #36C	\$ 137.96	0.0046%
1	3722-346	188 MINNA ST #36D	\$ 140.35	0.0047%
1	3722-347	188 MINNA ST #36E	\$ 159.49	0.0053%
1	3722-348	188 MINNA ST #37A	\$ 167.14	0.0056%
1	3722-349	188 MINNA ST #37B	\$ 137.48	0.0046%
1	3722-350	188 MINNA ST #37C	\$ 137.96	0.0046%
1	3722-351	188 MINNA ST #37D	\$ 140.35	0.0047%
1	3722-352	188 MINNA ST #37E	\$ 159.01	0.0053%
1	3722-353	188 MINNA ST #38A	\$ 167.14	0.0056%
1	3722-354	188 MINNA ST #38B	\$ 137.00	0.0046%
1	3722-355	188 MINNA ST #38C	\$ 137.96	0.0046%
1	3722-356	188 MINNA ST #38D	\$ 140.35	0.0047%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
1	3722-357	188 MINNA ST #38E	\$ 158.53	0.0053%
1	3722-358	188 MINNA ST #PHA	\$ 213.55	0.0071%
1	3722-359	188 MINNA ST #PHB	\$ 224.07	0.0075%
1	3722-360	188 MINNA ST #PHC	\$ 191.54	0.0064%
1	3722-367	151 3RD ST	\$ 35,663.73	1.1921%
1	3723-113	763 MISSION ST	\$ 46,567.76	1.5566%
1	3723-114	763 MISSION ST	\$ 13,780.16	0.4606%
1	3723-115	720-760 HOWARD ST	\$ 90,589.04	3.0280%
1	3724-018	860 HOWARD ST	\$ 28,414.37	0.9498%
1	3724-035	860 HOWARD ST	\$ 1,731.95	0.0579%
1	3724-036	860 HOWARD ST	\$ 3,036.79	0.1015%
1	3724-037	860 HOWARD ST	\$ 1,169.57	0.0391%
1	3724-038	345 MINNA ST	\$ 2,216.03	0.0741%
1	3724-067	801-825 MISSION ST	\$ 129,727.65	4.3362%
1	3724-068	325 MINNA ST	\$ 11,268.24	0.3766%
1	3724-069	329 MINNA ST	\$ 3,373.28	0.1128%
1	3724-070	150 4TH ST	\$ 51,175.90	1.7106%
1	3724-071	155 5TH ST	\$ 35,434.45	1.1844%
1	3724-072	888 HOWARD ST.	\$ 33,247.41	1.1113%
1	3724-073	155 5TH ST	\$ 2,570.14	0.0859%
2	3732-003	216 5TH ST	\$ 938.00	0.0314%
2	3732-004	224 5TH ST	\$ 938.00	0.0314%
2	3732-005	228-230 5TH ST	\$ 3,752.00	0.1254%
2	3732-008	252-260 5TH ST	\$ 13,658.39	0.4565%
2	3732-009	900 FOLSOM ST	\$ 25,139.51	0.8403%
2	3732-018	900 FOLSOM ST	\$ 797.30	0.0267%
2	3732-149	206 5TH ST	\$ 5,815.60	0.1944%
2	3732-150	240 5TH ST	\$ 8,236.75	0.2753%
2	3733-008	250 4TH ST	\$ 8,323.44	0.2782%
2	3733-014	816 FOLSOM ST	\$ 3,881.07	0.1297%
2	3733-017	832 FOLSOM ST	\$ 1,341.86	0.0449%
2	3733-018	840-842 FOLSOM ST	\$ 2,827.13	0.0945%
2	3733-019	844-846 FOLSOM ST	\$ 2,692.81	0.0900%
2	3733-020	848-850 FOLSOM ST	\$ 2,756.59	0.0921%
2	3733-020A	854 FOLSOM ST	\$ 2,714.57	0.0907%
2	3733-021	858 FOLSOM ST	\$ 859.85	0.0287%
2	3733-024	868 FOLSOM ST	\$ 6,747.60	0.2255%
2	3733-025	880-882 FOLSOM ST	\$ 1,936.03	0.0647%
2	3733-026	884 FOLSOM ST	\$ 4,750.03	0.1588%
2	3733-028	894 FOLSOM ST	\$ 975.52	0.0326%
2	3733-029	896 FOLSOM ST	\$ 4,188.06	0.1400%
2	3733-030	275 5TH ST	\$ 1,369.29	0.0458%
2	3733-031	389 CLEMENTINA ST	\$ 998.03	0.0334%
2	3733-034	379-381 CLEMENTINA ST	\$ 851.52	0.0285%
2	3733-059	365 TEHAMA ST	\$ 968.02	0.0324%
2	3733-079	881-899 HOWARD ST	\$ 35,906.64	1.2002%
2	3733-080	855 HOWARD ST	\$ 1,979.18	0.0662%
2	3733-081	851-853 HOWARD ST	\$ 5,922.91	0.1980%
2	3733-082	843-847 HOWARD ST	\$ 1,813.34	0.0606%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3733 -083	841 HOWARD ST	\$ 2,224.04	0.0743%
2	3733 -084	835-837 HOWARD ST	\$ 4,533.32	0.1515%
2	3733 -088	821 HOWARD ST	\$ 2,108.62	0.0705%
2	3733 -091	363 CLEMENTINA ST	\$ 2,743.46	0.0917%
2	3733 -092	862-864 FOLSOM ST	\$ 942.39	0.0315%
2	3733 -093	266-286 4TH ST	\$ 2,103.47	0.0703%
2	3733 -096	NO SITE ADDRESS	\$ 4.58	0.0002%
2	3733 -098	316-318 CLEMENTINA ST	\$ 1.97	0.0001%
2	3733 -105	321 CLEMENTINA ST	\$ 1,698.87	0.0568%
2	3733 -106	360-368 CLEMENTINA ST	\$ 8,724.53	0.2916%
2	3733 -107	380 CLEMENTINA ST	\$ 2,985.77	0.0998%
2	3733 -109	240 4TH ST	\$ 478.24	0.0160%
2	3733 -110	245 5TH ST #301	\$ 436.22	0.0146%
2	3733 -111	245 5TH ST #302	\$ 436.85	0.0146%
2	3733 -112	245 5TH ST #303	\$ 436.85	0.0146%
2	3733 -113	245 5TH ST #304	\$ 436.85	0.0146%
2	3733 -114	245 5TH ST #305	\$ 436.85	0.0146%
2	3733 -115	245 5TH ST #306	\$ 436.85	0.0146%
2	3733 -116	245 5TH ST #307	\$ 436.85	0.0146%
2	3733 -117	245 5TH ST #308	\$ 436.85	0.0146%
2	3733 -118	245 5TH ST #309	\$ 436.85	0.0146%
2	3733 -119	245 5TH ST #310	\$ 436.85	0.0146%
2	3733 -120	245 5TH ST #311	\$ 436.85	0.0146%
2	3733 -121	245 5TH ST #312	\$ 435.58	0.0146%
2	3733 -122	245 5TH ST #313	\$ 433.98	0.0145%
2	3733 -123	245 5TH ST #314	\$ 438.13	0.0146%
2	3733 -124	245 5TH ST #101	\$ 439.41	0.0147%
2	3733 -125	245 5TH ST #102	\$ 439.41	0.0147%
2	3733 -126	245 5TH ST #103	\$ 439.41	0.0147%
2	3733 -127	245 5TH ST #104	\$ 439.41	0.0147%
2	3733 -128	245 5TH ST #105	\$ 439.41	0.0147%
2	3733 -129	245 5TH ST #106	\$ 439.41	0.0147%
2	3733 -130	245 5TH ST #107	\$ 439.41	0.0147%
2	3733 -131	245 5TH ST #108	\$ 439.41	0.0147%
2	3733 -132	245 5TH ST #109	\$ 439.41	0.0147%
2	3733 -133	245 5TH ST #110	\$ 439.41	0.0147%
2	3733 -134	245 5TH ST #111	\$ 125.60	0.0042%
2	3733 -135	245 5TH ST #201	\$ 433.67	0.0145%
2	3733 -136	245 5TH ST #202	\$ 435.58	0.0146%
2	3733 -137	357 TEHAMA ST #1	\$ 416.51	0.0139%
2	3733 -138	357 TEHAMA ST #2	\$ 442.66	0.0148%
2	3733 -139	357 TEHAMA ST #3	\$ 442.66	0.0148%
2	3733 -140	357 TEHAMA ST #4	\$ 443.62	0.0148%
2	3733 -141	8 GALLAGHER ST	\$ 1,693.15	0.0566%
2	3733 -142	6 GALLAGHER ST	\$ 1,700.48	0.0568%
2	3733 -145	860 FOLSOM ST #A	\$ 309.88	0.0104%
2	3733 -146	860 FOLSOM ST #B	\$ 251.60	0.0084%
2	3733 -147	860 FOLSOM ST #C	\$ 267.55	0.0089%
2	3733 -148	826 FOLSOM ST	\$ 353.51	0.0118%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3733 -149	826 FOLSOM ST #1	\$ 270.83	0.0091%
2	3733 -150	826 FOLSOM ST #2	\$ 271.79	0.0091%
2	3733 -151	826 FOLSOM ST #3	\$ 270.83	0.0091%
2	3733 -152	826 FOLSOM ST #4	\$ 271.15	0.0091%
2	3733 -153	826 FOLSOM ST #5	\$ 269.55	0.0090%
2	3733 -154	826 FOLSOM ST #6	\$ 269.23	0.0090%
2	3733 -155	826 FOLSOM ST #7	\$ 268.92	0.0090%
2	3733 -156	826 FOLSOM ST #8	\$ 269.23	0.0090%
2	3733 -157	826 FOLSOM ST #9	\$ 269.55	0.0090%
2	3733 -158	826 FOLSOM ST #10	\$ 268.60	0.0090%
2	3733 -159	328 TEHAMA ST	\$ 659.64	0.0220%
2	3733 -160	825 HOWARD ST	\$ 517.33	0.0173%
2	3733 -161	320 CLEMENTINA ST	\$ 4,783.34	0.1599%
2	3733 -171	801 HOWARD ST	\$ 1,283.33	0.0429%
2	3733 -172	801 HOWARD ST #B	\$ 813.37	0.0272%
2	3733 -173	801 HOWARD ST #C	\$ 803.58	0.0269%
2	3733 -174	801 HOWARD ST #D	\$ 799.19	0.0267%
1	3734 -091	701-799 HOWARD ST	\$ 155,247.23	5.1892%
2	3735 -005	631 HOWARD ST	\$ 6,963.64	0.2328%
2	3735 -008	606 FOLSOM ST	\$ 7,184.70	0.2402%
2	3735 -009	608 FOLSOM ST	\$ 2,071.10	0.0692%
2	3735 -010	620 FOLSOM ST	\$ 5,600.99	0.1872%
2	3735 -012	95 HAWTHORNE ST	\$ 11,117.18	0.3716%
2	3735 -013	666 FOLSOM ST	\$ 26,264.38	0.8779%
2	3735 -014	682 FOLSOM ST	\$ 3,752.00	0.1254%
2	3735 -015	690-694 FOLSOM ST	\$ 9,755.20	0.3261%
2	3735 -016	265 3RD ST	\$ 4,127.20	0.1380%
2	3735 -017	50 HAWTHORNE ST	\$ 15,469.12	0.5171%
2	3735 -039	667 HOWARD ST	\$ 1,996.06	0.0667%
2	3735 -040	661-663 HOWARD ST	\$ 3,682.96	0.1231%
2	3735 -041	657 HOWARD ST	\$ 7,399.32	0.2473%
2	3735 -042	651 HOWARD ST	\$ 4,678.37	0.1564%
2	3735 -046	55 HAWTHORNE ST	\$ 7,731.00	0.2584%
2	3735 -050	633-639 HOWARD ST	\$ 2,032.08	0.0679%
2	3735 -055	240 2ND ST	\$ 11,332.65	0.3788%
2	3735 -059	201 3RD ST	\$ 18,985.12	0.6346%
2	3735 -060	247 - 255 3RD ST	\$ 27,291.30	0.9122%
2	3735 -062	75 HAWTHORNE ST	\$ 10,067.85	0.3365%
2	3735 -063	222 2ND ST	\$ 17,071.60	0.5706%
2	3735 -065	246 2ND ST	\$ 52.72	0.0018%
2	3735 -066	246 2ND ST #1	\$ 127.01	0.0042%
2	3735 -067	246 2ND ST #2	\$ 67.72	0.0023%
2	3735 -068	246 2ND ST #501	\$ 53.10	0.0018%
2	3735 -069	246 2ND ST #502	\$ 57.25	0.0019%
2	3735 -070	246 2ND ST #503	\$ 58.84	0.0020%
2	3735 -071	246 2ND ST #504	\$ 53.10	0.0018%
2	3735 -072	246 2ND ST #505	\$ 53.10	0.0018%
2	3735 -073	246 2ND ST #506	\$ 58.84	0.0020%
2	3735 -074	246 2ND ST #507	\$ 57.25	0.0019%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3735 -075	246 2ND ST #508	\$ 53.10	0.0018%
2	3735 -076	246 2ND ST #601	\$ 53.42	0.0018%
2	3735 -077	246 2ND ST #602	\$ 58.20	0.0019%
2	3735 -078	246 2ND ST #603	\$ 58.84	0.0020%
2	3735 -079	246 2ND ST #604	\$ 53.10	0.0018%
2	3735 -080	246 2ND ST #605	\$ 53.10	0.0018%
2	3735 -081	246 2ND ST #606	\$ 58.84	0.0020%
2	3735 -082	246 2ND ST #607	\$ 58.20	0.0019%
2	3735 -083	246 2ND ST #608	\$ 53.42	0.0018%
2	3735 -084	246 2ND ST #701	\$ 53.42	0.0018%
2	3735 -085	246 2ND ST #702	\$ 58.20	0.0019%
2	3735 -086	246 2ND ST #703	\$ 58.84	0.0020%
2	3735 -087	246 2ND ST #704	\$ 53.10	0.0018%
2	3735 -088	246 2ND ST #705	\$ 53.10	0.0018%
2	3735 -089	246 2ND ST #706	\$ 58.84	0.0020%
2	3735 -090	246 2ND ST #707	\$ 58.20	0.0019%
2	3735 -091	246 2ND ST #708	\$ 53.42	0.0018%
2	3735 -092	246 2ND ST #801	\$ 53.42	0.0018%
2	3735 -093	246 2ND ST #802	\$ 58.20	0.0019%
2	3735 -094	246 2ND ST #803	\$ 58.84	0.0020%
2	3735 -095	246 2ND ST #804	\$ 53.10	0.0018%
2	3735 -096	246 2ND ST #805	\$ 53.10	0.0018%
2	3735 -097	246 2ND ST #806	\$ 58.84	0.0020%
2	3735 -098	246 2ND ST #807	\$ 58.20	0.0019%
2	3735 -099	246 2ND ST #808	\$ 53.42	0.0018%
2	3735 -100	246 2ND ST #901	\$ 53.42	0.0018%
2	3735 -101	246 2ND ST #902	\$ 58.20	0.0019%
2	3735 -102	246 2ND ST #903	\$ 58.84	0.0020%
2	3735 -103	246 2ND ST #904	\$ 53.10	0.0018%
2	3735 -104	246 2ND ST #905	\$ 53.10	0.0018%
2	3735 -105	246 2ND ST #906	\$ 58.84	0.0020%
2	3735 -106	246 2ND ST #907	\$ 58.20	0.0019%
2	3735 -107	246 2ND ST #908	\$ 53.42	0.0018%
2	3735 -108	246 2ND ST #1001	\$ 53.42	0.0018%
2	3735 -109	246 2ND ST #1002	\$ 58.20	0.0019%
2	3735 -110	246 2ND ST #1003	\$ 58.84	0.0020%
2	3735 -111	246 2ND ST #1004	\$ 53.10	0.0018%
2	3735 -112	246 2ND ST #1005	\$ 53.10	0.0018%
2	3735 -113	246 2ND ST #1006	\$ 58.84	0.0020%
2	3735 -114	246 2ND ST #1007	\$ 58.20	0.0019%
2	3735 -115	246 2ND ST #1008	\$ 53.42	0.0018%
2	3735 -116	246 2ND ST #1101	\$ 53.42	0.0018%
2	3735 -117	246 2ND ST #1102	\$ 58.52	0.0020%
2	3735 -118	246 2ND ST #1103	\$ 58.84	0.0020%
2	3735 -119	246 2ND ST #1104	\$ 53.10	0.0018%
2	3735 -120	246 2ND ST #1105	\$ 53.10	0.0018%
2	3735 -121	246 2ND ST #1106	\$ 58.84	0.0020%
2	3735 -122	246 2ND ST #1107	\$ 58.20	0.0019%
2	3735 -123	246 2ND ST #1108	\$ 53.42	0.0018%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3735 -124	246 2ND ST #1201	\$ 53.42	0.0018%
2	3735 -125	246 2ND ST #1202	\$ 58.20	0.0019%
2	3735 -126	246 2ND ST #1203	\$ 58.84	0.0020%
2	3735 -127	246 2ND ST #1204	\$ 53.10	0.0018%
2	3735 -128	246 2ND ST #1205	\$ 53.10	0.0018%
2	3735 -129	246 2ND ST #1206	\$ 58.84	0.0020%
2	3735 -130	246 2ND ST #1207	\$ 58.20	0.0019%
2	3735 -131	246 2ND ST #1208	\$ 53.42	0.0018%
2	3735 -132	246 2ND ST #1301	\$ 53.42	0.0018%
2	3735 -133	246 2ND ST #1302	\$ 58.20	0.0019%
2	3735 -134	246 2ND ST #1303	\$ 58.84	0.0020%
2	3735 -135	246 2ND ST #1304	\$ 53.10	0.0018%
2	3735 -136	246 2ND ST #1305	\$ 53.10	0.0018%
2	3735 -137	246 2ND ST #1306	\$ 58.84	0.0020%
2	3735 -138	246 2ND ST #1307	\$ 58.20	0.0019%
2	3735 -139	246 2ND ST #1308	\$ 53.42	0.0018%
2	3735 -140	246 2ND ST #1401	\$ 53.42	0.0018%
2	3735 -141	246 2ND ST #1402	\$ 58.20	0.0019%
2	3735 -142	246 2ND ST #1403	\$ 58.84	0.0020%
2	3735 -143	246 2ND ST #1404	\$ 53.10	0.0018%
2	3735 -144	246 2ND ST #1405	\$ 53.10	0.0018%
2	3735 -145	246 2ND ST #1406	\$ 58.84	0.0020%
2	3735 -146	246 2ND ST #1407	\$ 58.20	0.0019%
2	3735 -147	246 2ND ST #1408	\$ 53.42	0.0018%
2	3735 -148	246 2ND ST #1501	\$ 61.71	0.0021%
2	3735 -149	246 2ND ST #1502	\$ 63.62	0.0021%
2	3735 -150	246 2ND ST #1503	\$ 61.71	0.0021%
2	3735 -151	246 2ND ST #1504	\$ 62.99	0.0021%
2	3735 -152	246 2ND ST #1601	\$ 61.71	0.0021%
2	3735 -153	246 2ND ST #1602	\$ 63.62	0.0021%
2	3735 -154	246 2ND ST #1603	\$ 61.71	0.0021%
2	3735 -155	246 2ND ST #1604	\$ 62.99	0.0021%
2	3735 -156	246 2ND ST #1701	\$ 60.75	0.0020%
2	3735 -157	246 2ND ST #1702	\$ 63.31	0.0021%
2	3735 -158	246 2ND ST #1703	\$ 61.39	0.0021%
2	3735 -159	246 2ND ST #1704	\$ 62.03	0.0021%
2	3735A-001	1 HAWTHORNE ST #C1	\$ 89.41	0.0030%
2	3735A-002	1 HAWTHORNE ST #2C	\$ 53.67	0.0018%
2	3735A-003	1 HAWTHORNE ST #2D	\$ 53.67	0.0018%
2	3735A-004	1 HAWTHORNE ST #2E	\$ 53.35	0.0018%
2	3735A-005	1 HAWTHORNE ST #2F	\$ 49.21	0.0016%
2	3735A-006	1 HAWTHORNE ST #2G	\$ 53.67	0.0018%
2	3735A-007	1 HAWTHORNE ST #2H	\$ 60.37	0.0020%
2	3735A-008	1 HAWTHORNE ST #2J	\$ 53.03	0.0018%
2	3735A-009	1 HAWTHORNE ST #3A	\$ 53.67	0.0018%
2	3735A-010	1 HAWTHORNE ST #3B	\$ 49.53	0.0017%
2	3735A-011	1 HAWTHORNE ST #3C	\$ 53.67	0.0018%
2	3735A-012	1 HAWTHORNE ST #3D	\$ 53.67	0.0018%
2	3735A-013	1 HAWTHORNE ST #3E	\$ 53.35	0.0018%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3735A-014	1 HAWTHORNE ST #3F	\$ 49.21	0.0016%
2	3735A-015	1 HAWTHORNE ST #3G	\$ 53.67	0.0018%
2	3735A-016	1 HAWTHORNE ST #3H	\$ 60.37	0.0020%
2	3735A-017	1 HAWTHORNE ST #3J	\$ 59.09	0.0020%
2	3735A-018	1 HAWTHORNE ST #4A	\$ 53.67	0.0018%
2	3735A-019	1 HAWTHORNE ST #4B	\$ 49.53	0.0017%
2	3735A-020	1 HAWTHORNE ST #4C	\$ 53.35	0.0018%
2	3735A-021	1 HAWTHORNE ST #4D	\$ 53.35	0.0018%
2	3735A-022	1 HAWTHORNE ST #4E	\$ 53.03	0.0018%
2	3735A-023	1 HAWTHORNE ST #4F	\$ 49.21	0.0016%
2	3735A-024	1 HAWTHORNE ST #4G	\$ 53.67	0.0018%
2	3735A-025	1 HAWTHORNE ST #4H	\$ 60.37	0.0020%
2	3735A-026	1 HAWTHORNE ST #4J	\$ 58.78	0.0020%
2	3735A-027	1 HAWTHORNE ST #5A	\$ 53.67	0.0018%
2	3735A-028	1 HAWTHORNE ST #5B	\$ 49.53	0.0017%
2	3735A-029	1 HAWTHORNE ST #5C	\$ 53.67	0.0018%
2	3735A-030	1 HAWTHORNE ST #5D	\$ 53.67	0.0018%
2	3735A-031	1 HAWTHORNE ST #5E	\$ 53.35	0.0018%
2	3735A-032	1 HAWTHORNE ST #5F	\$ 49.21	0.0016%
2	3735A-033	1 HAWTHORNE ST #5G	\$ 53.67	0.0018%
2	3735A-034	1 HAWTHORNE ST #5H	\$ 60.69	0.0020%
2	3735A-035	1 HAWTHORNE ST #5J	\$ 58.78	0.0020%
2	3735A-036	1 HAWTHORNE ST #6A	\$ 53.67	0.0018%
2	3735A-037	1 HAWTHORNE ST #6B	\$ 49.53	0.0017%
2	3735A-038	1 HAWTHORNE ST #6C	\$ 53.67	0.0018%
2	3735A-039	1 HAWTHORNE ST #6D	\$ 53.67	0.0018%
2	3735A-040	1 HAWTHORNE ST #6E	\$ 53.35	0.0018%
2	3735A-041	1 HAWTHORNE ST #6F	\$ 49.21	0.0016%
2	3735A-042	1 HAWTHORNE ST #6G	\$ 53.67	0.0018%
2	3735A-043	1 HAWTHORNE ST #6H	\$ 60.69	0.0020%
2	3735A-044	1 HAWTHORNE ST #6J	\$ 58.78	0.0020%
2	3735A-045	1 HAWTHORNE ST #7A	\$ 54.63	0.0018%
2	3735A-046	1 HAWTHORNE ST #7B	\$ 49.85	0.0017%
2	3735A-047	1 HAWTHORNE ST #7C	\$ 53.67	0.0018%
2	3735A-048	1 HAWTHORNE ST #7D	\$ 53.67	0.0018%
2	3735A-049	1 HAWTHORNE ST #7E	\$ 53.35	0.0018%
2	3735A-050	1 HAWTHORNE ST #7F	\$ 49.21	0.0016%
2	3735A-051	1 HAWTHORNE ST #7G	\$ 53.99	0.0018%
2	3735A-052	1 HAWTHORNE ST #7H	\$ 60.37	0.0020%
2	3735A-053	1 HAWTHORNE ST #7J	\$ 58.78	0.0020%
2	3735A-054	1 HAWTHORNE ST #8A	\$ 54.63	0.0018%
2	3735A-055	1 HAWTHORNE ST #8B	\$ 49.85	0.0017%
2	3735A-056	1 HAWTHORNE ST #8C	\$ 53.67	0.0018%
2	3735A-057	1 HAWTHORNE ST #8D	\$ 53.67	0.0018%
2	3735A-058	1 HAWTHORNE ST #8E	\$ 53.35	0.0018%
2	3735A-059	1 HAWTHORNE ST #8F	\$ 49.21	0.0016%
2	3735A-060	1 HAWTHORNE ST #8G	\$ 53.67	0.0018%
2	3735A-061	1 HAWTHORNE ST #8H	\$ 60.37	0.0020%
2	3735A-062	1 HAWTHORNE ST #8J	\$ 58.78	0.0020%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3735A-063	1 HAWTHORNE ST #9A	\$ 54.63	0.0018%
2	3735A-064	1 HAWTHORNE ST #9B	\$ 49.85	0.0017%
2	3735A-065	1 HAWTHORNE ST #9C	\$ 59.41	0.0020%
2	3735A-066	1 HAWTHORNE ST #9D	\$ 53.67	0.0018%
2	3735A-067	1 HAWTHORNE ST #9E	\$ 58.78	0.0020%
2	3735A-068	1 HAWTHORNE ST #9F	\$ 59.73	0.0020%
2	3735A-069	1 HAWTHORNE ST #9G	\$ 54.31	0.0018%
2	3735A-070	1 HAWTHORNE ST #10A	\$ 54.63	0.0018%
2	3735A-071	1 HAWTHORNE ST #10B	\$ 49.85	0.0017%
2	3735A-072	1 HAWTHORNE ST #10C	\$ 59.41	0.0020%
2	3735A-073	1 HAWTHORNE ST #10D	\$ 53.67	0.0018%
2	3735A-074	1 HAWTHORNE ST #10E	\$ 58.78	0.0020%
2	3735A-075	1 HAWTHORNE ST #10F	\$ 60.37	0.0020%
2	3735A-076	1 HAWTHORNE ST #10G	\$ 54.63	0.0018%
2	3735A-077	1 HAWTHORNE ST #11A	\$ 54.63	0.0018%
2	3735A-078	1 HAWTHORNE ST #11B	\$ 49.85	0.0017%
2	3735A-079	1 HAWTHORNE ST #11C	\$ 59.73	0.0020%
2	3735A-080	1 HAWTHORNE ST #11D	\$ 53.67	0.0018%
2	3735A-081	1 HAWTHORNE ST #11E	\$ 58.78	0.0020%
2	3735A-082	1 HAWTHORNE ST #11E	\$ 60.37	0.0020%
2	3735A-083	1 HAWTHORNE ST #11G	\$ 54.63	0.0018%
2	3735A-084	1 HAWTHORNE ST #12A	\$ 54.31	0.0018%
2	3735A-085	1 HAWTHORNE ST #12B	\$ 49.85	0.0017%
2	3735A-086	1 HAWTHORNE ST #12C	\$ 59.73	0.0020%
2	3735A-087	1 HAWTHORNE ST #12D	\$ 53.67	0.0018%
2	3735A-088	1 HAWTHORNE ST #12E	\$ 58.78	0.0020%
2	3735A-089	1 HAWTHORNE ST #12F	\$ 60.37	0.0020%
2	3735A-090	1 HAWTHORNE ST #12G	\$ 54.95	0.0018%
2	3735A-091	1 HAWTHORNE ST #14A	\$ 54.31	0.0018%
2	3735A-092	1 HAWTHORNE ST #14B	\$ 49.85	0.0017%
2	3735A-093	1 HAWTHORNE ST #14C	\$ 59.73	0.0020%
2	3735A-094	1 HAWTHORNE ST #14D	\$ 53.67	0.0018%
2	3735A-095	1 HAWTHORNE ST #14E	\$ 58.78	0.0020%
2	3735A-096	1 HAWTHORNE ST #14F	\$ 60.37	0.0020%
2	3735A-097	1 HAWTHORNE ST #14G	\$ 54.95	0.0018%
2	3735A-098	1 HAWTHORNE ST #15A	\$ 54.31	0.0018%
2	3735A-099	1 HAWTHORNE ST #15B	\$ 49.85	0.0017%
2	3735A-100	1 HAWTHORNE ST #15C	\$ 59.73	0.0020%
2	3735A-101	1 HAWTHORNE ST #15D	\$ 53.67	0.0018%
2	3735A-102	1 HAWTHORNE ST #15E	\$ 58.78	0.0020%
2	3735A-103	1 HAWTHORNE ST #15F	\$ 60.37	0.0020%
2	3735A-104	1 HAWTHORNE ST #15G	\$ 54.31	0.0018%
2	3735A-105	1 HAWTHORNE ST #16A	\$ 54.31	0.0018%
2	3735A-106	1 HAWTHORNE ST #16B	\$ 49.85	0.0017%
2	3735A-107	1 HAWTHORNE ST #16C	\$ 59.73	0.0020%
2	3735A-108	1 HAWTHORNE ST #16D	\$ 53.67	0.0018%
2	3735A-109	1 HAWTHORNE ST #16E	\$ 58.78	0.0020%
2	3735A-110	1 HAWTHORNE ST #16F	\$ 60.37	0.0020%
2	3735A-111	1 HAWTHORNE ST #16G	\$ 54.95	0.0018%



Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3735A-112	1 HAWTHORNE ST #17A	\$ 54.31	0.0018%
2	3735A-113	1 HAWTHORNE ST #17B	\$ 49.85	0.0017%
2	3735A-114	1 HAWTHORNE ST #17C	\$ 59.73	0.0020%
2	3735A-115	1 HAWTHORNE ST #17D	\$ 53.67	0.0018%
2	3735A-116	1 HAWTHORNE ST #17E	\$ 58.78	0.0020%
2	3735A-117	1 HAWTHORNE ST #17F	\$ 60.37	0.0020%
2	3735A-118	1 HAWTHORNE ST #17G	\$ 54.95	0.0018%
2	3735A-119	1 HAWTHORNE ST #18A	\$ 54.31	0.0018%
2	3735A-120	1 HAWTHORNE ST #18B	\$ 49.85	0.0017%
2	3735A-121	1 HAWTHORNE ST #18C	\$ 59.73	0.0020%
2	3735A-122	1 HAWTHORNE ST #18D	\$ 53.67	0.0018%
2	3735A-123	1 HAWTHORNE ST #18E	\$ 58.78	0.0020%
2	3735A-124	1 HAWTHORNE ST #18F	\$ 60.37	0.0020%
2	3735A-125	1 HAWTHORNE ST #18G	\$ 54.95	0.0018%
2	3735A-126	1 HAWTHORNE ST #19A	\$ 54.31	0.0018%
2	3735A-127	1 HAWTHORNE ST #19B	\$ 49.85	0.0017%
2	3735A-128	1 HAWTHORNE ST #19C	\$ 59.73	0.0020%
2	3735A-129	1 HAWTHORNE ST #19D	\$ 53.67	0.0018%
2	3735A-130	1 HAWTHORNE ST #19E	\$ 58.78	0.0020%
2	3735A-131	1 HAWTHORNE ST #19F	\$ 60.37	0.0020%
2	3735A-132	1 HAWTHORNE ST #19G	\$ 54.95	0.0018%
2	3735A-133	1 HAWTHORNE ST #20A	\$ 54.31	0.0018%
2	3735A-134	1 HAWTHORNE ST #20B	\$ 49.85	0.0017%
2	3735A-135	1 HAWTHORNE ST #20C	\$ 59.73	0.0020%
2	3735A-136	1 HAWTHORNE ST #20D	\$ 53.67	0.0018%
2	3735A-137	1 HAWTHORNE ST #20E	\$ 58.78	0.0020%
2	3735A-138	1 HAWTHORNE ST #20F	\$ 60.37	0.0020%
2	3735A-139	1 HAWTHORNE ST #20G	\$ 54.95	0.0018%
2	3735A-140	1 HAWTHORNE ST #21A	\$ 54.31	0.0018%
2	3735A-141	1 HAWTHORNE ST #21B	\$ 49.85	0.0017%
2	3735A-142	1 HAWTHORNE ST #21C	\$ 59.73	0.0020%
2	3735A-143	1 HAWTHORNE ST #21D	\$ 53.67	0.0018%
2	3735A-144	1 HAWTHORNE ST #21E	\$ 58.78	0.0020%
2	3735A-145	1 HAWTHORNE ST #21F	\$ 60.37	0.0020%
2	3735A-146	1 HAWTHORNE ST #21G	\$ 54.95	0.0018%
2	3735A-147	1 HAWTHORNE ST #22A	\$ 62.60	0.0021%
2	3735A-148	1 HAWTHORNE ST #22C	\$ 59.73	0.0020%
2	3735A-149	1 HAWTHORNE ST #22D	\$ 53.67	0.0018%
2	3735A-150	1 HAWTHORNE ST #22E	\$ 58.78	0.0020%
2	3735A-151	1 HAWTHORNE ST #22F	\$ 60.37	0.0020%
2	3735A-152	1 HAWTHORNE ST #22G	\$ 54.95	0.0018%
2	3735A-153	1 HAWTHORNE ST #23A	\$ 62.60	0.0021%
2	3735A-154	1 HAWTHORNE ST #23C	\$ 59.73	0.0020%
2	3735A-155	1 HAWTHORNE ST #23D	\$ 53.67	0.0018%
2	3735A-156	1 HAWTHORNE ST #23E	\$ 58.78	0.0020%
2	3735A-157	1 HAWTHORNE ST #23F	\$ 60.37	0.0020%
2	3735A-158	1 HAWTHORNE ST #23G	\$ 54.95	0.0018%
2	3735A-159	1 HAWTHORNE ST #24A	\$ 62.92	0.0021%
2	3735A-160	1 HAWTHORNE ST #24B	\$ 67.70	0.0023%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3735A-161	1 HAWTHORNE ST #24C	\$ 68.02	0.0023%
2	3735A-162	1 HAWTHORNE ST #24D	\$ 67.70	0.0023%
2	3735A-163	1 HAWTHORNE ST #25A	\$ 62.92	0.0021%
2	3735A-164	1 HAWTHORNE ST #25B	\$ 67.70	0.0023%
2	3735A-165	1 HAWTHORNE ST #25C	\$ 68.02	0.0023%
2	3735A-166	1 HAWTHORNE ST #25D	\$ 67.70	0.0023%
2	3750-003	350 2ND ST	\$ 12,512.92	0.4183%
2	3750-008	642 HARRISON ST	\$ 10,024.22	0.3351%
2	3750-009	650 HARRISON ST	\$ 7,780.52	0.2601%
2	3750-013	674 HARRISON ST	\$ 2,848.52	0.0952%
2	3750-050	655-659 FOLSOM ST	\$ 6,475.20	0.2164%
2	3750-054	132-140 HAWTHORNE ST	\$ 3,973.67	0.1328%
2	3750-073	600 HARRISON ST	\$ 20,409.38	0.6822%
2	3750-078	126 HAWTHORNE ST	\$ 1,529.69	0.0511%
2	3750-081	667 FOLSOM ST	\$ 3,464.60	0.1158%
2	3750-082	120 HAWTHORNE ST	\$ 2,078.23	0.0695%
2	3750-086	395 3RD ST	\$ 2,653.72	0.0887%
2	3750-087	611 FOLSOM ST	\$ 26,115.42	0.8729%
2	3750-089	339-349 SAINT FRANCIS PL	\$ 35,716.49	1.1938%
2	3750-091	633 FOLSOM ST	\$ 17,953.32	0.6001%
2	3750-515	77 DOW PL #100	\$ 58.68	0.0020%
2	3750-516	77 DOW PL #102	\$ 52.94	0.0018%
2	3750-517	77 DOW PL #103	\$ 54.22	0.0018%
2	3750-518	77 DOW PL #104	\$ 51.67	0.0017%
2	3750-519	77 DOW PL #105	\$ 50.39	0.0017%
2	3750-520	77 DOW PL #106	\$ 53.90	0.0018%
2	3750-521	77 DOW PL #107	\$ 51.67	0.0017%
2	3750-522	77 DOW PL #108	\$ 51.35	0.0017%
2	3750-523	77 DOW PL #109	\$ 52.62	0.0018%
2	3750-524	77 DOW PL #110	\$ 52.94	0.0018%
2	3750-525	77 DOW PL #111	\$ 53.26	0.0018%
2	3750-526	77 DOW PL #300	\$ 51.98	0.0017%
2	3750-527	77 DOW PL #301	\$ 51.03	0.0017%
2	3750-528	77 DOW PL #302	\$ 53.26	0.0018%
2	3750-529	77 DOW PL #303	\$ 52.94	0.0018%
2	3750-530	77 DOW PL #304	\$ 51.67	0.0017%
2	3750-531	77 DOW PL #305	\$ 50.39	0.0017%
2	3750-532	77 DOW PL #306	\$ 53.90	0.0018%
2	3750-533	77 DOW PL #307	\$ 51.67	0.0017%
2	3750-534	77 DOW PL #308	\$ 51.35	0.0017%
2	3750-535	77 DOW PL #309	\$ 52.62	0.0018%
2	3750-536	77 DOW PL #310	\$ 52.94	0.0018%
2	3750-537	77 DOW PL #311	\$ 54.54	0.0018%
2	3750-538	77 DOW PL #500	\$ 51.98	0.0017%
2	3750-539	77 DOW PL #501	\$ 51.03	0.0017%
2	3750-540	77 DOW PL #502	\$ 53.26	0.0018%
2	3750-541	77 DOW PL #503	\$ 52.94	0.0018%
2	3750-542	77 DOW PL #504	\$ 51.67	0.0017%
2	3750-543	77 DOW PL #505	\$ 50.39	0.0017%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3750 -544	77 DOW PL #506	\$ 53.90	0.0018%
2	3750 -545	77 DOW PL #507	\$ 51.67	0.0017%
2	3750 -546	77 DOW PL #508	\$ 51.35	0.0017%
2	3750 -547	77 DOW PL #509	\$ 52.62	0.0018%
2	3750 -548	77 DOW PL #510	\$ 52.94	0.0018%
2	3750 -549	77 DOW PL #511	\$ 54.54	0.0018%
2	3750 -550	77 DOW PL #700	\$ 51.98	0.0017%
2	3750 -551	77 DOW PL #701	\$ 51.03	0.0017%
2	3750 -552	77 DOW PL #702	\$ 53.26	0.0018%
2	3750 -553	77 DOW PL #703	\$ 52.94	0.0018%
2	3750 -554	77 DOW PL #704	\$ 51.67	0.0017%
2	3750 -555	77 DOW PL #705	\$ 50.39	0.0017%
2	3750 -556	77 DOW PL #706	\$ 53.90	0.0018%
2	3750 -557	77 DOW PL #707	\$ 51.67	0.0017%
2	3750 -558	77 DOW PL #708	\$ 51.35	0.0017%
2	3750 -559	77 DOW PL #709	\$ 52.62	0.0018%
2	3750 -560	77 DOW PL #710	\$ 52.94	0.0018%
2	3750 -561	77 DOW PL #711	\$ 54.54	0.0018%
2	3750 -562	77 DOW PL #900	\$ 49.75	0.0017%
2	3750 -563	77 DOW PL #901	\$ 51.03	0.0017%
2	3750 -564	77 DOW PL #902	\$ 53.26	0.0018%
2	3750 -565	77 DOW PL #903	\$ 52.94	0.0018%
2	3750 -566	77 DOW PL #904	\$ 51.67	0.0017%
2	3750 -567	77 DOW PL #905	\$ 48.48	0.0016%
2	3750 -568	77 DOW PL #906	\$ 50.71	0.0017%
2	3750 -569	77 DOW PL #907	\$ 51.67	0.0017%
2	3750 -570	77 DOW PL #908	\$ 51.35	0.0017%
2	3750 -571	77 DOW PL #909	\$ 52.62	0.0018%
2	3750 -572	77 DOW PL #910	\$ 52.62	0.0018%
2	3750 -573	77 DOW PL #911	\$ 51.03	0.0017%
2	3750 -574	77 DOW PL #1100	\$ 49.75	0.0017%
2	3750 -575	77 DOW PL #1101	\$ 51.03	0.0017%
2	3750 -576	77 DOW PL #1102	\$ 53.26	0.0018%
2	3750 -577	77 DOW PL #1103	\$ 52.94	0.0018%
2	3750 -578	77 DOW PL #1104	\$ 51.67	0.0017%
2	3750 -579	77 DOW PL #1105	\$ 48.48	0.0016%
2	3750 -580	77 DOW PL #1106	\$ 50.71	0.0017%
2	3750 -581	77 DOW PL #1107	\$ 51.67	0.0017%
2	3750 -582	77 DOW PL #1108	\$ 51.35	0.0017%
2	3750 -583	77 DOW PL #1109	\$ 52.62	0.0018%
2	3750 -584	77 DOW PL #1110	\$ 52.62	0.0018%
2	3750 -585	77 DOW PL #1111	\$ 51.03	0.0017%
2	3750 -586	77 DOW PL #1300	\$ 49.75	0.0017%
2	3750 -587	77 DOW PL #1301	\$ 51.03	0.0017%
2	3750 -588	77 DOW PL #1302	\$ 53.26	0.0018%
2	3750 -589	77 DOW PL #1303	\$ 52.94	0.0018%
2	3750 -590	77 DOW PL #1304	\$ 51.67	0.0017%
2	3750 -591	77 DOW PL #1305	\$ 48.48	0.0016%
2	3750 -592	77 DOW PL #1306	\$ 50.71	0.0017%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3750 -593	77 DOW PL #1307	\$ 51.67	0.0017%
2	3750 -594	77 DOW PL #1308	\$ 51.35	0.0017%
2	3750 -595	77 DOW PL #1309	\$ 52.62	0.0018%
2	3750 -596	77 DOW PL #1310	\$ 52.62	0.0018%
2	3750 -597	77 DOW PL #1311	\$ 51.03	0.0017%
2	3750 -598	77 DOW PL #1312	\$ 59.96	0.0020%
2	3750 -600	631 FOLSOM ST	\$ 479.54	0.0160%
2	3750 -601	631 FOLSOM ST #00A	\$ 88.21	0.0029%
2	3750 -602	631 FOLSOM ST #00B	\$ 85.21	0.0028%
2	3750 -603	631 FOLSOM ST #02A	\$ 70.51	0.0024%
2	3750 -604	631 FOLSOM ST #02B	\$ 69.55	0.0023%
2	3750 -605	631 FOLSOM ST #02C	\$ 69.87	0.0023%
2	3750 -606	631 FOLSOM ST #02D	\$ 71.79	0.0024%
2	3750 -607	631 FOLSOM ST #02E	\$ 67.64	0.0023%
2	3750 -608	631 FOLSOM ST #02F	\$ 71.47	0.0024%
2	3750 -609	631 FOLSOM ST #03A	\$ 70.51	0.0024%
2	3750 -610	631 FOLSOM ST #03B	\$ 69.55	0.0023%
2	3750 -611	631 FOLSOM ST #03C	\$ 69.55	0.0023%
2	3750 -612	631 FOLSOM ST #03D	\$ 71.79	0.0024%
2	3750 -613	631 FOLSOM ST #03E	\$ 67.64	0.0023%
2	3750 -614	631 FOLSOM ST #03F	\$ 71.47	0.0024%
2	3750 -615	631 FOLSOM ST #04A	\$ 70.51	0.0024%
2	3750 -616	631 FOLSOM ST #04B	\$ 69.55	0.0023%
2	3750 -617	631 FOLSOM ST #04C	\$ 69.55	0.0023%
2	3750 -618	631 FOLSOM ST #04D	\$ 71.79	0.0024%
2	3750 -619	631 FOLSOM ST #04E	\$ 67.64	0.0023%
2	3750 -620	631 FOLSOM ST #04F	\$ 71.47	0.0024%
2	3750 -621	631 FOLSOM ST #05A	\$ 70.51	0.0024%
2	3750 -622	631 FOLSOM ST #05B	\$ 69.55	0.0023%
2	3750 -623	631 FOLSOM ST #05C	\$ 69.55	0.0023%
2	3750 -624	631 FOLSOM ST #05D	\$ 71.79	0.0024%
2	3750 -625	631 FOLSOM ST #05E	\$ 67.64	0.0023%
2	3750 -626	631 FOLSOM ST #05F	\$ 71.47	0.0024%
2	3750 -627	631 FOLSOM ST #06A	\$ 70.51	0.0024%
2	3750 -628	631 FOLSOM ST #06B	\$ 69.55	0.0023%
2	3750 -629	631 FOLSOM ST #06C	\$ 69.55	0.0023%
2	3750 -630	631 FOLSOM ST #06D	\$ 71.79	0.0024%
2	3750 -631	631 FOLSOM ST #06E	\$ 67.64	0.0023%
2	3750 -632	631 FOLSOM ST #06F	\$ 71.47	0.0024%
2	3750 -633	631 FOLSOM ST #07A	\$ 70.51	0.0024%
2	3750 -634	631 FOLSOM ST #07B	\$ 69.55	0.0023%
2	3750 -635	631 FOLSOM ST #07C	\$ 69.55	0.0023%
2	3750 -636	631 FOLSOM ST #07D	\$ 71.79	0.0024%
2	3750 -637	631 FOLSOM ST #07E	\$ 67.64	0.0023%
2	3750 -638	631 FOLSOM ST #07F	\$ 71.47	0.0024%
2	3750 -639	631 FOLSOM ST #08A	\$ 70.51	0.0024%
2	3750 -640	631 FOLSOM ST #08B	\$ 69.55	0.0023%
2	3750 -641	631 FOLSOM ST #08C	\$ 69.55	0.0023%
2	3750 -642	631 FOLSOM ST #08D	\$ 71.79	0.0024%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3750-643	631 FOLSOM ST #08E	\$ 67.64	0.0023%
2	3750-644	631 FOLSOM ST #08F	\$ 71.47	0.0024%
2	3750-645	631 FOLSOM ST #09A	\$ 70.51	0.0024%
2	3750-646	631 FOLSOM ST #09B	\$ 69.55	0.0023%
2	3750-647	631 FOLSOM ST #09C	\$ 69.55	0.0023%
2	3750-648	631 FOLSOM ST #09D	\$ 71.79	0.0024%
2	3750-649	631 FOLSOM ST #09E	\$ 67.64	0.0023%
2	3750-650	631 FOLSOM ST #09F	\$ 71.47	0.0024%
2	3750-651	631 FOLSOM ST #10A	\$ 70.51	0.0024%
2	3750-652	631 FOLSOM ST #10B	\$ 69.55	0.0023%
2	3750-653	631 FOLSOM ST #10C	\$ 69.55	0.0023%
2	3750-654	631 FOLSOM ST #10D	\$ 71.79	0.0024%
2	3750-655	631 FOLSOM ST #10E	\$ 67.64	0.0023%
2	3750-656	631 FOLSOM ST #10F	\$ 71.47	0.0024%
2	3750-657	631 FOLSOM ST #11A	\$ 70.51	0.0024%
2	3750-658	631 FOLSOM ST #11B	\$ 69.55	0.0023%
2	3750-659	631 FOLSOM ST #11C	\$ 69.55	0.0023%
2	3750-660	631 FOLSOM ST #11D	\$ 71.79	0.0024%
2	3750-661	631 FOLSOM ST #11E	\$ 67.64	0.0023%
2	3750-662	631 FOLSOM ST #11F	\$ 71.47	0.0024%
2	3750-663	631 FOLSOM ST #12A	\$ 70.51	0.0024%
2	3750-664	631 FOLSOM ST #12B	\$ 69.55	0.0023%
2	3750-665	631 FOLSOM ST #12C	\$ 69.55	0.0023%
2	3750-666	631 FOLSOM ST #12D	\$ 71.79	0.0024%
2	3750-667	631 FOLSOM ST #12E	\$ 67.64	0.0023%
2	3750-668	631 FOLSOM ST #12F	\$ 71.47	0.0024%
2	3750-669	631 FOLSOM ST #14A	\$ 70.51	0.0024%
2	3750-670	631 FOLSOM ST #14B	\$ 69.55	0.0023%
2	3750-671	631 FOLSOM ST #14C	\$ 69.55	0.0023%
2	3750-672	631 FOLSOM ST #14D	\$ 71.79	0.0024%
2	3750-673	631 FOLSOM ST #14E	\$ 67.64	0.0023%
2	3750-674	631 FOLSOM ST #14F	\$ 71.47	0.0024%
2	3750-675	631 FOLSOM ST #15A	\$ 70.51	0.0024%
2	3750-676	631 FOLSOM ST #15B	\$ 69.55	0.0023%
2	3750-677	631 FOLSOM ST #15C	\$ 69.55	0.0023%
2	3750-678	631 FOLSOM ST #15D	\$ 71.79	0.0024%
2	3750-679	631 FOLSOM ST #15E	\$ 67.64	0.0023%
2	3750-680	631 FOLSOM ST #15F	\$ 71.47	0.0024%
2	3750-681	631 FOLSOM ST #16A	\$ 70.51	0.0024%
2	3750-682	631 FOLSOM ST #16B	\$ 69.55	0.0023%
2	3750-683	631 FOLSOM ST #16C	\$ 69.55	0.0023%
2	3750-684	631 FOLSOM ST #16D	\$ 71.79	0.0024%
2	3750-685	631 FOLSOM ST #16E	\$ 67.64	0.0023%
2	3750-686	631 FOLSOM ST #16F	\$ 71.47	0.0024%
2	3750-687	631 FOLSOM ST #17A	\$ 70.51	0.0024%
2	3750-688	631 FOLSOM ST #17B	\$ 69.55	0.0023%
2	3750-689	631 FOLSOM ST #17C	\$ 69.55	0.0023%
2	3750-690	631 FOLSOM ST #17D	\$ 71.79	0.0024%
2	3750-691	631 FOLSOM ST #17E	\$ 67.64	0.0023%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3750-692	631 FOLSOM ST #17F	\$ 71.47	0.0024%
2	3750-693	631 FOLSOM ST #18A	\$ 70.51	0.0024%
2	3750-694	631 FOLSOM ST #18B	\$ 69.55	0.0023%
2	3750-695	631 FOLSOM ST #18C	\$ 69.55	0.0023%
2	3750-696	631 FOLSOM ST #18D	\$ 71.79	0.0024%
2	3750-697	631 FOLSOM ST #18E	\$ 67.64	0.0023%
2	3750-698	631 FOLSOM ST #18F	\$ 71.47	0.0024%
2	3750-699	631 FOLSOM ST #19A	\$ 70.51	0.0024%
2	3750-700	631 FOLSOM ST #19B	\$ 69.55	0.0023%
2	3750-701	631 FOLSOM ST #19C	\$ 69.55	0.0023%
2	3750-702	631 FOLSOM ST #19D	\$ 71.79	0.0024%
2	3750-703	631 FOLSOM ST #19E	\$ 67.64	0.0023%
2	3750-704	631 FOLSOM ST #19F	\$ 71.47	0.0024%
2	3750-705	631 FOLSOM ST #20A	\$ 70.51	0.0024%
2	3750-706	631 FOLSOM ST #20B	\$ 69.55	0.0023%
2	3750-707	631 FOLSOM ST #20C	\$ 69.55	0.0023%
2	3750-708	631 FOLSOM ST #20D	\$ 71.79	0.0024%
2	3750-709	631 FOLSOM ST #20E	\$ 67.64	0.0023%
2	3750-710	631 FOLSOM ST #20F	\$ 71.47	0.0024%
2	3750-711	631 FOLSOM ST #PHA	\$ 86.77	0.0029%
2	3750-712	631 FOLSOM ST #PHB	\$ 84.86	0.0028%
2	3750-713	631 FOLSOM ST #PHC	\$ 85.18	0.0028%
2	3750-714	631 FOLSOM ST #PHD	\$ 89.64	0.0030%
2	3750-715	631 FOLSOM ST #PHE	\$ 81.03	0.0027%
2	3750-716	631 FOLSOM ST #PHF	\$ 89.64	0.0030%
2	3751-028	744 HARRISON ST	\$ 3,988.38	0.1333%
2	3751-029	750 HARRISON ST	\$ 3,081.52	0.1030%
2	3751-033	768 HARRISON ST	\$ 1,272.68	0.0425%
2	3751-034	774 HARRISON ST	\$ 1,064.82	0.0356%
2	3751-053	37 RIZAL ST	\$ 757.15	0.0253%
2	3751-054	29 29V RIZAL ST	\$ 640.19	0.0214%
2	3751-105	765 FOLSOM ST	\$ 23,747.16	0.7938%
2	3751-112	765 FOLSOM ST	\$ 2,907.80	0.0972%
2	3751-150	760 HARRISON ST	\$ 5,826.86	0.1948%
2	3751-155	315-327 4TH ST	\$ 5,258.62	0.1758%
2	3751-157	360 3RD ST	\$ 30,701.87	1.0262%
2	3751-158	730 HARRISON ST	\$ 11,338.43	0.3790%
2	3751-161	774 HARRISON ST	\$ 1,295.94	0.0433%
2	3751-162	V CLARA ST	\$ 1,241.54	0.0415%
2	3751-165	343-345 4TH ST	\$ 8,791.69	0.2939%
2	3751-167	50 RIZAL ST	\$ 1,952.81	0.0653%
2	3751-168	50 RIZAL ST	\$ 1,952.81	0.0653%
2	3751-169	50 RIZAL ST	\$ 2,331.34	0.0779%
2	3751-170	737 FOLSOM ST	\$ 5,452.27	0.1822%
2	3751-173	230 FOURTH ST	\$ 1,526.59	0.0510%
2	3751-175	300 3RD ST	\$ 1,594.98	0.0533%
2	3751-176	350 3RD ST	\$ 572.56	0.0191%
2	3751-177	300 3RD ST #301	\$ 80.05	0.0027%
2	3751-178	300 3RD ST #302	\$ 77.18	0.0026%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3751-179	300 3RD ST #303	\$ 68.57	0.0023%
2	3751-180	300 3RD ST #304	\$ 72.71	0.0024%
2	3751-181	300 3RD ST #305	\$ 77.18	0.0026%
2	3751-182	300 3RD ST #307	\$ 80.05	0.0027%
2	3751-183	300 3RD ST #309	\$ 69.84	0.0023%
2	3751-184	300 3RD ST #310	\$ 69.84	0.0023%
2	3751-185	300 3RD ST #311	\$ 74.63	0.0025%
2	3751-186	300 3RD ST #312	\$ 72.71	0.0024%
2	3751-187	300 3RD ST #314	\$ 72.71	0.0024%
2	3751-188	300 3RD ST #315	\$ 72.71	0.0024%
2	3751-189	300 3RD ST #316	\$ 72.71	0.0024%
2	3751-190	300 3RD ST #317	\$ 77.18	0.0026%
2	3751-191	300 3RD ST #318	\$ 80.05	0.0027%
2	3751-192	300 3RD ST #319	\$ 80.05	0.0027%
2	3751-193	300 3RD ST #320	\$ 77.18	0.0026%
2	3751-194	300 3RD ST #321	\$ 72.71	0.0024%
2	3751-195	300 3RD ST #322	\$ 72.71	0.0024%
2	3751-196	300 3RD ST #323	\$ 72.71	0.0024%
2	3751-197	300 3RD ST #324	\$ 72.71	0.0024%
2	3751-198	300 3RD ST #401	\$ 80.05	0.0027%
2	3751-199	300 3RD ST #402	\$ 77.18	0.0026%
2	3751-200	300 3RD ST #403	\$ 68.57	0.0023%
2	3751-201	300 3RD ST #404	\$ 72.71	0.0024%
2	3751-202	300 3RD ST #405	\$ 77.18	0.0026%
2	3751-203	300 3RD ST #406	\$ 80.05	0.0027%
2	3751-204	300 3RD ST #407	\$ 74.63	0.0025%
2	3751-205	300 3RD ST #408	\$ 72.71	0.0024%
2	3751-206	300 3RD ST #409	\$ 69.84	0.0023%
2	3751-207	300 3RD ST #410	\$ 69.84	0.0023%
2	3751-208	300 3RD ST #411	\$ 74.63	0.0025%
2	3751-209	300 3RD ST #412	\$ 72.71	0.0024%
2	3751-210	300 3RD ST #414	\$ 72.71	0.0024%
2	3751-211	300 3RD ST #415	\$ 72.71	0.0024%
2	3751-212	300 3RD ST #416	\$ 72.71	0.0024%
2	3751-213	300 3RD ST #417	\$ 77.18	0.0026%
2	3751-214	300 3RD ST #418	\$ 80.05	0.0027%
2	3751-215	300 3RD ST #419	\$ 80.05	0.0027%
2	3751-216	300 3RD ST #420	\$ 77.18	0.0026%
2	3751-217	300 3RD ST #421	\$ 72.71	0.0024%
2	3751-218	300 3RD ST #422	\$ 72.71	0.0024%
2	3751-219	300 3RD ST #423	\$ 72.71	0.0024%
2	3751-220	300 3RD ST #424	\$ 72.71	0.0024%
2	3751-221	300 3RD ST #501	\$ 80.05	0.0027%
2	3751-222	300 3RD ST #502	\$ 77.18	0.0026%
2	3751-223	300 3RD ST #503	\$ 68.57	0.0023%
2	3751-224	300 3RD ST #504	\$ 72.71	0.0024%
2	3751-225	300 3RD ST #505	\$ 77.18	0.0026%
2	3751-226	300 3RD ST #506	\$ 80.05	0.0027%
2	3751-227	300 3RD ST #507	\$ 74.63	0.0025%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3751-228	300 3RD ST #508	\$ 72.71	0.0024%
2	3751-229	300 3RD ST #509	\$ 69.84	0.0023%
2	3751-230	300 3RD ST #510	\$ 69.84	0.0023%
2	3751-231	300 3RD ST #511	\$ 74.63	0.0025%
2	3751-232	300 3RD ST #512	\$ 72.71	0.0024%
2	3751-233	300 3RD ST #514	\$ 72.71	0.0024%
2	3751-234	300 3RD ST #515	\$ 72.71	0.0024%
2	3751-235	300 3RD ST #516	\$ 72.71	0.0024%
2	3751-236	300 3RD ST #517	\$ 77.18	0.0026%
2	3751-237	300 3RD ST #518	\$ 80.05	0.0027%
2	3751-238	300 3RD ST #519	\$ 80.05	0.0027%
2	3751-239	300 3RD ST #520	\$ 77.18	0.0026%
2	3751-240	300 3RD ST #521	\$ 72.71	0.0024%
2	3751-241	300 3RD ST #522	\$ 72.71	0.0024%
2	3751-242	300 3RD ST #523	\$ 72.71	0.0024%
2	3751-243	300 3RD ST #524	\$ 72.71	0.0024%
2	3751-244	300 3RD ST #601	\$ 80.05	0.0027%
2	3751-245	300 3RD ST #602	\$ 77.18	0.0026%
2	3751-246	300 3RD ST #603	\$ 68.57	0.0023%
2	3751-247	300 3RD ST #604	\$ 72.71	0.0024%
2	3751-248	300 3RD ST #605	\$ 77.18	0.0026%
2	3751-249	300 3RD ST #606	\$ 80.05	0.0027%
2	3751-250	300 3RD ST #607	\$ 74.63	0.0025%
2	3751-251	300 3RD ST #608	\$ 72.71	0.0024%
2	3751-252	300 3RD ST #609	\$ 69.84	0.0023%
2	3751-253	300 3RD ST #610	\$ 69.84	0.0023%
2	3751-254	300 3RD ST #611	\$ 74.63	0.0025%
2	3751-255	300 3RD ST #612	\$ 72.71	0.0024%
2	3751-256	300 3RD ST #614	\$ 72.71	0.0024%
2	3751-257	300 3RD ST #615	\$ 72.71	0.0024%
2	3751-258	300 3RD ST #616	\$ 72.71	0.0024%
2	3751-259	300 3RD ST #617	\$ 77.18	0.0026%
2	3751-260	300 3RD ST #618	\$ 81.96	0.0027%
2	3751-261	300 3RD ST #619	\$ 80.05	0.0027%
2	3751-262	300 3RD ST #620	\$ 77.18	0.0026%
2	3751-263	300 3RD ST #621	\$ 72.71	0.0024%
2	3751-264	300 3RD ST #622	\$ 72.71	0.0024%
2	3751-265	300 3RD ST #623	\$ 72.71	0.0024%
2	3751-266	300 3RD ST #624	\$ 72.71	0.0024%
2	3751-267	300 3RD ST #701	\$ 80.05	0.0027%
2	3751-268	300 3RD ST #702	\$ 77.18	0.0026%
2	3751-269	300 3RD ST #703	\$ 68.57	0.0023%
2	3751-270	300 3RD ST #704	\$ 72.71	0.0024%
2	3751-271	300 3RD ST #705	\$ 77.18	0.0026%
2	3751-272	300 3RD ST #706	\$ 80.05	0.0027%
2	3751-273	300 3RD ST #707	\$ 74.63	0.0025%
2	3751-274	300 3RD ST #708	\$ 72.71	0.0024%
2	3751-275	300 3RD ST #709	\$ 69.84	0.0023%
2	3751-276	300 3RD ST #710	\$ 69.84	0.0023%



Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3751-277	300 3RD ST #711	\$ 74.63	0.0025%
2	3751-278	300 3RD ST #712	\$ 72.71	0.0024%
2	3751-279	300 3RD ST #714	\$ 72.71	0.0024%
2	3751-280	300 3RD ST #715	\$ 72.71	0.0024%
2	3751-281	300 3RD ST #716	\$ 72.71	0.0024%
2	3751-282	300 3RD ST #717	\$ 77.18	0.0026%
2	3751-283	300 3RD ST #718	\$ 80.05	0.0027%
2	3751-284	300 3RD ST #719	\$ 80.05	0.0027%
2	3751-285	300 3RD ST #720	\$ 77.18	0.0026%
2	3751-286	300 3RD ST #721	\$ 72.71	0.0024%
2	3751-287	300 3RD ST #722	\$ 72.71	0.0024%
2	3751-288	300 3RD ST #723	\$ 72.71	0.0024%
2	3751-289	300 3RD ST #724	\$ 72.71	0.0024%
2	3751-290	300 3RD ST #801	\$ 80.05	0.0027%
2	3751-291	300 3RD ST #802	\$ 77.18	0.0026%
2	3751-292	300 3RD ST #803	\$ 68.57	0.0023%
2	3751-293	300 3RD ST #804	\$ 72.71	0.0024%
2	3751-294	300 3RD ST #805	\$ 77.18	0.0026%
2	3751-295	300 3RD ST #806	\$ 80.05	0.0027%
2	3751-296	300 3RD ST #807	\$ 74.63	0.0025%
2	3751-297	300 3RD ST #808	\$ 72.71	0.0024%
2	3751-298	300 3RD ST #809	\$ 69.84	0.0023%
2	3751-299	300 3RD ST #810	\$ 69.84	0.0023%
2	3751-300	300 3RD ST #811	\$ 74.63	0.0025%
2	3751-301	300 THIRD ST #812	\$ 72.71	0.0024%
2	3751-302	300 3RD ST #814	\$ 72.71	0.0024%
2	3751-303	300 3RD ST #815	\$ 72.71	0.0024%
2	3751-304	300 3RD ST #816	\$ 72.71	0.0024%
2	3751-305	300 3RD ST #817	\$ 77.18	0.0026%
2	3751-306	300 3RD ST #818	\$ 80.05	0.0027%
2	3751-307	300 3RD ST #819	\$ 80.05	0.0027%
2	3751-308	300 3RD ST #820	\$ 77.18	0.0026%
2	3751-309	300 3RD ST #821	\$ 72.71	0.0024%
2	3751-310	300 3RD ST #822	\$ 72.71	0.0024%
2	3751-311	300 3RD ST #823	\$ 72.71	0.0024%
2	3751-312	300 3RD ST #824	\$ 72.71	0.0024%
2	3751-313	300 3RD ST #901	\$ 80.05	0.0027%
2	3751-314	300 3RD ST #902	\$ 77.18	0.0026%
2	3751-315	300 3RD ST #903	\$ 68.57	0.0023%
2	3751-316	300 3RD ST #904	\$ 72.71	0.0024%
2	3751-317	300 3RD ST #905	\$ 77.18	0.0026%
2	3751-318	300 3RD ST #906	\$ 80.05	0.0027%
2	3751-319	300 3RD ST #907	\$ 74.63	0.0025%
2	3751-320	300 3RD ST #908	\$ 72.71	0.0024%
2	3751-321	300 3RD ST #909	\$ 69.84	0.0023%
2	3751-322	300 3RD ST #910	\$ 69.84	0.0023%
2	3751-323	300 3RD ST #911	\$ 74.63	0.0025%
2	3751-324	300 3RD ST #912	\$ 72.71	0.0024%
2	3751-325	300 3RD ST #914	\$ 72.71	0.0024%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3751-326	300 3RD ST #915	\$ 72.71	0.0024%
2	3751-327	300 3RD ST #916	\$ 72.71	0.0024%
2	3751-328	300 3RD ST #917	\$ 77.18	0.0026%
2	3751-329	300 3RD ST #918	\$ 80.05	0.0027%
2	3751-330	300 3RD ST #919	\$ 80.05	0.0027%
2	3751-331	300 3RD ST #920	\$ 77.18	0.0026%
2	3751-332	300 3RD ST #921	\$ 72.71	0.0024%
2	3751-333	300 3RD ST #922	\$ 72.71	0.0024%
2	3751-334	300 3RD ST #923	\$ 72.71	0.0024%
2	3751-335	300 3RD ST #924	\$ 72.71	0.0024%
2	3751-336	300 3RD ST #1001	\$ 80.05	0.0027%
2	3751-337	300 3RD ST #1002	\$ 77.18	0.0026%
2	3751-338	300 3RD ST #1003	\$ 68.57	0.0023%
2	3751-339	300 3RD ST #1004	\$ 72.71	0.0024%
2	3751-340	300 3RD ST #1005	\$ 72.71	0.0024%
2	3751-341	300 3RD ST #1006	\$ 80.05	0.0027%
2	3751-342	300 3RD ST #1007	\$ 74.63	0.0025%
2	3751-343	300 3RD ST #1008	\$ 72.71	0.0024%
2	3751-344	300 3RD ST #1009	\$ 69.84	0.0023%
2	3751-345	300 3RD ST #1010	\$ 69.84	0.0023%
2	3751-346	300 3RD ST #1011	\$ 74.63	0.0025%
2	3751-347	300 3RD ST #1012	\$ 74.63	0.0025%
2	3751-348	300 3RD ST #1014	\$ 77.18	0.0026%
2	3751-349	300 3RD ST #1015	\$ 80.05	0.0027%
2	3751-350	300 3RD ST #1016	\$ 72.71	0.0024%
2	3751-351	300 3RD ST #1101	\$ 80.05	0.0027%
2	3751-352	300 3RD ST #1102	\$ 77.18	0.0026%
2	3751-353	300 3RD ST #1103	\$ 68.57	0.0023%
2	3751-354	300 3RD ST #1104	\$ 72.71	0.0024%
2	3751-355	300 3RD ST #1105	\$ 72.71	0.0024%
2	3751-356	300 3RD ST #1106	\$ 80.05	0.0027%
2	3751-357	300 3RD ST #1107	\$ 74.63	0.0025%
2	3751-358	300 3RD ST #1108	\$ 72.71	0.0024%
2	3751-359	300 3RD ST #1109	\$ 69.84	0.0023%
2	3751-360	300 3RD ST #1110	\$ 69.84	0.0023%
2	3751-361	300 3RD ST #1111	\$ 74.63	0.0025%
2	3751-362	300 3RD ST #1112	\$ 74.63	0.0025%
2	3751-363	300 3RD ST #1114	\$ 77.18	0.0026%
2	3751-364	300 3RD ST #1115	\$ 80.05	0.0027%
2	3751-365	300 3RD ST #1116	\$ 72.71	0.0024%
2	3751-366	300 3RD ST #1201	\$ 80.05	0.0027%
2	3751-367	300 3RD ST #1202	\$ 77.18	0.0026%
2	3751-368	300 3RD ST #1203	\$ 68.57	0.0023%
2	3751-369	300 3RD ST #1204	\$ 72.71	0.0024%
2	3751-370	300 3RD ST #1205	\$ 72.71	0.0024%
2	3751-371	300 3RD ST #1206	\$ 80.05	0.0027%
2	3751-372	300 3RD ST #1207	\$ 74.63	0.0025%
2	3751-373	300 3RD ST #1208	\$ 72.71	0.0024%
2	3751-374	300 3RD ST #1209	\$ 69.84	0.0023%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3751-375	300 3RD ST #1210	\$ 69.84	0.0023%
2	3751-376	300 3RD ST #1211	\$ 74.63	0.0025%
2	3751-377	300 3RD ST #1212	\$ 74.63	0.0025%
2	3751-378	300 3RD ST #1214	\$ 77.18	0.0026%
2	3751-379	300 3RD ST #1215	\$ 80.05	0.0027%
2	3751-380	300 3RD ST #1216	\$ 72.71	0.0024%
2	3751-381	300 3RD ST #1401	\$ 80.05	0.0027%
2	3751-382	300 3RD ST #1402	\$ 77.18	0.0026%
2	3751-383	300 3RD ST #1403	\$ 68.57	0.0023%
2	3751-384	300 3RD ST #1404	\$ 72.71	0.0024%
2	3751-385	300 3RD ST #1405	\$ 72.71	0.0024%
2	3751-386	300 3RD ST #1406	\$ 80.05	0.0027%
2	3751-387	300 3RD ST #1407	\$ 74.63	0.0025%
2	3751-388	300 3RD ST #1408	\$ 72.71	0.0024%
2	3751-389	300 3RD ST #1409	\$ 69.84	0.0023%
2	3751-390	300 3RD ST #1410	\$ 69.84	0.0023%
2	3751-391	300 3RD ST #1411	\$ 74.63	0.0025%
2	3751-392	300 3RD ST #1412	\$ 72.71	0.0024%
2	3751-393	300 3RD ST #1414	\$ 77.18	0.0026%
2	3751-394	300 3RD ST #1415	\$ 80.05	0.0027%
2	3751-395	300 3RD ST #1416	\$ 72.71	0.0024%
2	3751-396	300 3RD ST #1501	\$ 80.05	0.0027%
2	3751-397	300 3RD ST #1502	\$ 77.18	0.0026%
2	3751-398	300 3RD ST #1503	\$ 80.05	0.0027%
2	3751-399	300 3RD ST #1505	\$ 72.71	0.0024%
2	3751-400	300 3RD ST #1506	\$ 80.05	0.0027%
2	3751-401	300 3RD ST #1507	\$ 74.63	0.0025%
2	3751-402	300 3RD ST #1508	\$ 72.71	0.0024%
2	3751-403	300 3RD ST #1509	\$ 69.84	0.0023%
2	3751-404	300 3RD ST #1510	\$ 69.84	0.0023%
2	3751-405	300 3RD ST #1511	\$ 74.63	0.0025%
2	3751-406	300 3RD ST #1512	\$ 72.71	0.0024%
2	3751-407	300 3RD ST #1514	\$ 77.18	0.0026%
2	3751-408	300 3RD ST #1515	\$ 77.18	0.0026%
2	3751-409	300 3RD ST #1516	\$ 72.71	0.0024%
2	3751-410	788 HARRISON ST	\$ 24,201.15	0.8089%
2	3751-420	766 HARRISON ST #1	\$ 42.59	0.0014%
2	3751-421	766 HARRISON ST #2	\$ 40.33	0.0013%
2	3751-422	766 HARRISON ST #3	\$ 39.21	0.0013%
2	3751-423	766 HARRISON ST #4	\$ 34.71	0.0012%
2	3751-424	766 HARRISON ST #5	\$ 53.47	0.0018%
2	3751-425	766 HARRISON ST #201	\$ 32.05	0.0011%
2	3751-426	766 HARRISON ST #202	\$ 29.82	0.0010%
2	3751-427	766 HARRISON ST #203	\$ 29.82	0.0010%
2	3751-428	766 HARRISON ST #204	\$ 30.14	0.0010%
2	3751-429	766 HARRISON ST #205	\$ 30.78	0.0010%
2	3751-430	766 HARRISON ST #206	\$ 30.14	0.0010%
2	3751-431	766 HARRISON ST #207	\$ 30.14	0.0010%
2	3751-432	766 HARRISON ST #208	\$ 29.82	0.0010%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3751-433	766 HARRISON ST #209	\$ 30.14	0.0010%
2	3751-434	766 HARRISON ST #210	\$ 30.14	0.0010%
2	3751-435	766 HARRISON ST #211	\$ 30.14	0.0010%
2	3751-436	766 HARRISON ST #212	\$ 30.14	0.0010%
2	3751-437	766 HARRISON ST #213	\$ 29.50	0.0010%
2	3751-438	766 HARRISON ST #214	\$ 30.14	0.0010%
2	3751-439	766 HARRISON ST #301	\$ 30.14	0.0010%
2	3751-440	766 HARRISON ST #302	\$ 29.82	0.0010%
2	3751-441	766 HARRISON ST #303	\$ 30.14	0.0010%
2	3751-442	766 HARRISON ST #304	\$ 30.14	0.0010%
2	3751-443	766 HARRISON ST #305	\$ 30.78	0.0010%
2	3751-444	766 HARRISON ST #306	\$ 30.14	0.0010%
2	3751-445	766 HARRISON ST #307	\$ 30.14	0.0010%
2	3751-446	766 HARRISON ST #308	\$ 29.82	0.0010%
2	3751-447	766 HARRISON ST #309	\$ 30.14	0.0010%
2	3751-448	766 HARRISON ST #310	\$ 30.14	0.0010%
2	3751-449	766 HARRISON ST #311	\$ 30.14	0.0010%
2	3751-450	766 HARRISON ST #312	\$ 30.14	0.0010%
2	3751-451	766 HARRISON ST #313	\$ 29.82	0.0010%
2	3751-452	766 HARRISON ST #314	\$ 30.46	0.0010%
2	3751-453	766 HARRISON ST #401	\$ 30.14	0.0010%
2	3751-454	766 HARRISON ST #402	\$ 29.50	0.0010%
2	3751-455	766 HARRISON ST #403	\$ 30.14	0.0010%
2	3751-456	766 HARRISON ST #404	\$ 30.14	0.0010%
2	3751-457	766 HARRISON ST #405	\$ 30.78	0.0010%
2	3751-458	766 HARRISON ST #406	\$ 30.14	0.0010%
2	3751-459	766 HARRISON ST #407	\$ 30.14	0.0010%
2	3751-460	766 HARRISON ST #408	\$ 29.82	0.0010%
2	3751-461	766 HARRISON ST #409	\$ 30.14	0.0010%
2	3751-462	766 HARRISON ST #410	\$ 30.46	0.0010%
2	3751-463	766 HARRISON ST #411	\$ 30.14	0.0010%
2	3751-464	766 HARRISON ST #412	\$ 30.14	0.0010%
2	3751-465	766 HARRISON ST #413	\$ 29.82	0.0010%
2	3751-466	766 HARRISON ST #414	\$ 30.46	0.0010%
2	3751-467	766 HARRISON ST #501	\$ 30.14	0.0010%
2	3751-468	766 HARRISON ST #502	\$ 29.82	0.0010%
2	3751-469	766 HARRISON ST #503	\$ 30.14	0.0010%
2	3751-470	766 HARRISON ST #504	\$ 30.14	0.0010%
2	3751-471	766 HARRISON ST #505	\$ 30.78	0.0010%
2	3751-472	766 HARRISON ST #506	\$ 30.14	0.0010%
2	3751-473	766 HARRISON ST #507	\$ 30.14	0.0010%
2	3751-474	766 HARRISON ST #508	\$ 29.82	0.0010%
2	3751-475	766 HARRISON ST #509	\$ 30.14	0.0010%
2	3751-476	766 HARRISON ST #510	\$ 30.46	0.0010%
2	3751-477	766 HARRISON ST #511	\$ 30.14	0.0010%
2	3751-478	766 HARRISON ST #512	\$ 30.14	0.0010%
2	3751-479	766 HARRISON ST #513	\$ 29.82	0.0010%
2	3751-480	766 HARRISON ST #514	\$ 30.14	0.0010%
2	3751-481	766 HARRISON ST #601	\$ 30.14	0.0010%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3751-482	766 HARRISON ST #602	\$ 29.82	0.0010%
2	3751-483	766 HARRISON ST #603	\$ 30.14	0.0010%
2	3751-484	766 HARRISON ST #604	\$ 30.14	0.0010%
2	3751-485	766 HARRISON ST #605	\$ 30.78	0.0010%
2	3751-486	766 HARRISON ST #606	\$ 30.14	0.0010%
2	3751-487	766 HARRISON ST #607	\$ 30.14	0.0010%
2	3751-488	766 HARRISON ST #608	\$ 29.82	0.0010%
2	3751-489	766 HARRISON ST #609	\$ 30.14	0.0010%
2	3751-490	766 HARRISON ST #610	\$ 30.46	0.0010%
2	3751-491	766 HARRISON ST #611	\$ 29.82	0.0010%
2	3751-492	766 HARRISON ST #612	\$ 30.14	0.0010%
2	3751-493	766 HARRISON ST #613	\$ 29.82	0.0010%
2	3751-494	766 HARRISON ST #614	\$ 30.14	0.0010%
2	3751-495	766 HARRISON ST #701	\$ 30.14	0.0010%
2	3751-496	766 HARRISON ST #702	\$ 29.82	0.0010%
2	3751-497	766 HARRISON ST #703	\$ 30.14	0.0010%
2	3751-498	766 HARRISON ST #704	\$ 30.14	0.0010%
2	3751-499	766 HARRISON ST #705	\$ 30.78	0.0010%
2	3751-500	766 HARRISON ST #706	\$ 29.82	0.0010%
2	3751-501	766 HARRISON ST #707	\$ 29.82	0.0010%
2	3751-502	766 HARRISON ST #708	\$ 29.50	0.0010%
2	3751-503	766 HARRISON ST #709	\$ 29.82	0.0010%
2	3751-504	766 HARRISON ST #710	\$ 30.46	0.0010%
2	3751-505	766 HARRISON ST #711	\$ 29.82	0.0010%
2	3751-506	766 HARRISON ST #712	\$ 30.14	0.0010%
2	3751-507	766 HARRISON ST #713	\$ 29.50	0.0010%
2	3751-508	766 HARRISON ST #714	\$ 30.46	0.0010%
2	3751-509	766 HARRISON ST #801	\$ 30.14	0.0010%
2	3751-510	766 HARRISON ST #802	\$ 29.82	0.0010%
2	3751-511	766 HARRISON ST #803	\$ 30.14	0.0010%
2	3751-512	766 HARRISON ST #804	\$ 30.14	0.0010%
2	3751-513	766 HARRISON ST #805	\$ 30.78	0.0010%
2	3751-514	766 HARRISON ST #806	\$ 29.82	0.0010%
2	3751-515	766 HARRISON ST #807	\$ 29.82	0.0010%
2	3751-516	766 HARRISON ST #808	\$ 29.50	0.0010%
2	3751-517	766 HARRISON ST #809	\$ 29.82	0.0010%
2	3751-518	766 HARRISON ST #810	\$ 30.46	0.0010%
2	3751-519	766 HARRISON ST #811	\$ 29.82	0.0010%
2	3751-520	766 HARRISON ST #812	\$ 30.14	0.0010%
2	3751-521	766 HARRISON ST #813	\$ 29.82	0.0010%
2	3751-522	766 HARRISON ST #814	\$ 30.14	0.0010%
2	3752-001	300 4TH ST	\$ 1,099.15	0.0367%
2	3752-002	310-324 4TH ST	\$ 3,581.66	0.1197%
2	3752-003	328-330 4TH ST	\$ 3,869.81	0.1294%
2	3752-008	360 4TH ST	\$ 948.87	0.0317%
2	3752-009	360 4TH ST	\$ 1,109.63	0.0371%
2	3752-010	360 4TH ST	\$ 1,962.01	0.0656%
2	3752-011	370 4TH ST	\$ 4,954.14	0.1656%
2	3752-011A	390 4TH ST	\$ 7,392.94	0.2471%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752 -012	824 HARRISON ST.	\$ 3,955.25	0.1322%
2	3752 -014	836 HARRISON ST	\$ 969.89	0.0324%
2	3752 -015	840 HARRISON ST	\$ 3,872.06	0.1294%
2	3752 -017	846 HARRISON ST	\$ 1,939.78	0.0648%
2	3752 -018	850 HARRISON ST	\$ 1,688.40	0.0564%
2	3752 -019	870 HARRISON ST	\$ 2,562.52	0.0857%
2	3752 -023	397 5TH ST	\$ 8,415.51	0.2813%
2	3752 -024	365-371 5TH ST	\$ 6,070.21	0.2029%
2	3752 -026	171-173 CLARA ST	\$ 882.73	0.0295%
2	3752 -027	159 CLARA ST	\$ 755.75	0.0253%
2	3752 -028	155-157 CLARA ST	\$ 888.36	0.0297%
2	3752 -032	149 CLARA ST	\$ 152.43	0.0051%
2	3752 -033	147 CLARA ST	\$ 152.43	0.0051%
2	3752 -036	135 CLARA ST	\$ 2,044.84	0.0683%
2	3752 -051	162 CLARA ST	\$ 968.02	0.0324%
2	3752 -052	164-166 CLARA ST	\$ 951.51	0.0318%
2	3752 -053	168 CLARA ST	\$ 139.72	0.0047%
2	3752 -054	170-172 CLARA ST	\$ 770.10	0.0257%
2	3752 -070	173-175 SHIPLEY ST	\$ 1,876.00	0.0627%
2	3752 -076	875 FOLSOM ST	\$ 3,999.63	0.1337%
2	3752 -078	182 SHIPLEY ST	\$ 973.64	0.0325%
2	3752 -079	893 FOLSOM ST	\$ 3,878.07	0.1296%
2	3752 -080	325 5TH ST	\$ 4,765.42	0.1593%
2	3752 -081	301 5TH ST	\$ 5,388.25	0.1801%
2	3752 -083	885 FOLSOM ST	\$ 1,003.66	0.0335%
2	3752 -095	874-880 HARRISON ST	\$ 13,216.04	0.4418%
2	3752 -107	133 SHIPLEY ST	\$ 5,605.40	0.1874%
2	3752 -109	147 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -110	149 SHIPLEY ST	\$ 254.63	0.0085%
2	3752 -111	165 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -112	167 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -113	169 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -114	171 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -115	163 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -116	161 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -117	159 SHIPLEY ST	\$ 251.44	0.0084%
2	3752 -118	157 SHIPLEY ST	\$ 250.16	0.0084%
2	3752 -119	155 SHIPLEY ST	\$ 250.16	0.0084%
2	3752 -120	153 SHIPLEY ST	\$ 250.48	0.0084%
2	3752 -121	151 SHIPLEY ST	\$ 250.16	0.0084%
2	3752 -122	158 CLARA ST	\$ 250.16	0.0084%
2	3752 -123	156 CLARA ST	\$ 250.16	0.0084%
2	3752 -124	154 CLARA ST	\$ 250.16	0.0084%
2	3752 -125	150 CLARA ST	\$ 251.44	0.0084%
2	3752 -126	152 CLARA ST	\$ 256.54	0.0086%
2	3752 -130	1 SCOTT ALLEY	\$ 373.30	0.0125%
2	3752 -131	2 SCOTT ALLEY	\$ 371.70	0.0124%
2	3752 -132	3 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -133	4 SCOTT ALLEY	\$ 369.15	0.0123%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752 -134	5 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -135	6 SCOTT ALLEY	\$ 369.15	0.0123%
2	3752 -136	7 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -137	8 SCOTT ALLEY	\$ 369.15	0.0123%
2	3752 -138	9 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -139	10 SCOTT ALLEY	\$ 369.15	0.0123%
2	3752 -140	11 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -141	12 SCOTT ALLEY	\$ 369.15	0.0123%
2	3752 -142	13 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -143	14 SCOTT ALLEY	\$ 371.70	0.0124%
2	3752 -144	15 SCOTT ALLEY	\$ 371.70	0.0124%
2	3752 -145	16 SCOTT ALLEY	\$ 371.70	0.0124%
2	3752 -146	17 SCOTT ALLEY	\$ 371.70	0.0124%
2	3752 -147	18 SCOTT ALLEY	\$ 371.70	0.0124%
2	3752 -148	19 SCOTT ALLEY	\$ 371.70	0.0124%
2	3752 -149	20 SCOTT ALLEY	\$ 369.15	0.0123%
2	3752 -150	21 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -151	22 SCOTT ALLEY	\$ 369.47	0.0123%
2	3752 -152	23 SCOTT ALLEY	\$ 370.43	0.0124%
2	3752 -153	25 SCOTT ALLEY	\$ 373.30	0.0125%
2	3752 -156	24 SCOTT ALLEY	\$ 229.30	0.0077%
2	3752 -157	26 SCOTT ALLEY	\$ 229.30	0.0077%
2	3752 -158	27 SCOTT ALLEY	\$ 231.22	0.0077%
2	3752 -159	28 SCOTT ALLEY	\$ 229.30	0.0077%
2	3752 -160	29 SCOTT ALLEY	\$ 229.62	0.0077%
2	3752 -161	31 SCOTT ALLEY	\$ 229.62	0.0077%
2	3752 -162	1 JENNIFER PL	\$ 337.51	0.0113%
2	3752 -163	2 JENNIFER PL	\$ 338.79	0.0113%
2	3752 -164	3 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -165	4 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -166	5 JENNIFER PL	\$ 334.32	0.0112%
2	3752 -167	6 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -168	7 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -169	8 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -170	9 JENNIFER PL	\$ 335.28	0.0112%
2	3752 -171	10 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -172	11 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -173	12 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -174	13 JENNIFER PL	\$ 337.51	0.0113%
2	3752 -175	14 JENNIFFER PL	\$ 336.24	0.0112%
2	3752 -176	15 JENNIFER PL	\$ 337.51	0.0113%
2	3752 -177	16 JENNIFER PL	\$ 337.51	0.0113%
2	3752 -178	17 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -179	18 JENNIFER PL	\$ 337.51	0.0113%
2	3752 -180	19 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -181	20 JENNIFER PL	\$ 337.51	0.0113%
2	3752 -182	21 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -183	22 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -184	23 JENNIFER PL	\$ 334.64	0.0112%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752 -185	24 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -186	25 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -187	26 JENNIFER PL	\$ 338.79	0.0113%
2	3752 -188	27 JENNIFER PL	\$ 334.64	0.0112%
2	3752 -189	28 JENNIFER PL	\$ 338.79	0.0113%
2	3752 -190	30 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -191	32 JENNIFER PL	\$ 336.24	0.0112%
2	3752 -192	855 FOLSOM ST #102	\$ 118.13	0.0039%
2	3752 -193	855 FOLSOM ST #104	\$ 118.45	0.0040%
2	3752 -194	855 FOLSOM ST #106	\$ 118.77	0.0040%
2	3752 -195	855 FOLSOM ST #108	\$ 118.77	0.0040%
2	3752 -196	855 FOLSOM ST #110	\$ 118.45	0.0040%
2	3752 -197	855 FOLSOM ST #112	\$ 118.45	0.0040%
2	3752 -198	855 FOLSOM ST #114	\$ 117.17	0.0039%
2	3752 -199	855 FOLOSM ST #116	\$ 117.17	0.0039%
2	3752 -200	855 FOLSOM ST #118	\$ 118.77	0.0040%
2	3752 -201	855 FOLSOM ST #120	\$ 118.77	0.0040%
2	3752 -202	855 FOLSOM ST #122	\$ 118.77	0.0040%
2	3752 -203	855 FOLSOM ST #124	\$ 118.77	0.0040%
2	3752 -204	855 FOLOSM ST #126	\$ 118.13	0.0039%
2	3752 -205	855 FOLSOM ST #105	\$ 116.54	0.0039%
2	3752 -206	855 FOLSOM ST #107	\$ 116.86	0.0039%
2	3752 -207	855 FOLSOM ST #109	\$ 116.86	0.0039%
2	3752 -208	855 FOLSOM ST #111	\$ 116.86	0.0039%
2	3752 -209	855 FOLSOM ST #113	\$ 116.86	0.0039%
2	3752 -210	855 FOLSOM ST #115	\$ 116.86	0.0039%
2	3752 -211	855 FOLSOM ST #117	\$ 116.86	0.0039%
2	3752 -212	855 FOLSOM ST #119	\$ 116.54	0.0039%
2	3752 -213	855 FOLSOM ST #121	\$ 116.54	0.0039%
2	3752 -214	855 FOLSOM ST #123	\$ 116.86	0.0039%
2	3752 -215	855 FOLSOM ST #125	\$ 116.86	0.0039%
2	3752 -216	855 FOLSOM ST #127	\$ 116.86	0.0039%
2	3752 -217	855 FOLSOM ST #129	\$ 116.86	0.0039%
2	3752 -218	855 FOLSOM ST #131	\$ 116.86	0.0039%
2	3752 -219	855 FOLSOM ST #133	\$ 116.86	0.0039%
2	3752 -220	855 FOLSOM ST #135	\$ 116.86	0.0039%
2	3752 -221	855 FOLSOM ST #137	\$ 116.86	0.0039%
2	3752 -222	855 FOLSOM ST #139	\$ 116.86	0.0039%
2	3752 -223	855 FOLSOM ST #141	\$ 115.58	0.0039%
2	3752 -224	855 FOLSOM ST #301	\$ 116.54	0.0039%
2	3752 -225	855 FOLSOM ST #302	\$ 115.58	0.0039%
2	3752 -226	855 FOLSOM ST #303	\$ 117.49	0.0039%
2	3752 -227	855 FOLSOM ST #304	\$ 117.17	0.0039%
2	3752 -228	855 FOLSOM ST #305	\$ 117.17	0.0039%
2	3752 -229	855 FOLSOM ST #306	\$ 117.17	0.0039%
2	3752 -230	855 FOLSOM ST #307	\$ 117.17	0.0039%
2	3752 -231	855 FOLSOM ST #308	\$ 117.17	0.0039%
2	3752 -232	855 FOLSOM ST #309	\$ 117.17	0.0039%
2	3752 -233	855 FOLOSM ST #310	\$ 117.17	0.0039%



Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752-234	855 FOLOSM ST #311	\$ 117.17	0.0039%
2	3752-235	855 FOLSOM ST #312	\$ 117.17	0.0039%
2	3752-236	855 FOLSOM ST #313	\$ 117.17	0.0039%
2	3752-237	855 FOLSOM ST #314	\$ 118.13	0.0039%
2	3752-238	855 FOLSOM ST #315	\$ 118.13	0.0039%
2	3752-239	855 FOLSOM ST #316	\$ 118.13	0.0039%
2	3752-240	855 FOLSOM ST #317	\$ 118.13	0.0039%
2	3752-241	855 FOLSOM ST #318	\$ 118.13	0.0039%
2	3752-242	855 FOLSOM ST #319	\$ 118.13	0.0039%
2	3752-243	855 FOLSOM ST #320	\$ 118.13	0.0039%
2	3752-244	855 FOLSOM ST #321	\$ 116.86	0.0039%
2	3752-245	855 FOLSOM ST #322	\$ 118.13	0.0039%
2	3752-246	855 FOLSOM ST #323	\$ 118.13	0.0039%
2	3752-247	855 FOLSOM ST #324	\$ 118.13	0.0039%
2	3752-248	855 FOLSOM ST #325	\$ 118.13	0.0039%
2	3752-249	855 FOLSOM ST #326	\$ 118.13	0.0039%
2	3752-250	855 FOLSOM ST #327	\$ 118.13	0.0039%
2	3752-251	855 FOLSOM ST #328	\$ 118.13	0.0039%
2	3752-252	855 FOLSOM ST #329	\$ 118.13	0.0039%
2	3752-253	855 FOLSOM ST #330	\$ 118.13	0.0039%
2	3752-254	855 FOLSOM ST #331	\$ 118.13	0.0039%
2	3752-255	855 FOLSOM ST #332	\$ 118.13	0.0039%
2	3752-256	855 FOLSOM ST #333	\$ 118.13	0.0039%
2	3752-257	855 FOLSOM ST #334	\$ 118.13	0.0039%
2	3752-258	855 FOLSOM ST #335	\$ 118.13	0.0039%
2	3752-259	855 FOLSOM ST #336	\$ 118.13	0.0039%
2	3752-260	855 FOLSOM ST #337	\$ 118.13	0.0039%
2	3752-261	855 FOLSOM ST #338	\$ 118.13	0.0039%
2	3752-262	855 FOLSOM ST #339	\$ 118.13	0.0039%
2	3752-263	855 FOLSOM ST #340	\$ 118.13	0.0039%
2	3752-264	855 FOLSOM ST #341	\$ 118.13	0.0039%
2	3752-265	855 FOLSOM ST #342	\$ 118.13	0.0039%
2	3752-266	855 FOLSOM ST #501	\$ 118.13	0.0039%
2	3752-267	855 FOLSOM ST #502	\$ 118.13	0.0039%
2	3752-268	855 FOLSOM ST #503	\$ 118.13	0.0039%
2	3752-269	855 FOLSOM ST #504	\$ 118.13	0.0039%
2	3752-270	855 FOLSOM ST #505	\$ 118.13	0.0039%
2	3752-271	855 FOLSOM ST #506	\$ 118.13	0.0039%
2	3752-272	855 FOLSOM ST #507	\$ 118.13	0.0039%
2	3752-273	855 FOLSOM ST #508	\$ 118.13	0.0039%
2	3752-274	855 FOLOSM ST #509	\$ 118.13	0.0039%
2	3752-275	855 FOLSOM ST #510	\$ 118.13	0.0039%
2	3752-276	855 FOLSOM ST #511	\$ 118.13	0.0039%
2	3752-277	855 FOLSOM ST #512	\$ 118.13	0.0039%
2	3752-278	855 FOLSOM ST #513	\$ 118.13	0.0039%
2	3752-279	855 FOLSOM ST #514	\$ 118.13	0.0039%
2	3752-280	855 FOLSOM ST #515	\$ 118.13	0.0039%
2	3752-281	855 FOLSOM ST #516	\$ 118.13	0.0039%
2	3752-282	855 FOLSOM ST #517	\$ 118.13	0.0039%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752 -283	855 FOLSOM ST #518	\$ 118.13	0.0039%
2	3752 -284	855 FOLSOM ST #519	\$ 118.13	0.0039%
2	3752 -285	855 FOLSOM ST #520	\$ 118.13	0.0039%
2	3752 -286	855 FOLSOM ST #521	\$ 118.13	0.0039%
2	3752 -287	855 FOLSOM ST #522	\$ 118.13	0.0039%
2	3752 -288	855 FOLSOM ST #523	\$ 118.13	0.0039%
2	3752 -289	855 FOLSOM ST #524	\$ 118.13	0.0039%
2	3752 -290	855 FOLSOM ST #525	\$ 118.13	0.0039%
2	3752 -291	855 FOLSOM ST #526	\$ 118.13	0.0039%
2	3752 -292	855 FOLSOM ST #527	\$ 118.13	0.0039%
2	3752 -293	855 FOLSOM ST #528	\$ 118.13	0.0039%
2	3752 -294	855 FOLSOM ST #529	\$ 118.13	0.0039%
2	3752 -295	855 FOLSOM ST #530	\$ 118.13	0.0039%
2	3752 -296	855 FOLSOM ST #531	\$ 118.13	0.0039%
2	3752 -297	855 FOLSOM ST #532	\$ 118.13	0.0039%
2	3752 -298	855 FOLSOM ST #533	\$ 125.15	0.0042%
2	3752 -299	855 FOLSOM ST #534	\$ 118.13	0.0039%
2	3752 -300	855 FOLSOM ST #535	\$ 118.13	0.0039%
2	3752 -301	855 FOLSOM ST #536	\$ 118.13	0.0039%
2	3752 -302	855 FOLSOM ST #537	\$ 118.13	0.0039%
2	3752 -303	855 FOLSOM ST #538	\$ 118.13	0.0039%
2	3752 -304	855 FOLSOM ST #539	\$ 125.15	0.0042%
2	3752 -305	855 FOLSOM ST #540	\$ 118.13	0.0039%
2	3752 -306	855 FOLSOM ST #541	\$ 118.13	0.0039%
2	3752 -307	855 FOLSOM ST #542	\$ 118.13	0.0039%
2	3752 -308	855 FOLSOM ST #701	\$ 118.13	0.0039%
2	3752 -309	855 FOLSOM ST #702	\$ 118.13	0.0039%
2	3752 -310	855 FOLSOM ST #703	\$ 118.13	0.0039%
2	3752 -311	855 FOLSOM ST #704	\$ 118.13	0.0039%
2	3752 -312	855 FOLSOM ST #705	\$ 118.13	0.0039%
2	3752 -313	855 FOLSOM ST #706	\$ 118.13	0.0039%
2	3752 -314	855 FOLSOM ST #707	\$ 118.13	0.0039%
2	3752 -315	855 FOLSOM ST #708	\$ 118.13	0.0039%
2	3752 -316	855 FOLSOM ST #709	\$ 118.13	0.0039%
2	3752 -317	855 FOLSOM ST #710	\$ 118.13	0.0039%
2	3752 -318	855 FOLSOM ST #711	\$ 118.13	0.0039%
2	3752 -319	855 FOLSOM ST #712	\$ 118.13	0.0039%
2	3752 -320	855 FOLSOM ST #713	\$ 118.13	0.0039%
2	3752 -321	855 FOLSOM ST #714	\$ 118.13	0.0039%
2	3752 -322	855 FOLSOM ST #715	\$ 118.13	0.0039%
2	3752 -323	855 FOLSOM ST #716	\$ 118.13	0.0039%
2	3752 -324	855 FOLSOM ST #717	\$ 118.13	0.0039%
2	3752 -325	855 FOLSOM ST #718	\$ 118.13	0.0039%
2	3752 -326	855 FOLSOM ST #719	\$ 124.51	0.0042%
2	3752 -327	855 FOLSOM ST #720	\$ 118.13	0.0039%
2	3752 -328	855 FOLSOM ST #721	\$ 118.13	0.0039%
2	3752 -329	855 FOLSOM ST #722	\$ 118.13	0.0039%
2	3752 -330	855 FOLSOM ST #723	\$ 118.13	0.0039%
2	3752 -331	855 FOLSOM ST #724	\$ 118.13	0.0039%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752-332	855 FOLSOM ST #725	\$ 118.13	0.0039%
2	3752-333	855 FOLSOM ST #726	\$ 118.13	0.0039%
2	3752-334	855 FOLSOM ST #727	\$ 118.13	0.0039%
2	3752-335	855 FOLSOM ST #728	\$ 118.13	0.0039%
2	3752-336	855 FOLSOM ST #729	\$ 118.13	0.0039%
2	3752-337	855 FOLSOM ST #730	\$ 118.13	0.0039%
2	3752-338	855 FOLSOM ST #731	\$ 118.13	0.0039%
2	3752-339	855 FOLSOM ST #732	\$ 118.13	0.0039%
2	3752-340	855 FOLSOM ST #733	\$ 118.13	0.0039%
2	3752-341	855 FOLSOM ST #734	\$ 118.13	0.0039%
2	3752-342	855 FOLSOM ST #735	\$ 118.13	0.0039%
2	3752-343	855 FOLSOM ST #736	\$ 118.13	0.0039%
2	3752-344	855 FOLSOM ST #737	\$ 118.13	0.0039%
2	3752-345	855 FOLSOM ST #738	\$ 118.13	0.0039%
2	3752-346	855 FOLSOM ST #739	\$ 118.13	0.0039%
2	3752-347	855 FOLSOM ST #740	\$ 118.13	0.0039%
2	3752-348	855 FOLSOM ST #741	\$ 118.13	0.0039%
2	3752-349	855 FOLSOM ST #742	\$ 118.13	0.0039%
2	3752-350	855 FOLSOM ST #901	\$ 118.13	0.0039%
2	3752-351	855 FOLSOM ST #902	\$ 118.13	0.0039%
2	3752-352	855 FOLSOM ST #903	\$ 118.13	0.0039%
2	3752-353	855 FOLSOM ST #904	\$ 118.45	0.0040%
2	3752-354	855 FOLSOM ST #905	\$ 118.13	0.0039%
2	3752-355	855 FOLSOM ST #906	\$ 118.45	0.0040%
2	3752-356	855 FOLSOM ST #907	\$ 118.13	0.0039%
2	3752-357	855 FOLSOM ST #908	\$ 118.13	0.0039%
2	3752-358	855 FOLSOM ST #909	\$ 118.13	0.0039%
2	3752-359	855 FOLSOM ST #910	\$ 118.13	0.0039%
2	3752-360	855 FOLSOM ST #911	\$ 118.13	0.0039%
2	3752-361	855 FOLSOM ST #912	\$ 118.13	0.0039%
2	3752-362	855 FOLSOM ST #913	\$ 118.13	0.0039%
2	3752-363	855 FOLSOM ST #914	\$ 118.13	0.0039%
2	3752-364	855 FOLSOM ST #915	\$ 118.13	0.0039%
2	3752-365	855 FOLSOM ST #916	\$ 118.13	0.0039%
2	3752-366	855 FOLSOM ST #917	\$ 118.13	0.0039%
2	3752-367	855 FOLSOM ST #918	\$ 118.13	0.0039%
2	3752-368	855 FOLSOM ST #919	\$ 118.13	0.0039%
2	3752-369	855 FOLSOM ST #920	\$ 118.13	0.0039%
2	3752-370	855 FOLSOM ST #921	\$ 118.13	0.0039%
2	3752-371	855 FOLSOM ST #922	\$ 118.13	0.0039%
2	3752-372	855 FOLSOM ST #923	\$ 118.13	0.0039%
2	3752-373	855 FOLSOM ST #924	\$ 118.13	0.0039%
2	3752-374	855 FOLSOM ST #925	\$ 118.13	0.0039%
2	3752-375	855 FOLSOM ST #926	\$ 118.13	0.0039%
2	3752-376	855 FOLSOM ST #927	\$ 118.13	0.0039%
2	3752-377	855 FOLSOM ST #928	\$ 118.13	0.0039%
2	3752-378	855 FOLSOM ST #929	\$ 118.13	0.0039%
2	3752-379	855 FOLSOM ST #930	\$ 118.13	0.0039%
2	3752-380	855 FOLSOM ST #931	\$ 118.13	0.0039%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752 -381	855 FOLSOM ST #932	\$ 118.13	0.0039%
2	3752 -382	855 FOLSOM ST #933	\$ 118.13	0.0039%
2	3752 -383	855 FOLSOM ST #934	\$ 118.13	0.0039%
2	3752 -384	855 FOLSOM ST #935	\$ 118.13	0.0039%
2	3752 -385	855 FOLSOM ST #936	\$ 118.13	0.0039%
2	3752 -386	855 FOLSOM ST #937	\$ 118.13	0.0039%
2	3752 -387	855 FOLSOM ST #938	\$ 118.13	0.0039%
2	3752 -388	855 FOLSOM ST #939	\$ 118.13	0.0039%
2	3752 -389	855 FOLSOM ST #940	\$ 118.13	0.0039%
2	3752 -390	855 FOLSOM ST #941	\$ 118.13	0.0039%
2	3752 -391	855 FOLSOM ST #942	\$ 118.13	0.0039%
2	3752 -392	855 FOLSOM ST #B-1	\$ 138.97	0.0046%
2	3752 -394	821 FOLSOM ST #101	\$ 213.68	0.0071%
2	3752 -395	821 FOLSOM ST #102	\$ 212.55	0.0071%
2	3752 -396	821 FOLSOM ST #106	\$ 149.10	0.0050%
2	3752 -397	821 FOLSOM ST #107	\$ 153.56	0.0051%
2	3752 -398	821 FOLSOM ST #108	\$ 147.18	0.0049%
2	3752 -399	821 FOLSOM ST #109	\$ 148.46	0.0050%
2	3752 -400	821 FOLSOM ST #110	\$ 148.78	0.0050%
2	3752 -401	821 FOLSOM ST #111	\$ 148.78	0.0050%
2	3752 -402	821 FOLSOM ST #112	\$ 148.78	0.0050%
2	3752 -403	821 FOLSOM ST #113	\$ 147.18	0.0049%
2	3752 -404	821 FOLSOM ST #114	\$ 153.56	0.0051%
2	3752 -405	821 FOLSOM ST #115	\$ 149.10	0.0050%
2	3752 -406	821 FOLSOM ST #201	\$ 147.82	0.0049%
2	3752 -407	821 FOLSOM ST #202	\$ 153.24	0.0051%
2	3752 -408	821 FOLSOM ST #203	\$ 152.28	0.0051%
2	3752 -409	821 FOLSOM ST #204	\$ 153.56	0.0051%
2	3752 -410	821 FOLSOM ST #205	\$ 152.60	0.0051%
2	3752 -411	821 FOLSOM ST #206	\$ 153.24	0.0051%
2	3752 -412	821 FOLSOM ST #207	\$ 153.56	0.0051%
2	3752 -413	821 FOLSOM ST #208	\$ 148.14	0.0050%
2	3752 -414	821 FOLSOM ST #209	\$ 148.78	0.0050%
2	3752 -415	821 FOLSOM ST #210	\$ 148.78	0.0050%
2	3752 -416	821 FOLSOM ST #211	\$ 152.60	0.0051%
2	3752 -417	821 FOLSOM ST #212	\$ 148.78	0.0050%
2	3752 -418	821 FOLSOM ST #213	\$ 148.14	0.0050%
2	3752 -419	821 FOLSOM ST #214	\$ 153.56	0.0051%
2	3752 -420	821 FOLSOM ST #215	\$ 153.24	0.0051%
2	3752 -421	821 FOLSOM ST #216	\$ 147.82	0.0049%
2	3752 -422	821 FOLSOM ST #217	\$ 147.82	0.0049%
2	3752 -423	821 FOLSOM ST #218	\$ 153.56	0.0051%
2	3752 -424	821 FOLSOM ST #219	\$ 147.82	0.0049%
2	3752 -425	821 FOLSOM ST #301	\$ 147.82	0.0049%
2	3752 -426	821 FOLSOM ST #302	\$ 153.24	0.0051%
2	3752 -427	821 FOLSOM ST #303	\$ 152.28	0.0051%
2	3752 -428	821 FOLSOM ST #304	\$ 153.56	0.0051%
2	3752 -429	821 FOLSOM ST #305	\$ 152.60	0.0051%
2	3752 -430	821 FOLSOM ST #306	\$ 153.24	0.0051%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752 -431	821 FOLSOM ST #307	\$ 153.56	0.0051%
2	3752 -432	821 FOLSOM ST #308	\$ 148.14	0.0050%
2	3752 -433	821 FOLSOM ST #309	\$ 148.78	0.0050%
2	3752 -434	821 FOLSOM ST #310	\$ 148.78	0.0050%
2	3752 -435	821 FOLSOM ST #311	\$ 152.60	0.0051%
2	3752 -436	821 FOLSOM ST #312	\$ 148.78	0.0050%
2	3752 -437	821 FOLSOM ST #313	\$ 148.14	0.0050%
2	3752 -438	821 FOLSOM ST #314	\$ 153.56	0.0051%
2	3752 -439	821 FOLSOM ST #315	\$ 153.24	0.0051%
2	3752 -440	821 FOLSOM ST #316	\$ 147.82	0.0049%
2	3752 -441	821 FOLSOM ST #317	\$ 147.82	0.0049%
2	3752 -442	821 FOLSOM ST #318	\$ 153.56	0.0051%
2	3752 -443	821 FOLSOM ST #319	\$ 147.82	0.0049%
2	3752 -444	821 FOLSOM ST #401	\$ 147.82	0.0049%
2	3752 -445	821 FOLSOM ST #402	\$ 153.24	0.0051%
2	3752 -446	821 FOLSOM ST #403	\$ 152.28	0.0051%
2	3752 -447	821 FOLSOM ST #404	\$ 153.56	0.0051%
2	3752 -448	821 FOLSOM ST #405	\$ 152.60	0.0051%
2	3752 -449	821 FOLSOM ST #406	\$ 153.24	0.0051%
2	3752 -450	821 FOLSOM ST #407	\$ 153.56	0.0051%
2	3752 -451	821 FOLSOM ST #408	\$ 148.14	0.0050%
2	3752 -452	821 FOLSOM ST #409	\$ 158.02	0.0053%
2	3752 -453	821 FOLSOM ST #412	\$ 158.02	0.0053%
2	3752 -454	821 FOLSOM ST #413	\$ 148.14	0.0050%
2	3752 -455	821 FOLSOM ST #414	\$ 153.56	0.0051%
2	3752 -456	821 FOLSOM ST #415	\$ 153.24	0.0051%
2	3752 -457	821 FOLSOM ST #416	\$ 147.82	0.0049%
2	3752 -458	821 FOLSOM ST #417	\$ 147.82	0.0049%
2	3752 -459	821 FOLSOM ST #418	\$ 153.56	0.0051%
2	3752 -460	821 FOLSOM ST #419	\$ 147.82	0.0049%
2	3752 -461	821 FOLSOM ST #502	\$ 153.24	0.0051%
2	3752 -462	821 FOLSOM ST #503	\$ 152.28	0.0051%
2	3752 -463	821 FOLSOM ST #504	\$ 153.88	0.0051%
2	3752 -464	821 FOLSOM ST #505	\$ 152.60	0.0051%
2	3752 -465	821 FOLSOM ST #506	\$ 153.24	0.0051%
2	3752 -466	821 FOLSOM ST #507	\$ 153.56	0.0051%
2	3752 -467	821 FOLSOM ST #508	\$ 158.98	0.0053%
2	3752 -468	821 FOLSOM ST #513	\$ 158.98	0.0053%
2	3752 -469	821 FOLSOM ST #514	\$ 153.56	0.0051%
2	3752 -470	821 FOLSOM ST #515	\$ 153.24	0.0051%
2	3752 -471	821 FOLSOM ST #516	\$ 152.28	0.0051%
2	3752 -472	821 FOLSOM ST #518	\$ 153.56	0.0051%
2	3752 -473	821 FOLSOM ST #519	\$ 152.28	0.0051%
2	3752 -501	829-831 FOLSOM ST	\$ 299.82	0.0100%
2	3752 -502	829 FOLSOM ST	\$ 103.97	0.0035%
2	3752 -521	829 FOLSOM ST #200	\$ 66.68	0.0022%
2	3752 -522	829 FOLSOM ST #202	\$ 65.41	0.0022%
2	3752 -523	829 FOLSOM ST #204	\$ 64.77	0.0022%
2	3752 -524	829 FOLSOM ST #206	\$ 64.77	0.0022%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752-525	829 FOLSOM ST #210	\$ 65.09	0.0022%
2	3752-526	829 FOLSOM ST #212	\$ 64.13	0.0021%
2	3752-527	829 FOLSOM ST #214	\$ 68.60	0.0023%
2	3752-528	829 FOLSOM ST #216	\$ 65.09	0.0022%
2	3752-529	829 FOLSOM ST #218	\$ 67.64	0.0023%
2	3752-530	829 FOLSOM ST #300	\$ 66.68	0.0022%
2	3752-531	829 FOLSOM ST #302	\$ 65.73	0.0022%
2	3752-532	829 FOLSOM ST #304	\$ 65.09	0.0022%
2	3752-533	829 FOLSOM ST #306	\$ 64.77	0.0022%
2	3752-534	829 FOLSOM ST #308	\$ 62.22	0.0021%
2	3752-535	829 FOLSOM ST #310	\$ 65.09	0.0022%
2	3752-536	829 FOLSOM ST #312	\$ 64.13	0.0021%
2	3752-537	829 FOLSOM ST #314	\$ 68.28	0.0023%
2	3752-538	829 FOLSOM ST #316	\$ 65.09	0.0022%
2	3752-539	829 FOLSOM ST #318	\$ 67.32	0.0023%
2	3752-540	829 FOLSOM ST #400	\$ 66.68	0.0022%
2	3752-541	829 FOLSOM ST #402	\$ 65.73	0.0022%
2	3752-542	829 FOLSOM ST #404	\$ 65.09	0.0022%
2	3752-543	829 FOLSOM ST #406	\$ 64.77	0.0022%
2	3752-544	829 FOLSOM ST #408	\$ 62.22	0.0021%
2	3752-545	829 FOLSOM ST #410	\$ 65.09	0.0022%
2	3752-546	829 FOLSOM ST #412	\$ 64.13	0.0021%
2	3752-547	829 FOLSOM ST #414	\$ 68.28	0.0023%
2	3752-548	829 FOLSOM ST #416	\$ 65.09	0.0022%
2	3752-549	829 FOLSOM ST #418	\$ 67.32	0.0023%
2	3752-550	829 FOLSOM ST #500	\$ 66.36	0.0022%
2	3752-551	829 FOLSOM ST #502	\$ 65.73	0.0022%
2	3752-552	829 FOLSOM ST #504	\$ 65.09	0.0022%
2	3752-553	829 FOLSOM ST #506	\$ 64.77	0.0022%
2	3752-554	829 FOLSOM ST #508	\$ 62.22	0.0021%
2	3752-555	829 FOLSOM ST #510	\$ 65.09	0.0022%
2	3752-556	829 FOLSOM ST #512	\$ 62.54	0.0021%
2	3752-557	829 FOLSOM ST #516	\$ 67.32	0.0023%
2	3752-558	829 FOLSOM ST #518	\$ 67.96	0.0023%
2	3752-559	829 FOLSOM ST #600	\$ 66.36	0.0022%
2	3752-560	829 FOLSOM ST #602	\$ 65.73	0.0022%
2	3752-561	829 FOLSOM ST #604	\$ 65.09	0.0022%
2	3752-562	829 FOLSOM ST #606	\$ 64.77	0.0022%
2	3752-563	829 FOLSOM ST #610	\$ 70.83	0.0024%
2	3752-564	829 FOLSOM ST #612	\$ 62.54	0.0021%
2	3752-565	829 FOLSOM ST #616	\$ 67.32	0.0023%
2	3752-566	829 FOLSOM ST #618	\$ 67.96	0.0023%
2	3752-567	829 FOLSOM ST #700	\$ 66.36	0.0022%
2	3752-568	829 FOLSOM ST #702	\$ 65.73	0.0022%
2	3752-569	829 FOLSOM ST #704	\$ 65.09	0.0022%
2	3752-570	829 FOLSOM ST #706	\$ 64.77	0.0022%
2	3752-571	829 FOLSOM ST #710	\$ 70.83	0.0024%
2	3752-572	829 FOLSOM ST #712	\$ 62.54	0.0021%
2	3752-573	829 FOLSOM ST #716	\$ 67.32	0.0023%

Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3752 -574	829 FOLSOM ST #718	\$ 67.96	0.0023%
2	3752 -575	829 FOLSOM ST #800	\$ 66.36	0.0022%
2	3752 -576	829 FOLSOM ST #802	\$ 66.36	0.0022%
2	3752 -577	829 FOLSOM ST #804	\$ 65.09	0.0022%
2	3752 -578	829 FOLSOM ST #806	\$ 64.77	0.0022%
2	3752 -579	829 FOLSOM ST #810	\$ 70.83	0.0024%
2	3752 -580	829 FOLSOM ST #812	\$ 62.54	0.0021%
2	3752 -581	829 FOLSOM ST #816	\$ 67.32	0.0023%
2	3752 -582	829 FOLSOM ST #818	\$ 67.96	0.0023%
2	3752 -583	829 FOLSOM ST #900	\$ 74.66	0.0025%
2	3752 -584	829 FOLSOM ST #902	\$ 68.60	0.0023%
2	3752 -585	829 FOLSOM ST #906	\$ 63.17	0.0021%
2	3752 -586	829 FOLSOM ST #910	\$ 71.15	0.0024%
2	3752 -587	829 FOLSOM ST #912	\$ 62.54	0.0021%
2	3752 -588	829 FOLSOM ST #916	\$ 67.32	0.0023%
2	3752 -589	829 FOLSOM ST #918	\$ 67.96	0.0023%
2	3753 -001	300 5TH ST	\$ 7,158.82	0.2393%
2	3753 -003	324 5TH ST	\$ 845.14	0.0282%
2	3753 -004	202-204 SHIPLEY ST	\$ 3,797.02	0.1269%
2	3753 -005	205-207 SHIPLEY ST	\$ 609.70	0.0204%
2	3753 -006A	348-350 5TH ST	\$ 152.43	0.0051%
2	3753 -007	360 5TH ST	\$ 5,890.64	0.1969%
2	3753 -008	372-378 5TH ST	\$ 5,698.27	0.1905%
2	3753 -009	388 5TH ST	\$ 2,022.59	0.0676%
2	3753 -010	396-398 5TH ST	\$ 4,007.14	0.1339%
2	3753 -147	342 5TH ST	\$ 152.43	0.0051%
2	3761 -002	851 HARRISON ST	\$ 13,925.55	0.4655%
2	3761 -063	NO SITE ADDRESS	\$ 1,985.79	0.0664%
2	3761 -064	851 HARRISON ST	\$ 942.23	0.0315%
2	3762 -001	400 3RD ST	\$ 7,128.80	0.2383%
2	3762 -003	428 3RD ST	\$ 7,666.09	0.2562%
2	3762 -106	120 PERRY ST	\$ 1,742.43	0.0582%
2	3762 -108	126-128 PERRY ST	\$ 1,876.00	0.0627%
2	3762 -109	130-132 PERRY ST	\$ 968.02	0.0324%
2	3762 -112	425 4TH ST	\$ 29,732.35	0.9938%
2	3762 -113	759 HARRISON ST	\$ 1,065.19	0.0356%
2	3762 -116	735 HARRISON ST	\$ 17,486.20	0.5845%
2	3762 -117	725 HARRISON ST	\$ 487.76	0.0163%
2	3762 -118	715 HARRISON ST	\$ 4,717.76	0.1577%
2	3763 -001	400-416 2ND ST	\$ 6,980.97	0.2333%
2	3763 -078	38-42 PERRY ST	\$ 1,876.00	0.0627%
2	3763 -079	44-46 PERRY ST	\$ 938.00	0.0314%
2	3763 -080	48 PERRY ST	\$ 703.12	0.0235%
2	3763 -080A	52-54 PERRY ST	\$ 703.88	0.0235%
2	3763 -081	56 PERRY ST	\$ 750.40	0.0251%
2	3763 -093	689 HARRISON ST	\$ 983.40	0.0329%
2	3763 -094	685 HARRISON ST	\$ 938.00	0.0314%
2	3763 -095	679-681 HARRISON ST	\$ 938.00	0.0314%
2	3763 -096	677 HARRISON ST	\$ 1,688.40	0.0564%

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Benefit Zone	APN	Site Address	Annual Assessment	Assessment %
2	3763-099	665 HARRISON ST	\$ 2,269.21	0.0758%
2	3763-100	657 HARRISON ST	\$ 2,913.43	0.0974%
2	3763-101	653 HARRISON ST	\$ 3,857.06	0.1289%
2	3763-105	645 HARRISON ST	\$ 16,855.11	0.5634%
2	3763-116	401 3RD ST	\$ 4,398.54	0.1470%



APPENDIX C – YBCBD MANAGEMENT  
CORPORATION BYLAWS

**BYLAWS  
OF  
YERBA BUENA COMMUNITY BENEFIT DISTRICT  
A California Nonprofit Public Benefit Corporation**

**Adopted by the Board of Directors as of November 18, 2008.**

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**BYLAWS**  
**of**  
**YERBA BUENA COMMUNITY BENEFIT DISTRICT**  
**A California Nonprofit Public Benefit Corporation**

**ARTICLE I**  
**NAME, OFFICES, DISTRICT AND PURPOSES**

Section 1.1. **Name.** The name of this Corporation is and shall be Yerba Buena Community Benefit District (hereinafter, the "Corporation").

Section 1.2. **Offices.** The principal office of the Corporation shall be located at 55 New Montgomery, Suite 510, San Francisco, California. The principal office and additional offices may be located in such other places, within the City and County of San Francisco, as may be determined from time to time by the Board of Directors of the Corporation (the "Board").

Section 1.3. **Yerba Buena Community Benefit District Defined.** As used herein, the term Yerba Buena Community Benefit District (the "YBCBD") shall mean that portion of the City and County of San Francisco as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 1.4. **Purposes.**

(a) The Corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes. The Corporation is organized and shall be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (hereinafter the "Internal Revenue Code").

(b) The primary objective and purpose of this Corporation shall be to advance the quality of life for all members of the YBCBD, specifically, and The City and County of San Francisco, in general, including residents, employees and clients of businesses, government agencies and non-profit organizations, property owners and visitors. The Corporation is authorized to conduct all activities necessary or convenient to accomplish the foregoing primary purpose and the following goals:

- (1) Improve safety and security in the YBCBD;

(2) Increase cleanliness and expand the beauty of the Yerba Buena Gardens with greening activities throughout the YBCBD;

(3) Define and brand the YBCBD to increase visitors, business, and community recognition while helping people effectively navigate the Yerba Buena Neighborhood;

(4) Maintain and/or increase the economic viability of the YBCBD;  
and

(5) Continue to develop the YBCBD as an ideal place to live, work, study and visit.

(c) The Corporation is empowered to exercise all rights and powers conferred by the laws of the State of California upon nonprofit corporations, including, but without limitation, to receive gifts, devises, bequests and contributions in any form, and to use, apply, invest and reinvest the principal and/or income therefrom or distribute the same for the aforementioned purposes.

## ARTICLE 2 NONPARTISAN ACTIVITIES AND DEDICATION OF ASSETS

Section 2.1. **No Partisan Activities.** This Corporation has been formed under the California Nonprofit Corporation Law for the purposes described above, and it shall be nonprofit and nonpartisan. No substantial part of the activities of the Corporation shall consist of the publication or dissemination of materials with the purpose of attempting to influence legislation, and the Corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of or in opposition to any candidate for public office.

Section 2.2. **No Activities Not in Furtherance of Exempt Purposes.** The Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes described in Section 1.3 above.

Section 2.3. **Dedication of Assets.** The property of this Corporation is irrevocably dedicated to charitable purposes meeting the requirements for exemption provided by Section 214 of the California Revenue and Taxation Code, and no part of the net income or assets of this Corporation shall ever inure to the benefit of any Director or officer of this Corporation or to any private person or individual.

Section 2.4. **Assets Distributed on Liquidation.** Upon the dissolution or winding up of the Corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Corporation shall be distributed exclusively for charitable purposes to one or more organizations which are then organized and operated exclusively for charitable purposes and which have established their tax exempt status under Internal Revenue Code Section 501(c)(3), or the corresponding section of any future federal tax law (each, a "Qualified Organization"), as determined by the Board of Directors of the Corporation. Any of such assets not so distributed shall be distributed exclusively for the aforesaid purposes of the Corporation to such Qualified Organizations as shall be determined by the Superior Court in the county in which the principal office of the Corporation is located.

### ARTICLE 3 MEMBERSHIP

Section 3.1. **No Members.** The Corporation shall not have any members as defined in Section 5056 of the California Nonprofit Corporation Law. References to "members" are to the Board as provided in Section 5310 of the California Nonprofit Corporation Law. Any rights accruing to members under the California Nonprofit Corporation Law shall be held by the Directors.

Section 3.2. **Supporters.** Any person shall be eligible to become a supporter of the Corporation upon payment of such dues or contribution amounts as shall be determined from time to time by the Board. For convenience purposes, supporters of the Corporation may be called members, but shall not be members within the meaning of the California Nonprofit Corporation Law.

### ARTICLE 4 BOARD OF DIRECTORS

Section 4.1. **General Powers:** Subject to the provisions of the California Nonprofit Corporation Law, the activities and affairs of this Corporation shall be conducted and all corporate powers shall be exercised by or under the direction of the Board.

Section 4.2. **Number; Composition & Initial Board.**

(a) **Number.** The Board shall consist of at least seven (7) but no more than twenty-eight (28) Directors, unless changed by amendment of this Bylaw, or by repeal of this Bylaw and adoption of a new Bylaw, as provided in these Bylaws. The exact authorized number of Directors may be varied from time to time and shall be fixed, within those limits, by a resolution adopted by the Board.

(b) **Composition.** The Board's composition shall be as follows:



(1) Approximately 14% of the authorized number of Directors shall be individuals:

(i) who represent community organizations that (A) either have a physical presence (such as an office) in the YCBCD or provide services or programs in the YCBCD, and (B) if subject to YCBCD assessments, are not delinquent on any such assessments; and

(ii) who have been elected by the Board of this Corporation to serve as Directors (collectively, the "Community Organization Directors"). As used herein, the term "community organizations" shall mean non-profit organizations that provide social or religious services, low-income housing, or other programs or services that benefit the YCBCD.

(2) Approximately 14% of the authorized number of Directors shall be individuals:

(i) who represent governmental entities or educational institutions that (A) either have a physical presence (such as an office or a campus) or own real property in the YCBCD, and (B) if subject to YCBCD assessments, are not delinquent on any such assessments; and

(ii) who have been elected by the Board of this Corporation to serve as Directors (collectively, the "G&E Directors"). As used herein, the term "governmental entities" shall mean agencies and departments of the City and County of San Francisco or the designee of such an agency or department who represents the interests of the City and County of San Francisco in real estate owned by the City and County of San Francisco and located in the YCBCD. As used herein, the term "educational institutions" shall mean elementary schools, junior high schools, high schools, colleges and universities, in each case accredited by the Western Association of Schools and Colleges.

(3) Approximately 14% of the authorized number of Directors shall be individuals:

(1) who represent nonprofit arts organizations that (A) have a physical presence (such as a gallery, performing space or office) in the YCBCD, and (B) if subject to YCBCD assessments, are not delinquent on any such assessments; and

(2) who have been elected by the Board of this Corporation to serve as Directors (collectively, the "Arts Directors"). As used herein, the term "nonprofit arts organizations" shall mean cultural institutions, galleries, museums, and performing arts organizations that operate on a nonprofit basis.

(4) Approximately 14% of the authorized number of Directors shall be individuals (i) who are residents of residential real estate located in the YCBCD, (ii) who, if subject to YCBCD assessments, are not delinquent on any such assessments, and (iii) who have been elected by the Board to serve as Directors (collectively, the "Resident Directors"). To the

extent feasible, the Board will make reasonable efforts to elect Resident Directors from among owners and tenants of residential real estate in the YCBCD such that the number of owners and tenants are approximately the same.

(5) Approximately 30% of the authorized number of Directors shall be individuals (i) who are owners (or, in the case of an entity, the representative recommended by the entity that is an owner) of for-profit businesses located in the YCBCD, (ii) who, if subject to YCBCD assessments, are not delinquent on any such assessments, and (iii) who have been elected by the Board to serve as Directors (collectively, the "Business Directors").

(6) Approximately 14% of the authorized number of Directors shall be individuals (i) who meet the requirements of any of the foregoing paragraphs (1) through (5) of this Section 4.2(b), and (ii) who have been elected by the Board to serve as Directors (collectively, the "At Large Directors").

For purposes of these Bylaws, an individual shall be deemed no longer representing a community organization, a governmental entity, an educational institution, a nonprofit arts organization, or a for-profit business owner entity, and thereby disqualified for any seat on the Board of this Corporation, if such individual ceases being an employee, officer or board member of such organization, entity or institution.

The foregoing paragraphs (1) through (6) of this Section 4.2(b) notwithstanding, not less than 20% of the authorized number of Directors shall be individuals (i) who are for-profit business owners in the YCBCD (or are representatives of entities who are for-profit business owners in the YCBCD), (ii) who (or in the case of representatives of entities who are for-profit business owners in the YCBCD, such entities) have no ownership interests in commercial real property located in the YCBCD, and (iii) who have been elected by the Board to serve as Directors. This paragraph is intended to comply with San Francisco Business and Tax Code Regulation Section 1511(f).

(c) Initial Board. The initial Board of the Corporation shall consist of the individuals whose names are set forth on Exhibit B, attached hereto and incorporated herein by this reference, each of whom shall serve until the expiration of the term set forth opposite his or her name, or his or her death, resignation or removal, whichever occurs first.

Section 4.3. Duties. It shall be the duty of the Directors to:

(a) Perform any and all duties imposed on them collectively or individually by law, by the Articles of Incorporation of the Corporation, or by these Bylaws.

(b) Appoint and remove, employ and discharge, and, except as otherwise provided in these Bylaws, prescribe the duties and fix the compensation, if any, of all officers, agents and employees of the Corporation.

(c) Supervise all officers, agents and employees of the Corporation to assure that their duties are performed properly.

(d) Meet at such times and places as required by these Bylaws.

(e) Register their addresses with the Secretary of the Corporation, and notices of meetings mailed to them at such addresses shall be valid notices thereof.

Section 4.4. **Election & Terms of Office.** Except for Directors who serve on the initial Board, Directors shall be elected at the annual Board meeting in January each year from the list of candidates nominated by the Nominating Committee as provided by Section 7.3 of these Bylaws. Election of Directors shall be by a majority vote of the Directors then in office, including Directors whose term of office expires with such meeting. If Directors are not elected at such meeting, they may be elected at any special meeting of the Board or by the unanimous written consent of the Directors then in office. Except for the terms of the initial Directors as set forth on Exhibit B, each Director shall serve staggered three (3) year terms, arranged so that approximately one-third of the Directors' terms shall expire in any year. No Director shall serve more than two (2) consecutive terms (including the one-, two- or three-year terms of the initial Board), and a Director who has served two (2) consecutive terms may be re-elected to the Board only after such Director has taken a leave of no less than one (1) year from service as a Director of the Corporation. Each Director, including a Director elected to fill a vacancy, shall hold office until expiration of the term for which elected and until a successor is elected and qualified. A copy of the Articles of Incorporation of the Corporation and these Bylaws, and any amendments thereto, shall be delivered to each new Director upon taking office.

Section 4.5. **Compensation.** Directors shall not receive compensation for their services as members of the Board. Nothing herein shall be construed to preclude any Director from receiving reimbursement for reasonable expenses, as may be fixed or determined by resolution of the Board.

Section 4.6. **Restriction Regarding Interested Directors.** Notwithstanding any other provision of these Bylaws, not more than forty-nine percent (49%) of the persons serving on the Board may be interested persons. For purposes of this Section, "interested persons" means either:

(a) Any person compensated by the Corporation for services rendered to it within the previous twelve (12) months, whether as a full- or part-time officer or other employee, independent contractor, or otherwise, excluding any reasonable compensation paid to a Director as Director; or

(b) Any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law, or father-in-law of any such person.

All Directors, officers and employees and staff (if any) of the Corporation shall adhere to the Conflict of Interest Policy of the Corporation, a copy of which is attached hereto as Exhibit C, as the same may be amended by the Board from time to time.

Section 4.7. **Place of Meetings.** Meetings shall be held at the principal office of the Corporation unless otherwise provided by the Board or at such place within the City and County of San Francisco, which has been designated from time to time by resolution of the Board. In the absence of such designation, any meeting not held at the principal office of the Corporation shall be valid only if held on the written consent of all Directors, given either before or after the meeting and filed with the Secretary of the Corporation or after all Board members have been given written notice of the meeting as hereinafter provided for special meetings of the Board. Any meeting, annual, regular or special, may be held by:

(a) conference telephone or electronic video screen communication, so long as all Directors participating in such meeting can hear one another and so long as all applicable open meeting requirements of the Ralph M. Brown Act are met; or

(b) electronic transmission by and to the Corporation (other than conference telephone and electronic video screen communication) so long as all of the following apply:

(1) All Directors participating in such meeting can communicate with one another concurrently;

(2) Each Director participating in such meeting is provided the means of participating in all matters before the Board, including, without limitation, the capacity to propose, or to interpose an objection to, a specific action to be taken; and

(3) All applicable open meeting requirements of the Ralph M. Brown Act are met.

Section 4.8. **Annual & Regular Meetings.** The annual meeting of the Board shall be held in January each year for purposes of organization, election of officers, and transaction of other business that may properly come before the Board. Other regular meetings of the Board may be held at such time and place (within the City and County of San Francisco) as may be designated from time to time by resolution of the Board.

Section 4.9. **Special Meetings.** Special meetings of the Board may be called by the President, the Vice-President, the Secretary, or by any two (2) Directors, and such meetings shall be held at the place within the City and County of San Francisco designated by the person or persons calling the meeting, and in the absence of such designation at the principal office of the Corporation.

Section 4.10. Notice of Meetings. All meetings of the Board shall be held upon four (4) days' notice by first-class mail or seven-two (72) hours' notice delivered personally or by telephone or electronic mail. If sent by mail, the notice shall be deemed to be delivered on its deposit in the mails. If sent by electronic mail, the notice shall be deemed to be delivered on its transmission. Such notices shall be addressed to each Director at his or her address as shown on the books of the Corporation.

Section 4.11. Contents of Notice. Notice of meetings not herein dispensed with shall specify the purpose, place, day and hour of the meeting.

Section 4.12. Waiver of Notice and Consent to Holding Meetings. The transactions of any meeting of the Board, however called and noticed or wherever held, are as valid as though the meeting had been duly held after proper call and notice, provided a quorum, as hereinafter defined, is present and provided that either before or after the meeting each Director not present signs a waiver of notice, a consent to holding the meeting, or an approval of the minutes thereof. All such waivers, consents, or approvals, shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 4.13. Quorum for Meeting.

(a) A quorum shall consist of at least: (i) 50% of the number of Directors then serving plus one, or (ii) two, whichever is higher. Except as otherwise provided in these Bylaws or in the Articles of Incorporation of the Corporation, or by law, no business shall be considered by the Board at any meeting at which a quorum is not present, and the only motion which the chair shall entertain at such meeting is a motion to adjourn. However, a majority of the Directors present at such meeting may adjourn from time to time until the time fixed for the next regular meeting of the Board.

(b) The Directors present at a duly called and held meeting at which a quorum is initially present may continue to transact business, notwithstanding the loss of a quorum at the meeting due to a withdrawal of Directors from the meeting, provided that any action thereafter taken must be approved by at least a majority of the required quorum for such meeting or such greater percentage as may be required by law, or the Articles of Incorporation of the Corporation or these Bylaws.

Section 4.14. Majority Action as a Board Action. Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present is the act of the Board, unless the Articles of Incorporation of the Corporation or these Bylaws, or provisions of the California Nonprofit Corporation Law, particularly those provisions relating to appointment of committees (Section 5212), approval of contracts or transactions in which a Director has a material financial interest (Section 5233), and indemnification of Directors

(Section 5238e), require a greater percentage or different voting rules for approval of a matter by the Board.

Section 4.15. **Conduct of Meetings.** Meetings of the Board shall be presided over by the President of the Corporation (who also serves as the Chair of the Board), or, in his or her absence, by the Vice-President of the Corporation (who also serves as the Vice Chair of the Board) or, in the absence of each of these persons, by a chair chosen by a majority of the Directors present at the meeting. The Secretary of the Corporation shall act as secretary of all meetings of the Board, provided that in his or her absence, the presiding officer shall appoint another person to act as secretary of the meeting.

Section 4.16. **Open Meetings.** The Corporation shall comply with the open meeting requirements of the Ralph M. Brown Act (California Government Code Section 54950 et seq.).

Section 4.17. **Vacancies.**

(a) Vacancies on the Board shall exist (1) on the death, resignation or removal of any Director or (2) whenever the number of authorized Directors is increased. The Board may declare vacant the office of a Director who has been declared of unsound mind by a final order of court, or convicted of a felony, or been found by a final order or judgment of any court to have breached any duty under Section 5230 and following of the California Nonprofit Corporation Law.

(b) Any Director may resign effective upon giving written notice to the President, the Secretary or the Board, unless the notice specifies a later time for the effectiveness of such resignation. No Director may resign if the Corporation would then be left without a duly elected Director or Directors in charge of its affairs, except upon notice to the Attorney General of the State of California.

(c) The Board may remove any Director who misses more than 25% of Board meetings in any fiscal year without the Board's consent. The Board shall remove any Director who ceases to meet any of the applicable qualifications set forth in Section 4.2(b)(1) through (6) of these Bylaws.

(d) Any vacancy caused by the death, resignation, disqualification, removal or otherwise of any Director or by an increase in the number of authorized Directors shall be filled by the Board, except that vacancies created by the removal of a Director may be filled only by the remaining Directors.

Section 4.18. **Non-Liability of Directors.** The Directors shall not be personally liable for the debts, liabilities, or other obligations of the Corporation.

Section 4.19. Loans to Directors and Officers. The Corporation shall not make any loan of money or property to or guarantee the obligation of any Director or officer, unless approved by the Attorney General of the State of California; provided, however, that the Corporation may advance money to a Director or officer of the Corporation for expenses reasonably anticipated to be incurred in the performance of the duties for such Director or officer upon the prior consent of the President, provided that in the absence of such advance, such Director or officer would be entitled to be reimbursed for such expenses by the Corporation.

ARTICLE 5  
INDEMNIFICATION BY CORPORATION OF DIRECTORS, OFFICERS,  
EMPLOYEES AND OTHER AGENTS

Section 5.1. Right to Indemnification.

(a) Directors and Executive Officers. The Corporation shall indemnify its Directors and executive officers to the full extent permitted by the California Nonprofit Corporation Law, as the same exists or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification rights than said Law permitted the Corporation to provide prior to such amendment); provided, however, that the Corporation may limit the extent of such indemnification by individual contracts with its Directors and executive officers; and, provided, further, that the Corporation shall not be required to indemnify any Director or executive officer in connection with any proceeding (or part thereof) against the Corporation or its Directors, officers, employees or other agents unless (i) such indemnification is expressly required to be made by law, (ii) the proceeding was authorized by the Board, or (iii) such indemnification is provided by the Corporation, in its sole discretion, pursuant to the powers vested in the Corporation under the California Nonprofit Corporation Law.

(b) Other Officers, Employees and Other Agents. The Corporation shall have the power to indemnify its other officers, employees and other agents as set forth in the California Nonprofit Corporation Law.

(c) Good Faith. For purposes of any determination under this Bylaw, a Director or executive officer shall be deemed to have acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Corporation, and, with respect to any criminal action or proceeding, to have had no reasonable cause to believe that his or her conduct was unlawful, if his or her action is based on the records or books of account of the Corporation or another enterprise, or on information supplied to him or her by the officers of the Corporation or another enterprise in the course of their duties, or on the advice of legal counsel for the Corporation or another enterprise or on information or records given or reports made to the Corporation or another enterprise by an independent certified public accountant or by an appraiser or another expert selected with reasonable care by the Corporation or another enterprise. The term "another enterprise" as used in this Section 5.1(c) shall mean any other

corporation or any partnership, joint venture, trust or other enterprise, including any employee benefit plan, of which such person is or was serving at the request of the Corporation as a director, officer, employee or other agent. The provisions of this Section 5.1(c) shall not be deemed to be exclusive or to limit in any way the circumstances in which a person may be deemed to have met the applicable standard of conduct set forth by the California Nonprofit Corporation Law.

Section 5.2. Insurance. The Corporation shall have power to purchase and maintain insurance on behalf of any Director, officer or agent of the Corporation, against any liability asserted against or incurred by the Director, officer, or agent in any such capacity or arising out of the Director, officer, or agent's status as such, whether or not the Corporation would have the power to indemnify the agent against such liability under Section 5.1.

## ARTICLE 6 OFFICERS

Section 6.1. Number of Officers. The officers of the Corporation shall be a President, a Vice President, a Secretary, a chief financial officer who shall be designated the Treasurer, an Executive Director, and such other officers as may be elected to offices created by the Board. Officers shall have powers and duties as specified herein and as may be additionally prescribed by the Board. One person may hold two or more offices, except neither the Secretary nor the Treasurer may serve concurrently as the President, and no officer shall execute, acknowledge, or verify any instrument in more than one capacity, if such instrument is required to be executed, acknowledged, or verified by two or more officers. The Board (or a committee of the Board) shall review the compensation, including benefits, if any, of the President, Executive Director, and Treasurer, as applicable, as and when required by state or federal law.

Section 6.2. Qualification, Election, and Term of Office. Only Directors may serve as officers of the Corporation. Officers shall serve a one (1) year term. Officers shall be elected annually by the Board (following the election of Directors) at the regular annual meeting of the Board from among the candidates nominated by the Nominating Committee in accordance with Section 7.3 of these Bylaws or nominated from the floor at the annual meeting. If the election of any officer shall not be held at such meeting, such election shall be held as soon thereafter as conveniently possible. The foregoing provisions of this Section 6.2 notwithstanding, an individual who is not a Director may serve as the Executive Director, and the Executive Director is not subject to annual election by the Board but shall serve for such term(s) as the Board shall determine in its discretion. Each officer shall hold office until he or she resigns, is removed, is otherwise disqualified to serve, or until his or her successor shall be elected and qualified, whichever occurs first.



Section 6.3. Subordinate Officers. The Board may appoint such other officers or agents as it may deem desirable, and such officers shall serve such terms, have such authority, and perform such duties as may be prescribed from time to time by the Board.

Section 6.4. Removal and Resignation. Any officer may be removed, with or without cause, by the Board at any time. Any officer may resign at any time by giving written notice to the Board or to the President or Secretary of the Corporation. Any such resignation shall take effect at the date of the receipt of such notice or at any later date specified therein, and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The foregoing provisions of this Section shall be superseded by any conflicting terms of a contract which has been approved or ratified by the Board relating to the employment of any officer of the Corporation.

Section 6.5. Vacancies. Any vacancy caused by the death, resignation, removal, disqualification, or otherwise, of any officer shall be filled by individuals appointed by the Board. In the event of a vacancy in any office other than that of President, such vacancy may be filled temporarily by appointment by the President until such time as the Board shall fill the vacancy. Vacancies occurring in offices of officers appointed at the discretion of the Board may or may not be filled as the Board shall determine.

Section 6.6. Duties of the President. The President shall be the chief executive officer of the Corporation. The President shall perform all duties incident to his or her office and such other duties as may be required by law, by the Articles of Incorporation of the Corporation, or by these Bylaws, or which may be prescribed from time to time by the Board. The President shall also serve as the Chair of the Board and shall preside at all meetings of the Board. At any time the Corporation does not have an Executive Director, the President shall, subject to the control of the Board, have the authority of the Executive Director as set forth in Section 6.10 of these Bylaws.

Section 6.7. Duties of the Vice-President. In the absence of the President, or in the event of his or her inability or refusal to act, the Vice-President shall perform all the duties of the President, and when so acting shall have all the powers of, and be subject to all the restrictions on, the President. The Vice-President shall have other powers and perform such other duties as may be prescribed by law, by the Articles of Incorporation of the Corporation, or by these Bylaws, or as may be prescribed by the Board. The Vice President may be referred to from time to time as the Vice Chair of the Board.

Section 6.8. Duties of Secretary. The Secretary shall:

(a) Certify and keep at the principal office of the Corporation the original, or a copy, of these Bylaws as amended or otherwise altered to date.

(b) Keep at the principal office of the Corporation or at such other place as the Board may determine, a book of minutes of all meetings of the Directors, and, if applicable, meetings of committees of Directors, recording therein the time and place of holding, whether regular or special, how called, how notice thereof was given, the names of those present or represented at the meeting, and the proceedings thereof.

(c) See that all notices are duly given in accordance with the provisions of these Bylaws or as required by law.

(d) Be custodian of the records as authorized by law or by these Bylaws.

(e) Exhibit at all reasonable times to any Director of the Corporation, or to his or her agent or attorney, on request thereof, the Bylaws, and the minutes of the proceedings of the Directors of the Corporation.

(f) In general, perform all duties incident to the office of Secretary and such other duties as may be required by law, by the Articles of Incorporation of the Corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board.

**Section 6.9. Duties of the Treasurer.** Subject to the provisions of these Bylaws relating to the "Execution of Instruments, Deposits and Funds," the Treasurer shall:

(a) Have charge and custody of, and be responsible for, all funds and securities of the Corporation, and deposit all such funds in the name of the Corporation in such banks, trust companies, or other depositories as shall be selected by the Board.

(b) Receive, and give receipt for, moneys due and payable to the Corporation from any source whatsoever.

(c) Disburse or cause to be disbursed the funds of the Corporation as may be directed by the Board, taking proper vouchers for such disbursements.

(d) Keep and maintain adequate and correct accounts of the Corporation's properties and business transactions, including accounts of its assets, liabilities, receipts, disbursements, gains and losses.

(e) Exhibit at all reasonable times the books of account and financial records to any Director of the Corporation, or to his or her agent or attorney, on request thereof.

(f) Render to the President and Directors, whenever requested, an account of any or all of his or her transactions as Treasurer and of the financial condition of the Corporation.

(g) Prepare and certify, or cause to be prepared and certified, the financial statements to be included in any required reports.

(h) In general, perform all duties incident to the office of Treasurer and such other duties as may be required by law, by the Articles of Incorporation of the Corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board.

Section 6.10. Executive Director. The Executive Director shall be the chief operating officer of the Corporation. Subject to the direction and control of the Board of Directors, the Executive Director shall have the general supervision and active management of the day-to-day business and affairs of the Corporation and the employees and agents thereof. The Executive Director shall implement and carry into effect all resolutions and directions of the Board, and any other committee established by these Bylaws or designated by the Board. The Executive Director shall from time to time report to the Board on all matters within his or her knowledge, which the interests of the Corporation may require to be brought to their notice, shall report to the Board with respect to matters of policy affecting the Corporation, shall be responsible for presentation of any proposed changes in the major policies of the Corporation, and, in general, shall discharge all responsibilities and perform all duties usually incident to the office of chief operating officer and perform such other duties as from time to time may be prescribed by the Board.

Section 6.11. Signing Authority. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Corporation by the Board or these Bylaws, the President or the Executive Director may execute on behalf of the Corporation any contracts, deeds, mortgages, bonds or other instruments as the conduct of the Corporation's business in its ordinary course requires, and may accomplish such execution either individually or with the Secretary, or the Treasurer, or any other officer thereunto authorized.

## ARTICLE 7 COMMITTEES

Section 7.1. Board Committees. In addition to the Executive Committee and the Nominating Committee, which are Board Committees as provided in Sections 7.2 and 7.3 of these Bylaws, the Board, by resolution adopted by a majority vote of the Board, may create one or more committees with Board authority, each consisting of two or more Directors and no persons who are not Directors, to serve at the pleasure of the Board. Each such committee (including, but not limited to, the Executive Committee and the Nominating Committee) shall be referred to as a "Board Committee." The appointment of members of a Board Committee requires the majority vote of the Board. Any such Board Committee, to the extent provided in these Bylaws or a Board resolution, shall have the full authority of the Board, except that no Board Committee, regardless of Board resolution, may:

- (a) Fill vacancies on the Board or on any Board Committee;
- (b) Fix compensation of the directors for serving on the Board or on any committee;

- (c) Amend or repeal any of these Bylaws or adopt new bylaws;
- (d) Amend or repeal any resolution of the Board that by its express terms is not so amendable or repealable;
- (e) Remove or appoint any other committees of the Board or their members;
- (f) Expend corporate funds to support a nominee for director after more people have been nominated for Director than can be elected;
- (g) Approve any contract or transaction to which the Corporation is a party and in which one or more of its Directors has a material financial interest, except as special approval is provided for in Section 5233(d)(3) of the California Corporations Code;
- (h) Amend or repeal any of the Corporation's policies or adopt new policies;
- (i) Adopt an annual budget for the Corporation; or
- (j) Amend or repeal any Board resolutions, or adopting any resolutions, relating to YBCBD assessments.

Section 7.2. Executive Committee.

(a) The Executive Committee shall be a Board Committee and shall consist of (a) the President, the Vice President, the Secretary, the Treasurer and the chairpersons of each of the then-existing Board Committees and Advisory Committees. The Executive Committee, unless limited in a resolution of the Board, shall have and may exercise all the authority of the Board in the management of the business and affairs of the Corporation between meetings of the Board; provided, however, that the Executive Committee shall not have the authority of the Board in reference to those matters enumerated in subsections (a) – (j) of Section 7.1 of these Bylaws.

(b) In addition, the Executive Committee shall be charged with the hiring, supervision and evaluation of the Corporation's Executive Director.

(c) The Executive Committee shall inform the Board of all decisions made by it at the Board's next scheduled meeting and/or by timely distribution to the Board of the minutes of the meeting of the Executive Committee.

Section 7.3. Nominating Committee. The Corporation shall have a Nominating Committee, which shall be an Board Committee. The Nominating Committee shall consist of one Community Organization Director, one G&E Director, one Arts Director, one Resident Director, one Business Director and one At Large Director, in each case as appointed by the Board in its sole discretion. In addition, the President of the Corporation shall be a member of the

Nominating Committee and shall serve as the Committee's chair. The Nominating Committee shall identify and nominate qualified candidates for (a) Board seats and (b) officers of the term next due or overdue for election. A person may not be nominated without his or her prior consent. The Nominating Committee shall be appointed at least ninety (90) days before the date of the applicable election. The Nominating Committee shall make its report to the Secretary of the Corporation at least thirty (30) days before the date of election, and the Secretary shall forward to each then serving Director a list of all candidates nominated by the Nominating Committee.

Section 7.4. **Advisory Committees.** In addition to the Audit Committee, which is an Advisory Committee as provided in Section 7.5 of these Bylaws, the Board, by resolution adopted by a majority vote of the Board, may create one or more advisory committees to the Board (each, an "Advisory Committee"). The members of any Advisory Committee may consist of Directors and non-directors and may be appointed as the Board determines. Each Advisory Committee (including the Audit Committee) shall be chaired by a Director. Advisory Committees may not exercise the authority of the Board to make decisions on behalf of the Corporation, but shall be restricted to making recommendations to the Board or Board Committees, and implementing Board or Board Committee decisions and policies under the supervision and control of the Board or Board Committee.

Section 7.5. **Audit Committee.** The Corporation shall have an Audit Committee. The Audit Committee shall be an Advisory Committee and shall consist of at least three (3) members who are appointed annually by the Board, each of whom shall be free of any relationships that would interfere with his or her exercise of independent judgment. Without limiting the foregoing, the Audit Committee shall include no members of the staff of this Corporation and no person with a material financial interest in any entity that does business with this Corporation. In addition, neither the President, Treasurer, Executive Director nor the Chief Financial Officer (if any) of this Corporation shall serve on the Audit Committee, regardless of whether he or she is compensated by the Corporation. Furthermore, members of the finance committee of this Corporation, if any, may serve on the Audit Committee so long as they shall comprise less than one-half of the Audit Committee, and the Audit Committee chair shall not be a member of the finance committee. No member of the Audit Committee shall receive any compensation from this Corporation except for reasonable reimbursement of expenses that he or she may incur in connection with his or her service on the Board. Each Audit Committee member shall have a general working knowledge of financial reporting and shall be able to understand and interpret financial statements and supporting schedules. The Audit Committee shall oversee management's preparation of the annual financial statements and the audit by an independent auditor of the financial statements of this Corporation. Without limiting the foregoing, the Audit Committee shall have the following express responsibilities on behalf of this Corporation, subject to the supervision of the Board:

(a) Recommending to the Board the retention and termination of an independent auditor to prepare financial statements for the Corporation;

- Board;
- (b) Negotiating the independent auditor's compensation on behalf of the Board;
  - (c) Conferring with the auditor to satisfy members that the financial affairs of the Corporation are in order;
  - (d) Reviewing and determining whether to accept the audit;
  - (e) Assuring that any non-audit services performed by the audit firm conform with the standards for auditors' independence contained in the latest revision of the Government Auditing Standards issued by the Comptroller General of the United States (the "Yellow Book");
  - (f) Approving the performance of all non-audit services provided by the audit firm;
  - (g) Reviewing major changes to the Corporation's accounting principles and practices;
  - (h) Reviewing the client representation letter, the audited financial statements, and the management letter and the Corporation's response with the auditor and such other matters that the independent auditor wishes to raise; and
  - (i) Reviewing, approving, and monitoring the Corporation's internal audit function and current compliance activities.

**Section 7.6. Meetings and Action of Committees.** Meetings and action of committees shall be governed by, noticed, held and taken in accordance with the provisions of these Bylaws concerning meetings of the Board, with such changes in the context of such Bylaw provisions as are necessary to substitute the committee and its members for the Board and the Directors, except that the time for regular meetings of committees and the calling of special meetings of committees may be set either by resolution of the Board or, if none, by resolution of the committee. The Board may also adopt rules and regulations pertaining to the conduct of meetings of committees to the extent that such rules and regulations are not inconsistent with the provisions of these Bylaws. Each committee created by the Board shall serve at the pleasure of the Board, and shall be subject to the control and direction of the Board. Each such committee shall act by not less than a majority of the whole authorized number of its members.

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ARTICLE 8  
EXECUTION OF INSTRUMENTS, DEPOSITS AND FUNDS

Section 8.1. Execution of Instruments. The Board, except as otherwise provided in these Bylaws, may by resolution authorize any officer or agent of the Corporation to enter into any contract or execute and deliver any instrument in the name and on behalf of the Corporation, and such authority may be general or confined to specific instances. Unless so authorized, no officer, agent, or employee shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable monetarily for any purpose or in any amount.

Section 8.2. Checks and Notes. All checks, drafts or other orders for the payment of money issued in the name of the Corporation (collectively, "Checks") shall be signed by such person or persons and in such manner as shall be authorized from time to time by resolution of the Board. Except for Checks issued in payment of the Corporation's recurring obligations under contracts approved by the Board, any Check for an amount in excess of Five Thousand Dollars (\$5,000) shall require the signatures of two (2) persons so authorized by the Board. The Board may, from time to time by resolution, change the monetary threshold above which said instruments require two (2) signatures.

Section 8.3. Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies, or other depositories as the Board may select.

Section 8.4. Gifts. The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the charitable purposes of this Corporation.

ARTICLE 9  
CORPORATE RECORDS AND REPORTS

Section 9.1. Maintenance of Corporate Records. The Corporation shall keep at its principal office in the State of California:

(a) Minutes of all meetings of Directors and committees of the Board, indicating the time and place of holding such meetings, whether regular or special, how called, the notice given, and the names of those present and the proceedings thereof.

(b) Adequate and correct books and records of account, including accounts of its properties and business transactions and accounts of its assets, liabilities, receipts, disbursements, gains and losses.

(c) A copy of the Articles of Incorporation of the Corporation and these Bylaws, as amended to date.

Section 9.2. **Directors' Inspection Rights.** Every Director shall have the right at any reasonable time to inspect and copy all books, records and documents of every kind and to inspect the physical properties of the Corporation.

Section 9.3. **Annual Statement of Specific Transactions to Directors.** This Corporation shall mail or deliver to all Directors a statement within one hundred and twenty (120) days after the close of its fiscal year which briefly describes the amount and circumstances of any indemnification or any transaction in which the Corporation, or its parent or its subsidiary was a party, and in which either of the following had a direct or indirect material financial interest:

(a) Any Director or officer of the Corporation, or its parent or subsidiary (a mere common directorship shall not be considered a material financial interest); or

(b) Any holder of more than ten percent (10%) of the voting power of the Corporation, its parent or its subsidiary.

The above statement need only be provided with respect to a transaction during the previous fiscal year involving more than FIFTY THOUSAND DOLLARS (\$50,000) or which was one of a number of transactions with the same person involving, in the aggregate, more than FIFTY THOUSAND DOLLARS (\$50,000).

Similarly, the statement need only be provided with respect to indemnification or advances aggregating more than TEN THOUSAND DOLLARS (\$10,000) paid during the previous fiscal year to any Director or officer.

Any statement required by this Section shall briefly describe the names of the interested persons involved in such transactions, stating each person's relationship to the Corporation, the nature of such persons interest in the transaction and, where practical, the amount of such interest; provided, that in the case of a transaction with a partnership of which such person is a partner, only the interest of the partnership need be stated.

## ARTICLE 10 FISCAL YEAR

Section 10.1. **Fiscal Year.** The fiscal year of the Corporation shall end on June 30 each year.



ARTICLE 11  
CONSTRUCTION AND DEFINITIONS

Section 11.1. Construction and Definitions. Unless the context requires otherwise, the general provisions, rules of construction, and definition in the California Nonprofit Corporation Law shall govern the construction of these bylaws.

ARTICLE 12  
AMENDMENTS

Section 12.1. Amendments by Directors. New bylaws may be adopted or these Bylaws may be amended or repealed by approval of a majority vote of the Board. A copy of the proposed amendment or new bylaws shall be included in the notice of meeting given to each Director at which the amendment(s) are to be considered.

## ATTACHMENT A

### Revisions to Bylaws

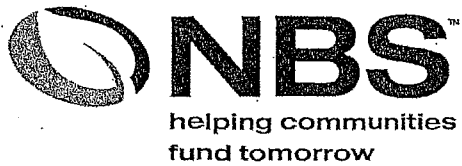
#### Section 7.6 Working Groups

Committees may from time to time establish working groups, comprised of less than a quorum of the committee, to work between meetings on a discreet issue. Working groups do not have decision making authority and are restricted to making recommendations to Committees or the Board.

#### Section 7.67 Meetings and Action of Committees

Meetings and action of committees shall be governed by, noticed, held and taken in accordance with the provisions of these Bylaws concerning meetings of the Board; provided that these requirements shall not apply to working group meetings unless otherwise required by law, with such changes in the context of such Bylaw provisions as are necessary to substitute the committee and its members for the Board and the Directors, except that the time for regular meetings of committees and the calling of special meetings of committees may be set either by resolution of the Board or, if none, by resolution of the committee. The Board may also adopt rules and regulations pertaining to the conduct of meetings of committees to the extent that such rules and regulations are not inconsistent with the provisions of these Bylaws. Each committee created by the Board shall serve at the pleasure of the Board, and shall be subject to the control and direction of the Board. Each such committee shall act by not less than a majority of the ~~whole~~-authorized actual number of its members.

## APPENDIX D – ENGINEER’S REPORT



**City and County of San Francisco**

**Yerba Buena Community Benefit District**

**Engineer's Report**

**March 2015**

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32605 Temecula Parkway, Suite 100  
Temecula, CA 92592  
Toll free: 800.676.7516 Fax: 951.296.1998

**Regional Office**  
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# 1. ENGINEER'S LETTER

Pursuant to the Property and Business Improvement District Law of 1994 ("1994 Act"), as 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 Yerba Buena Community Benefit District ("District") be renewed and expanded. If renewed and expanded, assessments would be collected for up to 15 years (July 1, 2015 – June 30, 2030). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2030), at which point the District would then be terminated, if not renewed.

This Engineer's Report presents the plans and specifications describing the improvements, maintenance, and activities, an estimate of the costs of the improvements, maintenance, and activities for the District for the 2015/16 Fiscal Year. The Engineer's Report also includes an assessment diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, maintenance, and activities, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

The following assessment is authorized in order to pay the estimated costs of the District improvements, maintenance and activities to be paid by the assessable real property within the boundaries of the District in proportion to the special benefit received. The following table summarizes the District assessment:

Description	Amount
<b>2015/16 Maximum District Costs:</b>	
Cleaning and Streetscape Improvement Costs	\$1,281,665.91
Safety and Security Activity Costs	1,024,744.40
District Branding, Activation and Marketing Activity Costs	434,614.14
Administration	315,319.79
Contingency and Reserves	95,491.85
<b>Total 2015/16 Maximum District Costs:</b>	<b>\$3,151,836.09</b>
Less: District Contributions	(\$160,113.27)
<b>2015/16 Maximum District Assessment:</b>	<b>\$2,991,722.82</b>
Total Special Benefit Points	318,947.005*
<b>2015/16 Maximum Allowable Assessment per Special Benefit Point</b>	<b>\$9.38</b>


\* An explanation of Total Special Benefit Points begins in Section 5 of this Engineer's Report.

The assessment methodology adheres to local and state laws. In making the assessments contained herein pursuant to the 1994 Act, augmented by Article 15 to the Business and Tax Regulations Code of the City and County of San Francisco Municipal Code, Article XIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act, commencing with Section 53750 of the Government Code (collectively referred to as the "Assessment Law"):

1. I identified all parcels which will have a special benefit conferred upon them from the installation, implementation and maintenance of the improvements, maintenance, and activities described in Section 3.2 to 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 Section 8 of this Engineer's Report.
2. I have assessed the costs and expenses to install, implement and maintain the improvements, maintenance, and activities upon the Specially Benefited Parcels. In making such assessment:
  - a. The proportionate special benefit derived by each Specially Benefited Parcel from the installation, implementation and maintenance of the improvements, maintenance, and activities was determined in relationship to the entirety of the costs;
  - 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 installation, implementation and maintenance of improvements, maintenance, and activities; and
  - c. Any general benefits from the installation, implementation and maintenance of improvements, maintenance, and activities have been quantified and 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 Assessment Law.



  
Assessment Engineer

## **2. INTRODUCTION**

### **2.1. Background of District**

---

In 2008, property owners established a community benefit district for the Yerba Buena area for a seven year operational term. Based on the success of the original district, property owners, stakeholders, merchants and residents have shown support to renew the district with minor adjustments to District boundaries.

As part of the assessment district formation process, this Engineer's Report has been prepared to support the renewal and expansion proceedings for the Yerba Buena Community Benefit District ("District").

### **2.2. Reason for the Assessment**

---

Approval of the assessment covered by this Engineer's Report will generate the annual assessment revenue necessary to provide for the cleaning, public safety and security, streetscape improvements, beautification, branding, activation, marketing, advocacy, and management activities more fully described in Section 3.2. The District improvements, maintenance, and activities include all necessary services, operations and administration required to keep the District improvements and area in an operational and satisfactory condition as well as provide for the ongoing maintenance and activities. The implementation and operations of the District improvements, maintenance, and activities shall also include material, vehicle, equipment, capital improvements, and administrative costs associated with the annual administration and operation of the District.

### **2.3. Process for Establishing the Assessment**

---

The City and County of San Francisco ("City") cannot form the District and establish assessments without complying with the procedures specified in California Constitution Article XIII D (part of Proposition 218). In November 1996, the voters in the State of California passed Proposition 218 which added Article XIII D to the California Constitution imposing, among other requirements, the necessity for the City to conduct an assessment ballot procedure to enable the owners of each property on which assessments are proposed to be imposed, the opportunity to express their support for, or opposition to, the proposed assessment. The basic steps of the assessment ballot procedure are outlined below.

The City must prepare a Notice of Public Hearing ("Notice"), which describes, along with other mandated information, the reason for the proposed assessments and provide a date, time and location of a public hearing to be held on the matter. The City must also prepare an assessment ballot, which clearly gives the property owner the ability to sign and execute their assessment ballot either in favor of, or in opposition to, the proposed assessment. The Notice and assessment ballot are mailed to each affected property owner within the District a minimum of 45 days prior to the public hearing date as shown in the Notice. The City may also hold community meetings with the property owners to discuss the issues facing the District and to answer property owner questions directly.

After the Notice and assessment ballot are mailed, property owners are given until the close of the public hearing, as stated in the Notice, to return their signed and executed assessment ballot. During the public hearing, property owners are given the opportunity to address the Board of Supervisors and ask questions or voice their concerns. After the public hearing, the returned assessment ballots received prior to the close of the public hearing are tabulated, weighted by the proposed assessment amount on each property and the results are announced by the Board of Supervisors.



Article XIID provides that if, as a result of the assessment ballot proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to enact the assessments as proposed. A majority protest exists if the assessments represented by weighted ballots submitted in opposition exceed those weighted ballots submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel, in relation to the total proposed assessments. If there is no majority protest as described above, the Board of Supervisors may approve the District formation and levy the assessments.

### **3. PLANS AND SPECIFICATIONS**

The District will provide for the ongoing cleaning, maintenance, public safety and security, streetscape improvements, beautification, branding, activation, marketing, advocacy, and management activities all located within the boundaries of the District.

#### **3.1. Description of the Boundaries of the District**

---

The parcels subject to the District assessment are located within the City's Yerba Buena area, and include approximately 17 whole or partial blocks. The District boundaries are approximately:

- Market Street from northwest corner of Assessor Parcel No. 3706-048 to 2nd Street (South side only)
- 2nd Street from Market Street to southeast corner of Assessor Parcel No. 3763-001 (West side only)
- Harrison Street from 2nd Street to 5th Street (East and West sides - street and affronting parcels)
- 4th Street from Harrison Street to Perry Street (East and West sides - street and affronting parcels)
- 3rd Street from Harrison Street to Perry Street (East and West sides - street and affronting parcels)
- Perry Street from 4th Street to the end of Perry Street in Block 3763 (North side only)
- 5th Street from Harrison Street to Howard Street (East and West sides – street and affronting parcels)
- 5th Street from Howard Street to northwest corner of Assessor Parcel No. 3705-039 (East side only)
- Mission Street from 5th Street to 4th Street (East and West sides - street and affronting parcels)
- 4th Street from Mission Street to northeast corner of Assessor Parcel No. 3705Z-003 (West side) and Stevenson Alley (East side)
- Stevenson Alley to southwest corner of Assessor Parcel No. 3706-048
- Southwest corner of Assessor Parcel No. 3706-048 to the parcel's northwest corner

The District boundaries include two zones of benefit.

**The Zone 1 boundaries are approximately:**

- Market Street from northwest corner of Assessor Parcel No. 3706-048 to 2nd Street to (South side only)
- 2nd Street from Market Street to Howard Street (West side only)
- Howard Street from 2nd Street to 3rd Street (North side only)
- 3rd Street from Howard Street to Folsom Street (East side only)
- Folsom Street from 3rd Street to 4th Street (North side only)
- 4th Street from Folsom Street to Howard Street (East side only)
- Howard Street from 4th Street to 5th Street (North side only)
- 5th Street from Howard Street to northwest corner of Assessor Parcel No. 3705-039 (East side only)
- Mission Street from 5th Street to 4th Street (East and West sides - street and affronting parcels)
- 4th Street from Mission Street to northeast corner of Assessor Parcel No. 3705Z-003 (West Side) and Stevenson Alley (East side)
- Stevenson Alley to southwest corner of Assessor Parcel No. 3706-048
- Southwest corner of Assessor Parcel No. 3706-048 to the parcel's northwest corner

**The Zone 2 boundaries are:**

- 2nd Street from Howard Street to southeast corner of Assessor Parcel No. 3763-001 (West side only)
- Harrison Street from 2nd Street to 5th Street (East and West sides - street and affronting parcels)
- 4th Street from Harrison Street to Perry Street (East and West sides - street and affronting parcels)
- 3rd Street from Harrison Street to Perry Street (East and West sides - street and affronting parcels)
- Perry Street from 4th Street to the end of Perry Street in Block 3763 (North side only)
- 5th Street from Harrison Street to Howard Street (East and West sides - street and affronting parcels)
- Howard Street from 5th Street to 4th Street (South side only)
- 4th Street from Howard Street to Folsom Street (West side only)
- Folsom Street from 4th Street to 3rd Street (South side only)
- 3rd Street from Folsom Street to Howard Street (East side only)
- Howard Street from 3rd Street to 2nd Street (South side only)

Section 8 of this Engineer's Report provides an assessment diagram that more fully provides a description of the District's boundaries and the parcels within those boundaries.

### ***3.2. Description of the District Improvements, Maintenance, and Activities***

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The installation, implementation and maintenance of the District improvements, maintenance, and activities are provided throughout the District only, and are of direct and special benefit to the parcels within the District.

#### **Cleaning and Streetscape Improvement Program**

The District plans to implement a comprehensive program that aims to ensure the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the District boundaries. Through the utilization of managed services, the Cleaning and Streetscape Improvement Program will strive for a clean and litter-free area that significantly reduces graffiti or other signs of decay. The goal is for property owners, merchants and residents alike to maintain a sense of pride throughout the Yerba Buena area. Cleanliness is crucial to the growth of an aesthetically pleasing and vibrant community.

The District's Cleaning and Streetscape Improvement Program includes regular sidewalk and gutter sweeping, scheduled steam cleanings, power washing, refuse removal, graffiti removal, and streetscape improvements. Streetscape improvements are based upon, but not limited by, the Yerba Buena Street Life Plan ("YBSLP"), a roadmap for enhancing public spaces in the neighborhood. The District will also distribute small annual grants (through its Community Benefit Fund) to community organizations providing services in the District that support the District's mission. The following cleaning and streetscape improvements will be carried out:

#### Benefit Zone 1

- Regular sidewalk and gutter sweeping – 3 times per day or 21 times per week
- Sidewalk steam cleaning – 2 times per month or 24 times per year
- Spot power washing – As needed; assessed daily
- Frequent trash removal (topping off) – 3 times per day or 21 times per week
- Graffiti removal – Daily
- Tree and plant maintenance, including some weeding and removal of hazardous tree branches – As needed

- Beautification and streetscape improvements – As determined with the continued implementation of the

#### Benefit Zone 2

- Regular sidewalk and gutter sweeping – 2 times per day or 14 times per week
- Sidewalk steam cleaning – 1 time per month or 12 times per year
- Spot power washing – As needed; assessed daily
- Frequent trash removal (topping off) – 2 times per day or 14 times per week
- Graffiti removal – Daily
- Tree and plant maintenance, including some weeding and removal of hazardous tree branches – As needed
- Beautification and streetscape improvements – As determined with the continued implementation of the YBSLP

#### **Safety and Security Program**

The District will work with residents, merchants, the San Francisco Police Department (“SFPD”), and community on a variety of safety programs and strategies to prevent crime and increase pedestrian safety throughout the District. The District will provide Community Guides to assist visitors, connect those in need with social services, and report cleaning and safety issues. The SFPD Bike Patrol Officer dedicated to the District will respond to nuisance issues and safety concerns. The District will also distribute small annual grants (through its Community Benefit Fund) to community organizations providing services in the District that support the District’s mission.

#### Benefit Zones 1 and 2

- SFPD Bike Patrol Officer – all areas to serve as a reassuring presence and a visible deterrent – Daily
- Community Guides – Provide assistance to persons or businesses in the District, including but not limited to monitoring public areas; directing visitors to local businesses; contacting the District dispatcher to have areas cleaned; reporting safety issues; and, interacting with merchants to share safety related information or learn about merchants’ concerns related to street level activity – Daily

#### **District Branding, Activation and Marketing Program**

In order to promote the unique character of the Yerba Buena neighborhood, the District, as directed by the Marketing Committee, will implement a District Branding, Activation and Marketing Program.

The District Branding, Activation and Marketing Program will promote the District’s properties and businesses through specially targeted programs and initiatives. In addition, these activities will contribute to the economic and social vitality of the area, and help with the recruitment and retention of businesses and other entities. District stakeholders view marketing activities as especially useful and necessary during a time of economic downturn, and to help the area stabilize itself and grow during prosperous economic times.

The District will also support the creation and production of special events that draw visitors into the District as a means of additional exposure. The District will program special events and conduct marketing activities in various parts of the District. The District marketing and promotion services will make sure new visitors, employees, patrons, and residents know about area attractions and will help them enjoy their experience in the District. The District plans to include other marketing initiatives as appropriate, and as budget resources allow.

In addition, the District will promote the District as a clean, safe, and vibrant area for businesses, visitors, and residents while also supporting business growth. The District will also distribute small annual grants

(through its Community Benefit Fund) to community organizations providing services in the District that support the improvement and activities of the District.

The District Branding, Activation and Marketing Program will carry out the following tasks:

Benefit Zone 1 & 2 (combine)

- Special events – 3 times per year
- Branding, Activation and Marketing – As determined by the Marketing Committee
- Installation of banners highlighting the District

**Management and Operations**

The District's effectiveness in forming and maintaining relationships with the community is a vital component to the success of the District. A strong community relations effort emphasizes the importance of positive relationships within the Yerba Buena area and encourages maximum community involvement. Active District management will also afford the opportunity to garner other material, grants, and financial support for the Yerba Buena area.

Regular activities, initiatives, resources that support this task include, but are not limited to:

- A dedicated staff who will serve as a focal point persons and advocate for the District
- Office expenses including accounting, rent, utilities, office supplies, insurance, legal, and other professional services related to District activities

## 4. ESTIMATE OF COSTS

The estimated costs of installation, implementation and maintenance of the District improvements, maintenance, and activities as described in Section 3 are outlined below. Each year, as part of the District assessment levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

### 4.1. Cost Estimate Budget

The Fiscal Year 2015/16 estimated cost budget, from July 1, 2015 through June 30, 2016 for the installation, implementation and maintenance of the District improvements, maintenance, and activities is as follows:

Description	Amount
Cleaning and Streetscape Improvement Costs	\$1,281,665.91
Safety and Security Costs	1,024,744.40
District Branding, Activation and Marketing Costs	434,614.14
Administration	315,319.79
Contingency and Reserves	95,491.85
<b>Total 2015/16 Cost Estimate Budget</b>	<b>\$3,151,836.09</b>

The Fiscal Year 2015/16 estimated cost budget will be funded as follows:

Description of Revenue Source	2015/16 Revenue Amount
Assessment Revenue	\$2,991,722.82
Other Revenue(1)	160,113.27
<b>Total 2015/16 Annual Revenue</b>	<b>\$3,151,836.09</b>

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

## 5. SPECIAL AND GENERAL BENEFIT

### 5.1. Introduction

---

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the installation, implementation and maintenance of the improvements, maintenance, and activities shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the installation, implementation and maintenance of the improvements, maintenance, and activities.

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Proposition 218 requires that the City separate the general benefit from special benefit, so that only special benefit may be assessed to properties within the District. Furthermore, 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.

### 5.2. Identification of Benefit

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The ongoing maintenance, servicing and operation of the District improvements, maintenance, and activities will provide benefits to both those properties within the District boundaries and to the community as a whole. The benefit conferred to property within the District can be grouped into three primary benefit categories; aesthetic benefit, safety benefit and economic activity benefit. The three District benefit categories are further expanded upon in each section below.

#### Cleaning and Streetscape Improvement Benefit

The cleaning and streetscape improvement benefit relates to the increase in the overall aesthetics as a result of the ongoing maintenance, servicing and operation of the improvements, maintenance, streetscape improvements based upon the YBSLP, and activities provided to the District. The sidewalk services, trash services, graffiti abatement, and beautification activities will enhance the overall image and desirability of the properties within the District. The following cleaning and streetscape improvement benefits will be provided as a result of the District improvements, maintenance, and activities:

- Clean sidewalks will enhance the community identity of the Yerba Buena area, which will lead to a stronger and healthier neighborhood corridor. The overall appeal of the District is enhanced when improvements are in place and kept in a healthy and satisfactory condition.
- Uniform and well-maintained improvements, maintenance, and activities will create cohesion throughout the District. This District cohesion will enhance the retail and residential experience as well as encourage maximum use of building and lot area. A uniform maintenance management program will allow for consistent and reliable maintenance throughout the District boundaries.
- Upgraded sidewalk amenities and other improvements, maintenance, and activities will enhance the appearance, desirability and “livability” of the property directly fronting the improvements provided throughout the District.

As a result of continued maintenance of the improvements, maintenance, and activities, the overall “livability” of the District will increase. “Livability” encompasses several qualities and characteristics that are unique to a specific area. The Victoria Transport Policy Institute (VTPI, 2011) expands on the concept of “livability” and the various benefits associated with that designation. The Victoria Transport Policy Institute indicates that the “livability” of an area increases property desirability and business activity. “Livability” is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other

public facilities. "Livability" also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources.

#### Safety and Security Benefit

The maintained District improvements and the presence of the Community Guides and a SFPD bike patrol officer dedicated to the District will provide an increased level of safety to the property, businesses, residents, and visitors to the District.

The following safety and security benefits will be provided as a result of the District improvements, maintenance, and activities:

- The improvements, maintenance, and activities will provide for clear and safe access to and from District properties, as well as provide for safe pedestrian passage throughout the District.
- Well-maintained sidewalks, free of trash, provide a separation between vehicle and pedestrian as well as property and pedestrian, which provides a safety benefit for both property and pedestrian. The U.S. Department of Transportation Federal Highway Administration (FHWA, n.d.) notes that annually, around 4,500 pedestrians are killed in traffic crashes with motor vehicles in the United States. Pedestrians killed while "walking along the roadway" account for almost 8% of those deaths. Providing safe walkways separated from the travel lanes could help to prevent up to 88% of these "walking along roadway" crashes.
- Regular maintenance to the District improvements ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the sidewalks.
- Safety for pedestrians involves not only a degree of protection from vehicular accidents, but also from criminal activity. Well monitored areas mitigate crime, especially vandalism, and enhance pedestrian safety.

In 2012, the City's Office of Economic and Workforce Development prepared a report entitled "Impact Analysis of San Francisco's Property & Business Improvement Districts (CBDs/BIDs)": The intent of this analysis was to determine the level of impact these types of districts have on their communities. The analysis noted that after implementing public safety services as part of the district's services, crime levels decreased within these districts 68% of the time (Ellicot & Pagan, 2012).

#### District Branding, Activation and Marketing Benefit

The branding, activation and marketing activity benefit relates to the increase in the District's economic activity and future property development potential as a result of the District improvements, maintenance, and activities. The branding, activation and marketing activity for property within the District can best be described as the ability for the property within the District to develop, redevelop and operate at the property's highest and best use. Properties within the District will receive the following branding, activation and marketing activity benefits as a result of the District improvements, maintenance, and activities:

- The District will provide a comprehensive marketing plan that will seek to promote District properties as well as attract, retain and expand the retail and business climate throughout the District.
- The enhanced marketing improvements, maintenance, and activities, throughout the Yerba Buena area will encourage new non-residential property development, as well as encourage existing property to renovate and/or expand to the highest and best use of the property. This marketing and economic activity effort will reduce vacancy rates and increase lease rates and utilization of property within the District.
- Well-maintained and safe District areas will encourage an increase in the overall pedestrian activity. The District area will become more pedestrian friendly, thus improving the retail environment by encouraging individuals to shop, dine, and stay within the District boundaries.



Well-maintained and safe sidewalks and public right-of-ways not only make adjacent properties appear more stable and prosperous, but can spur investment in the property. The National Complete Streets Coalition (NCSC, n.d.) notes that street design that is inclusive of all modes of transportation, where appropriate, not only improves conditions for existing businesses, but also is a proven method for revitalizing an area and attracting new development. Washington, DC's Barracks Row was experiencing a steady decline of commercial activity due to uninviting sidewalks, lack of streetlights, and speeding traffic. After many design improvements, which included new patterned sidewalks, more efficient public parking, and new traffic signals, Barrack's Row attracted 44 new businesses and 200 new jobs. Economic activity on this three-quarter mile strip (measured by sales, employees, and number of pedestrians) has more than tripled since the inception of the project.

### **5.3. Separation of General Benefit**

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Section 4 of Article XIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the installation, implementation and maintenance of District improvements, maintenance, and activities to be provided by the assessments levied. The installation, implementation and maintenance of assessment funded District improvements, maintenance, and activities provided by the District will be located within the District boundaries only. There will be no installation, implementation and maintenance of assessment funded District improvements, maintenance, and activities located outside of the District boundaries.

The ongoing installation, implementation and maintenance of District improvements, maintenance, and activities will provide cleaning and streetscape improvements, safety and security, and marketing activity benefits to the property within the District. However, it is recognized that the ongoing installation, implementation and maintenance of District improvements, maintenance, and activities will also provide a level of benefit to some property and businesses within proximity to the District, as well as visitors and individuals passing through the District. Pedestrian traffic from property within and outside of the District as well as individuals passing through the District area will be able to utilize the safe and maintained sidewalks and to not only access property located within the District, but also property located within close proximity outside of the District. Therefore, the general benefit created as a result of the District improvements, maintenance, and activities has been considered.

### **5.4. Quantification of General Benefit**

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In order for property within the District to be assessed only for that portion of special benefit received from the District improvements, maintenance, and activities, the general benefit provided by the ongoing improvements, maintenance, and activities needs to be quantified. The amount of general benefit that is provided from the District improvements, maintenance, and activities cannot be funded via property owner assessments within the District.

As a result of the District improvements, maintenance, and activities, there will be a level of general benefit to pedestrians and others who do not live in or intend to access property within the District. There will be pedestrian traffic generated from property outside of the District that will utilize the maintained sidewalks in order to pass through the District and access property located outside of the District boundaries. In addition to accessing property located outside of the District, there will also be a level of pedestrian activity that will utilize the maintained sidewalks for leisure and fitness activities. Pedestrians will incorporate the maintained and safe sidewalks into their leisure and fitness routines, thus making the District sidewalks serve as a pass through portion of their overall route traveled. The benefit provided to

property and pedestrians, as a result of the maintained sidewalks serving as a pass through corridor, needs to be quantified.

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. In 2008, the San Francisco County Transportation Authority (SFCTA) conducted a survey (Bent, 2008) to determine the modal choice of patrons visiting the downtown area. According to the results of the survey, approximately 20% of those surveyed responded that walking was their preferred travel mode (Bent, 2008).

San Francisco is comprised of many neighborhoods located throughout the City. To better understand the demographic makeup of these various neighborhoods, the San Francisco Planning Department prepared the San Francisco Socio-Economic Profiles American Community Survey 2005-2009 ("San Francisco Profile") (San Francisco Planning Department, 2011). Portions of the District's boundary lie within the boundaries of the neighborhood areas identified as Financial and South of Market. However, to capture a better understanding of the pedestrian traffic that may utilize the District sidewalks to access adjacent neighborhoods, the neighborhoods of Downtown/Civic Center, Mission, and Mission Bay were also considered in the analysis: Applying the SFCTA survey data of 20% of trips, where the typical travel mode of transportation was walking, to each of the neighborhood population sets, approximately 28,754 people within proximity of the District utilize walking as their typical mode of transportation. The table below provides the number of persons per neighborhood that would utilize walking as the typical mode of transportation:

Neighborhood	Neighborhood Population	Population w/Walking as Typical Mode of Transportation(1)
Downtown/Civic Center	44,240	8,848
Financial	1,780	356
South of Market	31,370	6,274
Mission	57,300	11,460
Mission Bay	9,080	1,816
<b>Totals:</b>	<b>143,770</b>	<b>28,754</b>

(1) Population multiplied by 20%.

To further identify the non-District population within close proximity of the District, the population residing within the District needs to be quantified and excluded from the total walking population figure of 28,754. The District boundaries are contained within the Financial and South of Market neighborhoods. Utilizing the population information and number of housing units provided in the neighborhood profiles (SF Planning Department, 2011) the average household size for the District was calculated. Totaling the populations for each neighborhood and dividing that by the total number of housing units, the estimated persons per household within the District is approximately 2.10. Based on this average household size and the number of residential units within the District, 10,004 people reside within the District boundaries. Applying the SFCTA survey's walking travel mode percentage of 20% to the District population, 2,001 people within the District boundaries use walking as their primary mode of transportation. Therefore, the adjusted total surrounding neighborhood area population, located outside of the District boundaries, that uses walking as the primary mode of transportation is 26,753 people.

Neighborhood	Population	Population w/Walking as Typical Mode of Transportation(1)
Downtown/Civic Center	44,240	8,848
Financial	1,780	356
South of Market	31,370	6,274
Mission	57,300	11,460
Mission Bay	9,080	1,816
<b>Sub-totals:</b>	<b>143,770</b>	<b>28,754</b>
Less District Boundary Population	(10,004)	(2,001)
<b>Non-District Totals:</b>	<b>133,766</b>	<b>26,753</b>

(1) Population multiplied by 20%.

However, in order to obtain a better picture of the overall level of general benefit provided by the District improvements, maintenance, and activities, the pedestrian traffic that utilizes walking as the typical mode of transportation that will seek out and use sidewalks within the District's boundaries to access property outside of the District's boundaries must be considered.

The Summary of Travel Trends, 2009 National Household Travel Survey ("NHTS") prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2011) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking, or some other means of transportation. According to the Urban Area data extracted from the 2009 NHTS database, of the annual 31,966 (in millions) total person trips made using walking as the primary mode of transportation (FHWA, 2011), 27.31% of the trips were identified as social, recreational, and other activities not provided within the boundaries of the District.

Applying this percentage of non-District related activity to the non-District surrounding population of 26,753 that utilizes walking as the typical mode of transportation, 7,306 people use the maintained District improvements to engage in general benefit activity.

Description	Population
Non-District population utilizing walking as the typical mode of transportation	26,753
% of SFMTA intercept survey trips representing activities outside of the District	27.31%
Non-District population engaging in general benefit activities	7,306

The number of persons engaging in general benefit activities represents 5.08% of the total neighborhood population, of 143,770 previously identified above, and is therefore considered to be District general benefit.

<b>District General Benefit</b>	<b>5.08%</b>
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The general benefit provided by the District improvements, maintenance, and activities is 5.08%. Accordingly, 94.92% of the benefits from the District improvements, maintenance, and activities are considered to provide special benefits to the properties within the District and thus could be subject to assessment therein.

## 5.5. Apportioning of Special Benefit

As outlined above, each of the parcels within the District is deemed to receive special benefit from the District improvements, maintenance, and activities. Each parcel that has a special benefit conferred upon it as a result of the ongoing District improvements, maintenance, and activities is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the District costs.

### Benefit Points Assignment

#### Cleaning and Streetscape Improvement Benefit Points and Safety and Security Benefit Points Assignment

Benefit points are assigned based upon not only the property's location to the District improvements, maintenance, and activities, but also the property's existing land use designation and pedestrian traffic associated with those different land uses. Those property land uses that are more likely to generate and attract activity receive a greater benefit from the District's improvements, maintenance, and activities when compared to those properties that do not generate as much traffic. District improvements, maintenance, and activities will be provided uniformly throughout each respective zone of service within the District boundaries. These clean and safe areas create an aesthetically pleasing and safe environment for District properties, and those individuals utilizing District property, whether it is to shop, dine, live, utilize services, or visit.

In order to recognize the varying levels of pedestrian traffic generated by the different property land uses within the District, properties are assigned benefit points based upon the likelihood of District pedestrian traffic to shop, dine, visit, or seek out services from the different property land uses throughout the District. The benefit points assigned are weighted based upon the walking trip purpose identified in the 2009 NHTS survey. After reducing the non-District population of 26,753 by the 7,306 people engaged in general benefit, there is a walking trip population of 19,447 with trip purposes attributable to special benefit. Allocating this special benefit population to each of the special benefit trip purposes identified in the 2009 NHTS survey, the special benefit population is allocated as follows:

Trip Purpose	2009 NHTS Survey %(1)	Special Benefit Population
Home	35.97%	9,624
Work	6.34%	1,696
School/Daycare/Religious Activity	4.89%	1,308
Medical/Dental Services	0.64%	171
Shopping/Errands	12.05%	3,224
Family Personal Business/Obligations	6.34%	1,696
Meals	6.46%	1,728
<b>Total Special Benefit Population</b>	<b>72.69%</b>	<b>19,447</b>

(1) Does not include those trip purposes previously identified as general benefit.

To determine the assigned cleaning and streetscape improvement benefit points and safety and security benefit points for each property land use category within the District, the total allocated special benefit population determined in the above table was categorized into each of the three District property land use categories. Work, Shopping/Errands, Family Personal Business/Obligations, and Meals special benefit trip purpose populations were assigned to the Non-Residential Property category, Home was assigned to the Residential Property category, and School/Daycare/Religious Activity was assigned to the Non-Profit / Public Property category. The total allocated special benefit population is summarized into each of the three property land use categories as follows:

Property Land Use	Total Special Benefit Population
Non-Residential Property	8,344
Residential Property	9,624
Non-Profit / Public Property	1,479
<b>Total Special Benefit Population</b>	<b>19,447</b>

Utilizing the Non-Residential Property land use as the base land use category, a cleaning and streetscape improvement benefit point and a safety and security benefit point of 1.00 is assigned. The other property land use categories are assigned cleaning and streetscape improvement benefit points and safety and security benefit points based upon their proportional relationship to the special benefit population for Non-Residential Property. For example, the Residential Property total special benefit population of 9,624 is approximately 1.20 times that of the Non-Residential Property total special benefit population of 8,344. To recognize cleaning and streetscape improvement and safety and security benefits provided to undeveloped property, 0.20 benefit points were assigned for cleaning and streetscape improvement and safety and security benefit. The cleaning and streetscape improvement benefit points and safety and security benefit points are assigned as follows:

Property Land Use	Cleaning and Streetscape Improvement Benefit Points	Safety and Security Benefit Points
Non-Residential Property	1.00	1.00
Residential Property	1.20	1.20
Non-Profit / Public Property	0.20	0.20
Undeveloped Property	0.20	0.20

**Branding, Activation and Marketing Benefit Points Assignment**

The District is an established mixed-use use area that features a blend of non-residential, residential, non-profit, and public property with development and redevelopment potential. The potential for properties to develop and redevelop to maximize their use as well as invest in their economic presence, District properties are assigned benefit points for the benefits received from the District's marketing activities. District marketing activities are designed to strengthen the economic landscape within the Yerba Buena area. District branding, activation and marketing activities will be geared towards creating a more vibrant and thriving commercial area, maximize occupancy for both non-residential and residential units, and encourage the use of non-profit and public services, which will support increased activity for existing property and encourage the development or redevelopment of other property.

A District with a variety of non-residential activity contained within a thriving economic area will encourage individuals to stay within the District to shop, dine and take part in other commercial activities instead of seeking similar activities outside of the District. Therefore, non-residential properties are assigned 2.00 marketing activity benefit points to account for increased activity resulting from enhanced marketing activities within and for the District. The Moscone Center and District museums and cultural institutions receive similar benefits, but the Moscone Center and District museums and cultural institutions have dedicated and independent marketing campaigns that draw people to the area. Moreover, San Francisco Travel provides marketing resources for the Moscone Center and District museums and cultural institutions. Therefore, to recognize the independent marketing efforts provided by the Moscone Center and District museums and cultural institutions, 1.50 branding, activation and marketing activity benefit points are assigned to Moscone Center and District museums and cultural institution properties. A vibrant and thriving mixed use area will aid in retaining the long-term occupancy among the residential units throughout the District as well as strengthen the community brand for the area in which these residents live. To account for the marketing activities that will brand the Yerba Buena community, residential property is assigned 1.00 marketing activity points. Branding, activation and marketing activities will primarily benefit the non-residential and residential property within the District, but there are benefits

provided to non-profit and public properties within the District by providing increased exposure for the non-profit and public services available and providing an overall enhanced District area. To account for this branding, activation and marketing activity benefit, non-profit and public properties are assigned 0.50 marketing activity benefit points. Undeveloped properties are assigned 0.25 branding, activation and marketing activity benefit points to recognize the limited benefits received from increased exposure for development potential as a result of branding, activation and marketing activities.

The following table provides the branding, activation and marketing activity benefit points assigned to the various parcel land use categories within the District.

<b>Property Land Use</b>	<b>Branding, Activation, and Marketing Benefit Points</b>
Non-Residential Property-Hotels, Retail, Office	2.00
Non-Residential Property-Convention Center, Museum, Cultural	1.50
Residential Property	1.00
Non-Profit / Public Property	0.50
Undeveloped Property	0.25

The total benefit point assignment for each of the property land use categories is as follows:

<b>Property Land Use</b>	<b>Cleaning and Streetscape Improvement Benefit Points</b>	<b>Safety and Security Benefit Points</b>	<b>Branding, Activation and Marketing Benefit Points</b>	<b>Total Benefit Points</b>
Non-Residential Property-Hotels, Retail, Office	1.00	1.00	2.00	4.00
Non-Residential Property-Convention Center, Museum, Cultural	1.00	1.00	1.50	3.50
Residential Property	1.20	1.20	1.00	3.40
Non-Profit / Public Property	0.20	0.20	0.50	0.90
Undeveloped Property	0.20	0.20	0.25	0.65

### **Parcel Factors**

The method of apportioning benefit to parcels within the District reflects the proportional special benefit assigned to each property from the District improvements, maintenance, and activities based upon the various property characteristics for each parcel as compared to other properties within the District. As part of the special benefit analysis various property characteristics were analyzed including street frontage, building size, land use, etc. Given that the special benefits provided by the District improvements, maintenance, and activities focus on aesthetic benefit, safety benefit and economic activity benefit, it was determined that linear street frontage, building square footage, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, building square footage, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors.

Benefit Zone

The District intends to provide two varying levels of service. These service levels are not uniform throughout the District, but are uniform throughout each zone of benefit. The District Management Corporation will provide a base level of service throughout the District. The Benefit Zone 2 level of service will equal this base level, and is consistent throughout the boundaries of Benefit Zone 2. Benefit Zone 1 will receive a level of service that is approximately a 50% increase above the base level when compared to Benefit Zone 2. Therefore, to account for this increased level of service Benefit Zone 1 is assigned a zone factor of 1.50 points while Benefit Zone 2 is assigned a zone factor of 1.00 point.

Benefit Zone	Zone Factor
Benefit Zone 1	1.50
Benefit Zone 2	1.00

Land Use

Properties in the District are assigned a land use category, as further outlined below, and may be reassigned if the property's designated land use changes.

**Non-Residential Property-Hotels, Retail, Office:** Non-Residential Property-Hotels, Retail, Office consists of parcels owned or leased by an entity for profit-making purposes and used for commercial purposes such as hotel, retail, restaurant, commercial parking lots and garages, or office property. This property land use category does not include properties identified as Non-Residential Property-Convention Center, Museum, Cultural properties.

**Non-Residential Property-Convention Center, Museum, Cultural:** Non-Residential Property-Convention Center, Museum, Cultural consists of parcels owned or leased for purposes related to convention centers, museums, and cultural institutions. Non-Residential Property-Convention Center, Museum, Cultural land use also includes those parcels owned or leased for museum and cultural institution operations.

**Non-Profit Property:** Non-Profit Property consists of parcels owned or used as follows:

- Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants and/or subtenants.
- Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.
- This land use category does not include the District museum and cultural institution parcels previously identified in the Non-Residential Property-Convention Center, Museum, Cultural land use category.

**Public Property:** Public Property consists of parcels owned or used as follows:

- Parcels owned by a government entity; for example, police stations, schools, and government-owned office buildings.
- Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants and/or subtenants.
- Public Property does not include profit parking lots and garages owned by governmental entities and used for profit-making purposes.

**Residential Property:** Residential Property consists of single family dwellings, duplexes, triplexes, condominiums, and apartment units used exclusively for residential purposes.

Undeveloped and redeveloped properties will be reassigned an appropriate land use category. New building square footage will become assessable for the upcoming fiscal year, if a temporary or final

certificate of occupancy has been issued prior to the submittal of the annual assessment database to the City.

By adjusting the assigned special benefit points assigned for each property land use category by parcel factors, a more complete picture of the proportional special benefits received by each parcel within the District is presented. Therefore, linear, and building factors were calculated and assigned for each parcel in the District according to the formulas below:

Linear Factor

Given the linear nature of the cleaning and public safety improvements, maintenance, and activities, each parcel within the District is assigned a linear factor that is equal to the parcel's linear street frontage that receives ongoing District cleaning and public safety improvements, maintenance, and activities.

Linear Factor	=	Parcel's Assigned Linear Street Frontage
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There are several parcels throughout the District that share the same area footprint, with each of these parcels being assigned a separate Assessor's Parcel Number by the San Francisco Assessor's office. For those areas that include multiple Assessor's Parcels, each Assessor's Parcel's assigned linear street frontage shall be calculated by allocating the total linear street frontage for the area equally to each Assessor's Parcel located on the footprint of that area.

Building Factor

Buildings in the District range from single-story structures to large multi-story structures. In order to create a factor to account for the many variations in the buildings, the minimum lot size for the area was considered. In the Yerba Buena area, the majority of the buildings within the District cover the entire footprint of the lot. Utilizing the minimum square footage of 2,500 prescribed by the City of San Francisco Planning Code Section 121(e)(2) for most lots in zoning use districts other than RH-1(D), a building factor is calculated for each parcel based on the assigned building square footage for the parcel divided by 2,500:

Building Factor	=	Parcel's Assigned Building Square Footage	/	2,500
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**Total Special Benefit Points Calculation**

The formula below shows the total special benefit points calculation for each parcel within the District:

Parcel's Total Special Benefit Points	=	Zone Factor	X	(Linear Factor + Building Factor)	X	Total Benefit Points Assignment
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**Data Considerations and Parcel Changes**

The use of the latest Assessor's Secured Roll information has been and shall be used in the future as the basis in determining each parcel's land use, linear street frontage, and building square footage, unless better data was or is available to the City. In addition, if any parcel within the District is determined by the Assessment Roll to be an invalid parcel number, the land use, linear street frontage, and building square footage of the subsequent valid parcels shall serve as the basis in assigning special benefit points.

**Total Special Benefit Points**

The total special benefit points for the District at this time are 318,947.005. Section 7 of this Engineer's Report provides a detailed special benefit points breakdown for each parcel in the District.



## 6. METHOD OF ASSESSMENT

### 6.1. Assessment Budget

In order to assess the parcels within the District for the special benefits received from the ongoing District improvements, maintenance, and activities, the general and special benefits must be separated. As previously quantified in Section 5.4 of this Engineer's Report, the general benefit received from the District improvements, maintenance, and activities is 5.08%. Accordingly, 94.92% of the benefits from the District improvements, maintenance, and activities are considered to provide special benefits to the properties within the District and thus could be subject to assessment therein.

Description	Amount
District Improvements, Maintenance and Activities Cost Estimate	\$3,151,836.09
Less: General Benefit Contribution	(160,113.27)
<b>Total Cost Estimate to be levied in 2015/16</b>	<b>\$2,991,722.82</b>

#### Assessment Rate per Special Benefit Point

The assessment rate per special benefit point is calculated by dividing the total cost estimate to be levied in 2015/16 by the total special benefit points assigned. The following formula provides the assessment rate per special benefit point calculation:

$$\text{Total Cost Estimate to be levied in 2015/16} / \text{Total Special Benefit Points} = \text{Assessment Rate per Special Benefit Point}$$

$$\$2,991,722.82 / 318,947.005 = \$9.38$$

If the total special benefit points change in future years, the maximum allowable annual assessment rate will not be recalculated. The maximum allowable annual assessment rate, plus the annual cost of living inflator (up to 3%), will remain fixed. Furthermore, pursuant to Proposition 218, the total building square footage for developed and redeveloped parcels will be assessed from the date each respective parcel receives a temporary and/or permanent certificate of occupancy. As a result, the District's total maximum assessment can increase due to development. The total maximum assessment amount, not including the annual cost of living inflator, shall not exceed 5% of the previous year's total maximum assessment as a result of development, and development increases shall not require a vote as the assessment methodology and the maximum allowable assessment rate per benefit point do not change. The actual total annual assessment amount levied will be calculated by multiplying the fiscal year's total special benefit points by the fiscal year's approved maximum annual assessment rate.

The individual assessments are shown on the assessment roll in Section 9 of this Engineer's Report.

## 6.2. Method of Assessment Spread

The method of assessment is based upon a formula that assigns the special benefit to each parcel, with special benefit points being adjusted by linear, lot and building factors. The formulas below provide a summary of the annual assessment calculation for each parcel in the District.

(A) Parcel's Total Special Benefit Points	=	(B) Zone Factor	X	(C + D) (Linear Factor + Building Factor)	X	(E) Parcel's Benefit Points
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Benefit Zone	(B) Zone Factor
Benefit Zone 1	1.50
Benefit Zone 2	1.00

(C) Linear Factor	=	Parcel's Assigned Linear Frontage		
(D) Building Factor	=	Parcel's Assigned Building Square Footage	/	2,500

Property Land Use	(E) Total Benefit Points
Non-Residential Property-Hotels, Retail, Office	4.00
Non-Residential Property: Convention Center, Museum, Cultural	3.50
Residential Property	3.40
Non-Profit / Public Property	0.90
Undeveloped Property	0.65

Parcel's 2015/16 Maximum Allowable Assessment <sup>(1)</sup>	=	(A) x \$9.38 Parcel's Total Special Benefit Points x \$9.38
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(1) Subject to a cost of living inflator, beginning Fiscal Year 2016/17.

## 6.3. Cost of Living Inflator and Potential Future Development

Each fiscal year beginning Fiscal Year 2016/17, the maximum allowable assessment amount may be increased by the lesser of 3.0% or the annual percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area (Series Id: CUURA422SA0, CUUSA422SA0 Not Seasonally Adjusted) ("CPI"). If for any reason the percentage change is negative the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the District in any given year.

Additionally, as a result of continued development, the District may experience an addition or subtraction of assessable building square footage for parcels included and assessed within the District boundaries. Modification of parcel improvements assessed within the District may change upwards or downwards depending upon the amount of total building square footage assessed for these parcels.

Pursuant to Proposition 218, the total building square footage for developed and redeveloped parcels will be assessed from the date each respective parcel receives a temporary and/or permanent certificate of occupancy. As a result, the District's total maximum assessment can increase due to development. The total maximum assessment amount, not including the annual cost of living inflator, shall not exceed 5% of the previous year's total maximum assessment as a result of development, and development increases shall not require a vote as the assessment methodology and the maximum allowable assessment rate per benefit point do not change.

## **7. SPECIAL BENEFIT POINT ASSIGNMENT**

The detailed breakdown of the special benefit points assignment for each parcel in the District is shown on the following pages.

## **8. ASSESSMENT DIAGRAM**

An Assessment Diagram for the District is shown on the following pages. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor, at the time this report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.

## 9. ASSESSMENT ROLL

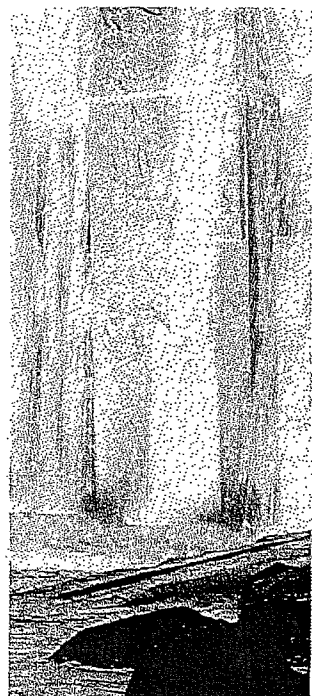
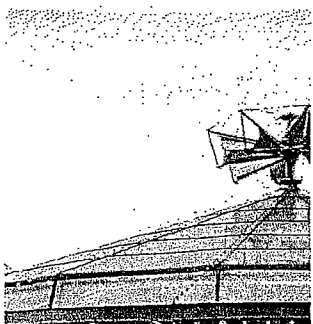
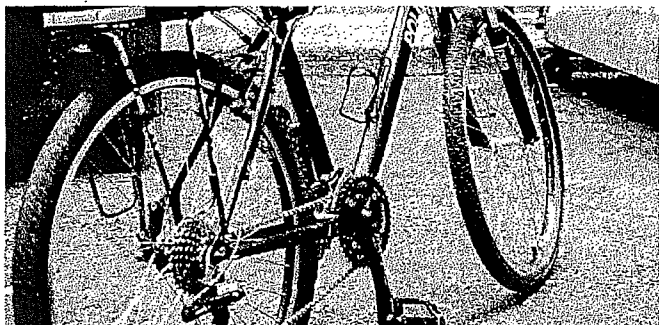
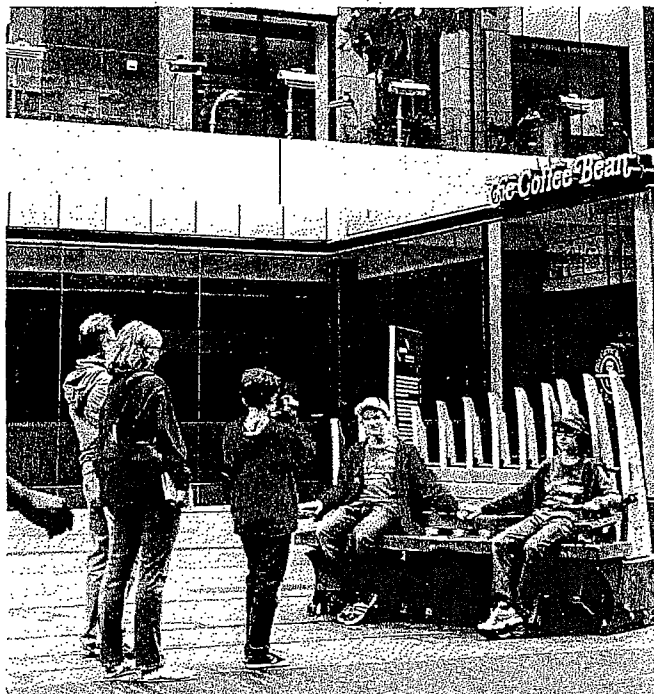
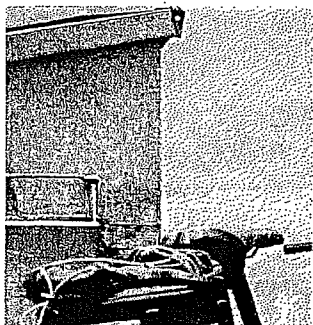
The assessment roll is a listing of the assessment apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor. The following table summarizes the assessments for the District:

Property Land Use Type	Parcel Count	Total Special Benefit Points	2015/16 Maximum Annual Assessment
Non-Residential Property-Hotels, Retail, Office	271	229,858.750	\$2,156,075.12
Non-Residential Property-Convention Center, Museum, Cultural	15	43,095.972	404,240.23
Residential Property	1,786	38,876.432	364,660.73
Non-Profit / Public Property	28	5,614.310	52,662.27
Undeveloped Property	23	1,501.541	14,084.47
<b>Totals:</b>	<b>2,123</b>	<b>318,947.005</b>	<b>\$2,991,722.82</b>

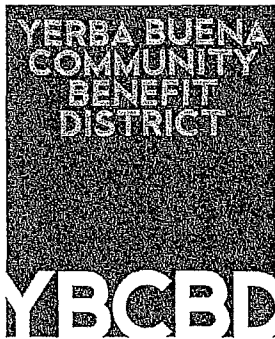
The assessment roll for year one of the District is listed on the following pages.

## 10. REFERENCES

- Bent, E. (2008). *Modal Choices and Spending Patterns of Travelers to Downtown San Francisco: Impacts of Congestion Pricing on Retail Trade*. San Francisco County Transportation Authority.
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TDD/TTY No. 554-5227

June 11, 2015

File No. 150499

Sarah Jones & Rick Cooper  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Jones & Mr. Cooper:

On May 12, 2015, Supervisor Jane Kim introduced the following proposed legislation:

**File No. 150499**

Resolution of Intention – Yerba Buena Community Benefit District

This legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Crezia Tano, OEWD, Senior Project Manager  
CBD Program

Attachment

c: Andrea Ausberry, Office of the Clerk of the Board  
Alisa Somera, Office of the Clerk of the Board  
Erica Major, Office of the Clerk of the Board  
Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org,  
c=US  
Date: 2015.07.10 14:20:49 -07'00'

**Major, Erica (BOS)**

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**From:** Navarrete, Joy (CPC)  
**Sent:** Friday, July 10, 2015 2:26 PM  
**To:** Tano, Crezia (ECN); Jones, Sarah (CPC); Cooper, Rick (CPC)  
**Cc:** Ausberry, Andrea; Somera, Alisa (BOS); Major, Erica (BOS); Poling, Jeanie (CPC)  
**Subject:** RE: CEQA review of proposed Greater Rincon Hill CBD  
**Attachments:** 150499.ER.pdf

Hi Crezia-

Sorry for the delay. I had stamped this back in May and thought it was completed. Then I looked at the June 11 one, and see it's a little different.

Here you go.

Thanks,  
Joy

**Joy Navarrete. Senior Environmental Planner**  
**San Francisco Planning Department**  
**1650 Mission Street, Suite 400**  
**San Francisco, CA 94103**  
**P. 415-575-9040 F. 415-558-6409**  
**[www.sfplanning.org](http://www.sfplanning.org)**

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**From:** Tano, Crezia (ECN)  
**Sent:** Friday, July 10, 2015 9:08 AM  
**To:** Jones, Sarah (CPC); Cooper, Rick (CPC)  
**Cc:** Ausberry, Andrea; Somera, Alisa (BOS); Major, Erica (BOS); Poling, Jeanie (CPC); Navarrete, Joy (CPC)  
**Subject:** RE: CEQA review of proposed Greater Rincon Hill CBD  
**Importance:** High

Hello Sarah and Rick,

I just wanted to follow up on two CEQA review requests that were sent on June 11<sup>th</sup>. I was informed by the Clerk's Office these items still had not been reviewed. Is there any way this can be executed today or early next week?

Kind Regards,

Crezia Tano  
OEWD  
Senior Project Manager  
O : 415.554.4984

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**From:** Tano, Crezia (ECN)  
**Sent:** Thursday, June 11, 2015 1:52 PM  
**To:** Jones, Sarah (CPC); Cooper, Rick (CPC)  
**Cc:** Ausberry, Andrea; Somera, Alisa (BOS); Major, Erica (BOS); Poling, Jeanie (CPC); Navarrete, Joy (CPC)  
**Subject:** CEQA review of proposed Greater Rincon Hill CBD

Sarah and Rick,

Attached is a memo requesting review of a Resolution of Intention to Establish the Rincon Hill Community Benefit District. Here is the link to where the legislation can be viewed. Thank you in advance for your assistance, if you should have any questions please feel free to contact me.

Kind Regards,

Crezia Tano  
OEWD  
Senior Project Manager  
O : 415.554.4984

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

June 11, 2015

**File No. 150499**

Sarah Jones & Rick Cooper  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Jones & Mr. Cooper:

On May 12, 2015, Supervisor Jane Kim introduced the following proposed legislation:

**File No. 150499**

Resolution of Intention – Yerba Buena Community Benefit District

This legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Crezia Tano, OEWD, Senior Project Manager  
CBD Program

Attachment

c: Andrea Ausberry, Office of the Clerk of the Board  
Alisa Somera, Office of the Clerk of the Board  
Erica Major, Office of the Clerk of the Board  
Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

**Major, Erica (BOS)**

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**From:** Tano, Crezia (ECN)  
**Sent:** Thursday, June 11, 2015 1:56 PM  
**To:** Jones, Sarah (CPC); Cooper, Rick (CPC)  
**Cc:** Ausberry, Andrea; Major, Erica (BOS); Somera, Alisa (BOS); Corgas, Christopher (ECN)  
**Subject:** CEQA review of proposed renewed and expanded Yerba Buena CBD  
**Attachments:** YBCBD\_Env Rev\_061015\_FINAL.pdf

Sarah and Rick,

Attached is a memo requesting review of a Resolution of Intention to Renew and Expand the Rincon Hill Community Benefit District. Here is the link to where the legislation can be viewed

<https://sfgov.legistar.com/View.ashx?M=F&ID=3816006&GUID=F5855F86-1166-412B-AAED-61B334A8487F> .

Thank you in advance for your assistance, if you should have any questions please feel free to contact me.

Kind Regards,

Crezia Tano  
OEWD  
Senior Project Manager  
O : 415.554.4984

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 JUL 14 PM 1:51

Time stamp  
or meeting date

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

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

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

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

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

Sponsor(s):

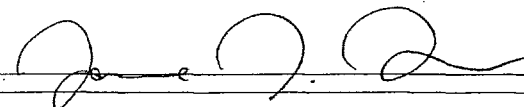
Supervisor Kim

Subject:

Resolution to Establish (Renew and Expand) - Yerba Buena Community Benefit District

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

