

# **Dogpatch & Northwest Potrero Hill Green Benefit District Engineer's Report**

**San Francisco, California  
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***Prepared by:*  
Kristin Lowell Inc.**

*Prepared pursuant to:  
Article XIID of the California State Constitution and the State of California Property and  
Business Improvement District Law of 1994 as augmented by Article 15A of the San Francisco  
Business and Tax Regulations Code to authorize a Green Benefit District*

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## Attachments

- A: District Boundary Maps, a separate document**
- B: Warren Cormier Memo, a separate document**
- C: Assessment Roll, a separate document**
- D: GBD Green Vision Plan, a separate document**

## ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as augmented by Article 15A of the San Francisco Business and Tax Regulations Code.

The Dogpatch & Northwest Potrero Hill Green Benefit District ("GBD") will provide activities either currently not provided or that are above and beyond what the City of San Francisco provides. Every individual assessed parcel within the GBD receives special benefit from the activities identified under Section B of this Report. Only the individual assessed parcels within the GBD receive the special benefit of these proposed activities; parcels contiguous to and outside the GBD and the public at large may receive a general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed district is 10 and one half years, commencing on July 1, 2015. An estimated budget for the GBD improvements and activities is set forth in Section D. By vote of the GBD Board of Directors (the "Board"), the budget may be increased by the amount of increase in the Bay Area Consumer Price Index (CPI), up to a maximum of 3% per year. Funding for the GBD improvements and activities will be derived from a property-based assessment of each specially benefitted parcel in the GBD in proportion to the benefit received. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the activities and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the GBD will receive a special benefit over and above the benefits conferred to those parcels outside of the GBD boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.

Respectfully submitted,



Terrance E. Lowell, P.E.



## SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

### **Property and Business Improvement District Law of 1994**

The State Law as augmented by Article 15A of the San Francisco Business and Tax Regulations Code ("Article 15A")<sup>1</sup> is the legislation that authorizes the City to levy assessments upon the real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the GBD. The purpose of the GBD is to improve the neighborhood open spaces, parks, gardens and sidewalks; create an ecologically sustainable environment; and engage the community in neighborhood-based innovation and accountability. In order to meet these goals, the GBD will fund activities and improvements to Public Realm areas (see Section I: Glossary of Terms for definitions of capitalized terms). Unlike other assessment districts that fund the construction of public capital improvements or maintenance thereof, GBDs provide activities and improvements that provide special benefit to property owners. The improvements and activities funded through the GBD are over and above those already provided by the City within the GBD's boundaries.

Specifically, the Property and Business Improvement District Law of 1994 (the "State Law") defines "Improvements" and "Activities" as follows:

*"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."*

*"Activities" means, but is not limited to, all of the following:*

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district.<sup>2</sup>*

Article 15A augments the State Law by authorizing assessment districts for the purpose of landscaping, improving and maintaining public realm areas, including parks, plazas, parklets, sidewalks, unimproved areas, landscaped areas and gardens. Such services, improvements and activities include maintaining the ecological system such as soil, geology, wildlife, vegetation and watersheds, and providing recreational improvements, such as repairing grass soccer fields, or installing new facilities; for example, playground equipment.

### **Article XIID of the State Constitution**

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

<sup>1</sup> Article 15A of the San Francisco Business and Tax Regulations Code: Public Realm Landscaping, Improvement and Maintenance Assessment Districts ("Green Benefit Districts"),

[http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:sanfrancisco\\_ca](http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:sanfrancisco_ca)

<sup>2</sup> California Streets and Highways Code, Section 36606.

(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California<sup>3</sup>.

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."<sup>4</sup>

### **Judicial Guidance**

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portions of cases that apply to assessment districts in general and this GBD in particular are noted below.

*"The engineer's report describes the services to be provided by the PBID; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties with the PBID, not to the public at large—they "affect the assessed property in a way that is particular and distinct from {their} effect on other parcels and that real property in general and the public at large do not share."<sup>5</sup>*

*"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."<sup>6</sup>*

*"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."<sup>7</sup>*

<sup>3</sup> Section 4, Article XIID of the State Constitution.

<sup>4</sup> Section 2 (i), Article XIID of the State Constitution.

<sup>5</sup> Dahms v. Downtown Pomona Property and Business Improvement District, (2009) 174 Cal. App. 4th 708, 722

<sup>6</sup> Beutz v. County of Riverside, (2010) 184 Cal. App. 4th 1516, 1532.

<sup>7</sup> Golden Hill Neighborhood Association, Inc. v. City of San Diego, (2011) 199 Cal. App. 4th 416, 438

*"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."<sup>8</sup>*

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

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<sup>8</sup> *Golden Hill Neighborhood Association, Inc. v. City of San Diego*, (2011) 199 Cal. App. 4<sup>th</sup> 416.

## SECTION B: IMPROVEMENTS AND ACTIVITIES

Through an extensive series of property owner meetings and outreach, the GBD Formation Committee collectively determined the priority for improvements and activities that the GBD should provide. The primary needs as determined by the property owners are:

- ◆ Maintenance,
- ◆ Capital Improvements, and
- ◆ Accountability, Transparency & Citizen Services

Based upon these findings, the following improvement and activity categories are recommended for the GBD. The following narrative provides recommendations for the GBD's first year of operation. Final programs and budgets will be subject to the review and approval of the GBD Board of Directors and City Council.

### **MAINTENANCE**

Maintenance will provide a wide array of services that can either be to the Public Right-of-Way throughout the entire district or site-specific spaces like Progress Park or Fallen Bridge Garden. In addition, it may include, but is not limited to:

District Wide Public Realm Maintenance:

- **Tree Care:** maintenance plan for new and existing Street Trees that includes maintenance, pruning, and removal of hazardous Street Trees.
- **Irrigation Systems Management:** maintain and repair irrigation systems, and supply water. (New irrigation systems are not included, but could be funded through the Capital Improvements program)
- **Graffiti Patrol:** 1 part-time graffiti abatement patrol officer across both zones to patrol known graffiti hotspots identified by the community, and provides on-call response.
- **Trash & Debris Patrol:** 1 full-time trash and debris abatement staff person across both zones. This staff person targets trash and debris hot spots identified by the community, and responds to specific requests for trash or debris pick-up reported to the GBD.

Targeted Public Realm Maintenance (see Table 5 of the Management Plan for a list of spaces) may include, but is not limited to:

- **Jumpstart Maintenance Fund:** set aside to pay for one-time maintenance costs in the first year of the GBD (Year 1) to bring specific spaces and existing greening up to a GBD maintenance standard. Potential uses include, but are not limited to: sidewalk repair, additional large tree pruning and/or removal, tree studies and evaluations, horticultural consultation, and large-scale irrigation installation. After Year 1, this fund would be absorbed by the district wide maintenance budget to care for new Open Spaces, Parks, Plazas and Gardens built and installed by the GBD.
- **Care and Enhancement of Public Realm Areas:** small-scale tree and shrub pruning, weed removal, fertilization, turf care, irrigation management and repair, sidewalk repair, and trash cleanup on Public Realm areas to a district-wide standard. Frequency and scope of service varies depending on the level of volunteer stewardship and needs.

## **CAPITAL IMPROVEMENTS**

The Green Benefit District funds shall be used to directly invest in capital improvements within the boundaries of the GBD that advance its mission and goals, and are consistent with the *Capital Improvements Funding Guidelines* in Section B on page 33 of the Management Plan. Stewards of existing and potential open spaces, parks and gardens within the GBD boundaries may apply for capital funding on a semi-annual basis. The Board of Directors will develop full funding criteria based on the guidelines described in page 33 of the Management Plan.

The 3 primary categories of capital improvements that may be funded are: (1) Improvements to Existing Public Realm Areas; (2) Development of New Public Realm Areas; and (3) Development of Green Infrastructure. The categories are listed below, along with some examples of possible projects in each category:

Improvements to Existing Public Realm areas, may include, but is not limited to:

- New playground equipment/tot lots
- New trash and recycling receptacles
- New park benches
- New lighting systems
- New way-finding signage
- New landscaping and paving systems
- New irrigation systems
- New storm water retention systems
- New Productive Gardens
- New Dog Runs and Dog Parks

Development of New Public Realm areas may include, but is not limited to:

- Parks, Parklets, Plazas, Gardens or Pocket Parks in the Public Right-of-Way or publicly-owned land.
- Parks, Parklets, Plazas, Gardens or Pocket Parks on Publicly Accessible private land
- Planted medians and curbside linear gardens.
- New Street Tree wells and Bulb-outs.
- Traffic-calming round-about "green islands" at wide street intersections in the Public Right-of-Way.

Development of Green Infrastructure may include, but is not limited to:

- Collaboration with existing government agency programs (example: establishing green infrastructure design elements in full compliance with the SF PUC's Storm Water Design Guidelines)
  - New recycled water collection and distribution systems.
  - New Bioswale or other storm water capture systems.
  - New rainwater/storm water cisterns.
  - Use of plants that are known to reduce Particulate Matter pollution in urban street canyons and from freeways such as oleander or various tree plantings.
  - Enhancement of existing green infrastructure systems.
  - District-wide energy generation and distribution systems.

An important criterion for deciding when and how to spend capital improvement funds will be the degree to which the District can leverage additional public or private funds to support any of the above projects.



## **ACCOUNTABILITY, TRANSPARENCY & CITIZEN SERVICE TECHNOLOGY**

This section includes funding for a GBD Manager who will be responsible for services, marketing and communication, public communication and accountability, and strategic planning.

GBD Management may include, but is not limited to:

- Management of all GBD finances and contracts for services, capital improvements, and public interface and web services. This is at the direction of the GBD Board Treasurer, who is ultimately responsible for the finances of the GBD.
- Management of GBD corporate business, including ensuring compliance with all government and grant reporting requirements. This is in close collaboration with the Chairperson of the GBD Board.
- Serving as the public face and primary point of contact for the GBD, especially with City Hall and local agencies.
- Management of all "Baseline City Services" including keeping records of metrics and being responsible for reporting if city agencies do not maintain their baseline service levels.
- Organization and management of GBD volunteers.

GBD Marketing and Communications may include, but is not limited to:

- Management of public relations and media contacts, in coordination with the Chairperson of the GBD Board.

Development and ongoing maintenance of the GBDs public communication and accountability strategy may include, but is not limited to:

- Design, launch, and updating of a new GBD website.
- Design, launch, and updating of a new GBD smart phone application for quick "crowd-sourced" reporting of maintenance & operation needs.
- Development and management of an online volunteer coordination website.
- Development and management of related customer service tracking associated with the smart phone app.
- Careful coordination of this service with city agencies that have baseline service agreements with the GBD.
- Development of an ongoing City Hall and media outreach campaign to ensure that decision-makers and the public at large understand the purpose, work and accomplishments of the GBD.

GBD Strategic Planning may include, but is not limited to:

- Ongoing updates to the Green Vision Plan as needed to convey the values, mission, goals and accomplishments of the GBD. This may include the following:
  - Development of a detailed conceptual Green Streetscape Masterplan.
  - Conceptual-level pricing of the Green Streetscape Masterplan and the development of a small capital budget, with potential funding sources identified.
  - Development of more detailed designs and engineering, along with specific budgets, for the build-out of Public Realm area improvements.

## **OPERATIONS & CONTINGENCY/RESERVES**

This section covers typical operational expenses.

Operations may include, but is not limited to:

- Insurance for GBD operations, services, and deliverables including maintenance and capital improvements, and operations space.
- Expenses for accounting and annual audit/financial review.

Contingency/Reserve

- Funds to be used for potential cost overruns of maintenance and improvement services only, up to 10%.
- Any unspent funds in this category will be rolled over and must be spent within the next fiscal year.

## SECTION C: BENEFITTING PARCELS

### ***GBD Boundary***

Article XIID Section 4(a) of the State Constitution requires that the authorizing agency "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed."

### ***Zone I***

#### **Description**

Zone I, known as Dogpatch, contains a mix of industrial, commercial, and residential properties. Historically, the area has been a hub for industrial and manufacturing activities, and many properties still serve that use. The zone is bordered to the west by Interstate 280 (I-280). On a residential scale, there are a small amount of single-family homes, and many multi-unit and condo properties, which tend to cluster closer to the center of the zone. 22<sup>nd</sup> Street and 3<sup>rd</sup> Street are the two commercial corridors with hubs of commercial and residential activity.

Residential development is steadily on the rise in Dogpatch, with over 1300 units planned or under construction currently. This rapidly increasing density creates a great need for both enhanced maintenance of public resources, as well as the creation of new places. Zone I has a strong appetite for both maintenance services and capital improvements, and, importantly, a scale and density of properties to finance such services. This is reflected in the Zone 1 budget, which is the largest overall budget for the two zones, and has a greater proportion of assessments dedicated to capital improvements.

#### **Boundaries**

- Mariposa Street from Iowa Street to Illinois Street (South side only)
- Illinois Street from Mariposa Street to Cesar Chavez Street (West side only)
- Cesar Chavez Street from Illinois Street to Pennsylvania Street (North side only)
- Pennsylvania Street from Cesar Chavez Street from Mariposa Street (East Side Only)
- 22<sup>nd</sup> Street from Pennsylvania to Iowa Street (North Side Only)
- Iowa Street from 22<sup>nd</sup> Street to Mariposa Street (East Side Only)

**Northern Boundary:** The northern boundary of Zone I is Mariposa Street. As a neighborhood based assessment district focused on delivering services on a residential scale, this northern boundary reinforces the neighborhood-based identity of Zone I of the GBD: Dogpatch. Mariposa Street is generally considered the northern-most boundary of the Dogpatch neighborhood, and is also one of the northern boundary lines of District 10, which serves Dogpatch residents. The Mariposa Street boundary defines the Dogpatch GBD as separate from the Mission Bay area to the north.

**Western Boundary:** I-280 and Pennsylvania Street. Like Mariposa Street, the I-280 is generally considered a defining boundary of the Dogpatch neighborhood, particularly to the north and in the Dogpatch Historic District. The southern part of Dogpatch, locally known as "Baja Dogpatch," has begun to extend to the west, under and past the freeway, as evidenced by the public space anchor in this area, Progress Park. For this reason, the western boundary of Zone I extends to Pennsylvania Street at 23<sup>rd</sup> Street, down to Cesar Chavez Street.

**Southern Boundary:** The southern boundary of Zone I is Cesar Chavez Street. Cesar Chavez Street is generally considered the southern boundary of the Dogpatch neighborhood, and as a neighborhood based assessment district focused on delivering services on a residential scale, this southern boundary reinforces the neighborhood-based identity of Zone I of the GBD: Dogpatch. Properties to the south of Cesar Chavez are almost exclusively commercial and industrial, and are not considered a part of the Dogpatch neighborhood.

**Eastern Boundary:** The eastern boundary of Zone I is Illinois Street. The properties between Illinois Street and 3rd Street to the west make up the majority of Dogpatch's commercial corridor. Many of these businesses consider themselves local manufacturers, identify with Dogpatch, and are invested in the enhancement of the neighborhood. The land to the west of Illinois (outside the boundary of the GBD) is port land with little activity and a distinctly different identity, and is part of extensive development and planning efforts on the part of the City.

## **Zone II**

### **Description**

Zone II, known as Northwest Potrero Hill, contains a majority of residential properties, most of which are single-family homes. Commercial uses are, for the most part, limited to the western and northern portion of the zone along Potrero Avenue and 16<sup>th</sup> Street.

The US-101 bisects the zone, creating a need for enhanced maintenance along the embankments on either side of this freeway now and with future improvements to these parcels. The lower density residential scale lends itself to smaller improvements and maintenance enhancements in the public right-of-way. Likewise, the lower density and smaller scale of zone II cannot support a robust capital improvement budget at this time. Instead, the focus in this zone is to enhance ongoing maintenance, then attract outside capital funding to create larger-scale improvements in the zone.

### **Boundaries**

- 16<sup>th</sup> Street from Potrero Avenue to Kansas Street (South side only) (completely encompassing parcel 3958-006)
- Kansas Street from the northeast corner of parcel 3958-006 traveling south along the eastern perimeter of the parcel for 100 feet, then traveling west along the southern perimeter of the parcel for 100 feet, then traveling south to the southeast corner of parcel 4029-022.
- 19<sup>th</sup> Street from southeast corner of parcel 4029-022 to Potrero Avenue (North side only)
- Potrero Avenue from 19<sup>th</sup> Street to 16<sup>th</sup> Street (East side only)

**Northern Boundary:** 16th Street is the northern boundary of Zone II. This designation of 16th Street as the northern boundary of Zone II reinforces the identity of the small but mighty, emerging community of Northwest Potrero Hill. 16th Street is generally considered a dividing line between the more residential areas to the south and the commercial uses to the north, and Showplace Square.

**Western Boundary:** Potrero Avenue is the western boundary of Zone II. Potrero Avenue is generally considered the dividing line between the western reaches of Potrero Hill and the eastern enclaves of the Mission and Mission Creek. At the north end, Potrero Avenue is home to an

emerging gallery scene that is driving the developing identity of Northwest Potrero Hill as a unique residential and commercial area.

**Southern Boundary:** 19th Street is the southern boundary of Zone II. Northwest Potrero Hill, anchored by Fallen Bride Park, has emerged as a unique micro-neighborhood, separate from greater Potrero Hill. 19th Street was designated as the southern boundary to reinforce the NWPH identity.

**Eastern Boundary:** The eastern boundary of Zone II is Kansas Street from the northeast corner of parcel 3958-006 traveling south along the eastern perimeter of the parcel for 100 feet, then traveling west along the southern perimeter of the parcel for 100 feet, then traveling south to the southeast corner of parcel 4029-022. Like the southern boundary, this eastern boundary was selected because of its proximity to Fallen Bridge Park, an anchor space for this emerging community, and to separate it from Greater Potrero Hill.

### ***District Boundary Rationale***

The properties within the boundaries of both zones of the GBD are a mix of residential, commercial, industrial and greenspaces. Services and improvements provided by the District are designed to provide special benefits to each of these property types, their owners, tenants, patrons, etc.

All of the services provided by the GBD are services that are over and above the City's baseline level of services or are not provided by the City at all.

To ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, graffiti patrol, and trash pickup will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries. Likewise, maintenance of Public Realm areas, advocacy efforts by the GBD manager on behalf of the GBD, and capital improvements will be restricted to all parcels within the District boundary.

**For Maps of District Boundaries, See Attachment A**

## SECTION D: PROPORTIONAL BENEFITS

### **Methodology**

Article XIID Section 4(a) of the State Constitution requires "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided".

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed Improvements and activities is the result of a four-step process:

1. Defining the proposed Improvements and activities,
2. Determining which parcels specially benefit from the proposed Improvements and activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the District receive.

Each identified parcel within the District will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the District services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

### **Special Benefit Factors**

Each of the GBD Improvement and activities is designed to meet the goals of the GBD:

- Improve maintenance of open spaces, parks, plazas, parklets, gardens, and sidewalks (and anything within Public Realm areas)
- Build neighborhood capacity to enhance existing, and create new open spaces, parks, and gardens.
- Advocate for the delivery of CCSF's existing commitments to our neighborhood parks, Public Realm areas, and services.
- Create a more ecologically sustainable urban environment with sidewalk greening and green infrastructure projects for plant, animal, insect habitats, air quality management, and watershed management.
- Create a new model of "open-source" neighborhood-level governance, by providing state-of-the-art citizen engagement technology, and an accessible and transparent management framework.
- Actively engage the community with the use of online tools that allow citizens to track the GBD's performance and finances, participate in decision-making and fiscal management, and "crowd-source" new capital project ideas.

Each of these is designed to create a more vibrant environment that will enhance the economic benefits to each parcel and, thus creating a special benefit to all assessed parcels. In addition, it will enhance the social, physical and mental health of residents and workers. A determination of how much each individual assessed parcel benefits from the GBD activities and improvements is

related to each parcel's lot or gross building square footage. These property characteristics as well as land use type are an indication of the potential pedestrian traffic or number of park users that may be generated from each parcel. The best measure of proportional special benefit for an individual parcel is determined by a ratio of the parcel's assessable square footage to the total assessable square footage of all parcels in the GBD boundary.

**Lot Square Footage or Gross Building Square Footage:** In calculating assessments, Lot Square Footage is used for vacant undeveloped parcels (parcels containing no built structures) and "Greenspace Parcels" (see definition below) and Building Square Footage is used for all developed parcels. These assessment variables acknowledge the special benefits received both at the ground level and distributed throughout the buildings.

**Building Square Footage:** Defined as gross building square footage as determined by the outside measurements of a building recorded with the San Francisco Assessor's Office.

**Lot Square Footage:** Defined as the total amount of area within the borders of the parcel. The borders of a parcel are recorded on the Assessor's parcel maps.

### ***Property Use Considerations***

The assessment methodology provides the following treatments for various types of land uses:

**Commercial Parcels:** Those parcels classified and recorded as commercial property by the Assessor. Commercial Parcels are assessed at the standard rate based on Building Square Footage. These parcels generate the highest level of pedestrian traffic and potential park users, specifically before, during and after work hours.

**Residential Parcels:** Those parcels classified and recorded as residential property by the Assessor. Residential Parcels assessed at the standard rate based on the Building Square Footage. These parcels also generate the highest level of pedestrian traffic and potential park users, specifically after work and on weekends.

**Industrial Parcels:** Those parcels classified and recorded as Industrial by the Assessor. Industrial Parcels are assessed at 50% of the standard rate based on Building Square Footage. Industrial Parcels will not benefit to the same degree as either Residential Parcels or Commercial Parcels. On average, Industrial Parcels have fifty percent (50%) or fewer occupants per square foot than either Residential or Commercial Parcels<sup>9</sup>. Therefore Industrial Parcels do not receive the same level of benefit from the GBD's services and improvements. Due to the reduced level of benefit these parcels receive, their assessment will be reduced by 50% of the standard assessment rate. If however, any Industrial Parcel changes its use it will be subject to the assessment rate associated with the new land use.

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<sup>9</sup> San Francisco Planning Department, Transportation Impact Analysis Guidelines for Environmental Review, Appendix C, Trip Generation Methodology, Table C-1, Trip Generation and Employee Densities, p C-3, October 2002 (<http://www.sf-planning.org/index.aspx?page=1886>, scroll down to "Technical Analysis Guidelines;" also, <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=6753>).

**Greenspace Parcels:** Those parcels occupied by park, landscaping, or open source amenities. Thirty five (35) vacant publicly-owned parcels located within the GBD are currently designated as "Greenspaces" in the Management Plan because they either have a park, landscaping, or open space amenities as their primary land use. Examples include Esprit Park, Woods Yard Mini-Park and many of the landscaped parcels adjacent to Interstate 280 in Dogpatch, and Fallen Bridge Park and many of the landscaped parcels adjacent to Interstate 101 in Northwest Potrero Hill. Greenspace Parcels are assessed at 25% of the standard rate based on Lot Square Footage. Greenspace Parcels will receive some direct benefit in the form of new maintenance and capital improvements funded by the GBD. However, due to the fact that these parcels do not contain any permanent buildings that contain residents, customers, or employees that benefit from the activities of the GBD, the level of benefit these parcels receive is significantly less than the level of benefits received by Residential, Commercial, or Industrial Parcels. To account for this lower benefit, Greenspace Parcels are assessed at 25% of the standard assessment.

**Non-Accessible Parcels:** Those parcels that have no Building Square Footage and are used solely to access CalTrans facilities or are occupied by Interstate 280 and where pedestrian access is prohibited. Non-Accessible Parcels are vacant lots that are not subject to the standard assessment. Because Non-Accessible Parcels do not receive any direct GBD services they will not be subject to the standard assessment.

**Developed Parcels:** Defined as parcels containing any Building Square Footage recorded with the Assessor.

**Vacant Parcels:** Those parcels that have no Building Square Footage recorded with the Assessor (because no built structure are located on such parcels). Vacant Parcels will be assessed based on Lot Square Footage.

**Parking Lot Parcels:** Those parcels classified as parking lots by the Assessor. Parking Lot Parcels will be assessed based on their Lot Square Footage.

**New Assessments for a Change in Land Use**

If any parcel within the GBD changes land use because it is developed or redeveloped during the life of the GBD, it will be subject to the assessment rate consistent with the building Square Footage and use classification assigned by the Assessor's Office as a result of the new development or redevelopment.



## SECTION E: SPECIAL and GENERAL BENEFITS

State law, Proposition 218, and judicial opinions require that property assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements for which the assessments are being levied. Article XIID Section 4(a) of the California Constitution in part states "only special benefits are assessable," which requires that general benefit from the activities and improvements, if any, be determined separately from the special benefit provided.

Further clarification from the *Golden Hill* judicial opinion states that "even *minimal* general benefits must be separated from special benefits and quantified so that the percentage of the cost of activities and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties". A special benefit as defined in Article XIID means a particular and distinct benefit over and above the general benefit conferred on real property in a special district or to the public at large.

Each individual parcel's assessment for the GBD is no greater than the special benefit it will receive from the proposed activities and improvements described in this Report. The special benefit to parcels from the proposed GBD services, improvements, and activities described in this report is equal to or exceeds the total amount of the proposed assessment.

In the 2014 San Francisco Infrastructure Level of Service Analysis, the San Francisco Planning Department defined one of its target Level of Service (LOS) metrics for recreation and open space as a half-mile/10-minute walk radius.<sup>10</sup> As the study explains, "a stock measure of accessibility is a ten-minute walk, which is roughly equivalent to a half-mile distance." This half-mile/10-minute walk service area radius identifies those parcels that stand to benefit from the proposed GBD services, improvements, and activities for Green Spaces within the district. As such, each assessed parcel receives direct special benefits from the proposed GBD services, improvements, and activities. Every parcel's special benefit from these services, improvements, and activities is equal to or exceeds the amount of the proposed assessment.

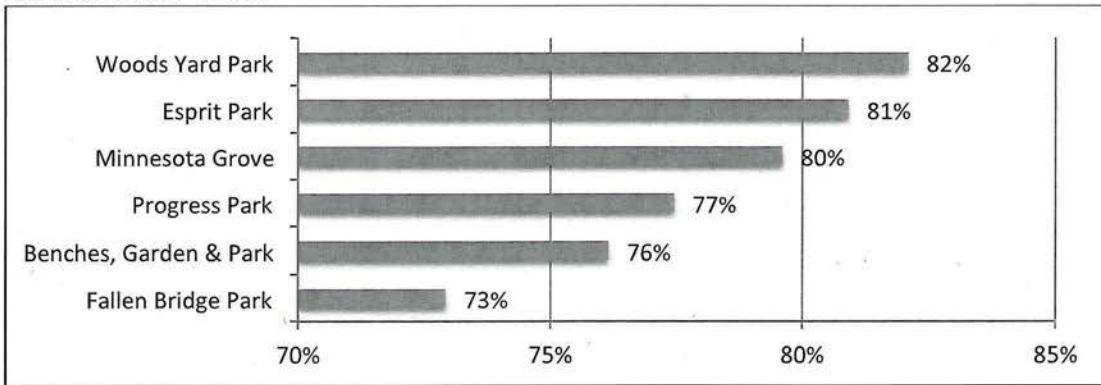
Furthermore, the special benefits of Green Spaces are spread throughout the district because homeowners within the GBD use multiple Green Spaces. Table 1 illustrates that for each of the existing Green Spaces included in the Green Space Survey, at least 73% of homeowners in the GBD who are familiar with a particular green space utilize it in some capacity to derive special benefits. The location, size, and quality of Green Spaces in the GBD is not a factor as it relates to special benefits, as these high usage rates in Table 1 demonstrate that homeowners within the GBD visit multiple Green Spaces, not just whichever green space is closest to them.<sup>11</sup> Therefore, given the tendency of homeowners to visit multiple green spaces, and the small sizes of the zones, it is reasonably expected that each open space will be accessible to each parcel in either zone. The wide range of special benefits that homeowners within the GBD derive from the existing Green Spaces is outlined in Table 2.<sup>12</sup>

<sup>10</sup> AECOM. *San Francisco Infrastructure Level of Service Analysis March 2014*. San Francisco Planning Department, Table 7, p. 20.

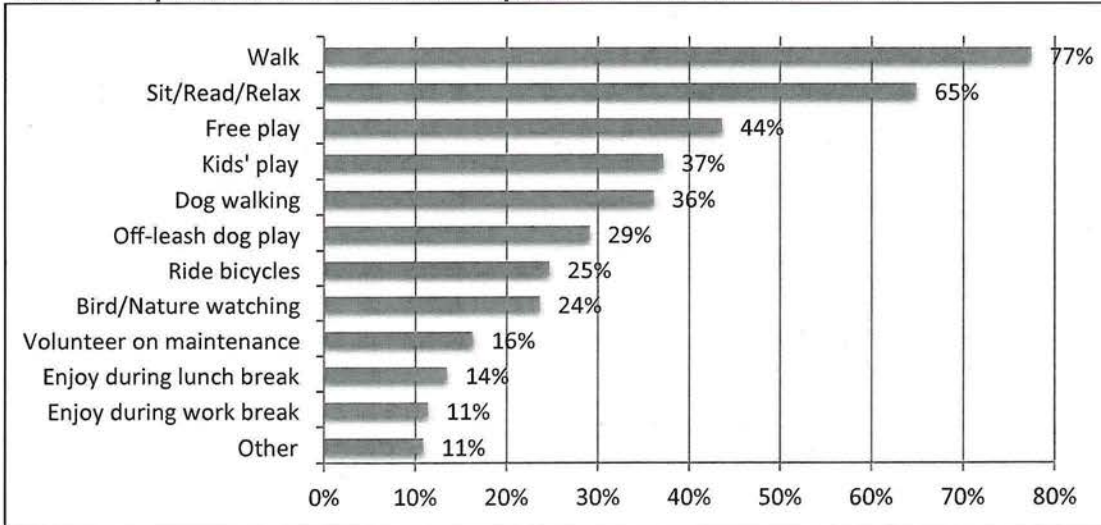
<sup>11</sup> *Dogpatch & Northwest Potrero Hill GBD Green Spaces Survey*. 2013.

<sup>12</sup> *Dogpatch & Northwest Potrero Hill GBD Green Spaces Survey*. 2013.

**Table 1 – Percent of Homeowners Who are Familiar with Existing Green Spaces in GBD and Use Them**



**Table 2 – Special Benefits of Green Spaces for Homeowners in GBD**



**Proportionate Distribution of Funds**

The Board is committed to allocating funds to existing Green Spaces (as documented in the Management Plan, Appendix D – Map 2), proportionate to the concentration and distribution of assessments across the district, ensuring that the special benefits derived from the GBD will be conferred to each assessed parcel in an even and proportionate manner. Maps 3-6 in Appendix D of the Management Plan show existing and aspirational plans for new Green Spaces in the district. As new Green Spaces are introduced to the neighborhood, the Board will follow the "Guidelines for Admission of New Green Spaces to the GBD" (Management Plan, Appendix B) to determine if and how to include said spaces. If and when any new spaces are admitted to the GBD, the Board will adjust its allocation of funds to green open spaces such that it remains proportionate to the concentration and distribution of assessments across the district.

As previously discussed in Section B, the GBD activities and improvements are determined and segregated into two benefit zones based upon each zone's demand for services and improvements and the benefits received. In addition to the creation, improvement, and

maintenance of formal parks, open spaces, and plazas, of which there is a wide distribution in the GBD (as documented in Attachment D – GBD Green Vision Plan), the GBD will provide maintenance and capital improvements throughout the entire public right-of-way network, including but not limited to enhanced sidewalks, tree plantings, street furniture, signage, traffic calming interventions, lighting, and stormwater management infrastructure. The public right-of-way accounts for 33% of all land in the District, and touches all properties, ensuring that the special benefits derived from the GBD will be conferred to property owners in an even and proportionate manner.<sup>13</sup>

The quantitative analysis of determining both the special and general benefit is provided separately below.

### **Special Benefit Analysis**

All of the District's activities and improvements are to enhance and not replace or duplicate City-provided services. The intent of the GBD is to fund supplemental activities and improvements to each parcel within the District boundary above and beyond the baseline services, activities, or improvements each parcel receives from the City. The special benefit from the GBD activities and improvements must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large does not share.

Inasmuch as all activities will be provided to each of the individual assessable parcels within the District boundary and no activities will be provided to any parcel outside of the District boundary, and whereas these activities are above and beyond what the City currently provides with its General Fund, the assessments levied are only for the special benefits received. As stated in the Management District Plan, the GBD's mission statement and purpose is to clean, enhance, expand and maintain open spaces, parks, and gardens in the Dogpatch and Northwest Potrero Hill neighborhoods; fund public activities and improvements that will provide a more clean, and environmentally-appealing neighborhood, and increase the area's economic vitality.

### **Maintenance**

The maintenance activities are more extensive than the City's baseline level of activities and are intended to provide: care and enhancement of open space, parks, and gardens; tree care; irrigation systems management; graffiti patrol; trash and debris patrol; and an initial maintenance jumpstart.

The special benefit to the District's assessed parcels from the GBD maintaining and developing open space, parks and gardens ranges from personal life enhancement to economic investment in the neighborhood.

Some of the special benefits that well-maintained parks and greenspaces provide to residential parcels is their ability to attract and retain its residents and to improve quality of life, such as<sup>14</sup>:

- Personal Benefits:
  - Nearby destinations for recreation and exercise

<sup>13</sup> Harnik, Peter and Welle, Ben. *Measuring the Economic Value of a City Park System*. The Trust for Public Land. 2009, p 1.

<sup>14</sup> Godby, Geoffrey, Graefe, Alan, and James, Stephen. 1992. *The Benefits of Local Recreation and Park Activities - A Nationwide Study of the Perceptions of the American Public*. The National Recreation and Parks Association.

- Opportunities for entertainment (fairs, special events) and fun
- Opportunities for learning and education (classes, organized activities)
- Quiet, scenic places to enhance relaxation
- Social Benefits:
  - Gathering places to interact with neighbors
  - Participation in neighborhood events and group activities
  - Opportunities to make new friends
  - Socializing between children and adults
  - Community pride and a sense of belonging
- Environmental Benefits:
  - Open spaces with fresh air
  - Natural areas with trees, gardens, and wildlife
  - Green outdoor spaces to soften a dense urban setting.

In addition, parks, greenspaces, and an enhanced public realm also provide an economic special benefit to all assessed parcels because pockets of scenic open space help attract investment into the community and to commercial and residential parcels specifically. One study<sup>15</sup> found that:

- Parks and open space create a high quality of life that attracts businesses and residents to communities.
- Corporate CEOs say that employee quality of life is the third most important factor in locating a new business.
- Small company owners say recreation, parks, and open space are the highest priority in choosing a new location for their business.
- Urban parks, gardens, and recreational open space stimulate commercial growth.
- Open space boosts local economies by attracting tourists and supporting outdoor recreation.
- Across the U.S., access to parks and open space has become a measure of community wealth – a tool for attracting businesses and residents by guaranteeing quality of life and economic health.

Other studies show that corporations and businesses acknowledge that there is a renewed emphasis on the placemaking and environment in which they are located and that it has never been more important to their image and their ability to recruit and retain a talented employee base, as presented in Richard Florida's book, *The Creative Class*. Businesses view parks as an extension of their building that offers numerous amenities to its employees. Since businesses are more in tune with their employee's well-being they are looking for business locations that will offer such amenities for its employees. The following two case studies demonstrate the economic special benefit commercial property owners receive from their buildings being adjacent to or near a park.

**Bryant Park, New York** – Between 1990-2002, asking rents for commercial office space near Bryant Park increased from 114% to 225% as compared to increases ranging from 41% to 73% in the surrounding submarkets. For example, the Grace Building on 42<sup>nd</sup> Street saw asking rents

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<sup>15</sup> Lerner, Steve and Poole, William, 2009. *The Economic Benefits of Parks and Open Space - How Land Conservation Helps Communities Grow Smart and Protect the Bottom Line*. Trust for Public Land. June 22.

rise more than 114% through 2002. A \$10-per-square-foot increase in rent translated to \$13 million in additional rent for the 1.3 million-square-foot building.<sup>16</sup>

**Shaw Park, Clayton, Missouri** – Office properties in the business district fronting Shaw Park “achieve the highest lease rates in the St. Louis region, and operate at high occupancies.”<sup>17</sup>

Some of the additional special benefits that well-maintained Parks and Green Spaces will provide to Commercial Parcels within the GBD include the following:

- Space for employees to take lunch breaks<sup>18</sup>
- Space for employees to take work breaks<sup>19</sup>
- Space for employees to relax and de-stress<sup>20</sup>
- Decreased tenant turnover rates<sup>21</sup>
- Increased foot traffic

### **Capital Improvements**

In addition to the maintenance activities for the purposes of improving commerce and/or livability to each individual assessed parcel, the GBD may also provide highly visible improvements that will add to the attractiveness of Public Realm areas, such as cosmetic improvements to Green Spaces, Parks, Plazas, Parklets and Gardens throughout the GBD.

### **General Benefit Analysis**

As required by Article XIII D Section 4(a) of the State Constitution, the general benefit of an assessment district must be quantified and separated out so that the cost of the activities that contribute to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from GBD activities and improvements that are not special in nature, are not “particular and distinct,” and are not over and above the benefits that other parcels receive.

These criteria have been used to determine the level of general benefit that (1) *parcels outside of the GBD* will receive, and that (2) *the public at large* will receive.

### **General Benefit to Parcels Outside of GBD**

Below is an analysis of the general benefit that parcels outside of the GBD will receive from the District's activities and amenities.

### **Maintenance**

Operation and maintenance of open space, parks, gardens and sidewalk greenings in the District's Public Right-of-Way will not be provided to any parcel or public right-of-way outside of the GBD boundary. These areas within the District are “passive” in nature, planned for low-

<sup>16</sup> Howard Kozloff. *The Payoff from Parks*. Urbanland. August 29, 2012.

<sup>17</sup> Matthew Wetli, *Leveraging Real Estate Value with Public Open Space*. White paper August 2010.

<sup>18</sup> Dogpatch & Northwest Potrero Hill GBD Green Spaces Survey. 2013.

<sup>19</sup> *Ibid.*

<sup>20</sup> Howard Kozloff. *The Payoff from Parks*. Urbanland. August 29, 2012.

<sup>21</sup> Ernst & Young, LLP. 2002. *How Smart Parks Investment Pays its Way*. New Yorkers for Parks, p. 1.

intensity recreation. With an emphasis on open space and creation/restoration of natural habitat, these open space, parks and gardens will have minimal development (picnic areas, benches, paths and walkways) and, minimal or no programming. Passive recreation typically requires little management and can be provided at very low cost. Given the local focus and siting of these facilities, operating and maintaining them provides benefit to the immediate area but does not benefit parcels outside of the CBD boundary.

### **Capital Improvements**

The capital improvements are provided specifically to the parcels, Public Right-of-Way and greenspaces within the GBD boundary. None of these improvements will be provided to any parcel outside of the GBD boundary. Thus, there is no general benefit of capital improvements to parcels outside of the District.

### **General Benefit to the Public At Large**

In addition to general benefit from activities and amenities provided to parcels outside of the GBD boundary, the District may provide general benefit to the public at large – people who walk through the neighborhood and visit its homes, businesses, and parks, but who do not live or work regularly in the District. They are not specially benefitted by the District's activities, and thus they do not pay special assessments.

Summarized below is the analysis of general benefit that the public at large may receive from the GBD activities.

### **Maintenance**

Given their high quality and convenient locations, the GBD's neighborhood parks and greenspaces are expected to attract visitors and users other than those who live or work within the GBD boundary. Therefore, for purposes of quantifying the District's general benefit to the public at large in this category, a factor of 6.79% general benefit from neighborhood parks has been applied.

As stated in the Background section of the Executive Summary on page 4 of the Management Plan, a GBD "Formation Committee" consisting of landowners, tenants, developers was established to improve the long-term ecological health of the neighborhood. In the spring of 2013, the Formation Committee distributed online and paper versions of a Green Spaces Survey, asking neighbors to share how they use green space in the neighborhood, as well as their opinions and priorities for potential services of the GBD and whether they lived and/or worked within the GBD boundary. The conclusion found 6.79% of those surveyed were people who lived outside the proposed District and indicated that they use spaces within the GBD. Therefore, for purposes of quantifying the general benefit to the public at large, we applied a 6.79% factor.<sup>22</sup>

### **Capital Improvements**

The capital improvements are primarily provided to the open space, parks and gardens. Therefore, it is reasonable to conclude that the same 6.79% of the people outside of the district would benefit from these improvements. Therefore, for purposes of quantifying the general benefit to the public at large, we applied a 6.79% factor.

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<sup>22</sup> See Attachment B, memo from Warren Cormier, for detailed information on the survey process.

### **Total General Benefits**

The total general benefit from the GBD's activities and amenities to parcels outside of the GBD and to the public at large is comprised of the general benefit calculations described above. In summary:

### **Maintenance**

Again, using the sum of the two measures of general benefit provided by the GBD's greenspaces (0.0% for parcels outside of the GBD boundary + 6.79% for the public at large), we determined that 6.79% of the benefit conferred by the District's open space, parks and gardens is general in nature. This portion of the GBD's annual budget will be funded from sources other than the special assessments.

### **Capital Improvements**

Using the sum of the two measures of general benefit from capital improvements (0.0% for parcels outside of the District + 6.79% for the public at large), we calculated that 6.79% of the benefit conferred by the District's capital improvements is general in nature. Thus, it will be funded from sources other than special assessments.

## SECTION F: COST ESTIMATE

### GBD Operating Budget

The Dogpatch & Northwest Potrero Hill GBD operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the District boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

The first year's operating budgets for each benefit zone are shown below in Tables 3 and 4:

**Table 3 - Operating Budget for Zone 1: Dogpatch**

Services, Activities, and Improvements	FY 2015/16		
	Total Budget	LESS: General Benefit	Amount of Assessment
Maintenance	\$120,572	(\$8,187)	\$112,385
Capital Improvements	\$145,000	(\$9,846)	\$135,155
Accountability & Citizen Service Tech	\$98,000	--	\$98,000
Operations & Contingency	\$60,213	--	\$60,213
<b>Total</b>	<b>\$423,785</b>	<b>(\$18,032)</b>	<b>\$405,753</b>

**Table 4 - Operating Budget for Zone 2: Northwest Potrero Hill**

Services, Activities, and Improvements	FY 2015/16		
	Total Budget	LESS: General Benefit	Amount of Assessment
Maintenance	\$38,584	(\$2,620)	\$35,964
Capital Improvements	\$19,750	(\$1,341)	\$18,409
Accountability & Citizen Service Tech	\$20,000	--	\$20,000
Operations & Contingency	\$12,733	--	\$12,733
<b>Total</b>	<b>\$91,067</b>	<b>(\$3,961)</b>	<b>\$87,106</b>

### Budget Notations

1. The assessment rate may be increased by the amount of increase in the Bay Area Consumer Price Index (CPI), up to a maximum of 3% per year, as approved by the GBD Board of Directors.



## SECTION G: APPORTIONMENT METHOD

The special benefit of the open space, public realm and park maintenance services and improvements provided by the GBD ultimately accrues value to properties in proportion to the number of persons occupying a property (e.g., residents, workers, visitors, etc.) who directly benefit from access to the enhanced open space, public realm and park services and improvements offered by the GBD.<sup>23</sup> Because of this, properties located in neighborhoods with higher quality open space, public realm and park services generally command higher rents.<sup>24</sup> According to the same Trust for Public Land study cited in Section E, parcels in closer proximity to public plazas and open space do not necessarily receive a greater special benefit. In some cases, due to issues such as noise, lighting, and parking, parcels not immediately adjacent to parks benefit more than those right next to a park.<sup>25</sup>

The average occupant density of a property, and thus the amount of special benefit received by a property, is partly a function of a property's total floor area. For example, a four-story commercial building on a 1,000-sf lot with 100% lot coverage can house approximately four times the number of occupants than a one-story building with 100% lot coverage on the same lot because the four-story building contains 4,000-sf of floor area while the other contains only 1,000-sf. In general, buildings with greater floor area can accommodate a greater number of occupants. To account for this fact, properties within the GBD are assessed based on their total floor area, as opposed to lot area or linear frontage.

The average occupant density of a property, and thus the amount of special benefit received by a property, is also a function of a property's land use because some land uses have a higher average number of occupants per square foot than other land uses. For example, on average, Industrial Parcels have fifty percent (50%) or fewer occupants per square foot than either Residential or Commercial Parcels.<sup>26</sup> Accordingly, a 4,000-sf building occupied by an industrial use, on average, contains fifty percent (50%) fewer occupants than a 4,000-sf building that contains a commercial or residential use. Therefore, Industrial Parcels accrue value at a proportionately lower rate than Residential or Commercial Parcels. To account for this fact, Industrial parcels are assessed at 50% of the standard GBD assessment rate (or a 50% "discount").

While Greenspace Parcels do not receive the same special benefits that accrue to parcels with buildings containing assessable square footage (because, by definition, they don't house commercial, residential, industrial or other income-generating land uses), Greenspace Parcels still receive some direct benefit in the form of new maintenance and capital improvements funded by the GBD and correspondingly a greater number of visitors.<sup>27</sup> To account for this direct benefit, Greenspace parcels are assessed at 25% of the standard GBD assessment rate (or a 75%

<sup>23</sup> Lerner, Steve and Poole, William, 2009. *The Economic Benefits of Parks and Open Space - How Land Conservation Helps Communities Grow Smart and Protect the Bottom Line*. Trust for Public Land. June 22, p. 6.

<sup>24</sup> Howard Kozloff. *The Payoff from Parks*. Urbanland. August 29, 2012.

<sup>25</sup> Harnik, Peter and Welle, Ben. *Measuring the Economic Value of a City Park System*. The Trust for Public Land. 2009, p. 1.

<sup>26</sup> San Francisco Planning Department, Transportation Impact Analysis Guidelines for Environmental Review, Appendix C, Trip Generation Methodology, Table C-1, Trip Generation and Employee Densities, p C-3, October 2002 (<http://www.sf-planning.org/index.aspx?page=1886>, scroll down to "Technical Analysis Guidelines;" also, <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=6753>).

<sup>27</sup> Howard Kozloff. *The Payoff from Parks*. Urbanland. August 29, 2012.

"discount"). Refer to pages 13-14 of this report for a more detailed explanation of how the discounts for different land uses were determined.

To calculate the standard assessment rate per assessable square foot, the total estimated budget, less general benefits, is divided by the total assessable square footage. However, to do so while taking into consideration the aforementioned discounts, the total assessable square footages for Industrial and Greenspace Parcels first had to be weighted accordingly. For example, in Zone 1: Dogpatch:

$$\text{Actual Assessable Industrial SF} \times \text{Discount Rate} = \text{Weighted Assessable Industrial SF}$$

$$(3,299,022 \text{ SF} \times 50\% = 1,649,511 \text{ SF})$$

$$\text{Actual Assessable Greenspace SF} \times \text{Discount Rate} = \text{Weighted Assessable Greenspace SF}$$

$$(583,472 \text{ SF} \times 25\% = 145,868 \text{ SF})$$

Tables 5-6 summarize the actual and weighted assessable footages for each land use type within Zone 1 while Tables 7-8 show the actual and weighted assessable footages for each land use type within Zone 2:

**Table 5 - Assessable Square Footage  
 Zone 1: Dogpatch**

Land Use	Actual Assessable Square Footage	Weighted Assessable Square Footage
Commercial/Residential/Other (Building SF)	1,597,022	1,597,022
Industrial (Building SF)	3,299,022	1,649,511
Greenspace Parcels (Lot SF)	583,472	145,868
Non-accessible Parcels	0	0
Vacant/Parking Lots (Lot SF)	874,195	874,195
<b>TOTAL</b>	<b>6,353,711</b>	<b>4,266,596</b>

**Table 6 - Assessable Square Footage  
 Zone 2: Northwest Potrero Hill**

Land Use	Actual Assessable Square Footage	Weighted Assessable Square Footage
Commercial/Residential/Other (Building SF)	663,616	663,616
Industrial (Building SF)	326,566	163,283
Greenspace Parcels (Lot SF)	333,284	83,321
Non-accessible Parcels	0	0
Vacant/Parking Lots (Lot SF)	5,325	5,325
<b>TOTAL</b>	<b>1,328,791</b>	<b>915,544</b>

After adjusting the square footages for their respective discount rates, the Total Estimated Budget for each zone, less General Benefits, was divided by the Total Weighted Assessable Square Footage. For example, in Zone 1: Dogpatch:

$$\text{Total Budget} - \text{Total General Benefits} = \text{Total Amount of Assessment}$$

$$(\$423,785 - \$18,032 = \$405,753)$$

$$\text{Total Amount of Assessment} / \text{Total Weighted Assessable SF} = \text{Standard Assessment Rate/SF}$$

$$(\$405,753 / 4,266,596 \text{ SF} = \$0.0951/\text{SF})$$

The Standard Assessment Rate of \$0.0951/SF is applied to Commercial/Residential/Other and Vacant/Parking Lot Parcels. As predetermined, the Assessment Rate for Industrial Parcels is discounted at 50% of the Standard Assessment Rate:

$$(\$0.0951 \times 50\% = \$0.0475)$$

And the Assessment Rate for Greenspace Parcels is discounted at 25% of the Standard Assessment Rate:

$$(\$0.0951 \times 25\% = \$0.0238)$$

### **Calculation of Assessments**

Based on each individual parcels benefit zone, land use classification and special benefit from the GBD activities, Tables 7 and 8 illustrate the first year's maximum annual assessment per lot and building square foot.

**Table 7 - Zone 1: Dogpatch**

<b>Parcel Land Use:</b>	<b>Assessment Rate</b>
Commercial/Residential/Other (Standard Rate)	\$0.0951
Industrial (weighted @ 50%)	\$0.0475
Greenspace Parcels (weighted @ 25%)	\$0.0238
Non-accessible Parcels	\$0.0000
Vacant/Parking Lots (Standard Rate)	\$0.0951

**Table 8 - Zone 2: Northwest Potrero Hill**

<b>Parcel Land Use:</b>	<b>Assessment Rate</b>
Commercial/Residential/Other (Standard Rate)	\$0.0951
Industrial (weighted @ 50%)	\$0.0475
Greenspace Parcels (weighted @ 25%)	\$0.0238
Non-accessible Parcels	\$0.0000
Vacant/Parking Lots (Standard Rate)	\$0.0951

To calculate each parcel's assessment, multiply each parcel's Building Square Footage or Lot Square Footage assessable square footage by the appropriate assessment rate for that benefit zone.

For example, the assessment for a Commercial Parcel in Zone 1 with a 10,000 square foot building is:

(10,000 x \$0.0951 = \$951.00 annual parcel assessment)

The assessment for an Industrial Parcel in Zone 1 with a 10,000 square foot building is:

(10,000 x \$0.0475 = \$475.00 annual parcel assessment)

The assessment for a Greenspace Parcel in Zone 1 with a 10,000 square foot lot is:

(10,000 x \$0.0238 = \$238.00 annual parcel assessment)

The assessment formula is the same for every parcel in the District.

### **Government Assessments**

The Dogpatch-Northwest Potrero Hill GBD will provide all the improvements and activities to the City and County of San Francisco or any other government-owned parcels within the GBD boundary. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Public owned parcels will receive special benefit in the form of potential increased use of the public facilities, increased attraction and retention of employees, which directly relates to fulfilling their public service mission. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that *"Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."*

### **Cap on Annual Increase in Assessments of Individual Parcels**

The assessment of individual parcels may be increased annually, if approved by a majority vote of the Board of Directors, but never more than the annual change in the Consumer Price Index (CPI) for all urban consumers in the San Francisco-Oakland-San Jose Metropolitan Statistical Area (PMA) or by three percent (3%), whichever is less. Any increased assessment approved by the Board of Directors shall apply equally to all parcels in the GBD. Table 9 demonstrates how a 3% increase in assessments would increase the overall budget on an annual basis, assuming the total amount of assessable square footage in the GBD does not change due to new development. When a parcel changes land use and/or gains assessable square footage due to new development, the total assessment will also change to reflect the rate applicable to the new land use and/or the net new assessable square footage added to the parcel.

<b>Year of District</b>	<b>Fiscal Year</b>	<b>Total Maximum Annual Assessment Increase (based on 3% annual increase)</b>	<b>Total Maximum Annual Assessment (based on Future Development)</b>
1	2015/2016	\$492,859.00	-
2	2016/2017	\$507,644.77	\$1,015,289.54
3	2017/2018	\$522,874.11	\$1,045,748.22
4	2018/2019	\$538,560.34	\$1,077,120.68
5	2019/2020	\$554,717.15	\$1,109,434.30
6	2020/2021	\$571,358.66	\$1,142,717.32
7	2021/2022	\$588,499.42	\$1,176,998.84
8	2022/2023	\$606,154.40	\$1,212,308.80
9	2023/2024	\$624,339.04	\$1,248,678.08
10	2024/2025	\$643,069.21	\$1,286,138.42
Cumulative Total		\$5,650,076.09	\$10,314,434.20

**Budget Adjustment**

Any annual budget surplus or deficit will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses or deficits that are carried forward.

**Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the GBD boundaries. For example, the San Francisco Planning Department's Eastern Neighborhoods pipeline report in Q4, 2013 anticipates 1,720,000 net new assessable square footage in Zone 1 and 4,000 net new assessable square footage in Zone 2 over the next 10 years. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total square footage assessment 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 revenue will increase when parcels in the GBD are redeveloped, resulting in an increase in assessable square footage, and shall not require a vote as methodology and assessment rates do not change.

Referring to Section 36622(d) of the 1994 California Code, the improvements, maintenance and activities proposed for the first year of operation are expected to be the same in each subsequent year in the District (please refer to Section V, Table 4 of the Management Plan for a description of those activities). Section 36622(d) also requires that the Management Plan establish a maximum annual budget for each year.

GBD services may increase over time as a result of new assessable square footage of residential and commercial development added within the GBD and, as such, the budget for GBD services shall increase proportionately to the increase in net new assessable square footage added to the GBD. It is important to emphasize that the GBD assessment rate methodology shall not change during the term of the GBD, so any increases to the GBD budget shall result solely from one of the two following circumstances:

- 1) The addition of newly created assessable square footage in the GBD; or
- 2) GBD Board of Director's approval of an annual adjustment to reflect annual increases in CPI, up to a maximum of three percent (3%), whichever is less.

To ensure that the GBD captures all newly created assessable square footage, the maximum amount that the annual budget (as demonstrated in Table 9 above) could increase is set at 100% of the previous year's budget. This will ensure that new development on parcels in the GBD pay assessments in strict proportion to the special benefits received by such parcels, and that any increases for the cost for GBD services can grow in proportion to the demand generated by new residents, office workers and visitors who occupy, use and enjoy such newly-created assessable square footage.

In future years, the assessments for the special benefits bestowed upon GBD parcels may change only in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report. A Proposition 218 ballot is required to change the assessment formula to increase assessments. The Board of Supervisors must approve any change to the assessment formula that reduces assessments.

## **SECTION H: ASSESSMENT ROLL**

The total assessment amount for FY 2015/16 is apportioned to each individual assessed parcel. For a complete listing of assessed parcels and their respective assessment, please see Attachment C – GBD Assessment Roll, attached as a separate document.

## SECTION I: GLOSSARY OF TERMS

### **Air Quality**

A measure of the condition of air relative to the health and survival needs of humans and other species, and the relative quantity of pollution to natural air composition.

### **Baseline City Services**

By adopting this plan, the Board of Supervisors confirms and guarantees a baseline level of services received from CCSF equivalent to that being provided in similar areas of CCSF in each fiscal year.

### **Biofiltration**

A pollution control technique using living material to capture and biologically degrade and process pollutants. Applications include processing wastewater, capturing harmful chemicals or silt from surface runoff, and micro biotic oxidation of contaminants in air. See also: *street-side bioswales*.

Biofiltration may also be applied in the form of vegetative plantings to remediate airborne fine particulate matter especially within 300 feet of freeways. This may include replacing existing plants along freeway corridors with plants that are known to be effective at filtering particles and toxins. See also: *Particulate Matter*.

### **Bioswale**

Bioswales are landscape elements designed to remove silt and pollution from surface runoff water by maximizing the time the water spends in the swale before being released to the watershed sewer. They are typically placed adjacent to streets or parking lots where substantial automotive pollution is collected by the pavement and then flushed by rain.

### **Building Square Footage**

Gross building square footage as determined by the outside measurements of a building recorded with the CCSF Assessor's Office (the "Assessor").

### **Bulb-outs**

An extension of a curb in the form of a bulb, usually at a street intersection, that both narrows the vehicular pathway and shortens the crossing distance for pedestrians. Bulb outs slow traffic and increase safety for pedestrians, but they also present great opportunities for additional greening in the public right of way.

### **CalTrans**

CalTrans is the state agency responsible for highway, bridge, and rail transportation planning, construction, and maintenance. Several community-maintained spaces in the GBD are on CalTrans property located along CA-101 and I-280.



### **Capital Improvements**

The addition of a fixed physical improvement, including plants or landscaping, to a property, the acquisition of real property, or the restoration of some aspect of an existing real property or fixed physical improvement, that will either enhance the property's overall economic, social or ecological value and/or increase its useful life.

### **Charrette**

A charrette is an intensive planning session where neighbors, designers, and other stakeholders collaborate on a vision. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers and allows everyone who participates to be a mutual author of the plan.

### **Commercial Property**

Those parcels classified and recorded as commercial property by the Assessor.

### **Dog Runs and Dog Parks**

A neighborhood park designed specifically for use by dogs and their owners.

### **Eco-Districts**

Eco-Districts are neighborhood scale public-private partnerships that innovate and implement new forms of system-wide infrastructure that reduces the environmental footprint of a neighborhood by reducing energy and water waste, and improving local ecological function. See also: [ecodistricts.org](http://ecodistricts.org)

### **Gardens**

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and primarily operates, functions, or is available for food production and/or ornamental gardening.

### **Green Infrastructure**

Green infrastructure is a system approach to water management that protects, restores, or mimics the natural water cycle. Efficient use of green infrastructure can reduce energy usage through passive heating and cooling; filter air and water pollutants; decrease solar heat gain; provide wildlife habitat; reduce the public cost of stormwater management infrastructure and provide flood control; offer food sources; and stabilize soil to prevent or reduce erosion. Green infrastructure is considered crucial to combating climate change, creating healthy built environments, and improving quality of life.

### **Green Streetscape Masterplan**

A Green Streetscape Masterplan provides a framework for the long-range planning, design, and implementation of streetscape and infrastructure improvements that contribute to more pedestrian-oriented and environmentally sustainable streets.

**Green Spaces**

Any Publicly Accessible Open Space, Park, Parklet, Pocket Park, Plaza, Garden, or Sidewalk Greening within the GBD that supports or contains living plants or non-living permeable ecological features such as stream-beds, drainage basins or recreational pathways.

**Green Vision Plan**

The Green Vision Plan is a springboard for the future Dogpatch & NWPH GBD. It is both an inventory of current publicly and privately sponsored Public Realm area improvements in the GBD and a summary of ideas for other improvements gleaned from the community, in public workshops and meetings with the Formation Committee.

**Industrial Property**

Those parcels classified and recorded as industrial property by the Assessor.

**Land Use**

The purpose for which land, structure, or both, are designed, constructed, arranged or intended, or for which they are occupied or maintained, let or leased.

**Lot Square Footage**

Defined as the total amount of area within the borders of the parcel. The borders of a parcel are recorded on the Assessor's parcel maps.

**Maintenance Services**

Any service required to maintain Publicly Accessible Property in good and workmanlike condition.

**Neighborhood Park**

Includes both San Francisco Recreation and Park Department-owned properties and community-maintained Green Spaces that meet the definition of Publicly Accessible Property.

**Neighborhood Garden**

Includes both San Francisco Recreation and Park Department and community-maintained gardens, decorative or productive.

**Non-Profit Use**

Any use conducted by a 501(c)(3), (4), or (6) organization in a property that furthers its mission.

**Open Space**

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and operates, functions, or is available for leisure, play, performance, culture or sport, or set aside for the protection and/or enhancement of the natural environment, or for ecological services benefiting the public. Open Space tends to be less formal in design, program or use than a Park.

### **Park**

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and operates, functions, or is available for leisure, play, performance, culture or sport, or set aside for the protection and/or enhancement of the natural environment, or for ecological services benefiting the public. Parks tend to be more formal in design, program or use than Open Space.

### **Parklets**

A parklet is a small space serving as an extension of the sidewalk to provide amenities and green space for people using streets. It is typically the size of several parking spaces and extends out from the sidewalk at the level of the sidewalk. Parklets can be for people to enjoy, to provide more greenery, art, or some other visual amenity. A parklet may accommodate bicycle parking within it, or bicycle parking may be associated with it.

### **Particulate Matter**

Small particles of pollution, typically airborne from sources such as automotive exhaust along densely traveled freeways, which can remain airborne and/or settle in homes along floors and carpets, outdoors on the ground, or in the lungs of adults, children, pets and wild animals.

### **Permeable Paving**

Permeable paving is a range of sustainable materials and techniques for permeable pavements with a base and sub base that allow the movement of storm water through the surface. In addition to reducing runoff, this effectively traps suspended solids and filters pollutants from the water. Examples include roads, paths, lawns and lots that are subject to light vehicular traffic, such as car/parking lots, cycle-paths, service or emergency access lanes, road and airport shoulders, and residential sidewalks and driveways.

### **Plaza**

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and operates, functions, or is available for leisure, play, performance, culture or sport, or set aside for the protection and/or enhancement of the natural or urban environment, or for ecological services benefiting the public. Plazas tend to contain more "hard" or paved surfaces and fewer "soft" unpaved areas with living plants than Parks or Open Spaces.

### **Pocket Park**

A small Park. Pocket parks are frequently created on a single vacant building lot or on small, irregular pieces of land. They also may be created as a component of the public space requirement of large building projects.

### **Privately Owned Publicly Accessible Green Spaces**

Any space, including plazas, terraces, parks, atriums, and small sidewalk-style greenings that are privately owned but meet the definition of a Publicly Accessible Property.

**Productive Garden**

A garden that is predominantly food-producing plants that is actively maintained for that purpose.

**Public Realm Areas**

Public Realm areas, as defined in Subsection Subsection 15A.2(1) of the San Francisco Business and Tax Regulation Code, are outdoor spaces open to the public that include but are not limited to parks, plazas, parklets, sidewalks, unimproved areas, landscaped areas and gardens. Public Realm areas may be owned by public and/or private entities or persons.

**Public Realm Improvements**

Any improvements to Public Realm areas, as defined above.

**Public Right-of-Way**

The Public Right-of-Way, as defined in Section 2.4.4. (t) of the San Francisco Public Works Code, shall mean the area across, along, beneath, in, on, over, under, upon, and within the dedicated public alleys, boulevards, courts, lanes, roads, sidewalks, spaces, streets, and ways within the City, as they now exist or hereafter will exist and which are or will be under the permitting jurisdiction of the Department of Public Works.

**Publicly Accessible**

Open for access by the general public during regular daylight hours, seven days a week, with reasonable allowances for limited closures for special events, repairs or improvements.

**Publicly Accessible Property**

Any property, or portion of property, that has been made Publicly Accessible through recordation of an easement or another equivalent legally enforceable restriction that cannot be unilaterally revoked by the owner of the property subject to the restriction. Publicly owned property, including all property within the public right-of-way, is presumed to be Publicly Accessible Property unless a government agency prohibits public access to the property.

**Recreational Improvements**

Recreational Improvements, as defined in Subsection Subsection 15A.2(2) of the San Francisco Business and Tax Regulation Code, means improvements that will encourage recreational use, either by improving current conditions (e.g. repairing a grass soccer field) or installation of new facilities (e.g. playground equipment).

**Religious Use**

When relevant activities on a given property are conducted by (by owner or tenant) a 501©3 religious organization.

**Residential Property**

Those parcels classified and recorded as residential property by the Assessor.

### **Road Diets**

A Road Diet is a type of streetscape enhancement whereby the number of travel lanes and/or effective width of the road are reduced in order to reduce traffic flows and/or speeds for the purposes of improving the safety and experience of pedestrians, expanding the Public Realm area to create space for Green Spaces such as Parklets or Sidewalk Greenings, the widening of sidewalks, Street Furniture, and Bioswales.

### **Sidewalk Greening**

Enhancing or adding new plantings or natural landscape to existing sidewalks. This can include temporary installations, like planters, or permanent installations, like permeable paving, plantings, removing concrete, etc.

### **SFMTA**

The San Francisco Municipal Transportation Agency (SFMTA) is the public agency of CCSF with jurisdiction over Muni, bike and pedestrian programs, taxis, parking and traffic control operations in the city.

### **SFPUC**

The San Francisco Public Utilities Commission is the public agency of CCSF that provides water, wastewater, and electric power services to the City.

### **Shared Public Ways**

Shared Public Ways are a type of streetscape enhancement whereby the sidewalk and roadway are unified as a single-surface street that functions as an open space that prioritizes pedestrian use while permitting vehicles and bicycles to share the space. These spaces are flexible by definition, and enable the Public Right-of-Way to simultaneously function as pedestrian Plazas and vehicular roadways. For more information, refer to the SF Better Streets Design Guidelines section on Shared Public Ways: <http://www.sfbetterstreets.org/design-guidelines/street-types/shared-public-ways/>.

### **Solar Photovoltaic Systems**

An arrangement of components designed to supply usable electric power, using the Sun as the power source. Informally, "solar power."

### **Street Furniture**

Street Furniture refers to objects and pieces of equipment installed in the Public Right-of-Way for various purposes. It includes benches, bicycle racks, traffic barriers, bollards, streetlamps, traffic lights, traffic signs, wayfinding signage, bus stops, public sculptures, and waste receptacles.

### **Street Trees**

"Street tree" shall mean any tree growing within the public right-of-way, including unimproved public streets and sidewalks, and any tree growing on land under the jurisdiction of the SF Department of Public Works.

### **Streetscape Enhancements**

Enhancements to the Public Right-of-Way that lead to more pedestrian-oriented and environmentally sustainable streets. Enhancements include sidewalk extensions, Street Trees, lighting, Street Furniture, stormwater management infrastructure, a range of Green Space elements such as Sidewalk Greenings, Pocket Parks, Parklets, and Plazas, and a variety of traffic calming interventions such as road diets and Bulb-outs.

### **Tactical Urbanism**

Small-scale interventions to the public realm for the purposes testing ideas and soliciting public feedback.

### **Underpass and Overpass Connector Improvements**

Underpass and Overpass Connector Improvements refer to the enhancement of the pedestrian experience of pathways and streetscapes along overpasses and/or underpasses of highways. Such enhancements include public art installations, lighting improvements, Dog Runs, and a range of Green Space elements such as Sidewalk Greenings, Pocket Parks, and Gardens.

### **Vacant Property**

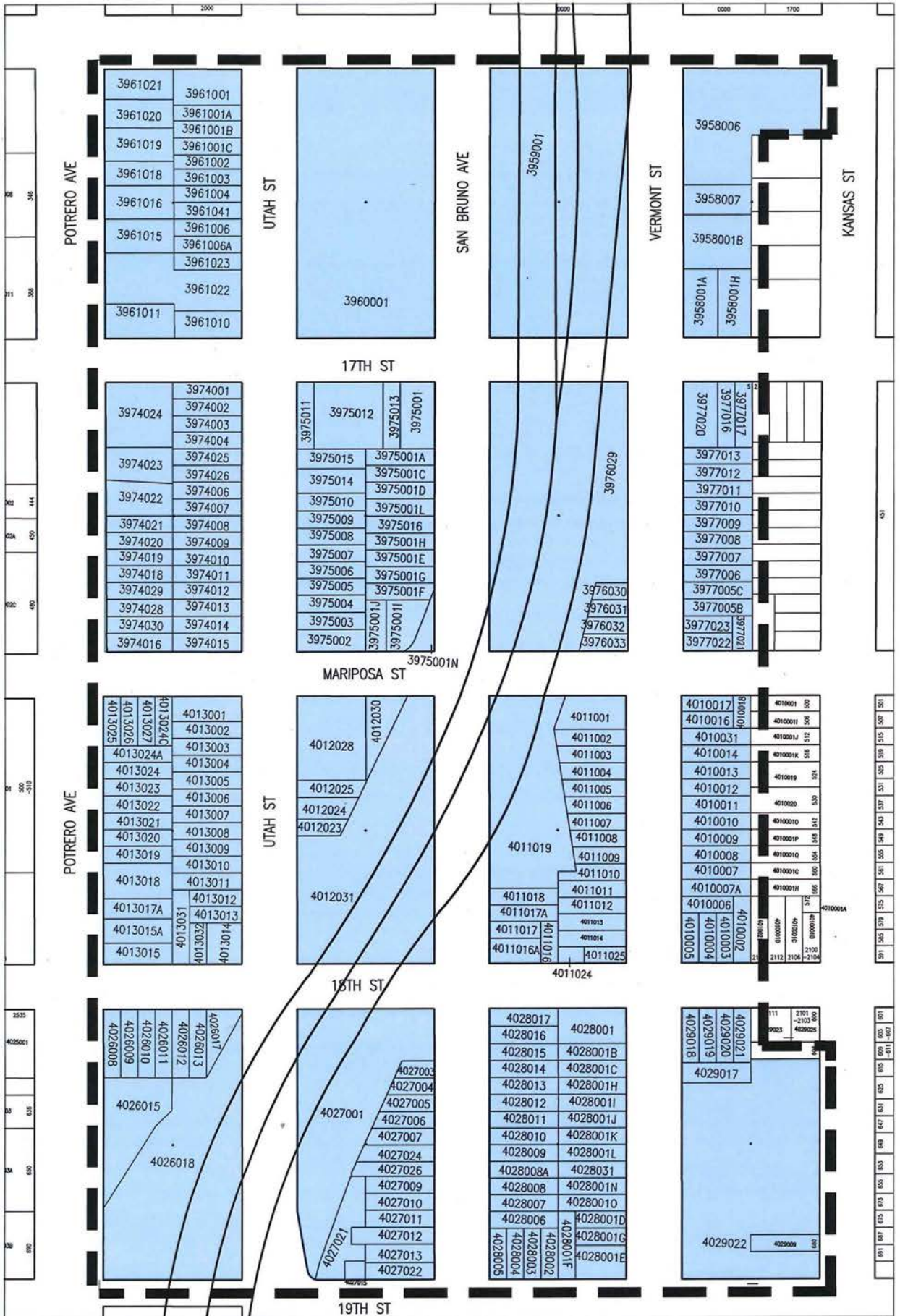
Those parcels that have no Building Square Footage because no built structures are located on such parcels.

### **Vermicomposting**

Vermicomposting is the process of composting using earthworms to create a heterogeneous mixture of decomposing vegetable or food waste, bedding materials, and vermicast. Vermicast, also called worm castings, humus or manure, is the end-product of the breakdown of organic matter by an earthworm.

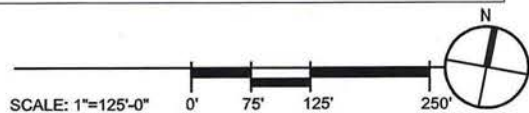
### **Wind Turbines**

Wind Turbines on a neighborhood scale were given consideration, but the GBD Steering Committee was advised that the small-scale wind turbine industry has been consistently lacking in verifiable real-time data to prove claims of meaningful levels of conversion of wind kinetic energy to electrical energy. While it is conceivable that the small scale wind industry may achieve advances in the ability to amplify incoming wind energy in combination with the ability to store that energy over time, it is our recommendation that these not be included in any GBD budget or planning unless or until the small-scale wind turbine industry can provide verifiable real time data on any product for a minimum of 24 consecutive months. This does not reflect negatively on the large-scale wind turbines used in wide-open areas that have been shown to be effective.



# NW POTRERO HILL

Parcels in GBD Zone II: NW Potrero Hill



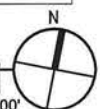


## Dogpatch- North

Parcels in GBD Zone I: Dogpatch

SCALE: 1"=250'-0"

0' 125' 250' 500'







**Dogpatch- South**

Parcels in GBD Zone I: Dogpatch

SCALE: 1"=250'-0"

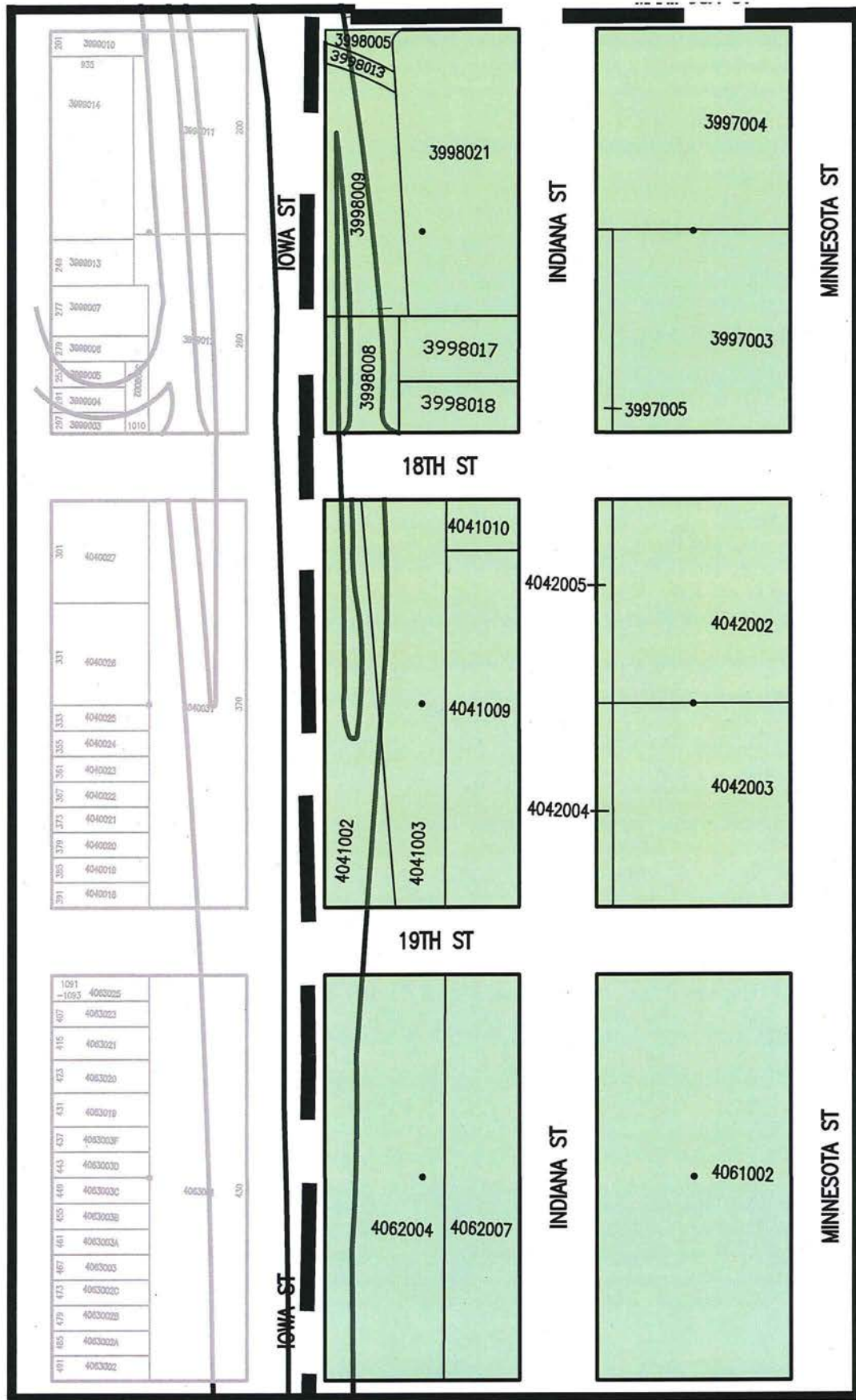
0' 125' 250' 500'



1

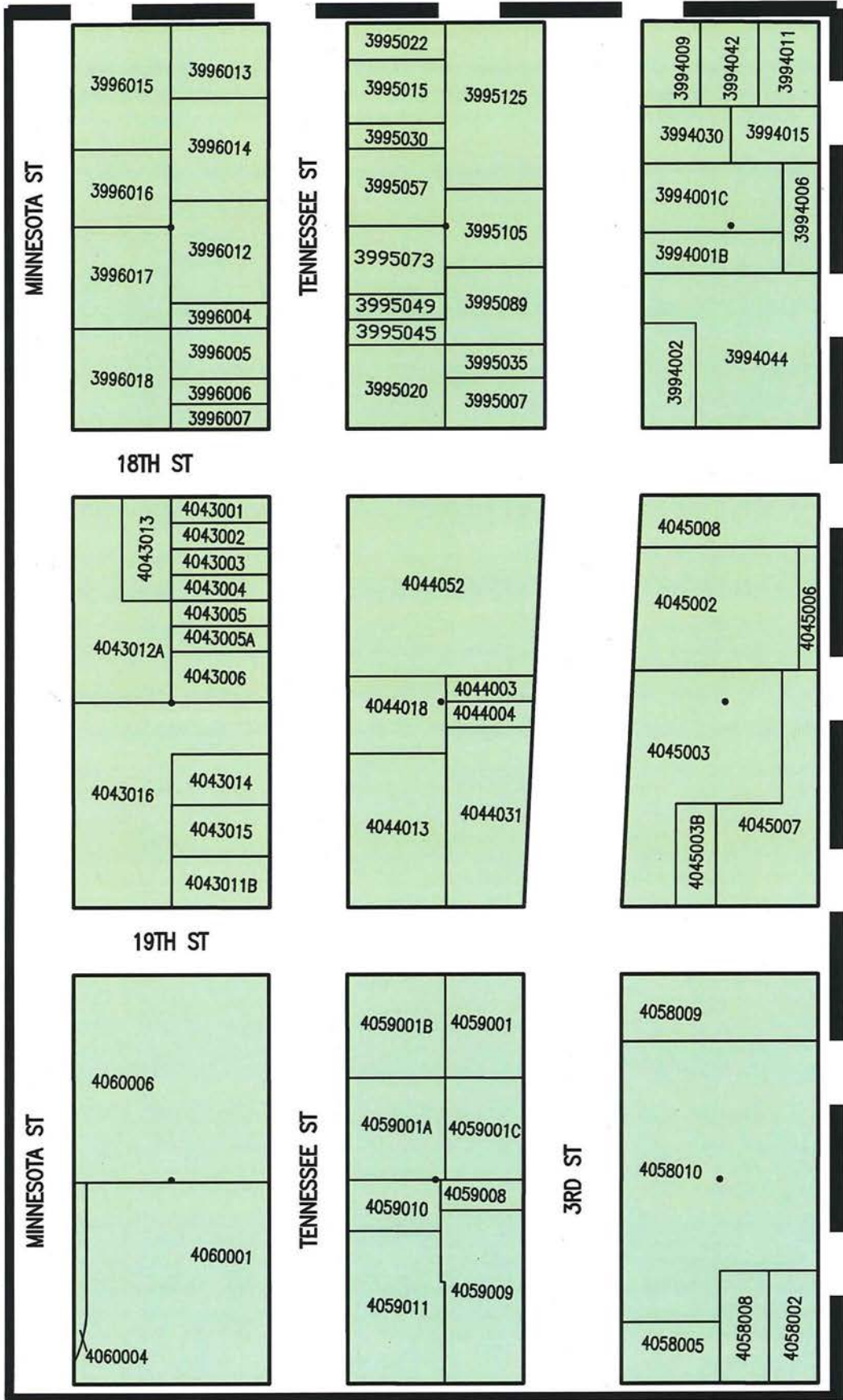
### Dogpatch- North: Map Quadrant 1

Parcels in GBD Zone I: Dogpatch



- Quadrant boundary
- - District boundary





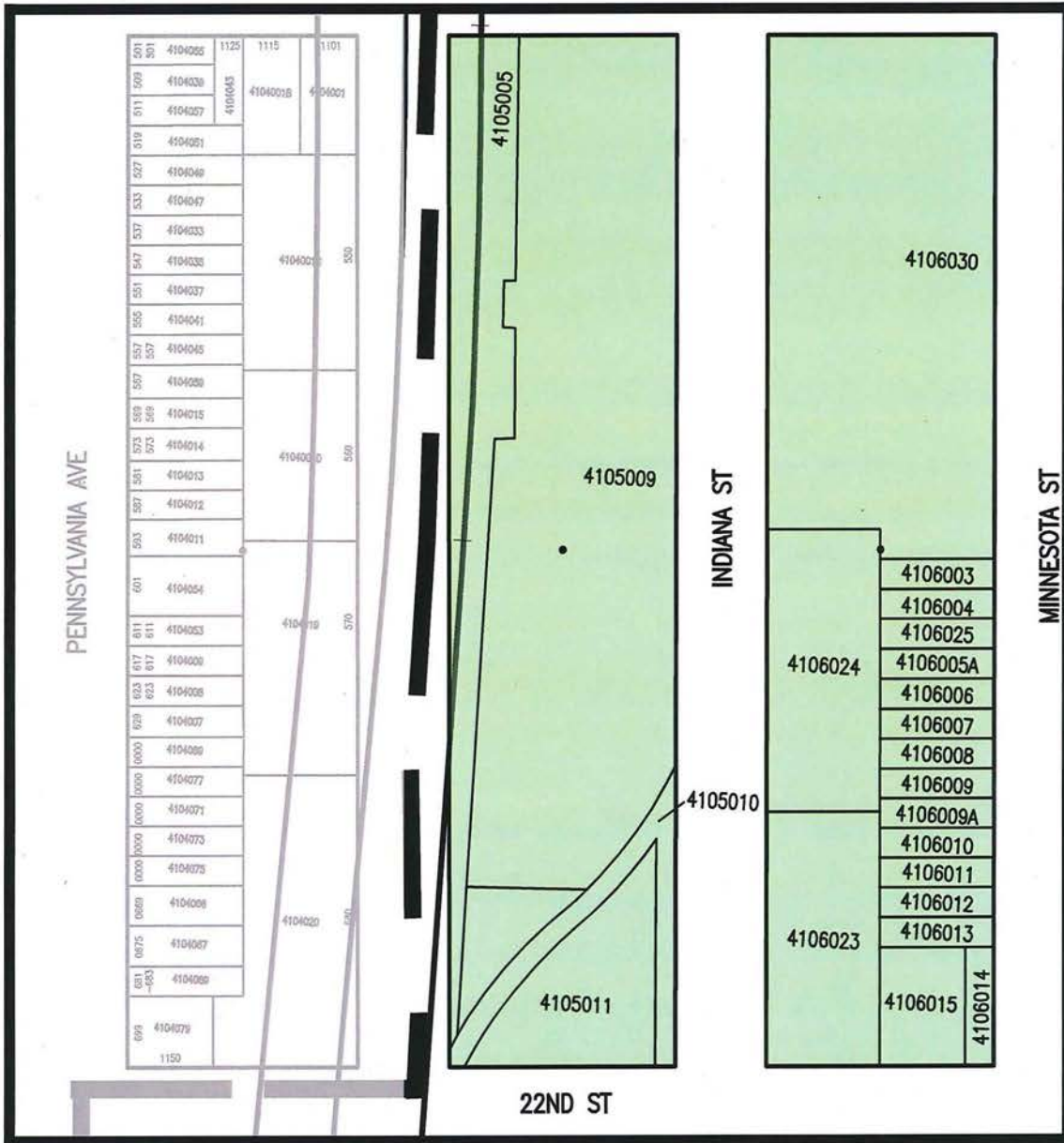
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**Dogpatch- North: Map Quadrant 2**

Parcels in GBD Zone I: Dogpatch

— Quadrant boundary  
 - - District boundary






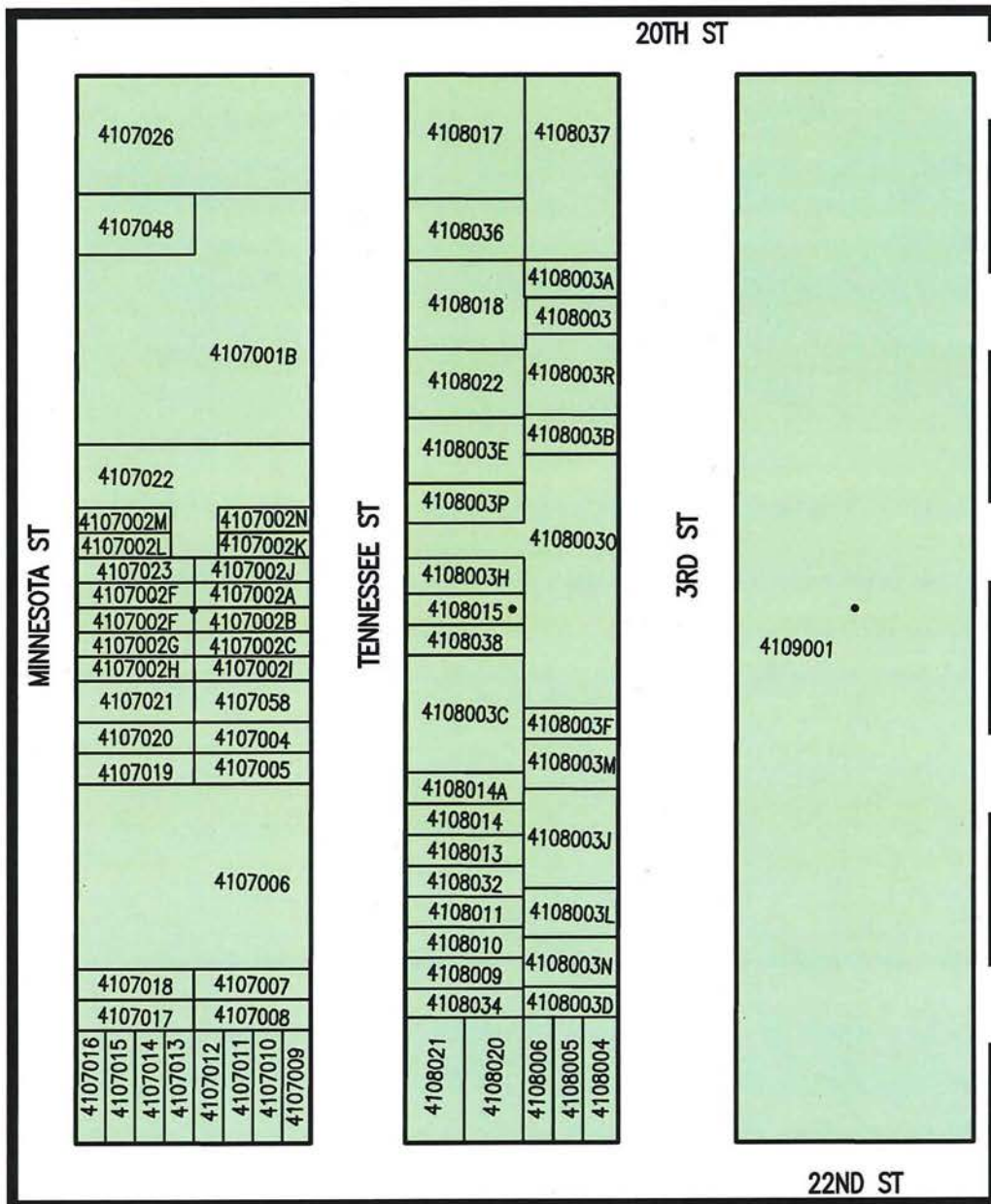
3

**Dogpatch- North: Map Quadrant 3**

Parcels in GBD Zone I: Dogpatch

— Quadrant boundary  
 - - District boundary

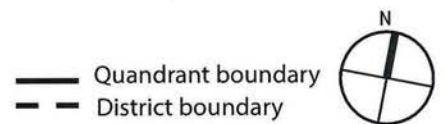


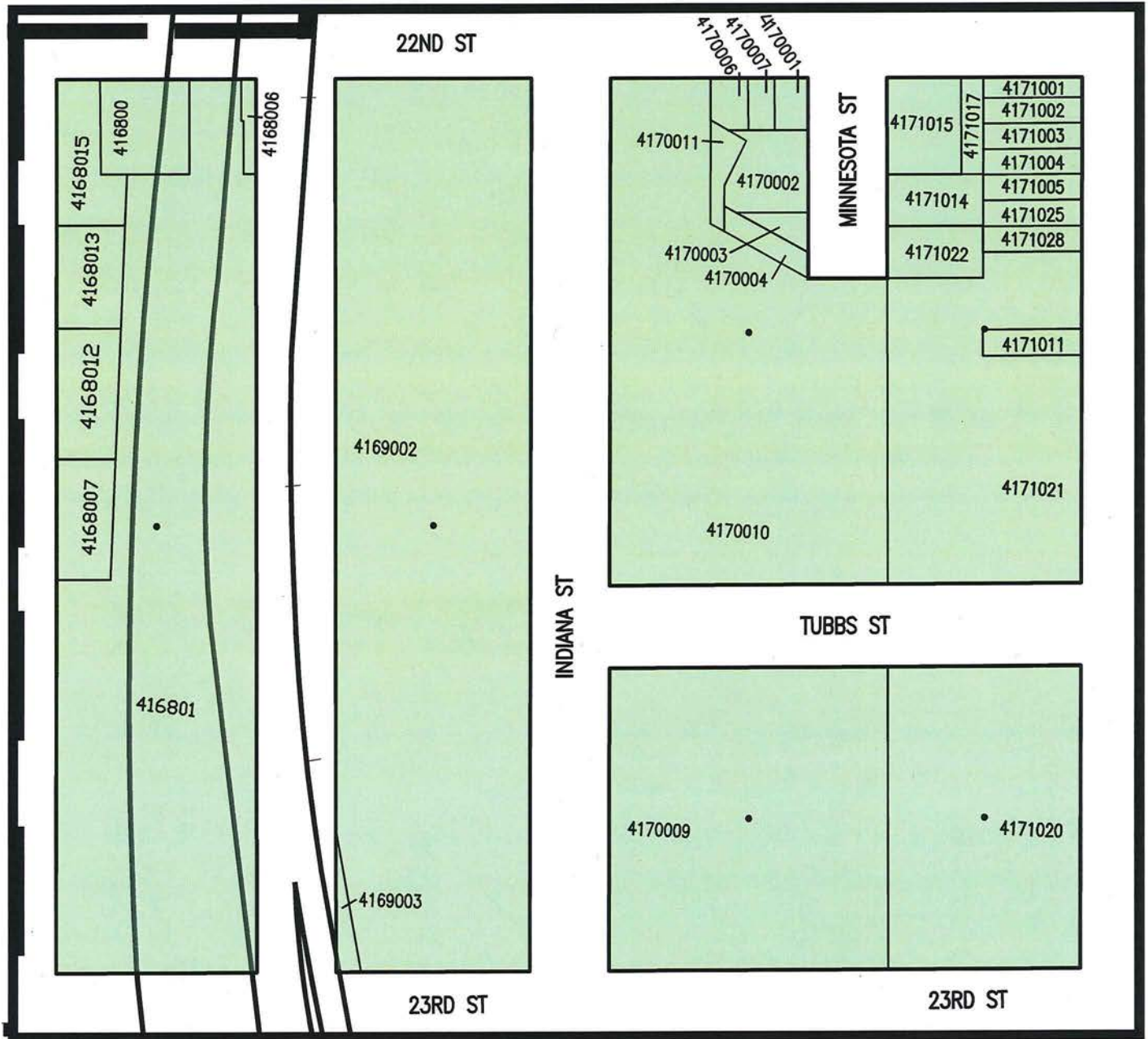


4

**Dogpatch- North: Map Quadrant 4**

Parcels in GBD Zone I: Dogpatch



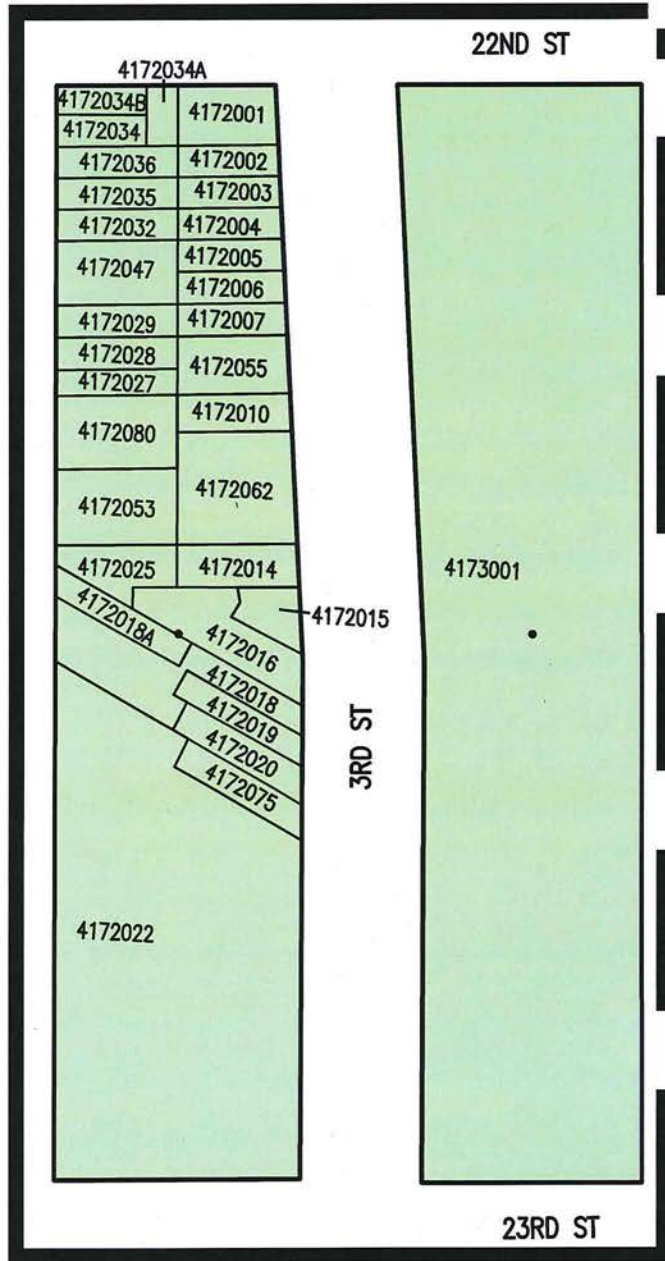


5

**Dogpatch- North: Map Quadrant 5**

Parcels in GBD Zone I: Dogpatch

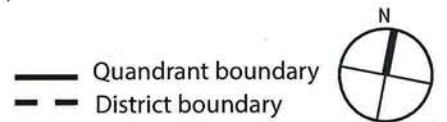
Quadrant boundary  
 District boundary

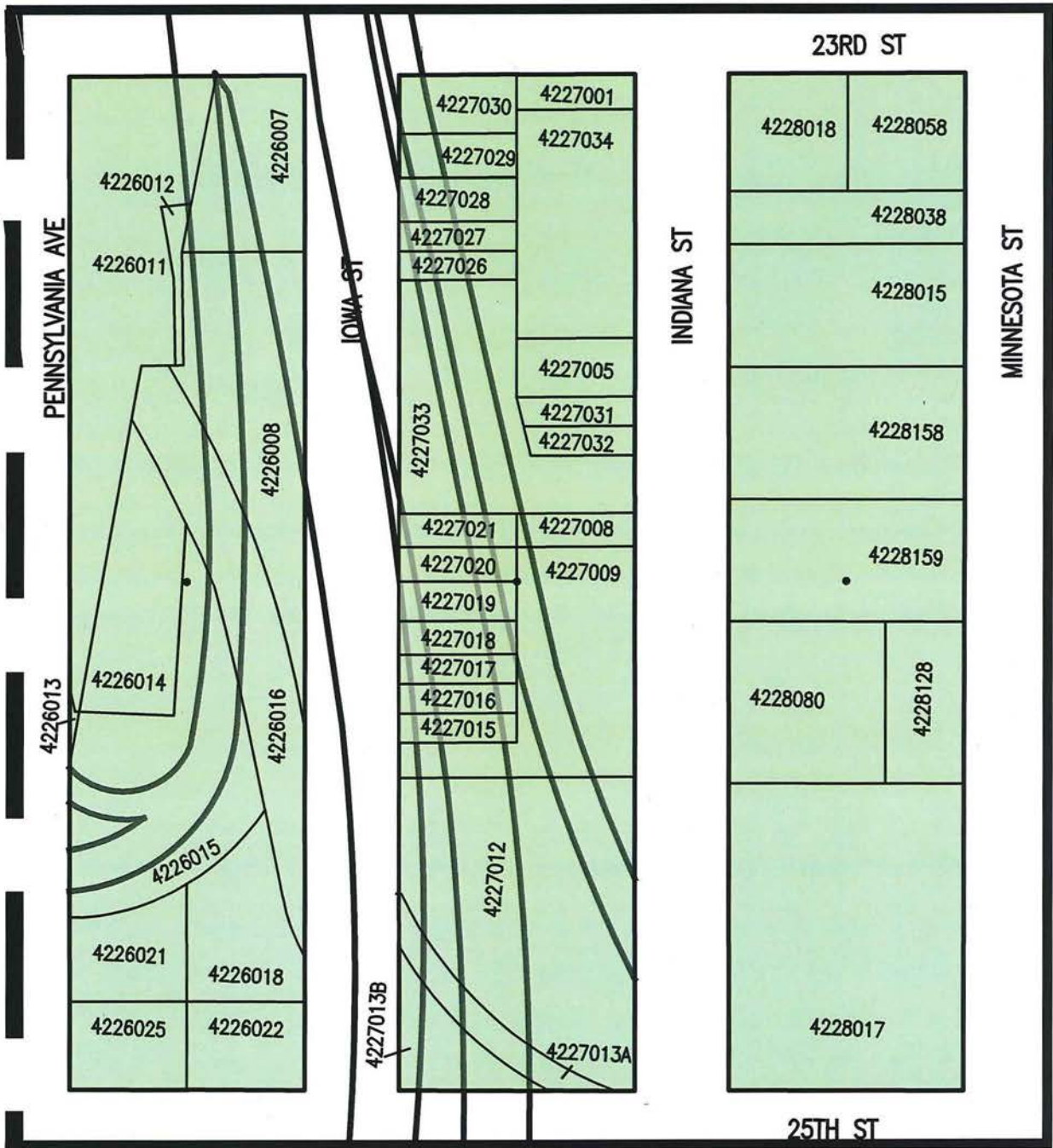


6

**Dogpatch- North: Map Quadrant 6**

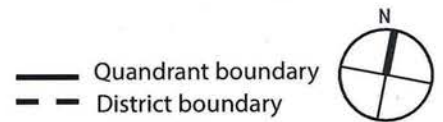
Parcels in GBD Zone I: Dogpatch



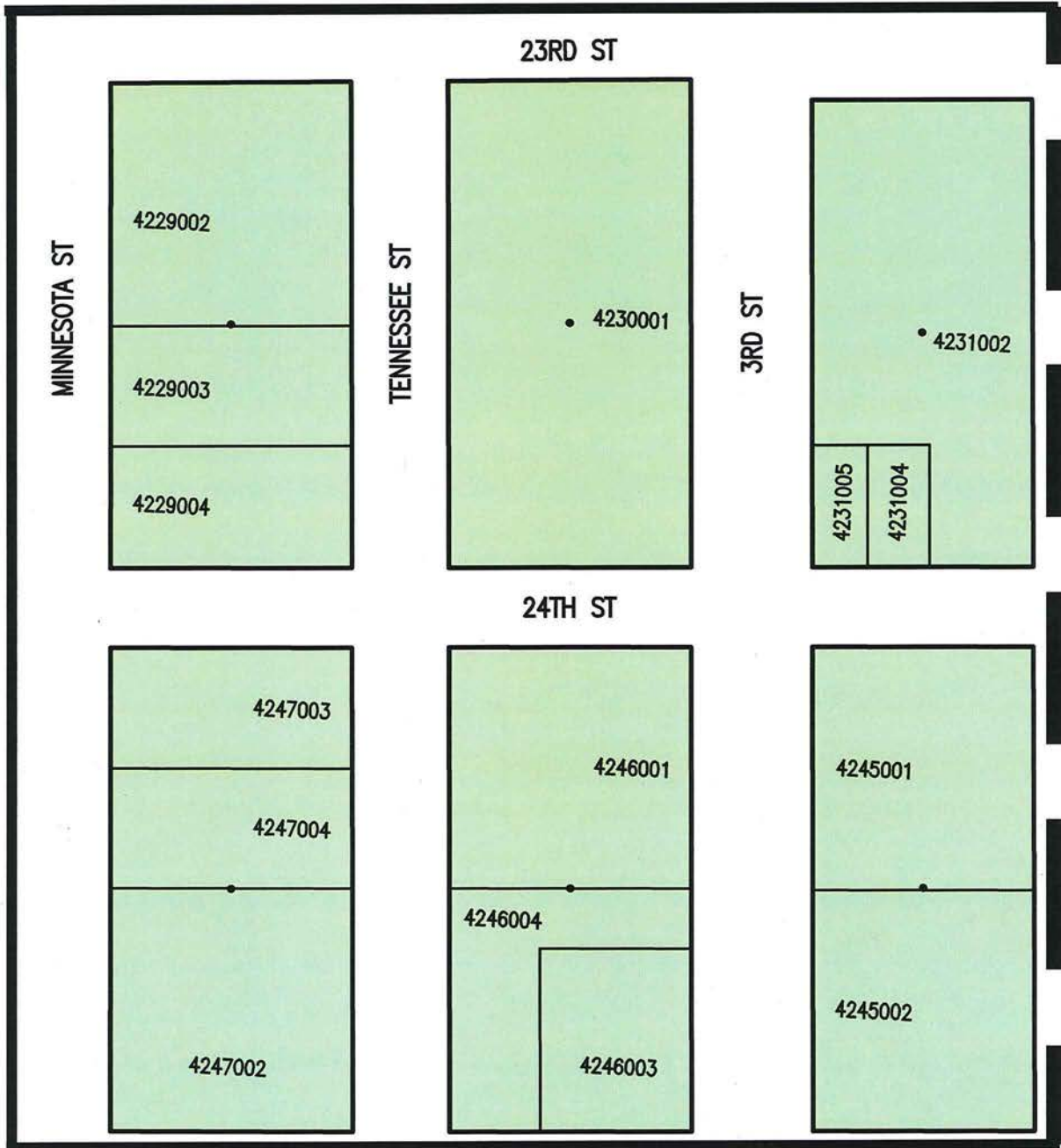


**7**

**Dogpatch- South: Map Quadrant 7**



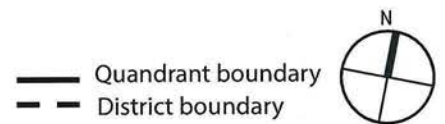


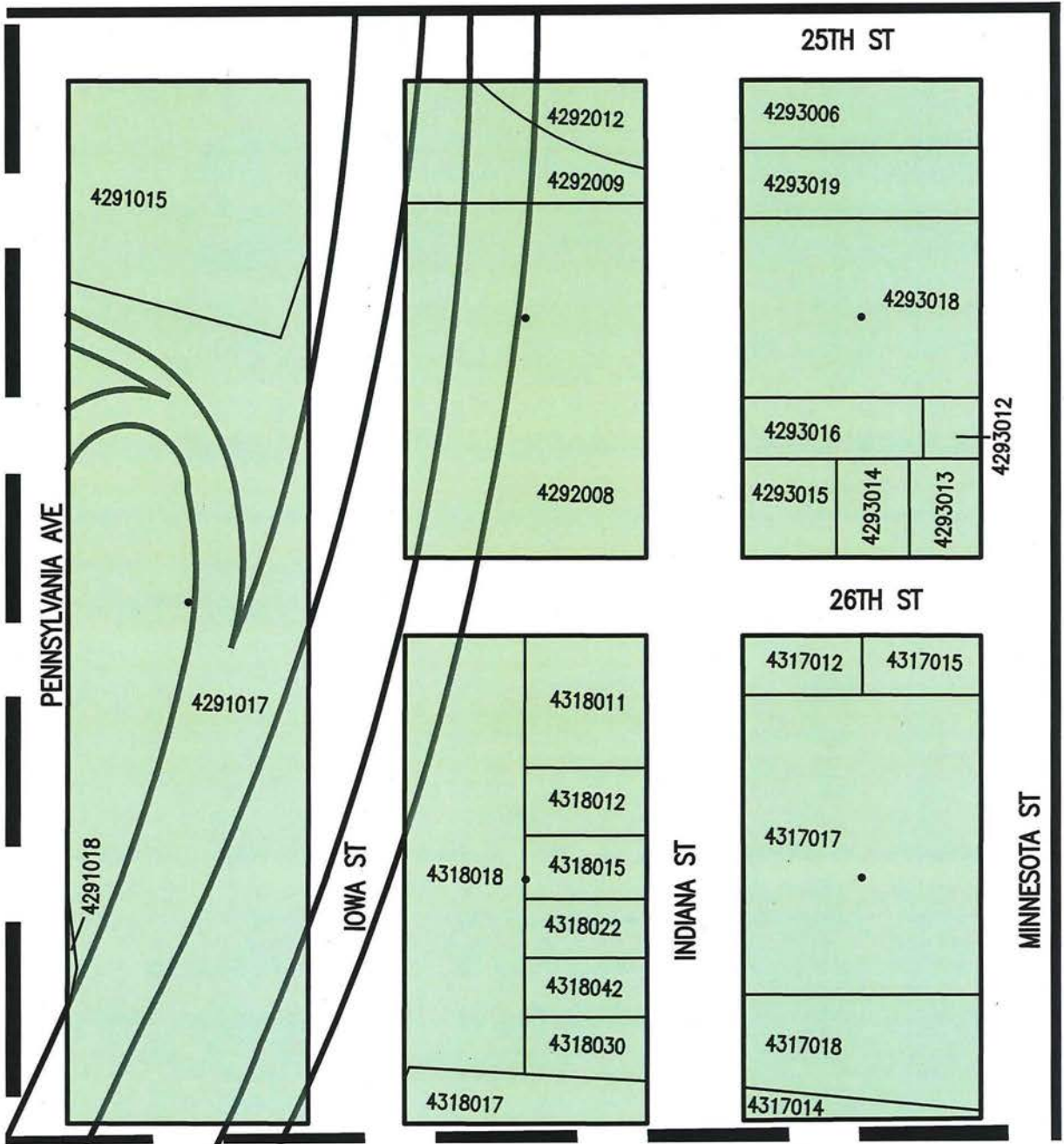


8

**Dogpatch-South: Map Quadrant 8**

Parcels in GBD Zone I: Dogpatch





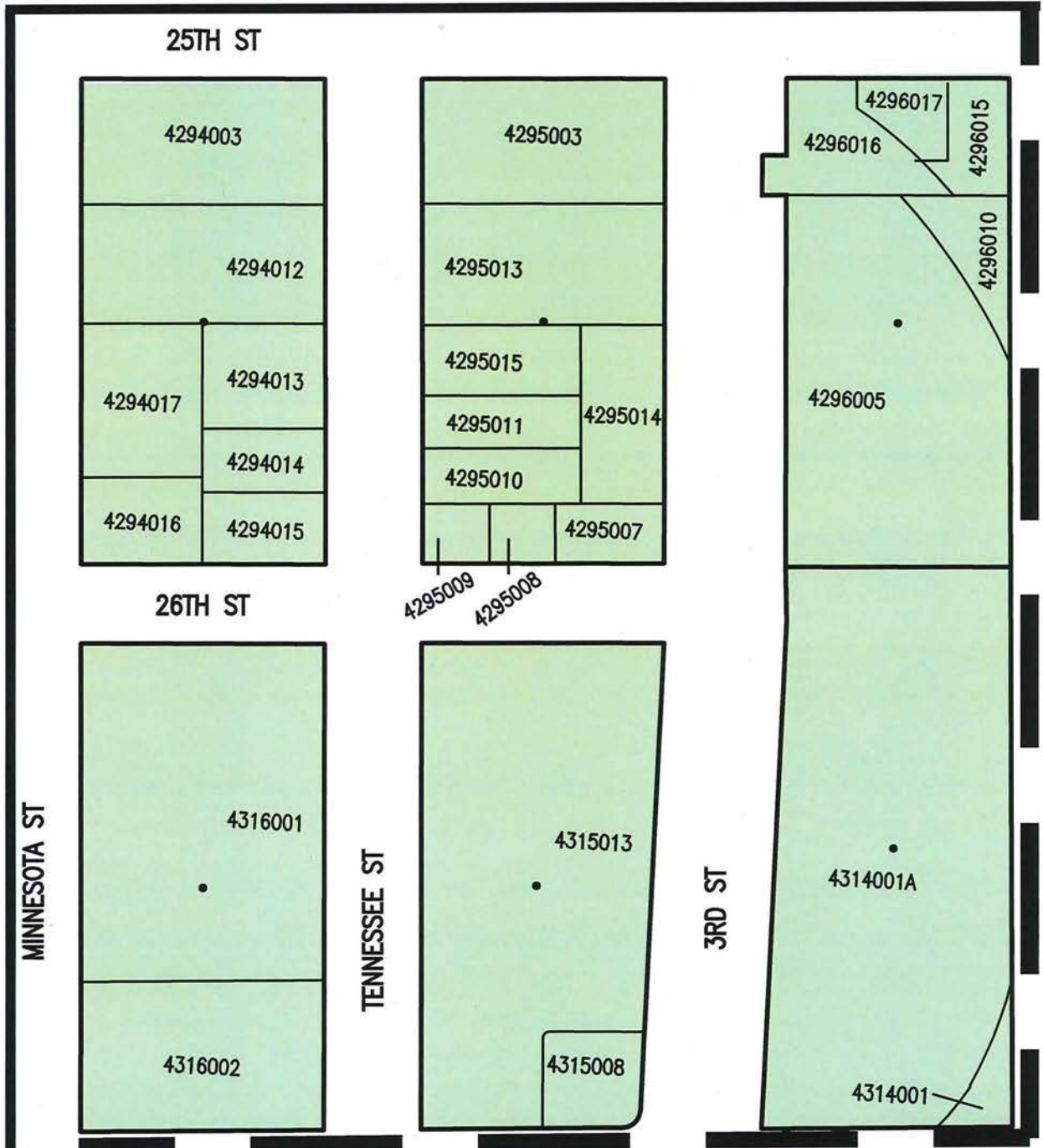
9

**Dogpatch- South: Map Quadrant 9**

Parcels in GBD Zone I: Dogpatch

- Quadrant boundary
- - District boundary





10

**Dogpatch- South: Map Quadrant 10**

Parcels in GBD Zone I: Dogpatch

——— Quadrant boundary  
 - - - District boundary

# MEMO

To: Office of Economic and Workforce Development  
From: Warren Cormier, CEO Boston Research Technologies

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To whom it may concern:

In the Spring of 2013, I, Warren Cormier, founder & President of Boston Research Technologies, conducted a pro bono survey process on behalf of the GBD Formation Committee and UP Urban, its consultant. The survey asked respondent questions about green spaces in the study area, how they used them, and what improvements they'd like to see in the green spaces and other public places in the study area.

We received a total of 650 usable responses, a large sample size relative to the finite population of approximately 9,355 registered voters in the study area and overall response levels for this type of survey. A sample of 650 observations has a maximum sampling error of +/-3% at a 95% confidence level.

Please find a summary of the survey results attached. This summary was developed by Hannah Smith under my direction, using the raw survey data. The summary speaks for itself, however I'm including information about the methodology used to determine the general benefit, as I know that is of particular interest to the City Attorney's office.

**General Benefit Determination:**

To quantify the general benefit associated with the GBD's activities, we cross-referenced two questions from the study to find the number of survey respondents who use the study area's green assets, but do not live or own property within the study area. This population represented 6.79% of the total number of survey responses, and so we have determined the general benefit to be 6.79% of the total GBD budget.

If you have any additional questions regarding the survey process, results, or analysis please don't hesitate to reach me at: [wcmormier@bostonrt.com](mailto:wcmormier@bostonrt.com) or 415.864.2528

Thank you,



Warren Cormier  
CEO, Boston Research Technologies



# Green Spaces Survey Final Report

*July 31<sup>st</sup>, 2013 • Prepared by: UP Urban, Inc.*



**POTRERO  
BOOSTERS**





EXECUTIVE  
SUMMARY



# Key Conclusions

**In general, the survey results showed a strong interest in the GBD, and a general willingness to pay for enhanced services to green spaces.** Three-quarters (74%) of residential property owners and half (55%) of commercial property owners indicated that they were very or somewhat willing to pay an assessment. Half (54%) of all respondents indicated that they would support formation of the GBD; an additional 40% felt the GBD was an interesting idea but that they would need more information.

**Response to the survey from Dogpatch was very strong,** with 38% of all survey responses coming from North, Historic, and Baja Dogpatch (compared to being just 9% of the study area population). Dogpatch also showed a stronger willingness to pay, with 85% of residential property owners and 70% of commercial property owners very or somewhat willing to pay an assessment for the GBD, as compared to all other areas (74% of residential and 55% of commercial property owners).



ABOUT  
THE SURVEY



# Survey Design and Distribution

## DESIGN

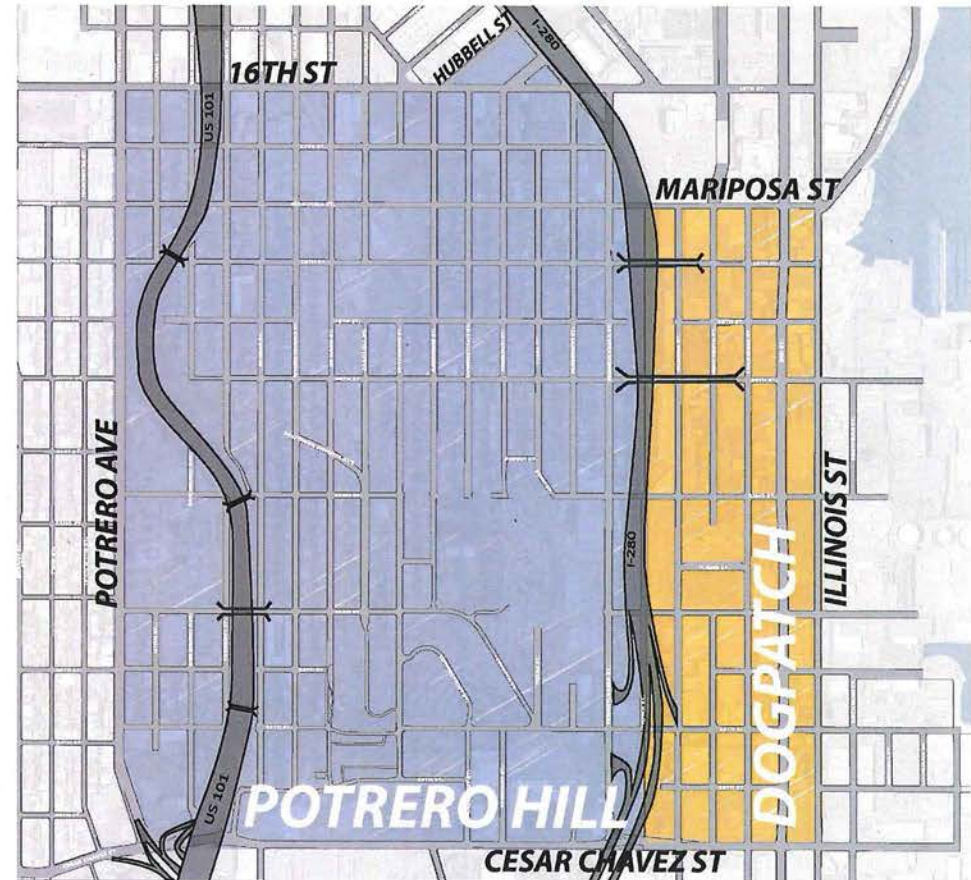
- The question was designed through the collaboration of the PHD Formation Committee, UP, and Boston Research Group.
- The formation committee reviewed and edited multiple drafts, and the co-chairs approved the final survey.
- **ABOUT BOSTON RESEARCH GROUP:**
  - Warren Cormier is founder and President of Boston Research Group (BRG). He has more than thirty years of quantitative and qualitative experience in consumer and employee research.
  - BRG is recognized as a leading research expert in the financial services industry.

## DISTRIBUTION

- The survey was available in hardcopy and online in English, Spanish, and Chinese. Hard Copies were available in English, Spanish, and Chinese at three neighborhood locations with signs (Rickshaw, NABE, Christopher's Books)
- A notice (in English, Spanish, and Chinese) was mailed to every parcel address in the study area (approximately 4950), using the City Assessors data, announcing the survey with the link to the online survey, the locations of the hard copy surveys, and a phone number to call if someone needed another method.
- **1/2 page advertisement ran in the May edition of the Potrero View** with survey link url and locations of the hardcopy surveys.
- **Easels were placed on the sidewalk** at Farleys, the 22nd Street Caltrains Station, Piccino, 22nd Street MUNI park, Mr & Mrs Miscellaneous with flyers that had the link url and hardcopy pick up.
- Formation Committee members notified their respective membership lists and posted and passed out flyers (HOA Boards/email lists, school parents email groups, **NextDoor Potrero Hill, NextDoor Dogpatch, Potrero Boosters Email List, DNA Email List, MUNA email list, Progress Park email list and Facebook page**, etc. )
- Announcement in Sup. Cohen's May E-Newsletter
- Link was posted on [www.phd-gbd.org](http://www.phd-gbd.org)
- Two blog posts with survey link on [sf.curbed.com](http://sf.curbed.com) on 5/2/2013 and 5/21/2013
- Two blog posts with survey link on [d10watch.blogspot.com](http://d10watch.blogspot.com) on 5/1/2013 and 5/23/2013
- Blog post with survey link on [www.dogpatchhowler.com](http://www.dogpatchhowler.com) on 5/1/2013

# Fielding of the Survey

- The geographical footprint of the study area is shown to the right. The study area contains approximately:
  - 14,700 people over 18
  - 9,355 registered voters
  - 5,000 parcels
- The responses were collected over a 3 week survey period.
- In total, 644 responses usable responses were received.
- This sample size has a maximum sampling error of +/-3.8 percentage points at a 95% confidence level
- Data were weighted to reflect the PHD study-area population of approximately 60% renters, 40% property owners
- The data were tabulated by Research Data Technology, overseen by Boston Research Group, both of which worked pro bono on the Green Spaces Survey.





# Green Spaces in the Survey

## RECREATION AND PARKS DEPARTMENT PROPERTIES

Esprit park (19<sup>th</sup> and mission)

Jackson playground (17<sup>th</sup> btw Carolina and Arkansas)

McKinley Square (20<sup>th</sup> & San Bruno)

Potrero del Sol Park (Potrero & Cesar Chavez)

Potrero Hill Recreation Center (22<sup>nd</sup> and Missouri)

## COMMUNITY-MAINTAINED FOOD-PRODUCING GARDENS

Arkansas Friendship Garden (22<sup>nd</sup> Street right-of-way)

De Haro Community Garden (25<sup>th</sup> & De Haro)

Kansas Street Park (btw 24<sup>th</sup> & 25<sup>th</sup>)

Permaculture Garden (18<sup>th</sup> & Rhode Island)

Potrero del Sol Community Garden (Potrero Ave. & Cesar Chavez)

## COMMUNITY-MAINTAINED GREEN SPACES

Benches Garden and Park (18<sup>th</sup> and San Bruno)

Carolina Street Median (Carolina btw 22<sup>nd</sup> and 23<sup>rd</sup>)

De Haro and Southern Heights Mini-Park\*

Fallen Bridge Park (18<sup>th</sup> and Utah)

Pennsylvania Gardens & Railroad Garden (Pennsylvania & 20<sup>th</sup> Street Overpass)

Starr-King Open Space (Carolina and 23<sup>rd</sup>)

Triangle Garden (Pennsylvania & 20<sup>th</sup> Street Overpass)

Vermont Enclave (900 Block Vermont)

Vermont Street Median/Embankment (Crooked Street)

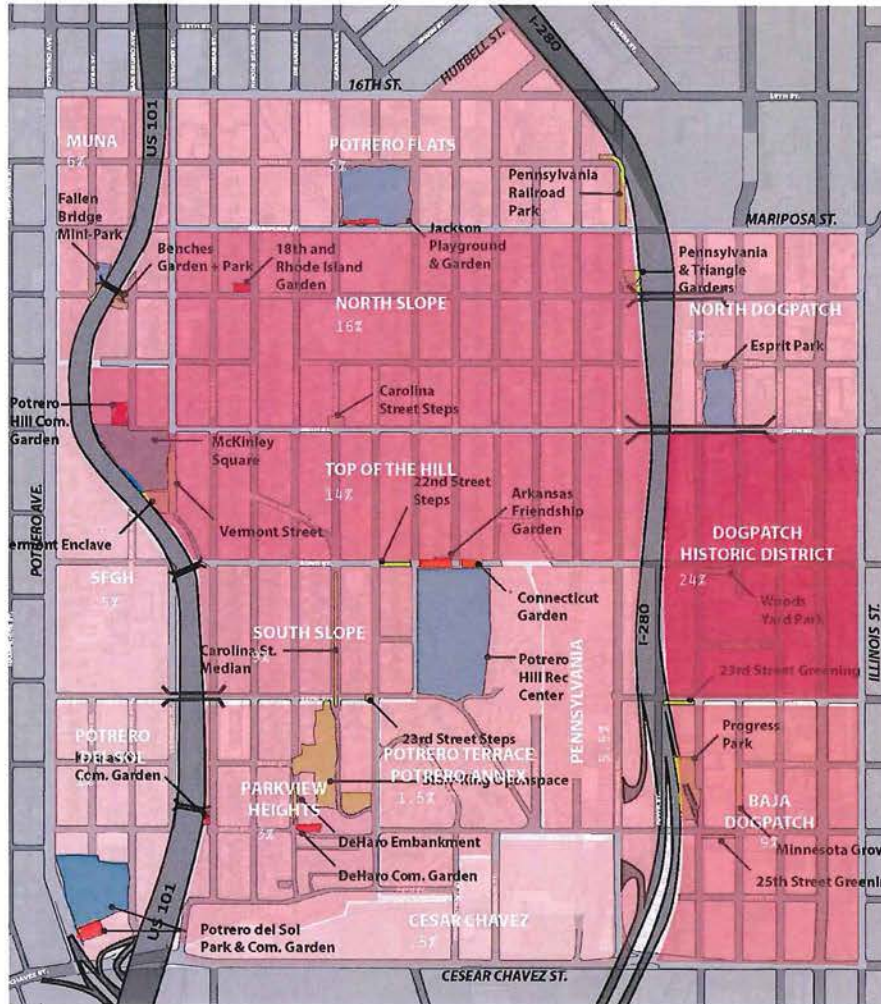
Iowa at 23<sup>rd</sup> Youth Baseball Batting

Minnesota Grove (Minnesota between 24<sup>th</sup> & 25<sup>th</sup>)

Progress Park & Park Extension (Indiana, 23<sup>rd</sup> & 25<sup>th</sup>)

Woods Yard Park (22<sup>nd</sup> & Indiana)

# Geographic Distribution of Responses



Sub-Zone	Number of Responses	Percent of Total
MUNA	30	6%
SFGH	3	.5%
Potrero del Sol	4	1%
Cesar Chavez	3	.5%
Potrero Flats	25	5%
South Slope	47	9%
Parkview Heights	16	3%
Potrero Terrace/Potrero Annex	8	1.5%
North Slope	87	16%
Top of the Hill	75	14%
Pennsylvania	29	5.5%
North Dogpatch	26	5%
Dogpatch Historic District	124	24%
Baja Dogpatch	46	9%

\*Sub-zone total responses = 523. This was a voluntary question that 523 out of 644 answered.

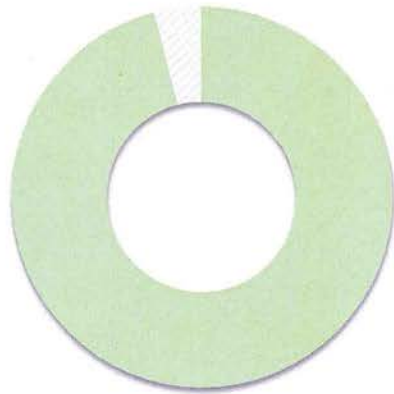
# Response Ratio

Sub-Zone	Number of Parcels	Number of Responses	Response Ratio	Percent of Total Survey Responses
Dogpatch Historic District	381	124	32.55%	34%
Pennsylvania	191	29	15.18%	6%
Baja Dogpatch	311	46	14.79%	9%
MUNA	205	30	14.63%	6%
South Slope	377	47	12.47%	9%
Top of the Hill	925	75	8.11%	14%
North Slope	1127	87	7.72%	16%
North Dogpatch	345	26	7.54%	5%
Potrero Flats	481	25	5.20%	5%
Cesar Chavez	75	3	4.00%	0.5%
Parkview Heights	570	16	2.81%	3%
Potrero del Sol	201	4	1.99%	1%
<b>Total</b>	<b>5238</b>	<b>523</b>		
N.A.*				
Potrero Terrace/Annex	28	8	28.57%	1.5%
SFGH	21	3	14.29%	0.5%

*Response Ratio helps us get a sense of survey participation relative to the number of parcels in a given study area. It doesn't tell us how many parcels responded, but it gives us a sense of the population density within a given subzone and how survey response compares to that.*

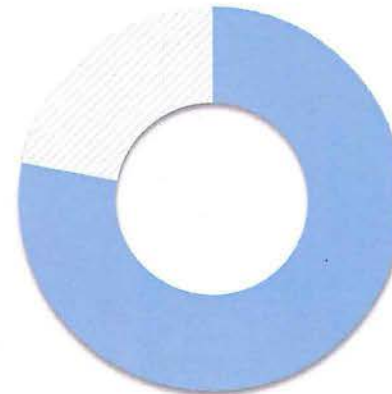
*\*The Potrero Terrace/Potrero Annex and SFGH sub-zones have a few very large parcels that skew the response ratio far out of proportion.*

## Respondents by the Numbers:



96%  
of respondents

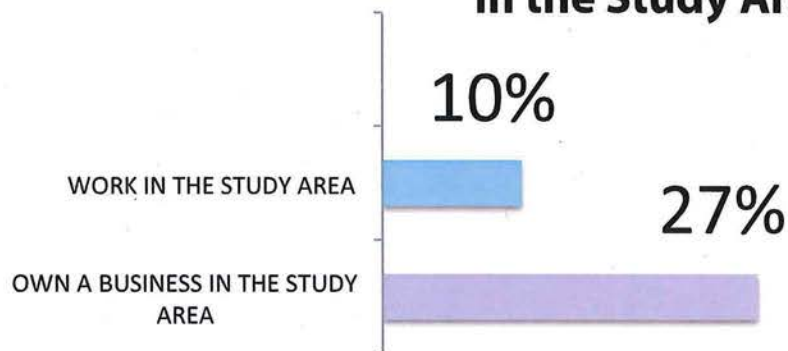
**Live in the GBD  
Study Area**



78%  
of respondents

**Own a Home  
in the Study Area\***

**Work or Own a Business  
in the Study Area**

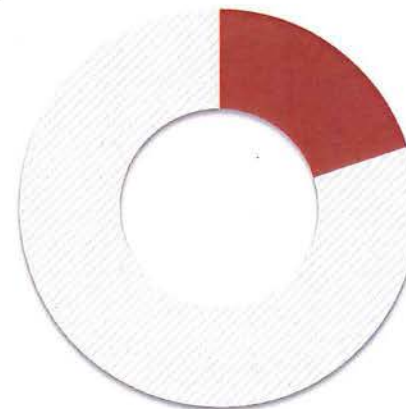


10%

WORK IN THE STUDY AREA

27%

OWN A BUSINESS IN THE STUDY  
AREA



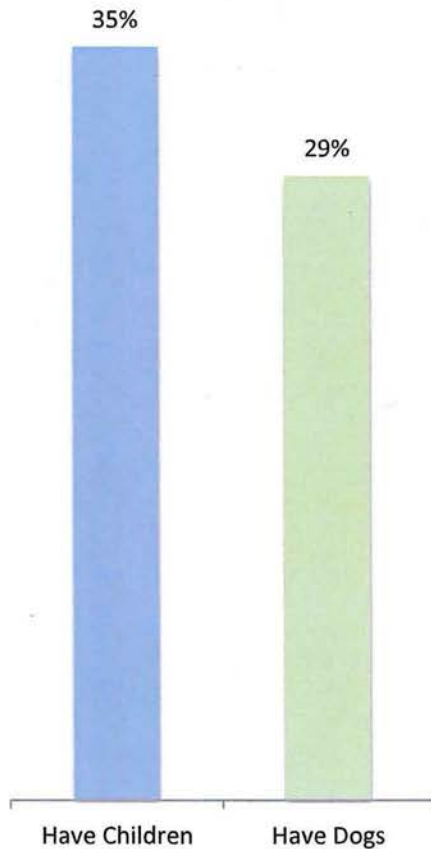
20%  
of respondents

**Own or Rent  
Commercial  
Space**

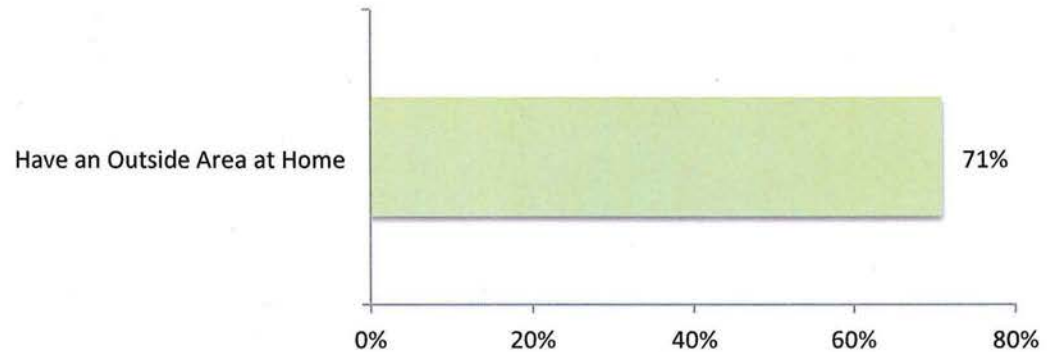
\* These are un-weighted responses. Data in the detailed findings has been weighted to reflect the PHD study-area population of approximately 60% renters to 40% property owners.

## Respondents by the Numbers:

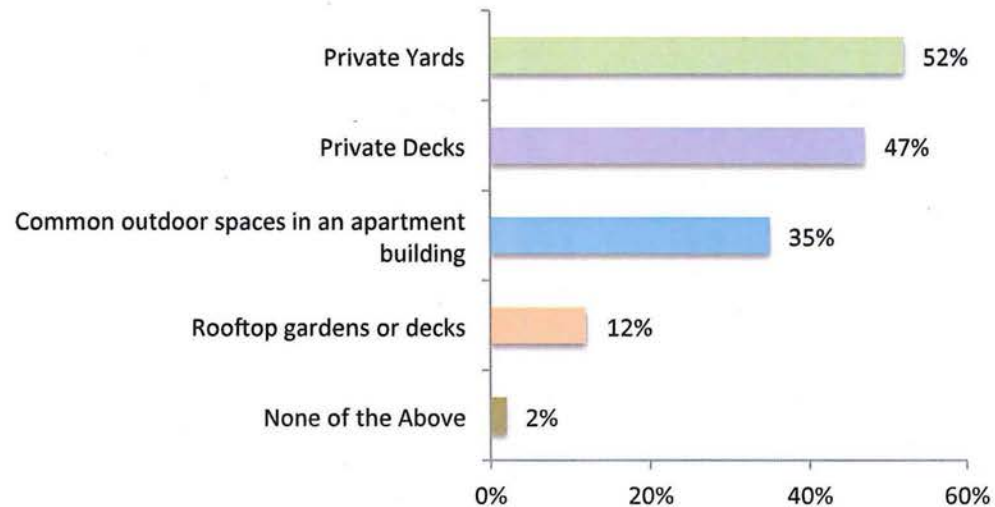
Respondents who have dogs or children that live in or frequent the study area:



Seven-in-ten respondents have an outside area at their home:



Those outside areas are:



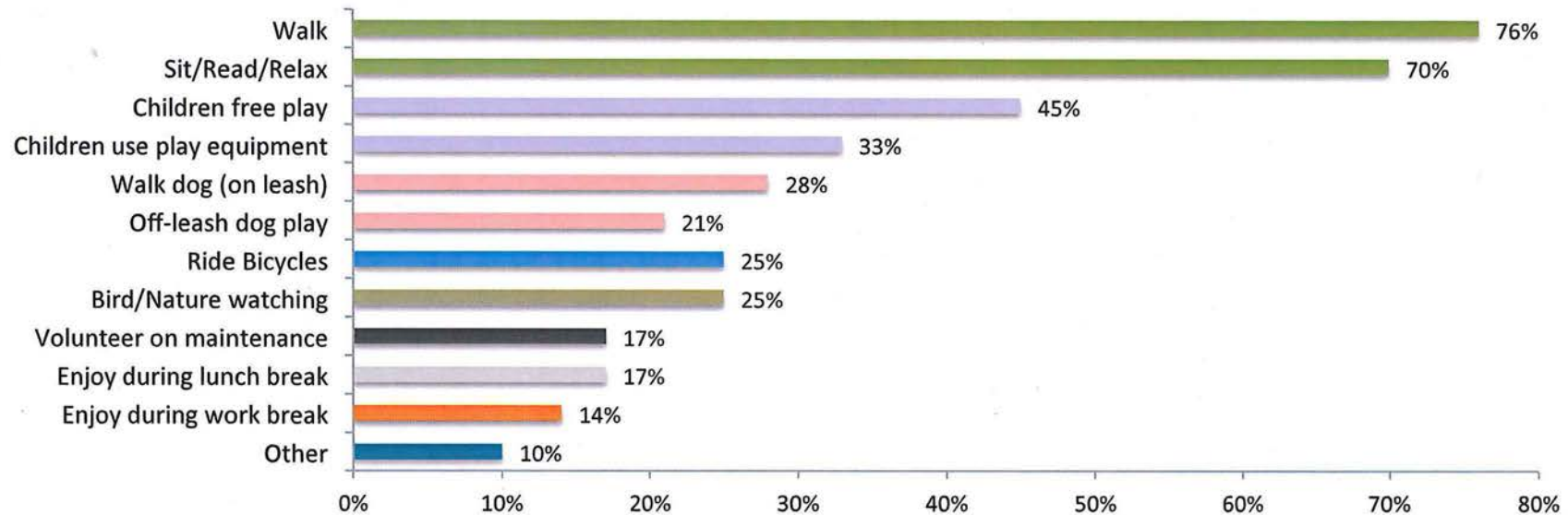


DETAILED  
FINDINGS

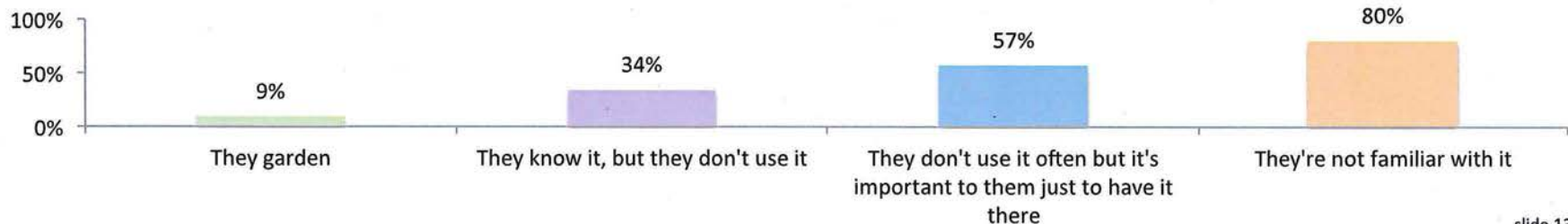


# Use of Space

Generally, people engage in the following activities in the community and City-maintained green spaces in the study area:

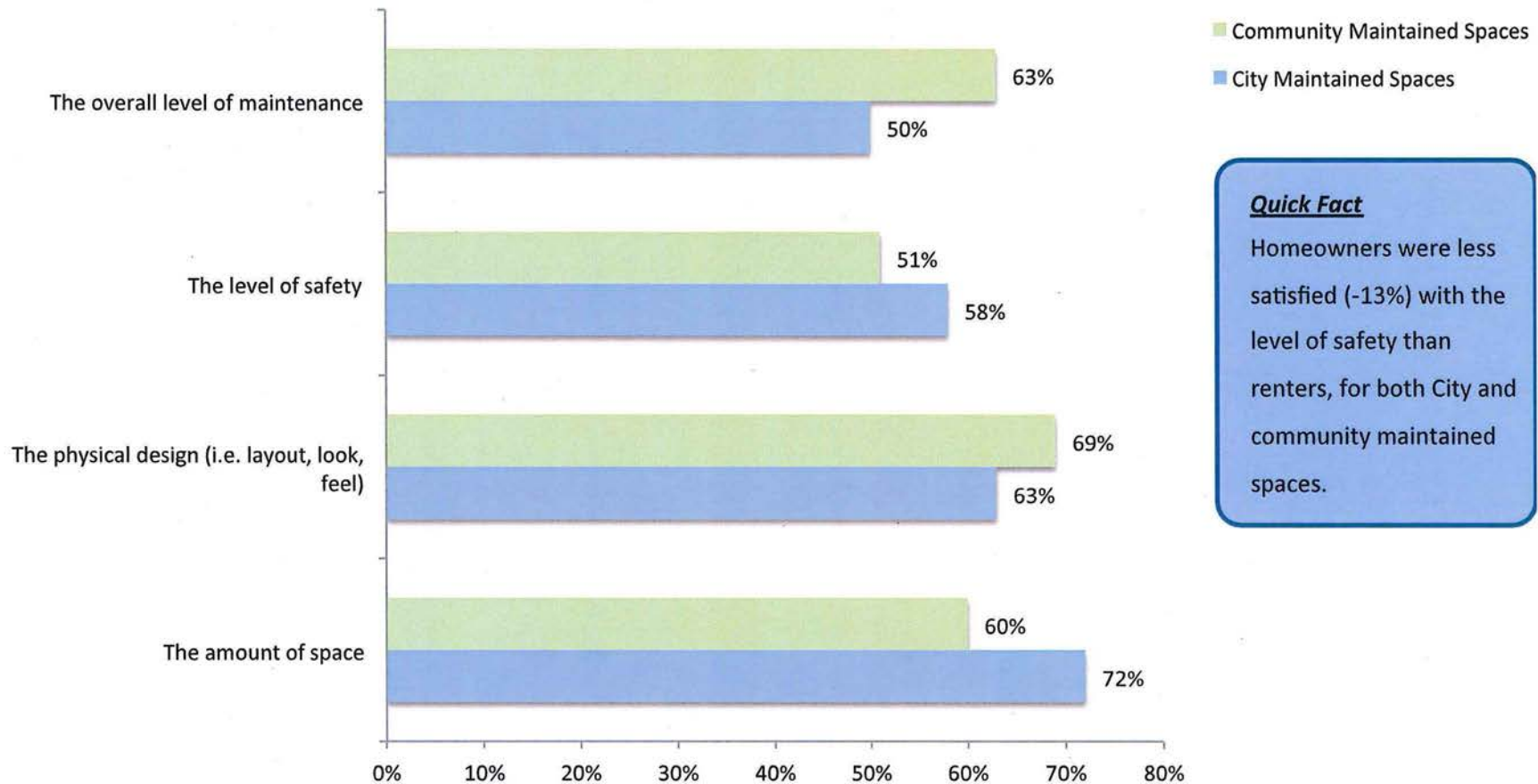


For community-maintained gardens, respondents indicated that they:



# Level of Satisfaction

Regarding overall level of satisfaction with community and City-maintained spaces, the following percent of people indicated that they were generally satisfied (very + somewhat satisfied) with the following:

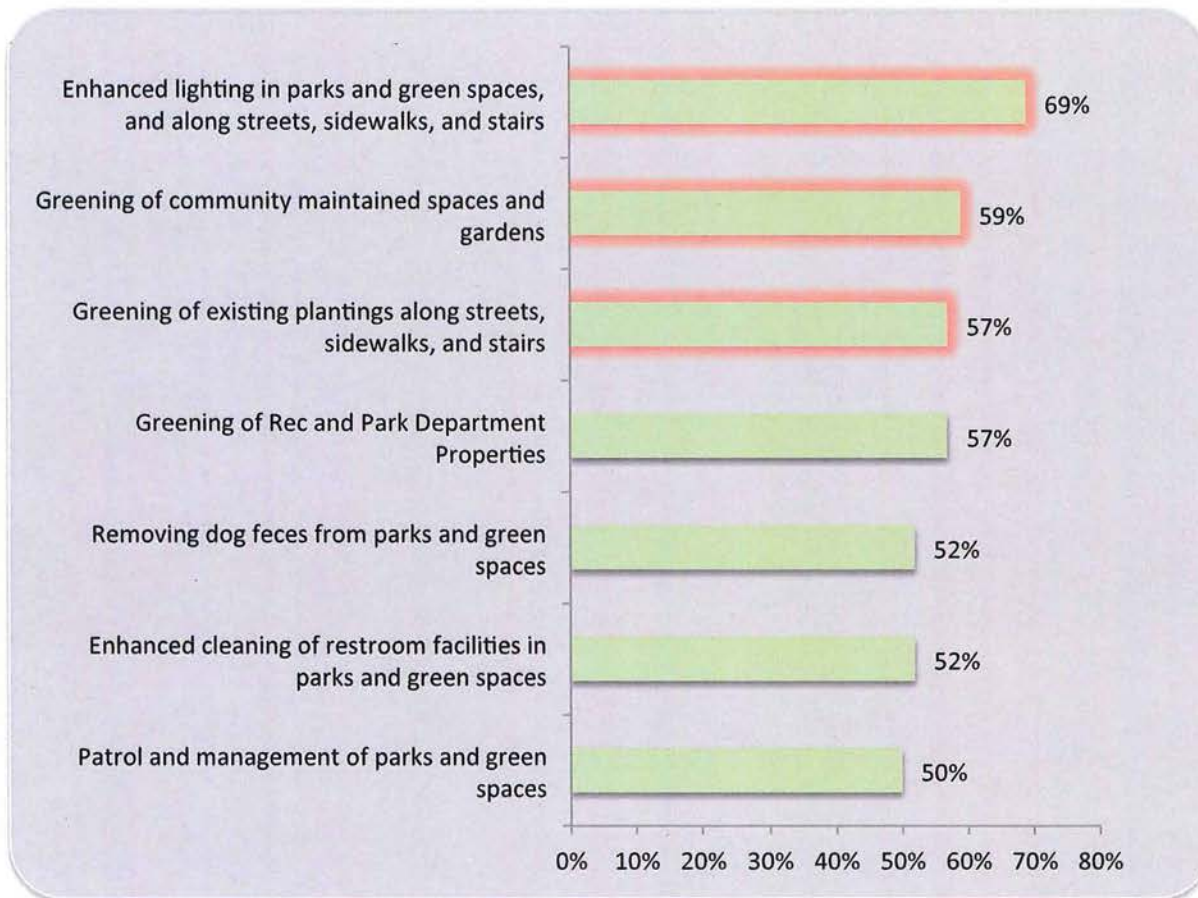


**Quick Fact**  
 Homeowners were less satisfied (-13%) with the level of safety than renters, for both City and community maintained spaces.



# High Priority Maintenance and Services

The chart below indicates the percent of respondents that feel each type of maintenance and greening should be a high priority for the GBD:

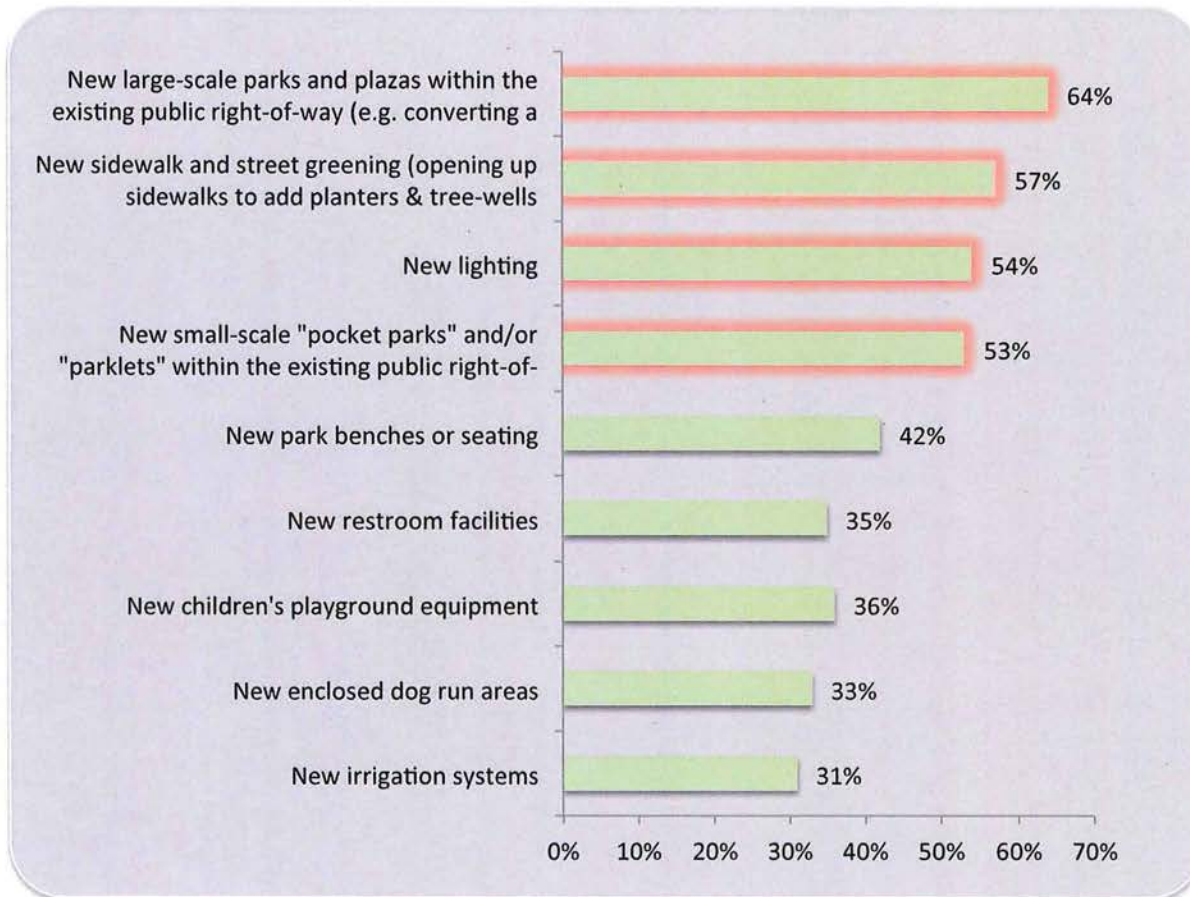


**Quick Facts:**

- Renters consistently placed higher priority on all types of maintenance services than homeowners.
- Respondents with children were more likely to place a high priority on enhanced cleaning of restrooms.

# High Priority New Capital Projects

Shown below is the percent indicating that each type of new capital projects should be a high priority for the GBD:



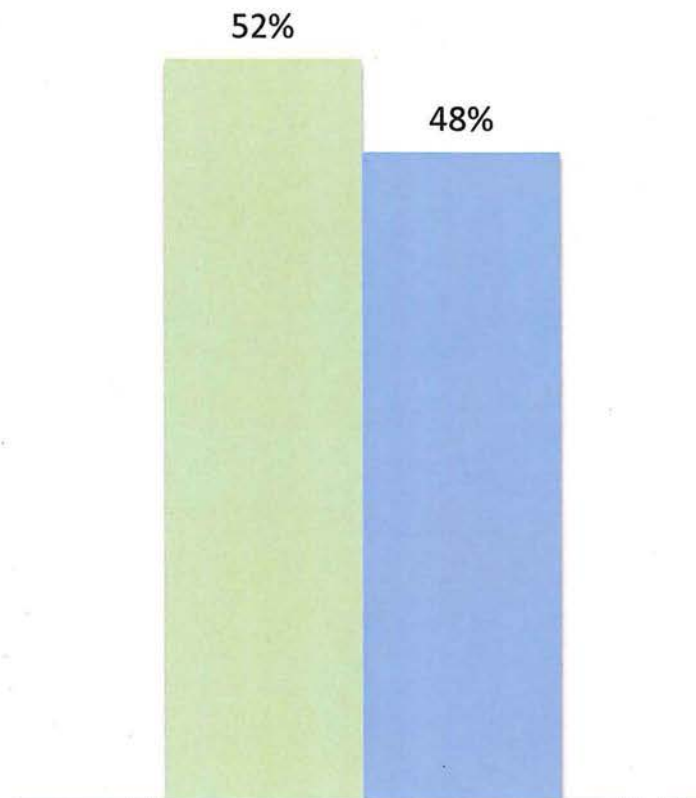
**Quick Facts:**

- Renters consistently placed higher priority on all types of capital projects than homeowners.
- Respondents with children were more likely to place a high priority on new restroom facilities.

# Maintenance vs. Capital Projects

Roughly half of all respondents feel a high priority should be placed on building new green spaces. The same percentage felt improving existing green spaces should be a high priority:

- Building new green spaces
- Improving existing spaces



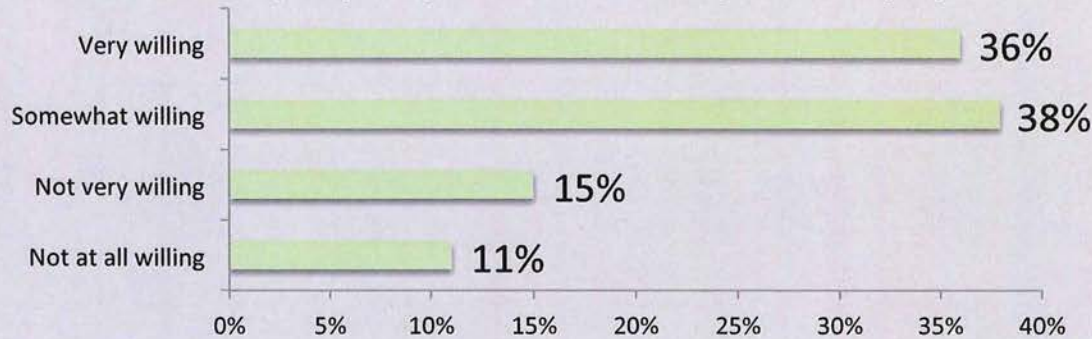
**Quick Facts:**

- Renters considered building new green spaces (60%) more important than improving existing ones (40%).
- Homeowners considered improving existing spaces (59%) more important than creating new green spaces (41%)

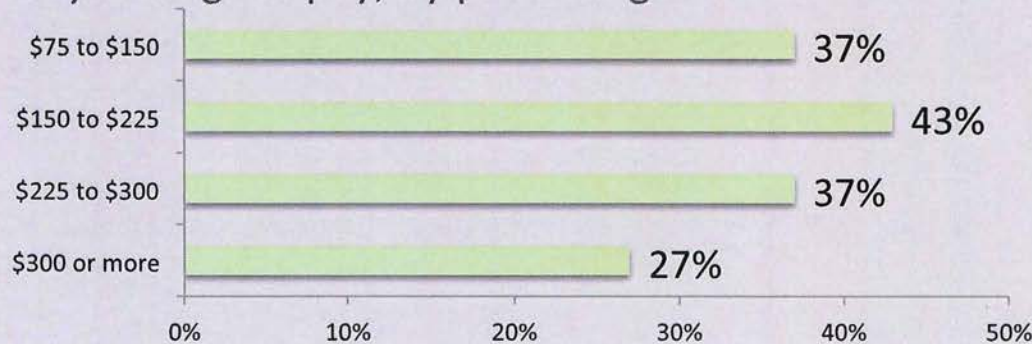
# Willingness to Pay - Residential

The survey tested (by monadic testing) residential property owners' willingness to pay (through tax-assessments) for four price ranges: "\$75-\$150," "\$150-\$225," "\$225-\$300," and "\$300 or more." The results are depicted below:

Residential property owners willingness to pay:



"Very willing" to pay, by price range:



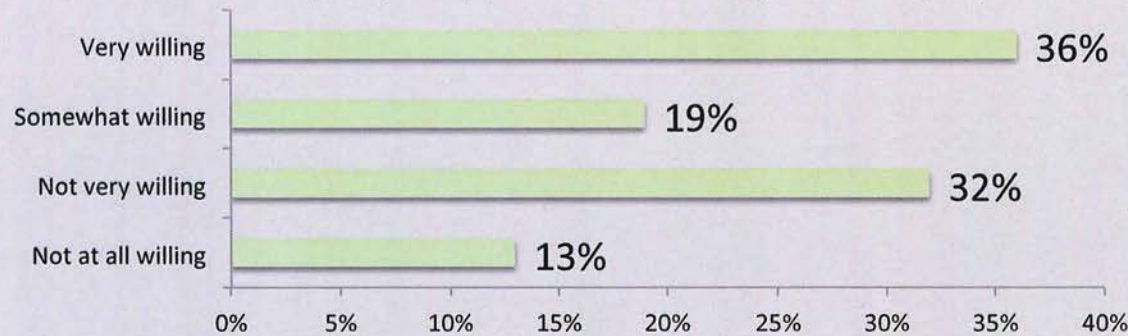
**Quick Facts:**

- Dogpatch (Historic District, North, and Baja) showed a much stronger willingness, with 85% of residential property owners very or somewhat willing to pay any price range presented to them.
- 25% of respondents who did not use any green spaces in the study area indicated that they were not at all willing to pay an assessment

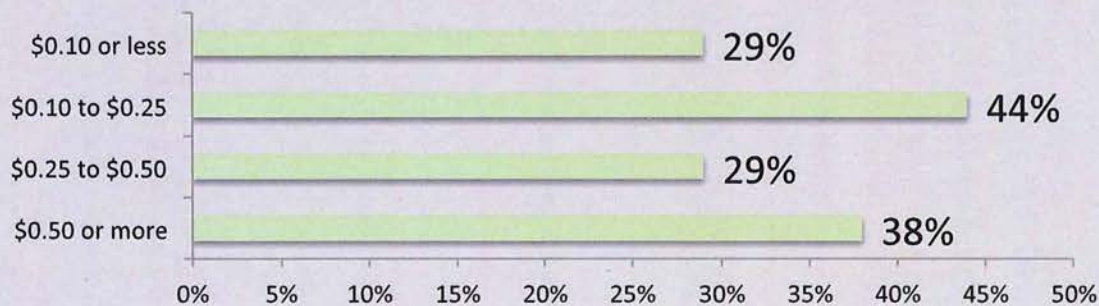
# Willingness to Pay - Commercial

Commercial property owners' willingness to pay was also tested for four price ranges, per square foot: "\$.05 - \$.15," "\$0.15 - \$0.30," "\$0.30 - \$0.45," and "more than \$0.45." The results are depicted below:

Commercial property owners willingness to pay:



"Very willing" to pay, by price range:

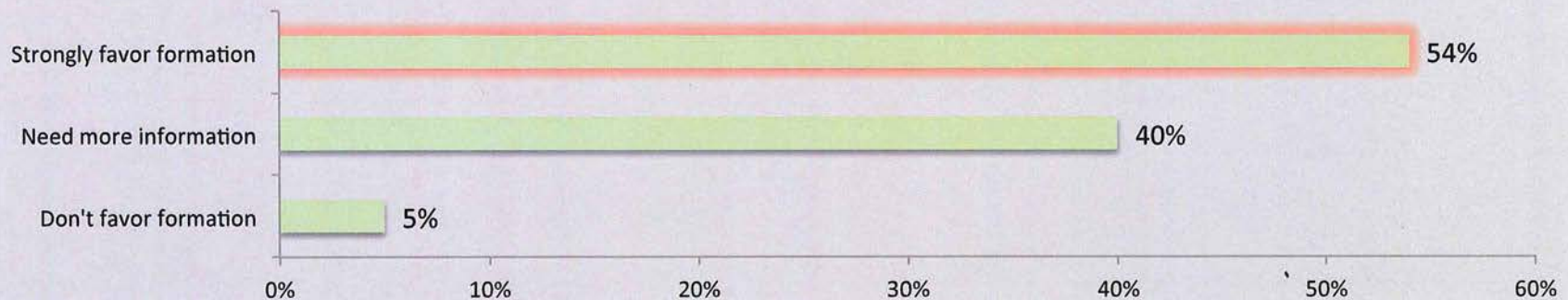


**Quick Facts:**

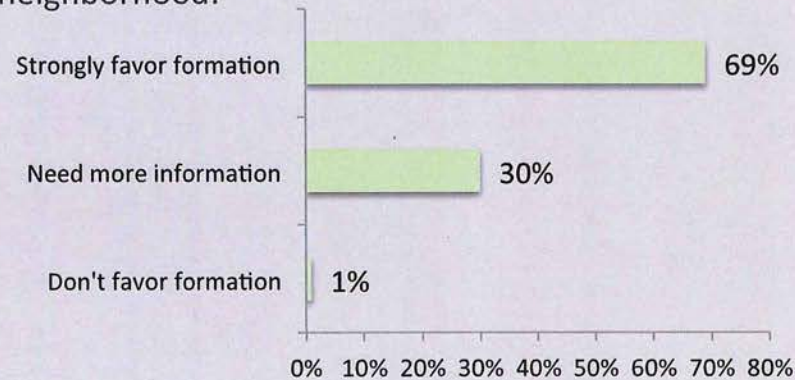
- Commercial property owners in Dogpatch (Historic District, North, and Baja) also showed a much stronger willingness, with 70% very or somewhat willing to pay any price range presented to them.
- 28% of commercial respondents who did not use any green spaces in the study area indicated that they were not at all willing to pay an assessment.

# Support for or opposition to the GBD

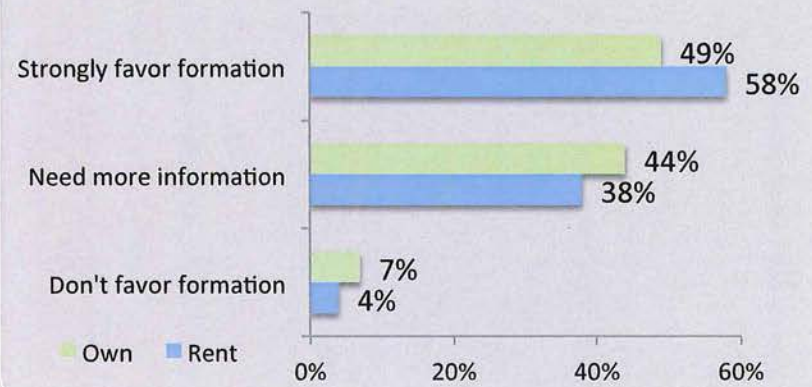
Overall, half of respondents strongly support, while only 5% do not favor formation of the GBD:



Support or opposition in the Dogpatch neighborhood:



Support or opposition among owners vs. renters:





APN	Site Address	Ownername	Lot SF	Building SF	Assessment Code	Proposed Annual Assessment	Percent of Annual Assessment
3958 001A	375 - 395 VERMONT ST	ANTHONY & SHEILA DE LUCCA FAMILY	4,996	5,000	IND	\$237.85	0.048%
3958 001B	365 VERMONT ST	CHIP FACTORY COMMERCIAL LLC	8,000	13,000	OTHER	\$1,236.84	0.251%
3958 001H	2040 17TH ST	ALAN J & HILDA M BIPES TRUST	5000	1680	IND	\$79.92	0.016%
3958 006	300 KANSAS ST	KLEINEN HILDEGARD	29,500	29,174	OTHER	\$2,775.65	0.563%
3958 007	343 - 345 VERMONT ST	GIRAUDO JOSEPH J & BEVERY J PA	4,500	7,040	IND	\$334.90	0.068%
3959 001	347 - 359 SAN BRUNO AVE	STATE PROPERTY	79,997	0	GREEN	\$1,902.76	0.386%
3960 001	2222 17TH ST	VALACAL CO	79,997	266,657	IND	\$12,685.05	2.574%
3961 001	2001 - 2009 16TH ST	CATECHI BASIL BILLY & SHARON GAIL	5,497	5,720	OTHER	\$544.21	0.110%
3961 001A	312 UTAH ST	CATECHI WILLIAM & SHARON	2,305	1,700	OTHER	\$161.74	0.033%
3961 001B	314 - 316 UTAH ST	MORALES GABRIEL&DIAZ LIDIA TRUST	2,522	2,562	OTHER	\$243.75	0.049%
3961 001C	318 - 320 UTAH ST	KRIEGER AISHA E	2,548	2,562	OTHER	\$243.75	0.049%
3961 002	322 - 324 UTAH ST	MARKOWITZ BETH ROBIN	2,117	1,480	OTHER	\$140.81	0.029%
3961 003	326 - 328 UTAH ST	LESLIE GURVITCH 2006 REVOC TR	2,500	1,400	OTHER	\$133.20	0.027%
3961 004	330 UTAH ST	LEE KELLY G & ENG TOY S	2,500	1,120	OTHER	\$106.56	0.022%
3961 006	354 - 358 UTAH ST	PERRAMOND MARC A & CHELSEA K	2,500	4,350	OTHER	\$413.86	0.084%
3961 006A	360 - 364 UTAH ST	HANH MICHAEL D & SONGKOWIDJOJO RENI	2,495	4,350	OTHER	\$413.86	0.084%
3961 010	390 UTAH ST	CHANG PO YUAN & HUEI-MIN	3,998	4,000	IND	\$190.28	0.039%
3961 011	2330 - 2346 17TH ST	2330-2346 17TH STREET LLC	4,996	8,800	OTHER	\$837.24	0.170%
3961 015	2330 V	HAYWARD & JUDY WONG 90 FAM TR	4,996	5,000	OTHER	\$475.71	0.097%
3961 016	359 POTRERO AVE	HAYWARD & JUDY WONG 90 FAM TR	4,996	5,000	IND	\$237.85	0.048%
3961 018	333 - 335 POTRERO AVE	MORGAN JAMES H & BERTHA A	3,746	1,776	OTHER	\$168.97	0.034%
3961 019	321 - 331 POTRERO AVE	WEST JUDY L	5,000	8,048	OTHER	\$765.70	0.155%
3961 020	311 - 317 POTRERO AVE	DOLMEN PROPERTY GROUP LLC	4,242	5,645	OTHER	\$537.07	0.109%
3961 021	301 POTRERO AVE	THOMAS A THEISEN FAMILY TR THE	4,500	5,405	IND	\$257.12	0.052%
3961 022	375 POTRERO AVE	RAMIREZ RAFAEL & MARIA F	13,500	14,275	IND	\$679.07	0.138%
3961 023	366 UTAH ST	DAPHNE MAGNAWA LIVING TR	500	1,485	OTHER	\$141.28	0.029%
3961 024	368 UTAH ST	KATO DARRYL	500	1,356	OTHER	\$129.01	0.026%
3961 025	370 UTAH ST	GONZALES WALTER R	500	1,166	OTHER	\$110.93	0.023%
3961 041	342 UTAH ST	MULLER EVA ILONA	500	1,075	OTHER	\$102.28	0.021%
3961 042	344 UTAH ST	RISTICH MARK & NEFF ERIN	500	1,221	OTHER	\$116.17	0.024%
3961 043	344A UTAH ST	RISTICH MARK & NEFF ERIN	500	390	OTHER	\$37.11	0.008%
3974 001	400 - 402 UTAH ST	TRAN LAN	2,500	2,560	OTHER	\$243.56	0.049%
3974 002	404 UTAH ST	PFISTER DAVID M	2,500	2,597	OTHER	\$247.08	0.050%
3974 003	408 - 410 UTAH ST	DOLEN MATTHEW S	2,495	2,400	OTHER	\$228.34	0.046%
3974 004	414 - 416 UTAH ST	VIRGINIA MARTINEZ LVG TR	2,495	3,010	OTHER	\$286.38	0.058%
3974 006	436 - 438 UTAH ST	DINELLI DOROTHY REVOCABLE TR	2,495	2,747	OTHER	\$261.35	0.053%
3974 007	440 UTAH ST	CONTRACTOR DARIUS M	2,448	1,543	OTHER	\$146.80	0.030%
3974 008	448 UTAH ST	DINELLI, DEAN & LISA MARIE	2,413	1,287	OTHER	\$122.45	0.025%
3974 009	454 - 456 UTAH ST	MARY DEMPNIAK REVOC TRUST	2,433	2,792	OTHER	\$265.63	0.054%
3974 010	460 UTAH ST	RUIZ FAMILY TRUST	2,495	1,043	OTHER	\$99.23	0.020%
3974 011	466 - 468 UTAH ST	CADELAGO HELEN M TRUST	2,495	2,260	OTHER	\$215.02	0.044%
3974 012	472 UTAH ST	BANON GABRIEL H	2,495	1,760	OTHER	\$167.45	0.034%
3974 013	478 - 480 UTAH ST	PANNITTO REVOCABLE TRUST	2,495	2,664	OTHER	\$253.46	0.051%
3974 014	484 - 486 UTAH ST	HIGHTOWER SCOTT	2,495	3,450	OTHER	\$328.24	0.067%
3974 015	496 - 498 UTAH ST	SF REAL ESTATE VENTURES LLC	2,696	2,684	OTHER	\$255.36	0.052%

3974 016	2330 - 2332 MARIPOSA ST	MARIPOSA PROPERTY MANAGEMENT LLC	2,700	3,010	OTHER	\$286.38	0.058%
3974 018	467 POTRERO AVE	KIST OLGA	2,500	1,800	OTHER	\$171.25	0.035%
3974 019	459 - 461 POTRERO AVE	HWANG SUE JIN	2,500	2,592	OTHER	\$246.61	0.050%
3974 020	455 - 457 POTRERO AVE	DOLMEN PROPERTY GRP	2,500	2,460	OTHER	\$234.05	0.047%
3974 021	447 POTRERO AVE	LAU WINKLE	2,395	2,066	OTHER	\$196.56	0.040%
3974 022	435 POTRERO AVE	HSL LIMITED	4,996	9,992	IND	\$475.33	0.096%
3974 023	425 POTRERO AVE	BROUCARET FMLY REVOC TR	5,100	15,300	OTHER	\$1,455.66	0.295%
3974 024	401 POTRERO AVE	GAWFCO ENTERPRISES INC	9,796	9,800	OTHER	\$932.39	0.189%
3974 025	422 UTAH ST	PONS BERNARDO B RIUDAUVETS	2,495	1,064	OTHER	\$101.23	0.021%
3974 026	426 UTAH ST	ZUVELLA STEVE E & TERRI L	2,495	1,312	OTHER	\$124.83	0.025%
3974 028	485 POTRERO AVE #A	BUCHGRABER RENA	2,500	3,078	OTHER	\$292.85	0.059%
3974 029	479 POTRERO AVE	LAM ALVIN	2,500	3,175	OTHER	\$302.07	0.061%
3974 030			2,500	3,150	OTHER	\$299.70	0.061%
3974 031			0	0	OTHER	\$0.00	0.000%
3974 032			0	0	OTHER	\$0.00	0.000%
3975 001	2201 17TH ST	RUSSIAN GOSPEL TEMPLE	4,996	3,185	OTHER	\$303.03	0.061%
3975 001A	424 SAN BRUNO AVE	GOUSSEV CHARLENE	2,495	1,450	OTHER	\$137.95	0.028%
3975 001C	430 SAN BRUNO AVE	ARCINAS CRISTIANA C	2,500	1,450	OTHER	\$137.95	0.028%
3975 001D	436 SAN BRUNO AVE	MAXWELL FAMILY TR 2003	2,500	1,400	OTHER	\$133.20	0.027%
3975 001E	464 SAN BRUNO AVE	DIMITRY A GOOSEFF REVOC LVG TRUST	2,495	1,400	OTHER	\$133.20	0.027%
3975 001F	472 SAN BRUNO AVE	BLEA JOHN & SOLANO NORA M	2,456	1,525	OTHER	\$145.09	0.029%
3975 001G	466 SAN BRUNO AVE	SANDOVAL JORGE A	2,495	1,525	OTHER	\$145.09	0.029%
3975 001H	454 SAN BRUNO AVE	MARIA SHARON TONG REVOC TRUST	2,500	1,500	OTHER	\$142.71	0.029%
3975 001I	2200 MARIPOSA ST	CHANG WILLIAM C	3,676	1,525	OTHER	\$145.09	0.029%
3975 001J	2208 MARIPOSA ST	TITTERTON JEFFREY J	2,247	1,406	OTHER	\$133.77	0.027%
3975 001L	444 SAN BRUNO AVE	GRENIER RONALD H & DANIELLE W	2,495	1,400	OTHER	\$133.20	0.027%
3975 001N		CITY PROPERTY	1,585	0	VACANT	\$150.80	0.031%
3975 002	2242 - 2248 MARIPOSA ST	MEUSEL LEONORA	3,249	4,432	OTHER	\$421.67	0.086%
3975 003	489 - 493 UTAH ST	HOLMES HIGH RUSTLER LLC	2,495	3,400	OTHER	\$323.48	0.066%
3975 004	477 UTAH ST	GARDINER JOHN K & BANKS JOSEPH	2,495	1,275	OTHER	\$121.31	0.025%
3975 005	471 - 473 UTAH ST	QAQUNDAH JOHN & DANIELS REGAN	2,495	1,855	OTHER	\$176.49	0.036%
3975 006	465 UTAH ST	MENEGUZZI ANGELO & ARLEEN 1994	2,495	3,000	OTHER	\$285.42	0.058%
3975 007	459 UTAH ST	COREY MICHAEL S & MATSUDA WINO	2,495	1,300	OTHER	\$123.68	0.025%
3975 008	453 - 457 UTAH ST	MUSUMECI LIVING TRUST	2,500	2,506	OTHER	\$238.42	0.048%
3975 009	447 - 449 UTAH ST	DODD-TORP-SMITH REVOCABLE TRUST	2,500	1,760	OTHER	\$167.45	0.034%
3975 010	439 - 441 UTAH ST	WEAVER TODD L & THOMAS NANCY E	2,600	1,759	OTHER	\$167.35	0.034%
3975 011	401 - 415 UTAH ST	ANDREW S & MARY L FERRARI REVOC T	2,495	5,868	OTHER	\$558.29	0.113%
3975 012	2235 17TH ST	RUSSIAN GOSPEL TEMPLE	9,997	20,994	OTHER	\$1,997.37	0.405%
3975 013	2203V 17TH ST	RUSSIAN GOSPEL TEMPLE	2,495	0	VACANT	\$237.38	0.048%
3975 014	435 UTAH ST	LEO & ANGELINA COSTELLO FMLY TR	3,645	4,524	OTHER	\$430.42	0.087%
3975 015	427 UTAH ST	LEO & ANGELINA COSTELLO FMLY TR	3,000	1,680	OTHER	\$159.84	0.032%
3975 016	450 SAN BRUNO AVE #1	MARLER DIANA	500	1,132	OTHER	\$107.70	0.022%
3975 017	450 SAN BRUNO AVE 2	BOLAND ANTHONY & ANGELA	500	1,868	OTHER	\$177.72	0.036%
3976 029		STATE PROPERTY	74,156	0	GREEN	\$1,763.83	0.358%
3976 030	460 VERMONT ST	MENDAROS MICHELLE C	1,228	850	OTHER	\$80.87	0.016%
3976 031	470 VERMONT ST	HUEY-NEISHI SHERRY & JEFFERY	1,380	1,904	OTHER	\$181.15	0.037%
3976 032	480 VERMONT ST	CHIN FMLY TRUST	1,525	850	OTHER	\$80.87	0.016%
3976 033	490 VERMONT ST	SIK HUNG & TERESA LAI HO BYPASS T	1,685	1,500	OTHER	\$142.71	0.029%
3977 005B	479 VERMONT ST	RUSSO RAYMOND F & BONNIE J FAM	2,500	1,615	OTHER	\$153.65	0.031%

3977 005C	477 VERMONT ST	HAYMAKERS/STRAUS REVOC TRUST	2,500	1,365	OTHER	\$129.87	0.026%
3977 006	473 - 475 VERMONT ST	KUBICKI IRENEUSZ & MCDAM SHERR	2,491	2,711	OTHER	\$257.93	0.052%
3977 007	461 VERMONT ST	JEFFERSON ALCUS JR	2,495	1,517	OTHER	\$144.33	0.029%
3977 008	455 - 457 VERMONT ST	SOBEL JONATHAN & BOSTON REBECCA	2,500	3,210	OTHER	\$305.40	0.062%
3977 009	449 - 451 VERMONT ST	KRUMHOLZ-HATA FAMILY TR	2,495	1,988	OTHER	\$189.14	0.038%
3977 010	447 VERMONT ST	MEKHOVICH OLGA & MARTIN DAVID	2,495	1,505	OTHER	\$143.19	0.029%
3977 011	437 - 439 VERMONT ST	W Y L ORION PRPTS LLC	2,495	4,134	OTHER	\$393.31	0.080%
3977 012	435 VERMONT ST	BHANDARY UMESH & GAUTAM NODANA	2,495	1,837	OTHER	\$174.77	0.035%
3977 013	425 - 429 VERMONT ST	WONG MELISSA	2,495	3,060	OTHER	\$291.13	0.059%
3977 016	2021 - 2023 17TH ST	ISETTA MICHAEL A & JULIE A 2006 T	2495	2080	OTHER	\$197.89	0.040%
3977 017	2015 - 2019 17TH ST	JOHN ROBERT MARTIN LVG TRUST	2495	2080	OTHER	\$197.89	0.040%
3977 020	2025 17TH ST	ISETTA MICHAEL A & JULIE A 2006 TRUST	2500	2500	OTHER	\$237.85	0.048%
3977 021	2024 MARIPOSA ST	PEARCE EDWIN M		250	OTHER	\$23.79	0.005%
3977 022	497 - 499 VERMONT ST	AZANCOT-COUVREUR FAMILY REVOC TR		3,162	OTHER	\$300.84	0.061%
3977 023	491 VERMONT ST	WEEDEN NOREEN & BARTLEY JAMES	1,775	2,600	OTHER	\$247.37	0.050%
3994 001B	2065 3RD ST	RAINTREE 2051 THIRD STREET LLC	5,717	4,906	IND	\$233.28	0.047%
3994 001C	2051 3RD ST	RAINTREE 2051 THIRD STREET LLC	9,683	11,725	IND	\$557.52	0.113%
3994 002	2085 3RD ST	UNITED BROTHERHOOD OF CARPENTERS	5,616	5,616	OTHER	\$534.08	0.108%
3994 006	650V ILLINOIS ST	RAINTREE 2051 THIRD STREET LLC	3,989		VACANT	\$379.35	0.077%
3994 009	2001 3RD ST	ASHRAF FAMILY TRUST	4,999	4,956	IND	\$235.66	0.048%
3994 011	600 ILLINOIS ST	DELANEY CHRISTOPHER D TRUST	5,235	4,956	IND	\$235.66	0.048%
3994 015	610 ILLINOIS ST 101	TOPACIO MARIA A	500	805	OTHER	\$76.56	0.016%
3994 016	610 ILLINOIS ST 102	TRACEY WOODWARD LIVING TRUST	500	871	OTHER	\$82.83	0.017%
3994 017	610 ILLINOIS ST 103	WIEGAND ROBERT D	500	854	OTHER	\$81.22	0.016%
3994 018	610 ILLINOIS ST 104	DESMONDE & JOYCE MULCAHY FMLY TR	500	1,023	OTHER	\$97.29	0.020%
3994 019	610 ILLINOIS ST 105	ZACKHEIM LIVING TRUST	500	1,185	OTHER	\$112.69	0.023%
3994 020	610 ILLINOIS ST 201	LAVIANO MICHAEL & HU KIMBERLY	500	870	OTHER	\$82.74	0.017%
3994 021	610 ILLINOIS ST 202	HUTTON DEBORAH	500	870	OTHER	\$82.74	0.017%
3994 022	610 ILLINOIS ST 203	JOHN J RHEINFRANK IV	500	1,068	OTHER	\$101.57	0.021%
3994 023	610 ILLINOIS ST 204	KELLOUGH LAURA K	500	830	OTHER	\$78.93	0.016%
3994 024	610 ILLINOIS ST 205	MAAK LORIE A	500	830	OTHER	\$78.93	0.016%
3994 025	610 ILLINOIS ST 301	ILLINOIS STREET LOFT LLC	500	870	OTHER	\$82.74	0.017%
3994 026	610 ILLINOIS ST 302	SINGH CAROL J	500	871	OTHER	\$82.83	0.017%
3994 027	610 ILLINOIS ST 303	MAGER JAMES T	500	1,065	OTHER	\$101.28	0.021%
3994 028	610 ILLINOIS ST 304	MCAULIFFE NICHOLAS L	500	834	OTHER	\$79.31	0.016%
3994 029	610 ILLINOIS ST 305	WU VIVIAN	500	1,185	OTHER	\$112.69	0.023%
3994 030	2011 3RD ST 1	JONES BRENT	500	1,230	OTHER	\$116.97	0.024%
3994 031	2011 3RD ST 2	LUCENA BRIAN	500	1,128	OTHER	\$107.27	0.022%
3994 032	2011 3RD ST 3	BOGER DEAYN M	500	1,295	OTHER	\$123.15	0.025%
3994 033	2011 3RD ST 4	MEADOR BRADLEY D & ERIN J	500	1,285	OTHER	\$122.20	0.025%
3994 034	2011 3RD ST 5	WONG JOHN S	500	1,211	OTHER	\$115.17	0.023%
3994 035	2011 3RD ST 6	GARY MICHAEL WAYNE&HURTADO DANIEL A	500	1,210	OTHER	\$115.07	0.023%
3994 036	2011 3RD ST 7	TAMARA KISLAK RVC TRUST	500	1,085	OTHER	\$103.18	0.021%
3994 037	2011 3RD ST 8	GILL MICHELLE K	500	1,086	OTHER	\$103.28	0.021%
3994 038	2011 3RD ST #9	BISHOP SHUEHAN L	500	1,396	OTHER	\$132.76	0.027%
3994 039	2011 3RD ST 10	PERHAM STEVEN & SORANI LISA	500	1,380	OTHER	\$131.24	0.027%
3994 040	2011 3RD ST 11	CHU KAIYU	500	1,020	OTHER	\$97.00	0.020%
3994 041	2011 3RD ST 12	ONGARO DAVID R	500	1,023	OTHER	\$97.29	0.020%
3994 042	455 MARIPOSA ST	PETZKE KARL PAUL		2,371	IND	\$112.74	0.023%

3994 043	457 MARIPOSA ST	TAO GORDON & REGINA		2,371	IND	\$112.74	0.023%
3994 044	2071 3RD ST	18TH STREET WATERFRONT HOMES LLC	21,888	58892	OTHER	\$5,600.62	1.136%
3995 007	2092 3RD ST	SHERMAN C & DELAINE K LITTLE REVOC TR	5,000	3,440	OTHER	\$327.14	0.066%
3995 015	615V TENNESSEE ST	DONALD R JOHNSON FAMILY 1994 TR	6,198	12396	IND	\$589.43	0.120%
3995 020	691 TENNESSEE ST	690 18TH STREET LLC	8,300	7,489	IND	\$356.10	0.072%
3995 022	595 MARIPOSA ST	MUSSALLEM LINDA C	3,800		VACANT	\$361.38	0.073%
3995 030	615 TENNESSEE ST 101	NICOLAS VIRGINIA	500	1,561	OTHER	\$148.45	0.030%
3995 031	615 TENNESSEE ST 102	ORION LIVING TR	500	1,747	OTHER	\$166.14	0.034%
3995 032	615 TENNESSEE ST 201	SIMONSON BRIAN	500	1,228	OTHER	\$116.78	0.024%
3995 033	615 TENNESSEE ST 202	TONON MARY A	500	1,592	OTHER	\$151.40	0.031%
3995 035	2080 3RD ST 1	SEVEKOW FRED	500	1,791	OTHER	\$170.32	0.035%
3995 036	2080 3RD ST 2	ALTOMARI VINCENT & EILEEN	500	1,092	OTHER	\$103.85	0.021%
3995 037	2080 3RD STREET 3	MAYO JONATHAN L	500	1,142	OTHER	\$108.60	0.022%
3995 038	2080 3RD ST 4	KOMPOR JANIN	500	1,180	OTHER	\$112.22	0.023%
3995 039	2080 3RD ST 5	GRANDE RACHEL E	500	1,001	OTHER	\$95.19	0.019%
3995 040	2080 3RD ST 6	MA TAONING A	500	1,973	OTHER	\$187.63	0.038%
3995 041	2080 3RD ST 7	POULSEN KRISTIAN T & SUSAN A JOHNSON	500	1,100	OTHER	\$104.61	0.021%
3995 042	2080 THIRD ST #8	MAGEE LISA D	500	928	OTHER	\$88.25	0.018%
3995 043	2080 THIRD ST #9	CORWIN TONIA E	500	906	OTHER	\$86.16	0.017%
3995 044	2080 3RD ST #10	STONER ABBY	500	1,035	OTHER	\$98.43	0.020%
3995 045	685 TENNESSEE ST #101	MARTIN LOUISE M	500	1,091	OTHER	\$103.75	0.021%
3995 046	685 TENNESSEE ST #102	MARTIN LOUISE M	500	1,489	OTHER	\$141.60	0.029%
3995 047	685 TENNESSEE ST #201	MARTIN LOUISE M	500	1,091	OTHER	\$103.75	0.021%
3995 048	685 TENNESSEE ST #202	MARTIN LOUISE M	500	1,104	OTHER	\$104.99	0.021%
3995 049	675 TENNESSEE ST A	TRAIN TERRI	500	1,092	OTHER	\$103.85	0.021%
3995 050	675 TENNESSEE ST B	KIM JAI YOUNG	500	1,418	OTHER	\$134.85	0.027%
3995 051	675 TENNESSEE ST C	TROY L THORNTON TRUST	500	1,092	OTHER	\$103.85	0.021%
3995 052	675 TENNESSEE ST #4	NASSER GREGORY D	500	1,107	OTHER	\$105.28	0.021%
3995 057	635 TENNESSEE ST #201	635 TENNESSEE STREET LLC	500	1,051	OTHER	\$99.95	0.020%
3995 058	635 TENNESSEE ST #202	635 TENNESSEE STREET LLC	500	1,257	OTHER	\$119.54	0.024%
3995 059	635 TENNESSEE ST #203	635 TENNESSEE STREET LLC	500	1,257	OTHER	\$119.54	0.024%
3995 060	635 TENNESSEE ST #204	635 TENNESSEE STREET LLC	500	1,171	OTHER	\$111.36	0.023%
3995 061	635 TENNESSEE ST #205	635 TENNESSEE STREET LLC	500	949	OTHER	\$90.25	0.018%
3995 062	635 TENNESSEE ST #206	635 TENNESSEE STREET LLC	500	948	OTHER	\$90.15	0.018%
3995 063	635 TENNESSEE ST #207	635 TENNESSEE STREET LLC	500	948	OTHER	\$90.15	0.018%
3995 064	635 TENNESSEE ST #208	635 TENNESSEE STREET LLC	500	958	OTHER	\$91.11	0.018%
3995 065	635 TENNESSEE ST #401	635 TENNESSEE STREET LLC	500	1,447	OTHER	\$137.61	0.028%
3995 066	635 TENNESSEE ST #402	635 TENNESSEE STREET LLC	500	1,714	OTHER	\$163.00	0.033%
3995 067	635 TENNESSEE ST #403	635 TENNESSEE STREET LLC	500	1,728	OTHER	\$164.33	0.033%
3995 068	635 TENNESSEE ST #404	635 TENNESSEE STREET LLC	500	1,513	OTHER	\$143.89	0.029%
3995 069	635 TENNESSEE ST #405	635 TENNESSEE STREET LLC	500	1,564	OTHER	\$148.74	0.030%
3995 070	635 TENNESSEE ST #406	635 TENNESSEE STREET LLC	500	1,558	OTHER	\$148.17	0.030%
3995 071	935 TENNESSEE ST #407	635 TENNESSEE STREET LLC	500	1,545	OTHER	\$146.93	0.030%
3995 072	635 TENNESSEE ST #408	635 TENNESSEE STREET LLC	500	1,437	OTHER	\$136.66	0.028%
3995 073	655 TENNESSEE ST #101	OSA ASSOCIATES LLC	500	1,015	OTHER	\$96.53	0.020%
3995 074	655 TENNESSEE ST #102	OSA ASSOCIATES LLC	500	840	OTHER	\$79.88	0.016%
3995 075	655 TENNESSEE ST #103	OSA ASSOCIATES LLC	500	861	OTHER	\$81.88	0.017%
3995 076	655 TENNESSEE ST #104	OSA ASSOCIATES LLC	500	830	OTHER	\$78.93	0.016%
3995 077	655 TENNESSEE ST #105	OSA ASSOCIATES LLC	500	861	OTHER	\$81.88	0.017%

3995 078	655 TENNESSEE ST #106	OSA ASSOCIATES LLC	500	842	OTHER	\$80.07	0.016%
3995 079	655 TENNESSEE ST #107	OSA ASSOCIATES LLC	500	1,033	OTHER	\$98.24	0.020%
3995 080	655 TENNESSEE ST #108	OSA ASSOCIATES LLC	500	840	OTHER	\$79.88	0.016%
3995 081	655 TENNESSEE ST #201	OSA ASSOCIATES LLC	500	1,285	OTHER	\$122.20	0.025%
3995 082	655 TENNESSEE ST #202	OSA ASSOCIATES LLC	500	1,350	OTHER	\$128.38	0.026%
3995 083	655 TENNESSEE ST #203	OSA ASSOCIATES LLC	500	1,522	OTHER	\$144.74	0.029%
3995 084	655 TENNESSEE ST	OSA ASSOCIATES LLC	500	1,336	OTHER	\$127.05	0.026%
3995 085	655 TENNESSEE ST #205	OSA ASSOCIATES LLC	500	1,522	OTHER	\$144.74	0.029%
3995 086	655 TENNESSEE ST #206	OSA ASSOCIATES LLC	500	1,355	OTHER	\$128.86	0.026%
3995 087	655 TENNESSEE ST #207	OSA ASSOCIATES LLC	500	1,285	OTHER	\$122.20	0.025%
3995 088	655 TENNESSEE ST #208	OSA ASSOCIATES LLC	500	1,350	OTHER	\$128.38	0.026%
3995 089	2068 3RD ST UNIT 1	LAGERHAUSEN BRIAN S	500	1,010	OTHER	\$96.05	0.019%
3995 090	2068 3RD ST UNIT 2	STERLING MARY KATHERINE	500	760	OTHER	\$72.28	0.015%
3995 091	2068 3RD ST UNIT 3	MARIA C S BAUTISTA REVOC INTV TR	500	854	OTHER	\$81.22	0.016%
3995 092	2068 3RD ST UNIT 4	FRIES MELISSA A	500	859	OTHER	\$81.69	0.017%
3995 093	2068 3RD ST UNIT 5	CHERNYAK EDDY	500	854	OTHER	\$81.22	0.016%
3995 094	2068 3RD ST UNIT 6	MOWAT ROBERT J	500	859	OTHER	\$81.69	0.017%
3995 095	2068 3RD ST UNIT 7	REEVES MARC	500	1,183	OTHER	\$112.50	0.023%
3995 096	2068 3RD ST UNIT 8	BRUNO ANDREA	500	859	OTHER	\$81.69	0.017%
3995 097	2068 3RD ST UNIT 9	CAMARENA MARITAL TRUST	500	1,274	OTHER	\$121.16	0.025%
3995 098	2068 3RD ST UNIT 10	THOMAS BRIAN	500	1,301	OTHER	\$123.72	0.025%
3995 099	2068 3RD ST UNIT 11	SCHOOLER ROBERT L	500	1,515	OTHER	\$144.08	0.029%
3995 100	2068 3RD ST UNIT 12	CHUANG HANS HAN-CHANG	500	1,476	OTHER	\$140.37	0.028%
3995 101	2068 3RD ST UNIT 14	TOM FAMILY TRUST	500	1,476	OTHER	\$140.37	0.028%
3995 102	2068 3RD ST UNIT 15	BAWA JYOT	500	1,515	OTHER	\$144.08	0.029%
3995 103	2068 3RD ST UNIT 16	THOMAS SHIRLEY	500	1,476	OTHER	\$140.37	0.028%
3995 104	2068 3RD ST UNIT 17	SCOTT & KAREN WALLACE RVC TR 2011	500	768	OTHER	\$73.04	0.015%
3995 105	2030 3RD ST UNIT 1	WELLS FAMILY TRUST	500	628	OTHER	\$59.72	0.012%
3995 106	2030 3RD ST UNIT 2	BURNS RYAN	500	778	OTHER	\$73.99	0.015%
3995 107	2030 3RD ST UNIT 3	JAMES L MASHBURN REVOC TR	500	1,231	OTHER	\$117.07	0.024%
3995 108	2030 3RD ST UNIT 4	TUCKER HOLLY S	500	882	OTHER	\$83.88	0.017%
3995 109	2030 3RD ST UNIT 5	CHASE CATHERINE A	500	888	OTHER	\$84.45	0.017%
3995 110	2030 3RD ST UNIT 6	WONG ALAN J & LYM BARBARA	500	882	OTHER	\$83.88	0.017%
3995 111	2030 3RD ST UNIT 7	RAMOS GABRIEL A JR & CYNTHIA R	500	1,203	OTHER	\$114.41	0.023%
3995 112	2030 3RD ST UNIT 8	DIMERCURIO DUSTAN	500	882	OTHER	\$83.88	0.017%
3995 113	2030 3RD ST UNIT 9	PATEL SURAJ JITENDRA	500	1,059	OTHER	\$100.71	0.020%
3995 114	2030 3RD ST UNIT 10	CHAN MICHAEL & ELLEN K	500	885	OTHER	\$84.16	0.017%
3995 115	2030 3RD ST UNIT 11	ROMERO PATRICIA J	500	1,204	OTHER	\$114.50	0.023%
3995 116	2030 3RD ST UNIT 12	TOM STEPHEN G & MOONEY PATICK M	500	1,313	OTHER	\$124.87	0.025%
3995 117	2030 3RD ST UNIT 13	CAGLAR OKTAY	500	1,547	OTHER	\$147.12	0.030%
3995 118	2030 3RD ST UNIT 14	HUGHES BRYAN	500	1,482	OTHER	\$140.94	0.029%
3995 119	2030 3RD ST UNIT 15	BAK SHEEWON	500	1,547	OTHER	\$147.12	0.030%
3995 120	2030 3RD ST UNIT 16	GROSSBLATT DAVID M & LESLEY K	500	1,423	OTHER	\$135.33	0.027%
3995 121	2030 3RD ST UNIT 17	JOHNSON ROBYN K & LISA D	500	1,547	OTHER	\$147.12	0.030%
3995 122	2030 3RD ST UNIT 18	CHEN FAMILY TRUST	500	1,482	OTHER	\$140.94	0.029%
3995 123	2030 3RD ST UNIT 19	KU CHRISTINA	500	1,509	OTHER	\$143.51	0.029%
3995 124	2030 3RD ST UNIT 20	KENT KAWAHARA & ANGELA HUM 2006 R	500	1,487	OTHER	\$141.41	0.029%
3995 125	2002 3RD ST #102	HU SHAN	500	776	OTHER	\$73.80	0.015%
3995 126	2002 3RD ST #103	ANDERSON DAVID	500	1,889	OTHER	\$179.64	0.036%

3995 127	2002 3RD ST #104	SIMON STEVEN J	500	776	OTHER	\$73.80	0.015%
3995 128	2002 3RD ST #105	DEERING MICHAEL	500	1,332	OTHER	\$126.67	0.026%
3995 129	2002 3RD ST #106	KIMM LORISSA L	500	776	OTHER	\$73.80	0.015%
3995 130	2002 3RD ST #107	OWINGS MARVIN ALAN & FRANCESCA	500	1,322	OTHER	\$125.72	0.026%
3995 131	2002 3RD ST 108	FINKELSTEIN VADIM	500	776	OTHER	\$73.80	0.015%
3995 132	2002 3RD ST #109	LIM FAMILY TRUST 2009	500	825	OTHER	\$78.46	0.016%
3995 133	2002 3RD ST #110	JAMES F KRAVITZ REVOCABLE TRUST	500	776	OTHER	\$73.80	0.015%
3995 134	2002 3RD ST 111	LIU ZHI	500	751	OTHER	\$71.42	0.014%
3995 135	2002 3RD ST #112	ELKANOVA NATALYA	500	776	OTHER	\$73.80	0.015%
3995 136	2002 3RD ST 113	ANDREWS MICHAEL W & LEISA	500	1,326	OTHER	\$126.10	0.026%
3995 137	2002 3RD ST #114	THOMAS L DRISCOLL ETC	500	776	OTHER	\$73.80	0.015%
3995 138	2002 3RD ST #115	STEPHENSON-BARRIERE BENOIT	500	1,322	OTHER	\$125.72	0.026%
3995 139	2002 3RD ST 116	HENDEE DAVID L	500	776	OTHER	\$73.80	0.015%
3995 140	2002 3RD ST #117	WANG STEPHEN CHAO JEHNG	500	1,292	OTHER	\$122.87	0.025%
3995 141	2002 3RD ST #118	ZILLES MARITZIA	500	776	OTHER	\$73.80	0.015%
3995 142	2002 3RD ST #119	ESTHER LEUNG REVOCABLE TRUST	500	956	OTHER	\$90.92	0.018%
3995 143	2002 3RD ST #120	COLLINS KRISTEN E	500	776	OTHER	\$73.80	0.015%
3995 144	2002 3RD ST #202	TONG HAO PHUOC	500	1,396	OTHER	\$132.76	0.027%
3995 145	2002 3RD ST #203	VELASQUEZ-HEYWORTH FAMILY TRUST	500	2,543	OTHER	\$241.84	0.049%
3995 146	2002 3RD ST 204	MONTESANO PHILIP M & TIFFANY S	500	1,358	OTHER	\$129.15	0.026%
3995 147	2002 3RD ST #205	YAP ANDREW JAMES	500	1,354	OTHER	\$128.77	0.026%
3995 148	2002 3RD ST #206	LANSENDERFER CANDACEAN L	500	1,358	OTHER	\$129.15	0.026%
3995 149	2002 3RD ST #207	WAGNER REVOC LVG TRUST	500	1,354	OTHER	\$128.77	0.026%
3995 150	2002 3RD ST 208	KROHNER GREGORY E	500	1,358	OTHER	\$129.15	0.026%
3995 151	2002 3RD ST 209	LUGO TIMOTHY & SHIH KRISTINA	500	1,354	OTHER	\$128.77	0.026%
3995 152	2002 3RD ST #210	REVOC TR ROBERT F KRAYNAK	500	1,358	OTHER	\$129.15	0.026%
3995 153	2002 3RD ST #211	WILMS CHRISTOPHER	500	1,354	OTHER	\$128.77	0.026%
3995 154	2002 3RD ST #212	WOO MILK FMLY TRUST	500	1,358	OTHER	\$129.15	0.026%
3995 155	2002 3RD ST #213	HART CHRISTOPHER & MELISSA L	500	1,354	OTHER	\$128.77	0.026%
3995 156	2002 3RD ST #214	LIBERTA RONALD T	500	1,358	OTHER	\$129.15	0.026%
3995 157	2002 3RD ST #215	DAVID S & KIMBERLY S VAN WERT REVOC TR	500	1,354	OTHER	\$128.77	0.026%
3995 158	2002 3RD ST #216	KAM RYAN J	500	1,358	OTHER	\$129.15	0.026%
3995 159	2002 3RD ST #217	RWW PROPERTIES LLC	500	1,305	OTHER	\$124.11	0.025%
3995 160	2002 3RD ST #218	WILLE FMLY TR	500	1,358	OTHER	\$129.15	0.026%
3995 161	2002 3RD ST #219	ANNMARIE KOENIG REVOC TR	500	1,139	OTHER	\$108.32	0.022%
3995 162	2002 3RD ST #220	ALVAREZ ADELE MARIA	500	1,358	OTHER	\$129.15	0.026%
3996 004	670 - 674 TENNESSEE ST	ANGELI FAMILY TAX EXEMPTN TR	2,495	2,160	OTHER	\$205.42	0.042%
3996 005	680 - 682 TENNESSEE ST	ANGELI FAMILY TAX EXEMPTN TR	4,991	5,620	OTHER	\$534.46	0.108%
3996 006	690 TENNESSEE ST	KADISH FAMILY PTNRSHP	2,495	1,871	IND	\$88.98	0.018%
3996 007	694 TENNESSEE ST	KADISH FAMILY PARTNERSHIP	2,500	2,800	OTHER	\$266.28	0.054%
3996 012	640 TENNESSEE ST	640 TENNESSEE LLC	10,000	10,000	IND	\$475.50	0.096%
3996 013	625 MARIPOSA	MORALES MARY	7,515	7,500	IND	\$356.62	0.072%
3996 014	630 TENNESSEE ST	630 TENNESSEE LLC	9,985	11,840	IND	\$562.99	0.114%
3996 015		SAKHUJA FAMILY HLDGS-MARIPOSA LLC		20,710	IND	\$984.76	0.200%
3996 016	535 MINNESOTA ST	BRADY FAMILY TRUST THE		8,235	IND	\$391.57	0.079%
3996 017	555 MINNESOTA ST	BRADY FAMILY TRUST THE		13,300	IND	\$632.41	0.128%
3996 018	750 18TH ST	BRADY FAMILY TRUST THE		13,300	IND	\$632.41	0.128%
3997 003	590 MINNESOTA ST	ENAGE LP	36,599	15,200	IND	\$722.76	0.147%
3997 004	500 - 566 MINNESOTA ST	WILAD PROPERTIES LLC		36,600	IND	\$1,740.33	0.353%

3997 005	500 V	RY ATCHISON & TOPEKA & SANTA F	3,400		VACANT	\$323.34	0.066%
3998 005		STATE PROPERTY	2,369		GREEN	\$56.32	0.011%
3998 008		STATE PROPERTY	8,790		STATE	\$0.00	0.000%
3998 009		STATE PROPERTY	18,672		STATE	\$0.00	0.000%
3998 013		FEE PROPERTIES II INC	1,530		VACANT	\$145.50	0.030%
3998 017	570 INDIANA ST	SELLARS THOMAS & LOTTA-SELLARS	7,906	5,000	IND	\$237.75	0.048%
3998 018	580 INDIANA ST	580 INDIANA PARTNERS LLC	6,301	5,000	IND	\$237.75	0.048%
3998 021	550 INDIANA ST	BLUE STONE INVESTMENTS LLC	34,695	157,094	IND	\$7,469.81	1.516%
4010 002	2126 18TH ST	GREEN MARY L K 1993 TRUST THE	2,495	2,081	OTHER	\$197.99	0.040%
4010 003	2128 18TH ST	STUART R & JOANN M CURTIS TRUST	1,873	1,252	OTHER	\$119.12	0.024%
4010 004	2136 18TH ST	ALTOONIAN RON	1,873	740	OTHER	\$70.40	0.014%
4010 005	587 - 591 VERMONT ST	PARR/CARR FAMILY TRUST THE	1,875	4,540	OTHER	\$431.94	0.088%
4010 006	575 VERMONT ST	STEUERNAGEL DANIELLE N & JOHN	1,873	920	OTHER	\$87.53	0.018%
4010 007	563 VERMONT ST	SHULMAN MELVIN & LAURETTA GAE	2,500	2,145	OTHER	\$204.08	0.041%
4010 007A	567 VERMONT ST	STEPHENS CHRIS L & CARRADERO VICTORIA R	2,495	1,775	OTHER	\$168.88	0.034%
4010 008	559 VERMONT ST	MARCY A FRASER & LANA S SANDAHL 2006 TR	2,500	1,396	OTHER	\$132.82	0.027%
4010 009	557 VERMONT ST	BRODSKY-PORGES BETHANY	2,495	2,223	OTHER	\$211.50	0.043%
4010 010	555 VERMONT ST	MCDONALD PAUL C JANS SUSAN J	2,500	1,813	OTHER	\$172.49	0.035%
4010 011	537 VERMONT ST	MADRONICH MARITAL TR	2,495	1,063	OTHER	\$101.14	0.021%
4010 012	531 VERMONT ST	THOMAS & CAROL GOERGEN TRUST	2,495	1,393	OTHER	\$132.53	0.027%
4010 013	529 VERMONT ST	PLATOSH MARK S & KLUFAS MARTHA T	2,495	1,282	OTHER	\$121.97	0.025%
4010 014	519 VERMONT ST	PETER BELDEN & APRIL CHOU TR	2,500	1,500	OTHER	\$142.71	0.029%
4010 016	509 VERMONT ST	EVANS ANA LUCIA JARDIM & HENRY	1,873	1,743	OTHER	\$165.83	0.034%
4010 017	501 VERMONT ST	RALPH A & JOANN C MARINAI FMLY TR	1,873	1,400	OTHER	\$133.20	0.027%
4010 018	2025V MARIPOSA ST	MARINAI FMLY TR	1,245	0	VACANT	\$118.45	0.024%
4010 021	2116 18TH ST	SUDHA PRATHIKANTI 2001 REVOC TRUS	1,875	3,093	OTHER	\$294.27	0.060%
4010 031	515 VERMONT ST	LIEBER ANDREAS	500	1,559	OTHER	\$148.33	0.030%
4010 032	517 VERMONT ST	LIEBER NATHALIE KIM	500	727	OTHER	\$69.17	0.014%
4011 001	2101 MARIPOSA ST	SLOVENIAN PROGRESSIVE HOME	4,700	8,000	OTHER	\$761.13	0.154%
4011 002	514 VERMONT ST	CHIN PETER & LAI SUSAN	2,500	2,571	OTHER	\$244.61	0.050%
4011 003	520 - 522 VERMONT ST	STUART MABON JESS REV TR	2,417	2,800	OTHER	\$266.40	0.054%
4011 004	524 - 526 VERMONT ST	LIN ALBERT	2,374	1,906	OTHER	\$181.34	0.037%
4011 005	528 - 530 VERMONT ST	ANGELA LEE NEFF REVOC LVG TR	2,237	2,740	OTHER	\$260.69	0.053%
4011 006	536 VERMONT ST	SCHWENGER JOHN F	2,160	2,180	OTHER	\$207.41	0.042%
4011 007			2,099	2,428	OTHER	\$231.00	0.047%
4011 008			2,121	2,734	OTHER	\$260.12	0.053%
4011 009	554 - 556 VERMONT ST	PAUL & DEEAN DECKER FMLY TRUST	1,929	1,724	OTHER	\$164.02	0.033%
4011 010	560 - 562 VERMONT ST	DIX DAVID P	2,195	2,212	OTHER	\$210.45	0.043%
4011 011	566 - 568 VERMONT ST	KWON JUNE YOUNJIN	2,495	2,344	OTHER	\$223.01	0.045%
4011 012	572 - 576 VERMONT ST	BATEL LIBES FAMILY TRUST	2,500	2,248	OTHER	\$213.88	0.043%
4011 013	578 VERMONT ST	CICERONE RAYMOND S JR	2,495	1,100	OTHER	\$104.66	0.021%
4011 014	584 - 586 VERMONT ST	PINTAR OTTO & DOROTHY & BYBEE	2,500	2,170	OTHER	\$206.46	0.042%
4011 016	2230 18TH ST	ANTON JR & SYLVIA C KLEMENS TRUST	1,559	1,115	OTHER	\$106.08	0.022%
4011 016A	2240 - 2242 18TH ST	SW PROPERTIES LLC	2,809	1,115	OTHER	\$106.08	0.022%
4011 017	585 - 587 SAN BRUNO AVE	BIRADELLI FMLY TR	1,873	2,730	OTHER	\$259.74	0.053%
4011 017A	579 SAN BRUNO AVE	MORRIS T A FAMILY TRUST THE	2,495	1,200	OTHER	\$114.17	0.023%
4011 018	575 SAN BRUNO AVE	DENADAI JOHN JR	2,495	1,956	OTHER	\$186.10	0.038%
4011 019	501 - 569 SAN BRUNO AVE	STATE PROPERTY	29,869	0	GREEN	\$710.44	0.144%
4011 024	2222 18TH ST	BILLON ASHMIR	944	1,000	OTHER	\$95.14	0.019%

4011 025	594 - 598 VERMONT ST	SEIDEL CHARLES WALTER	1,555	1,200	OTHER	\$114.17	0.023%
4012 023	531 UTAH ST	CONNIE C CHUN REVOCABLE TRUST	1,703	1,606	OTHER	\$152.80	0.031%
4012 024	525 - 529 UTAH ST	DOROTHY ZAHARIAN TRUST	2,639	1,440	OTHER	\$137.00	0.028%
4012 025	521 - 523 UTAH ST	BUSH PAUL & VENTURINI RITA	2,356	3,305	OTHER	\$314.44	0.064%
4012 028	2255 MARIPOSA ST	LANCKRIET GERT	12,500	6,645	OTHER	\$632.21	0.128%
4012 030	504 SAN BRUNO AVE	TABAK ADAM	3,746	1,821	OTHER	\$173.25	0.035%
4012 031		STATE PROPERTY	56,902	0	GREEN	\$1,353.43	0.275%
4013 001	2301 - 2305 MARIPOSA ST	CHARLES R FAGER DECEDENTS TRUST	3,750	2,940	OTHER	\$279.72	0.057%
4013 002	506 - 508 UTAH ST	PAWLONEK MARY	2,500	1,900	OTHER	\$180.77	0.037%
4013 003	510 UTAH ST	VOLLAND ARLENE R	2,495	2,900	OTHER	\$275.91	0.056%
4013 004	514 UTAH ST	BULLARD JAMES H	2,500	2,440	OTHER	\$232.14	0.047%
4013 005	516 - 518 UTAH ST	COLUCCI/VOLLAND TRUST	2,495	2,440	OTHER	\$232.14	0.047%
4013 006	520 - 522 UTAH ST	VOLLAND JOHN E	2,500	1,940	OTHER	\$184.57	0.037%
4013 007	526 UTAH ST	KOOPS GEOFFREY	2,495	1,470	OTHER	\$139.86	0.028%
4013 008	530 UTAH ST	JAYO FAMILY 1993 REVOCABLE TRUST	2,500	2,269	OTHER	\$215.88	0.044%
4013 009	534 UTAH ST	TR-A ANNA FABIAN GEN SKIPPING TR	2,495	1,700	OTHER	\$161.74	0.033%
4013 010	538 UTAH ST	PALKOSKI SCOTT & DRANKUS XANTHIE	2,495	1,345	OTHER	\$127.97	0.026%
4013 011	542 UTAH ST	PAUL LEBARON THIEBAUD TRUST	2,500	1,250	OTHER	\$118.93	0.024%
4013 012	546 UTAH ST	WOLF STEVEN	1,875	1,560	OTHER	\$148.42	0.030%
4013 013	550 UTAH ST	JEAN BOGIAGES TRUST	1,873	1,278	OTHER	\$121.59	0.025%
4013 014	586 - 592 UTAH ST	KOS SORRELL FMLY TR	3,125	6,250	OTHER	\$594.63	0.121%
4013 015	593 - 595 POTRERO AVE	YOUNG FMLY TR A	3,197	5,040	OTHER	\$479.51	0.097%
4013 015A	585 - 587 POTRERO AVE	SANMAMES JUAN J & ROSA M	3,698	4,329	OTHER	\$411.87	0.084%
4013 017A	579 POTRERO AVE	MAK DICK & JESAMINE	3,000	3,750	IND	\$178.39	0.036%
4013 018	519 POTRERO AVE	DDK POTRERO LLC	5,296	3,766	IND	\$179.15	0.036%
4013 019	517 POTRERO AVE	CATHERINE ANN WAYLAND SURVIVORS T	2,500	2,424	OTHER	\$230.62	0.047%
4013 020	515 POTRERO AVE	CROSS LARON	2,495	2,424	OTHER	\$230.62	0.047%
4013 021	513 POTRERO AVE	QUASHNOFSKY JASON	2,500	2,424	OTHER	\$230.62	0.047%
4013 022	511 POTRERO AVE	DARKE 2006 FAMILY TRUST	2,500	3,224	OTHER	\$306.74	0.062%
4013 023	509 POTRERO AVE	SIDMORE MARK	2,495	4,276	OTHER	\$406.82	0.083%
4013 024	507 POTRERO AVE	SMITH LIVING TRUST 1988	2,443	1,694	OTHER	\$161.17	0.033%
4013 024A	505 POTRERO AVE	VELEZ PHILIP ULLOA	2,452	1,712	OTHER	\$162.88	0.033%
4013 024C	2325 MARIPOSA ST	BERGOVOY JEANNE M TRUST	1,837	1,418	OTHER	\$134.91	0.027%
4013 025	2375 MARIPOSA ST	TED K & SANDRA J SURBER REVOC TR	1,837	3,981	OTHER	\$378.76	0.077%
4013 026	2365 MARIPOSA ST	SURBER TED K & SANDRA	1,837	3,330	OTHER	\$316.82	0.064%
4013 027	2345 MARIPOSA ST	SURBER TED K & SANDRA	1,837	3,330	OTHER	\$316.82	0.064%
4013 031	2418 - 2420 18TH ST	GEE DEREK	2,813	1,880	OTHER	\$178.87	0.036%
4013 032	2412 - 2414 18TH ST	GEE DEREK	1,563	1,880	OTHER	\$178.87	0.036%
4026 008	601 POTRERO AVE	MARY J NELSON TESTAMENTARY TRUST	2,495	4,178	OTHER	\$397.50	0.081%
4026 009	2441 18TH ST	JEFFREY L MCDONALD 2001 REVOC TR	2,500	1,100	OTHER	\$104.66	0.021%
4026 010	2421 18TH ST	VANN JESSICA	2,495	1,100	OTHER	\$104.66	0.021%
4026 011	2419 18TH ST	CHAPMAN STANLEY E	2,435	2,166	OTHER	\$206.08	0.042%
4026 012	2415 - 2417 18TH ST	SAVORY JOAN H REVOC TRUST	2,495	1,906	OTHER	\$181.34	0.037%
4026 013	2409 18TH ST	OLIVAS RICARDO V	2,495	1,337	OTHER	\$127.20	0.026%
4026 015	625 - 635 POTRERO AVE	HERBST GEORGE	11,813	6,734	OTHER	\$640.68	0.130%
4026 017	2405 18TH ST	BURTON GLORIA	2,648	2,199	OTHER	\$209.22	0.042%
4026 018		STATE PROPERTY	50,599	0	GREEN	\$1,203.51	0.244%
4027 001	615 - 691 UTAH ST	STATE PROPERTY	41,760	0	GREEN	\$993.28	0.202%
4027 003	610 - 1/2 SAN BRUNO AVE	CHAN DANNY HO YIN	1,328	2,017	OTHER	\$191.90	0.039%



4027 004	612 - 612 SAN BRUNO AVE	WILLIAM C OWINGS 2001 REVOC TR	1,585	2,017	OTHER	\$191.90	0.039%
4027 005	614 SAN BRUNO AVE	CROWELL THOMAS	1,851	2,017	OTHER	\$191.90	0.039%
4027 006	616 SAN BRUNO AVE	GLICKMAN HAGIT	2,112	2,465	OTHER	\$234.52	0.048%
4027 007	618 SAN BRUNO AVE	POGRE RICHARD	2,374	2,262	OTHER	\$215.21	0.044%
4027 009	624 SAN BRUNO AVE	DETOLLA AMY & RATHBUN JOSEPH	2,600	1,257	OTHER	\$119.59	0.024%
4027 010	628 SAN BRUNO AVE	ZAIDI RAZA	2,500	1,600	OTHER	\$152.23	0.031%
4027 011	630 SAN BRUNO AVE	STEPHEN B LEWIS & BARBARA S POLLA	2,495	3,075	OTHER	\$292.56	0.059%
4027 012	632 SAN BRUNO AVE	GONZALES MARIO M TRUSTEE	3,000	4,386	OTHER	\$417.29	0.085%
4027 013	634 SAN BRUNO AVE	DAVISON JAMIE	2,717	2,130	OTHER	\$202.65	0.041%
4027 015	2324 19TH ST	PLOTITSA ALEXANDER	0	575	OTHER	\$54.71	0.011%
4027 021	2334 19TH ST	BENSON MATTHEW T	0	3,210	OTHER	\$305.40	0.062%
4027 022	2310 19TH ST	EDWARDS STEPHANIE	500	2,008	OTHER	\$191.04	0.039%
4027 023	636 SAN BRUNO AVE	GODWIN CESAR MARY ANN & MARTINEZ CESAR	500	1,983	OTHER	\$188.67	0.038%
4027 024	620 - 620 SAN BRUNO AVE	BUI-CHU REVOC TR	2,468	2,700	OTHER	\$256.88	0.052%
4027 026	622A SAN BRUNO AVE	NOKES STEVEN	500	1,450	OTHER	\$137.95	0.028%
4027 027	622B SAN BRUNO AVE 622	NOKES STEVEN D	500	1,843	OTHER	\$175.35	0.036%
4028 001	600 - 604 VERMONT ST	RKR INVESTMENTS	4,996	9,958	OTHER	\$947.42	0.192%
4028 001B	612 - 614 VERMONT ST	EPSTEIN LEWIS C & BRIDGES DEBRA L	2,495	2,900	OTHER	\$275.91	0.056%
4028 001C	618 - 620 VERMONT ST	A SUSTARICH LVG TR	2,509	2,520	OTHER	\$239.76	0.049%
4028 001D	674 VERMONT ST	GEIS MATTHEW & GROOM SANDRA	1,873	1,874	OTHER	\$178.29	0.036%
4028 001E	2210 - 2214 19TH ST	AMES LAWRENCE C III & KAREN	3,746	6,802	OTHER	\$647.15	0.131%
4028 001F	2218 - 2220 19TH ST	DEZMAN DONALD J LIVING TRUST	2,495	1,240	OTHER	\$117.98	0.024%
4028 001G	678 VERMONT ST	NURISSO DONALD	1,875	1,125	OTHER	\$107.03	0.022%
4028 001H	624 VERMONT ST	RUDOLPH H SUSTARICH BYPASS TRUST	2,482	1,350	OTHER	\$128.44	0.026%
4028 001I	630 - 632 VERMONT ST	MAHWAL SAPNA & AGARWAL PANKAJ	2,495	2,950	OTHER	\$280.67	0.057%
4028 001J	636 VERMONT ST	FRANCES PLUT 2012 TRUST	2,495	2,723	OTHER	\$259.07	0.053%
4028 001K	642 - 644 VERMONT ST	CHRISTINE L MCBRADY LIVING TRUST	2,495	2,350	OTHER	\$223.58	0.045%
4028 001L	648 - 650 VERMONT ST	ANNA & JAMES F OATES REVOC TRUST	2,495	3,000	OTHER	\$285.42	0.058%
4028 001N	660 VERMONT ST	ROBERT BRIAN MATZA REVOC TR	2,500	2,710	OTHER	\$257.83	0.052%
4028 001O	666 - 668 VERMONT ST	LANGMO TORE&LOPIPERO-LANGMO PEGGY	2,495	3,720	OTHER	\$353.93	0.072%
4028 002	2240 19TH ST	OLIVERA ANTHONY B & VICTORIA REV TRUST	1,873	882	OTHER	\$83.91	0.017%
4028 003	2242 19TH ST	HAMILTON BRIAN T & KRISTEN N	1,873	1,266	OTHER	\$120.45	0.024%
4028 004	2244 19TH ST	CHAN ISABELLA V	1,875	882	OTHER	\$83.91	0.017%
4028 005	2246 - 2248 19TH ST	DAVIDSON GERALD W & DALTON AMY R	1,873	2,759	OTHER	\$262.50	0.053%
4028 006	635 SAN BRUNO AVE	EDELSTEIN LINDA F & GILLEN MAR	2,500	952	OTHER	\$90.57	0.018%
4028 007	633 SAN BRUNO AVE	CATE SANDRA L & GUMPERT ROBERT	2,500	954	OTHER	\$90.76	0.018%
4028 008	631 SAN BRUNO AVE	CAROLINE PHILLIPS TRUST	2,500	1,014	OTHER	\$96.47	0.020%
4028 008A	627 SAN BRUNO AVE	MESSINGER WILLIAM T	2,495	1,180	OTHER	\$112.27	0.023%
4028 009	623 SAN BRUNO AVE	MURRAY MARK R & TRACY E	2,495	992	OTHER	\$94.38	0.019%
4028 010	619 SAN BRUNO AVE	DUDLEY VIRGINIA C & ROCK JEREM	2,495	1,285	OTHER	\$122.26	0.025%
4028 011	615 SAN BRUNO AVE	HAKEN PIERS & DURRANT JENNIFER	2,495	1,595	OTHER	\$151.75	0.031%
4028 012	611 SAN BRUNO AVE	OFFENHARTZ JOHN K & VICTORIA P	2,495	1,115	OTHER	\$106.08	0.022%
4028 013	609 SAN BRUNO AVE	SUSTARICH DOREEN V & SPENCER M	2,495	1,365	OTHER	\$129.87	0.026%
4028 014	607 SAN BRUNO AVE	RUDOLPH H SUSTARICH BYPASS TRUST	2,500	1,365	OTHER	\$129.87	0.026%
4028 015	605 - 605 SAN BRUNO AVE	SWANSON LOREN	2,500	1,905	OTHER	\$181.24	0.037%
4028 016	603 SAN BRUNO AVE	HUYSENTRUYT KURT D & DEBORAH H	2,500	1,275	OTHER	\$121.31	0.025%
4028 017	2245 18TH ST	ENGLISH SHUFINA KNOEBBER	2,500	4,112	OTHER	\$391.22	0.079%
4028 031	654 VERMONT ST	WALSH JOHN	500	1,331	OTHER	\$126.63	0.026%
4028 032	656 VERMONT ST	SWENSON LISE	500	1,249	OTHER	\$118.83	0.024%

4028 033	658 VERMONT ST	MCAULEY SCOTT & PATRICA CALISTRO	0	433	OTHER	\$41.20	0.008%
4029 009		SAN FRANCISCO UNIFIED SCHOOL DISTRICT	2,495	0	OTHER	\$0.00	0.000%
4029 017		S F UNIFIED SCHOOL DIST	3,000	0	OTHER	\$0.00	0.000%
4029 018	2145 18TH ST	DUBOFSKY JOSHUA M	1,999	1,894	OTHER	\$180.20	0.037%
4029 019	2137 18TH ST	STEFFENS TED REVOCABLE TRUST	1,999	1,018	OTHER	\$96.85	0.020%
4029 020	2131 18TH ST	WALDROFF KENNETH R	1,999	1,840	OTHER	\$175.06	0.036%
4029 021	2125 18TH ST	DAVISON JAMIE	2,000	2,462	OTHER	\$234.24	0.048%
4029 022	2106 - 2110 19TH ST	CITY PROPERTY	58,997	54,750	OTHER	\$5,208.99	1.057%
4041 002		STATE PROPERTY	21,997		STATE	\$0.00	0.000%
4041 003		STATE PROPERTY	27,712		GREEN	\$658.85	0.134%
4041 009	666 INDIANA ST	650 INDIANA STREET LLC		14,810	IND	\$704.21	0.143%
4041 010	600 INDIANA ST	BLOCH KENNETH	3,759	3,750	IND	\$178.31	0.036%
4042 002		600 MINNESOTA STREET LP	36,673	288,600	IND	\$13,722.91	2.784%
4042 003	654 MINNESOTA ST	REGENTS OF THE UNIVERSITY OF CA	36,526	64,000	IND	\$3,043.20	0.617%
4042 004	654 MINNESOTA ST	REGENTS OF THE UNIVERSITY OF CA	3,393	0	VACANT	\$322.67	0.065%
4042 005		TOPEKA ATCHISON SANTA FE R R	3,407		VACANT	\$323.99	0.066%
4043 001	700 TENNESSEE ST	VON ROTZ HERMANN EST OF	2,500	2,430	OTHER	\$231.09	0.047%
4043 002	704 TENNESSEE ST	ROBERTS JENNIFER	2,500	1,498	OTHER	\$142.46	0.029%
4043 003	712 TENNESSEE ST	TENNESSEE STREET HOUSING CORP	2,500	4,630	OTHER	\$440.31	0.089%
4043 004	718 - 720 TENNESSEE ST	KURT & PHYLLIS STORZ REVOC TR	2,495	2,430	OTHER	\$231.09	0.047%
4043 005A	730 - 732 TENNESSEE ST	PETYR KANE TRUST	2,495	2,270	OTHER	\$215.88	0.044%
4043 006	740 TENNESSEE ST	PAPAS PLATO	4,996	4,200	OTHER	\$399.42	0.081%
4043 011B	790 TENNESSEE ST	790 TENNESSEE LLC	4,996	4,500	IND	\$213.97	0.043%
4043 012A	601 MINNESOTA ST	WILLIAM WHITLEY NEWLAND 2008 TRUS	15,000	32,850	OTHER	\$3,124.03	0.634%
4043 013	725 18TH ST	RONALD & GRACE RUGGIERO REVOC TR	4,996	6245	IND	\$296.95	0.060%
4043 014	760 TENNESSEE ST	BRADY FAMILY TRUST	4,996	4996	IND	\$237.56	0.048%
4043 015	780 TENNESSEE ST	BRADY FAMILY TRUST	4,996	4996	IND	\$237.56	0.048%
4043 016	695 MINNESOTA ST	BRADY FAMILY TRUST	24,999	20003	IND	\$951.14	0.193%
4043 061	724 TENNESSEE ST	HURLBURT WILLIAM D	1,250	1152	OTHER	\$109.56	0.022%
4043 062	726 TENNESSEE ST	RICHARD MEYERSON INTERVIVOS TRUST	1,250	1041	OTHER	\$99.00	0.020%
4044 003	2146 - 2148 3RD ST	SINGH SATPAL & MANINDER	2,265	4,530	OTHER	\$430.80	0.087%
4044 004	2150 - 2152 3RD ST	LOPEZ REVOC TR 2007 AMENDED	2,230	3,000	OTHER	\$285.30	0.058%
4044 013	777 TENNESSEE ST	TRIPLE 7 TENNESSEE LLC	15,000	11,424	IND	\$543.21	0.110%
4044 018	755 TENNESSEE ST 1	KATHY TRAN LVG TR	500	1,361	OTHER	\$129.43	0.026%
4044 019	755 TENNESSEE ST # 2	LOOMIS JOHN ALLEN	500	1,366	OTHER	\$129.91	0.026%
4044 020	755 TENNESSEE ST 3	CHIN EVE	500	1,366	OTHER	\$129.91	0.026%
4044 021	755 TENNESSEE ST 4	BETTS ROLAND W	500	1,366	OTHER	\$129.91	0.026%
4044 022	755 TENNESSEE ST 5	KURIKOV IGOR V	500	1,371	OTHER	\$130.38	0.026%
4044 023	755 TENNESSEE ST #6	LLEWELLYN DAVID S & MIURA HIROE R	500	1,346	OTHER	\$128.00	0.026%
4044 024	755 TENNESSEE ST #7	KAPLER KAREN E	500	1,317	OTHER	\$125.25	0.025%
4044 025	755 TENNESSEE ST #8	ASHOURI-SINHA JUDITH F & SINHA SIDHARTHA	500	1,323	OTHER	\$125.82	0.026%
4044 026	755 TENNESSEE ST #9	ZINGG JONATHAN DREW	500	1,308	OTHER	\$124.39	0.025%
4044 027	755 TENNESSEE ST 10	REGNER DOUGLAS	500	1,383	OTHER	\$131.52	0.027%
4044 028	755 TENNESSEE ST 11	DOUGLAS BENJAMIN BIRCH	500	1,383	OTHER	\$131.52	0.027%
4044 029	755 TENNESSEE ST 12	TURTLETAUB RICHARD S	500	1,048	OTHER	\$99.66	0.020%
4044 031	638 19TH ST C-1	MATKOVIC IVAN		2,385	OTHER	\$226.81	0.046%
4044 032	638 19TH ST C-2	LIN JANET		1,123	OTHER	\$106.80	0.022%
4044 033	638 19TH ST C-3	LIN JANET		957	OTHER	\$91.01	0.018%
4044 034	638 19TH ST #1	BERNAL JOSEPH M	500	1,514	OTHER	\$143.98	0.029%

4044 035	638 19TH ST #2	GUNDERSON TOBY M & VALERIE J	500	1,514	OTHER	\$143.98	0.029%
4044 036	638 19TH ST #3	TRINH QUYNH NHU ISABEL	500	1,559	OTHER	\$148.26	0.030%
4044 037	638 19TH ST #4	HAGHJOO ERIK A	500	1,605	OTHER	\$152.64	0.031%
4044 038	638 19TH ST #5	GORIN JESSICA B	500	1,606	OTHER	\$152.73	0.031%
4044 039	638 19TH ST #6	PANGANIBAN ARNEL	500	1,606	OTHER	\$152.73	0.031%
4044 040	638 19TH ST #7	LIU OLIVER	500	1,481	OTHER	\$140.84	0.029%
4044 041	638 19TH ST #8	OSHIMA ALAN & JOANN	500	1,381	OTHER	\$131.33	0.027%
4044 042	638 19TH ST #9	KRINIK MICHAEL	500	1,485	OTHER	\$141.22	0.029%
4044 043	638 19TH ST #10	CONTI MASSIMILIANO & DEGA NATALINA L	500	1,467	OTHER	\$139.51	0.028%
4044 044	638 19TH ST #11	HINES STEVEN KEITH	500	1,490	OTHER	\$141.70	0.029%
4044 045	638 19TH ST #12	GREENE KIRSTEN L & WILLIAM F	500	1,467	OTHER	\$139.51	0.028%
4044 046	638 19TH ST #13	LONG LIVING TRUST 2009	500	1,490	OTHER	\$141.70	0.029%
4044 047	638 19TH ST #14	SHAH GAUTAM M	500	1,467	OTHER	\$139.51	0.028%
4044 048	638 19TH ST #15	SYED TARA & WILLIAMS STEVEN	500	1,335	OTHER	\$126.96	0.026%
4044 049	638 19TH ST #16	LAGOS FAMILY REVOCABLE TRUST	500	1,444	OTHER	\$137.32	0.028%
4044 050	638 19TH ST #17	DAVID XINING & HEATHER G H ZHANG REVOC T	500	1,345	OTHER	\$127.91	0.026%
4044 051	638 19TH ST #18	PRASHAR VIKRAM	500	1,393	OTHER	\$132.47	0.027%
4044 052	729 TENNESSEE ST	JOHN & LISA PRITZKER FMLY FND	34,234	51100	OTHER	\$4,859.60	0.986%
4045 002	2121 3RD STREET		198,450		VACANT	\$18,872.56	3.829%
4045 003	2177 3RD STREET	GAEHWILER MARTIN A JR	25,347	21,066	IND	\$1,001.69	0.203%
4045 003B	560 19TH ST	GAEHWILER MARTIN A JR	4,087	14,208	IND	\$675.59	0.137%
4045 006			2,400		VACANT	\$228.24	0.046%
4045 007		ILLINOIS NINETEEN LLC	15,210		VACANT	\$1,446.47	0.293%
4045 008	700 ILLINOIS ST #1	GRUBE E JEFFREY	500	1,680	OTHER	\$159.77	0.032%
4045 009	700 ILLINOIS ST #2	MUTOBE ROBYN	500	714	OTHER	\$67.90	0.014%
4045 010	700 ILLINOIS ST #3	WEI KA LAI	500	723	OTHER	\$68.76	0.014%
4045 011	700 ILLINOIS ST #4	GEE KENNETH R	500	931	OTHER	\$88.54	0.018%
4045 012	700 ILLINOIS ST #5	COUEY EMILY	500	913	OTHER	\$86.83	0.018%
4045 013	700 ILLINOIS ST #6	L'HEUREUX AARON	500	913	OTHER	\$86.83	0.018%
4045 014	700 ILLINOIS ST #7	RANDY L THUEME REVOC INTER VIVOS	500	899	OTHER	\$85.49	0.017%
4045 015	700 ILLINOIS ST #108	BROWN MARK IAN	500	863	OTHER	\$82.07	0.017%
4045 016	700 ILLINOIS ST #109	DELAPAZ ISAAC A JR	500	711	OTHER	\$67.62	0.014%
4045 017	700 ILLINOIS ST #10	HERRING DINA & JASON	500	1,857	OTHER	\$176.60	0.036%
4045 018	700 ILLINOIS ST #201	BEAN JOEL D & JACQUELINE F	500	2,145	OTHER	\$203.99	0.041%
4045 019	700 ILLINOIS ST #12	LANFERMAN DAVID PAUL	500	1,416	OTHER	\$134.66	0.027%
4045 020	700 ILLINOIS ST #13	WILLIAM M SCHWARTZ REVOC TR	500	1,517	OTHER	\$144.27	0.029%
4045 021	700 ILLINOIS ST #14	EISEN NOAM N	500	1,894	OTHER	\$180.12	0.037%
4045 022	700 ILLINOIS ST #15	SLATER KAREN F	500	1,858	OTHER	\$176.70	0.036%
4045 023	700 ILLINOIS ST #206	BANZHAF MICHAEL A	500	1,862	OTHER	\$177.08	0.036%
4045 024	700 ILLINOIS ST #17	2008 WIENER-GLOVER TRUST	500	1,866	OTHER	\$177.46	0.036%
4045 025	700 ILLINOIS ST #18	DREGO NIGEL A & VIDYA L	500	1,820	OTHER	\$173.08	0.035%
4045 026	700 ILLINOIS ST #19	JENKINS MARK	500	1,431	OTHER	\$136.09	0.028%
4045 027	700 ILLINOIS ST #20	CLARKE MICHAEL SCOTT & WEI DAN DO	500	2,180	OTHER	\$207.32	0.042%
4058 002	600 - 602 20TH ST	FRANCIS B SYME TR	5,497	9,200	OTHER	\$874.92	0.178%
4058 005	636 - 638 20TH ST	ZATOPA-STEPHENS FMLY TR	5,998	10,950	OTHER	\$1,041.34	0.211%
4058 008	616 20TH ST	616 20TH STREET HOMES LLC	5,497	3,000	OTHER	\$285.30	0.058%
4058 009	2203 3RD ST	LEVIN MARTIN C INV CO LLC	13,000	46,230	IND	\$2,198.23	0.446%
4058 010	2235 3RD ST	POTRERO LAUNCH AFFORDABLE LP	50,000	27,200	IND	\$1,293.36	0.262%
4059 001	601 19TH ST	NEUBAUER ED	8,000	9,326	IND	\$443.45	0.090%

4059 001A	825 TENNESSEE ST	MAI 1993 LIVING TRUST THE	10,000	6600	IND	\$313.83	0.064%
4059 001B	815 TENNESSEE ST	MAI 1993 LIVING TRUST THE	10,000	13333	IND	\$633.98	0.129%
4059 001C	2230 3RD ST	2230 3RD STREET LLC	8,000	5,600	IND	\$266.28	0.054%
4059 008	2250 3RD ST	LG-C LAND LLC	2,550	5,000	IND	\$237.75	0.048%
4059 009	2290 - 2298 3RD ST	2290 DOG PATCH LLC	14,050	4,014	OTHER	\$381.73	0.077%
4059 010	851 TENNESSEE ST	PERRY CLOSE LIVING TRUST	4,750	500	IND	\$23.77	0.005%
4059 011	724 - 728 20TH ST	PERRY CLOSE LVG TRUST	14,650	6,530	OTHER	\$621.00	0.126%
4060 001	888 TENNESSEE ST	888 TENNESSEE PARTNERS LLC	37,853	38,520	IND	\$1,831.62	0.372%
4060 004	888 TENNESSEE STREET	888 TENNESSEE PARTNERS LLC	1,929	0	VACANT	\$183.49	0.037%
4060 006	701 MINNESOTA ST 101	INFIELD MARC J & CHAN CRISTINA	500	1,229	OTHER	\$116.88	0.024%
4060 007	701 MINNESOTA ST 102	SUNDERJI-LIAW FMLY TRUST	500	1,229	OTHER	\$116.88	0.024%
4060 008	701 MINNESOTA ST 103	BUTLER JOSHUA THOMAS	500	1,229	OTHER	\$116.88	0.024%
4060 009	701 MINNESOTA ST 104	GORDON MARK EVANS & DARCY JO DAPRA	500	1,229	OTHER	\$116.88	0.024%
4060 010	701 MINNESOTA ST 105	BARBARA SILVER 2000 TR	500	1,026	OTHER	\$97.57	0.020%
4060 011	701 MINNESOTA ST 106	LACY DONOVAN	500	1,026	OTHER	\$97.57	0.020%
4060 012	701 MINNESOTA ST 107	SANGSTER TODD ALEXANDER	500	1,238	OTHER	\$117.73	0.024%
4060 013	701 MINNESOTA ST 108	PETTROSS PAUL	500	1,306	OTHER	\$124.20	0.025%
4060 014	701 MINNESOTA ST 109	J & A GILKISON FMLY TRUST	500	973	OTHER	\$92.53	0.019%
4060 015	701 MINNESOTA ST 110	COTE CHRISTY A	500	1,181	OTHER	\$112.31	0.023%
4060 016	701 MINNESOTA ST 111	BARBARA BING LEE SO REVOC TR	500	1,181	OTHER	\$112.31	0.023%
4060 017	701 MINNESOTA ST 112	SANTIAGO JAMES M& KAREN M	500	1,191	OTHER	\$113.26	0.023%
4060 018	701 MINNESOTA ST 113	RENZI NED	500	1,261	OTHER	\$119.92	0.024%
4060 019	701 MINNESOTA ST 114	KRIS M ROBERTS TRUST	500	1,069	OTHER	\$101.66	0.021%
4060 020	701 MINNESOTA ST 115	CHARLES MORGAN SMITH REVOC TR	500	979	OTHER	\$93.10	0.019%
4060 021	701 MINNESOTA ST 116	MARGARET CRANDALL REVOCABLE TRUST	500	898	OTHER	\$85.40	0.017%
4060 022	701 MINNESOTA ST 117	LINDINGER CHRISTINE	500	1,043	OTHER	\$99.19	0.020%
4060 023	701 MINNESOTA ST 118	PAPAS DAVID S	500	1,191	OTHER	\$113.26	0.023%
4060 024	701 MINNESOTA ST 119	MULDER-GANTVOORT LIVING TRUST	500	989	OTHER	\$94.05	0.019%
4060 025	701 MINNESOTA ST 120	ANODYNE LIVING TRUST	500	1,065	OTHER	\$101.28	0.021%
4060 026	701 MINNESOTA ST 121	PARK SLOPE REVOCABLE TRUST	500	829	OTHER	\$78.84	0.016%
4060 027	701 MINNESOTA ST 122	BRANDON KARL PETER & BETH C	500	661	OTHER	\$62.86	0.013%
4060 028	701 MINNESOTA ST #151	JOANN M CLARIEN TR	500	1,241	OTHER	\$118.02	0.024%
4060 029	701 MINNESOTA ST 114	LEWIS JAMES	500	737	OTHER	\$70.09	0.014%
4060 030	701 MINNESOTA ST 153	MARK P LEUTHOLD LVG TR	500	1,389	OTHER	\$132.09	0.027%
4060 031	701 MINNESOTA ST 154	TENNY LORI A	500	961	OTHER	\$91.39	0.019%
4060 032	701 MINNESOTA ST 155	GRUBER IAN M	500	845	OTHER	\$80.36	0.016%
4060 033	701 MINNESOTA ST 156	LEPLEY DENISE M	500	1,501	OTHER	\$142.74	0.029%
4060 034	701 MINNESOTA ST 157	WILLIAM J & JOYCE J NOLAN REVOC TR	500	1,093	OTHER	\$103.94	0.021%
4060 035	701 MINNESOTA ST 158	DZIKONSKI ANKE	500	1,027	OTHER	\$97.67	0.020%
4060 036	701 MINNESOTA ST 201	RONALD M & ANNE M RABE REVOC TR	500	1,373	OTHER	\$130.57	0.026%
4060 037	701 MINNESOTA ST 202	KAISER R MULLA-FEROZE LVG TR	500	1,401	OTHER	\$133.23	0.027%
4060 038	701 MINNESOTA ST 203	TAJIMA BARBARA M	500	1,277	OTHER	\$121.44	0.025%
4060 039	701 MINNESOTA ST 204	PATEL/ABELS FMLY LVG TR	500	1,261	OTHER	\$119.92	0.024%
4060 040	701 MINNESOTA ST 205	HOANG BAO	500	1,251	OTHER	\$118.97	0.024%
4060 041	701 MINNESOTA ST 206	BASSO ISMAEL B	500	1,197	OTHER	\$113.83	0.023%
4060 042	701 MINNESOTA ST 207	NEWMAN KATZ FMLY TR	500	1,251	OTHER	\$118.97	0.024%
4060 043	701 MINNESOTA ST 208	NANCY P DICENZO TR	500	1,251	OTHER	\$118.97	0.024%
4060 044	701 MINNESOTA ST 209	JENNIFER ANNE BAUS TRUST 2000	500	1,401	OTHER	\$133.23	0.027%
4060 045	701 MINNESOTA ST 210	DENNIS A GILBERT DECLTN OF TR	500	1,277	OTHER	\$121.44	0.025%

4060 046	701 MINNESOTA ST 211	DRISCOLL ROBERT A	500	1,373	OTHER	\$130.57	0.026%
4060 047	701 MINNESOTA ST 212	BROWN LYNN	500	1,373	OTHER	\$130.57	0.026%
4060 048	701 MINNESOTA ST 213	COLLINS AIDAN M & RUGGEROLI-CO	500	1,251	OTHER	\$118.97	0.024%
4060 049	701 MINNESOTA ST #214	EVERETT REVOC TR	500	1,251	OTHER	\$118.97	0.024%
4060 050	701 MINNESOTA ST 215	MERYL KROUSS REV TR	500	1,251	OTHER	\$118.97	0.024%
4060 051	701 MINNESOTA ST 216	JEFFREY J DORSEY LVG TR	500	1,409	OTHER	\$134.00	0.027%
4060 052	701 MINNESOTA ST 217	BREGLIO MELISSA	500	1,409	OTHER	\$134.00	0.027%
4060 053	701 MINNESOTA ST 218	CLEMONS RAYMOND E	500	1,409	OTHER	\$134.00	0.027%
4060 054	701 MINNESOTA ST 219	FRIDMAN JORDAN	500	1,409	OTHER	\$134.00	0.027%
4060 055	701 MINNESOTA ST 220	IDE RANDY L	500	1,597	OTHER	\$151.87	0.031%
4060 056	701 MINNESOTA ST 221	KIM STEVE & NANNAH	500	1,261	OTHER	\$119.92	0.024%
4060 057	701 MINNESOTA ST 222	OM & PRANA LLC	500	1,409	OTHER	\$134.00	0.027%
4060 058	701 MINNESOTA ST 223	RANGWALA FAISAL & STUHMULLER ANN	500	1,409	OTHER	\$134.00	0.027%
4060 059	701 MINNESOTA ST 224	GOH TAEIL & YANG DI	500	1,409	OTHER	\$134.00	0.027%
4060 060	701 MINNESOTA ST 225	PACKER KEITH F & MAREADY JEFFREY S	500	1,409	OTHER	\$134.00	0.027%
4060 061	701 MINNESOTA ST 226	FRANK D& RHONDA KINGMAN FML TRUST	500	1,421	OTHER	\$135.14	0.027%
4060 062	701 MINNESOTA ST 227	CHANEY LIVING TRUST	500	1,251	OTHER	\$118.97	0.024%
4060 063	701 MINNESOTA ST 228	ADLER MICHAEL W	500	1,251	OTHER	\$118.97	0.024%
4061 002	700V MINNESOTA ST	RECREATION AND PARK DEPARTMENT	80,000		GREEN	\$1,902.00	0.386%
4062 004		STATE PROPERTY	49,113		GREEN	\$1,167.66	0.237%
4062 007	700 INDIANA ST	BORRMANN ROBERT E TRS		15,068	IND	\$716.48	0.145%
4105 005		STATE PROPERTY	26,780		GREEN	\$636.69	0.129%
4105 009	800 INDIANA ST	SAN FRANCISCO OPERA ASSN	116,455	78,240	IND	\$3,720.31	0.755%
4105 010	970V INDIANA ST	BLOOM INVESTMENT CO	10,107		VACANT	\$961.17	0.195%
4105 011	998 INDIANA ST	BLOOM INVESTMENT COMPANY	23,121	13,358	IND	\$635.17	0.129%
4106 003	914 MINNESOTA ST	LENORA G SEMIEN TRUST	2,495	1,760	OTHER	\$167.38	0.034%
4106 004	918-918A MINNESOTA ST	QUINTANILLA BELINDA I	2,495	2,377	OTHER	\$226.05	0.046%
4106 005A	924 - 926 MINNESOTA ST	GRIFFITH S MARK & WESTERFIELD MAR	2,500	2,832	OTHER	\$269.32	0.055%
4106 006	930 - 932 MINNESOTA ST	MOULDS REED & ALEENA	2,495	2,400	OTHER	\$228.24	0.046%
4106 007	934 MINNESOTA ST	BOSS L JOSEPH	2,500	1,488	OTHER	\$141.51	0.029%
4106 008	944 - 946 MINNESOTA ST	SPAIN MICHAEL J	2,495	3,020	OTHER	\$287.20	0.058%
4106 009	948 - 950 MINNESOTA ST	SCHWARTZ PHILIP H & BUDINGER A	2,500	2,780	OTHER	\$264.38	0.054%
4106 009A	952 - 954 MINNESOTA ST	DONALDSON ROGER D & FITCH SUSAN M	2,500	3,000	OTHER	\$285.30	0.058%
4106 010	958 MINNESOTA ST	INFERRERA NANCY	2,495	1,436	OTHER	\$136.56	0.028%
4106 011	962 - 964 MINNESOTA ST	WILLIAM R HANNAPPLE REVOC TR	2,495	2,702	OTHER	\$256.96	0.052%
4106 012	966 - 968 MINNESOTA ST	YU CHARMAINE	2,500	2,554	OTHER	\$242.89	0.049%
4106 013	972 - 976 MINNESOTA ST	ROBERT T NOELKE 2012 TR	2,495	4,800	OTHER	\$456.48	0.093%
4106 014	900 - 902 22ND ST	JOHN & BEULAH MCGARY TRUST	2,500	4,700	OTHER	\$446.97	0.091%
4106 015	904 - 922 22ND ST	BUSK MICHAEL & PATRICIA	7,500	7,500	IND	\$356.62	0.072%
4106 023	975-999 INDIANA ST	MCHUGH PETER&JOSEPHINE 2000 FAMILY TRUS	21,400	20,146	OTHER	\$1,915.88	0.389%
4106 024	955 INDIANA STREET	DLC INDIANA STREET	23,600	20,146	OTHER	\$1,915.88	0.389%
4106 025	920 MINNESOTA ST	MORRISON MARK E	500	1,272	OTHER	\$120.97	0.025%
4106 026	922 MINNESOTA ST	BRIN ELLEN	500	1,170	OTHER	\$111.27	0.023%
4106 030	895 INDIANA ST	HCM PROPERTIES LLC	500	1,124	OTHER	\$106.89	0.022%
4106 031	891 INDIANA ST #102	WOOD SHAWN M	500	860	OTHER	\$81.79	0.017%
4106 032	887 INDIANA ST	CHUNG HEEJAY	500	1,076	OTHER	\$102.33	0.021%
4106 033	883 INDIANA ST	WITTIG CHRISTOF M	500	1,076	OTHER	\$102.33	0.021%
4106 034	879 INDIANA ST #105	CONSTANTIN JENNIFER A	500	1,099	OTHER	\$104.51	0.021%
4106 035	877 INDIANA ST	MCCREADY MICHAEL B	500	1,076	OTHER	\$102.33	0.021%

4106 036	871 INDIANA ST	ENGELMAN JIMMY J	500	1,120	OTHER	\$106.51	0.022%
4106 037	867 INDIANA ST	CUTLER FAMILY TRUST	500	1,046	OTHER	\$99.47	0.020%
4106 038	863 INDIANA ST	PHILLIP & SIGRID STILLMAN TRUST	500	861	OTHER	\$81.88	0.017%
4106 039	859 INDIANA ST	SCHUMACHER CURTIS W	500	1,111	OTHER	\$105.66	0.021%
4106 040	868 MINNESOTA ST #111	MCFADDEN ROBERT E	500	855	OTHER	\$81.31	0.016%
4106 041	868 MINNESOTA ST #112	WOEHL PAUL	500	835	OTHER	\$79.41	0.016%
4106 042	868 MINNESOTA ST #113	THANGAMUTHU KUMAR	500	852	OTHER	\$81.03	0.016%
4106 043	900 MINNESOTA ST #114	LEWIS ROBERT ALAN	500	1,244	OTHER	\$118.30	0.024%
4106 044	900 MINNESOTA ST #115	ROLFE-HILGER TRUST	500	1,246	OTHER	\$118.49	0.024%
4106 045	900 MINNESOTA ST #116	WELLS EDEN M	500	1,244	OTHER	\$118.30	0.024%
4106 046	900 MINNESOTA ST #117	BRADLEY CRAIG S	500	1,246	OTHER	\$118.49	0.024%
4106 047	900 MINNESOTA ST #118	HWANG JENNIFER	500	1,244	OTHER	\$118.30	0.024%
4106 048	900 MINNESOTA ST #119	CHANG CALVIN & DANIELLE JOLENE	500	1,244	OTHER	\$118.30	0.024%
4106 049	875 INDIANA ST #120	GRUNAT BENJAMIN M	500	852	OTHER	\$81.03	0.016%
4106 050	875 INDIANA ST #121	TAYLOR JAMES TRUEHEART	500	835	OTHER	\$79.41	0.016%
4106 051	875 INDIANA ST #122	PANZER MARC D	500	855	OTHER	\$81.31	0.016%
4106 052	868 MINNESOTA ST #211	PATRICIA MOK LIVING TRUST	500	855	OTHER	\$81.31	0.016%
4106 053	868 MINNESOTA ST #212	SAXENA VARUN & GARDNER MARISA	500	835	OTHER	\$79.41	0.016%
4106 054	868 MINNESOTA ST #213	PATIL ANUPAMA A	500	852	OTHER	\$81.03	0.016%
4106 055	875 INDIANA ST #220	LYNN MIEGER 2010 REVOCABLE TRUST	500	852	OTHER	\$81.03	0.016%
4106 056	875 INDIANA ST #221	BOUGHTON BILLY B	500	835	OTHER	\$79.41	0.016%
4106 057	875 INDIANA ST #222	HARRIS CHARLES A	500	855	OTHER	\$81.31	0.016%
4106 058	851 INDIANA ST #301	NICOLAS VERA REVOC TRUST	500	1,119	OTHER	\$106.42	0.022%
4106 059	851 INDIANA ST #302	SCHAFFER JOHN W	500	1,129	OTHER	\$107.37	0.022%
4106 060	851 INDIANA ST #303	KLEIDER JUNE & ALEXANDER	500	1,092	OTHER	\$103.85	0.021%
4106 061	851 INDIANA ST #304	SAINI RINKU	500	1,074	OTHER	\$102.14	0.021%
4106 062	851 INDIANA ST #305	CHEN SHE-RENE	500	1,101	OTHER	\$104.70	0.021%
4106 063	851 INDIANA ST #306	RANDECKER CARL J & WAHIDA	500	1,081	OTHER	\$102.80	0.021%
4106 064	851 INDIANA ST #307	ELISSE J LOCKHART REVOC TRUST	500	1,114	OTHER	\$105.94	0.021%
4106 065	851 INDIANA ST #308	JURICEV MALARIE & BRUNK CLIFFORD	500	1,070	OTHER	\$101.76	0.021%
4106 066	851 INDIANA ST #309	BALARAMAN RAMACHANDRAN	500	807	OTHER	\$76.75	0.016%
4106 067	851 INDIANA ST #310	AMONETTE JOAN	500	1,135	OTHER	\$107.94	0.022%
4106 068	868 MINNESOTA ST #311	BADRY JAMILA	500	855	OTHER	\$81.31	0.016%
4106 069	868 MINNESOTA ST #312	KAPUR ATEET	500	835	OTHER	\$79.41	0.016%
4106 070	868 MINNESOTA ST #313	DANIEL KENICHI IMAMURA LIVING TRUST	500	852	OTHER	\$81.03	0.016%
4106 071	900 MINNESOTA ST #314	OCKER JONATHAN MARK & EVA VAZQUEZ	500	2,150	OTHER	\$204.46	0.041%
4106 072	900 MINNESOTA ST #315	EMMA O DUQUE LIVING TR	500	1,333	OTHER	\$126.77	0.026%
4106 073	900 MINNESOTA ST #316	KANDEL ITAMAR	500	1,333	OTHER	\$126.77	0.026%
4106 074	900 MINNESOTA ST #317	DEMARCO GABRIELE & KRISTAN KNIGHT	500	1,333	OTHER	\$126.77	0.026%
4106 075	900 MINNESOTA ST #318	DIXIT NIKHIL	500	1,333	OTHER	\$126.77	0.026%
4106 076	900 MINNESOTA ST #319	HO ANDREW G	500	1,333	OTHER	\$126.77	0.026%
4106 077	900 MINNESOTA ST #320	ELEVEN CUBED PROPERTIES LLC	500	1,333	OTHER	\$126.77	0.026%
4106 078	900 MINNESOTA ST #321	MILLER LINDA	500	1,333	OTHER	\$126.77	0.026%
4106 079	900 MINNESOTA ST #322	DUCK BRONSON D & CIELINSKI ADDIE	500	1,348	OTHER	\$128.19	0.026%
4106 080	888 MINNESOTA ST	DONALDSON/JUDD LVG TR	500	2,994	OTHER	\$284.73	0.058%
4106 081	875 INDIANA ST #324	TODD N MCCORMACK TRUST	500	852	OTHER	\$81.03	0.016%
4106 082	875 INDIANA ST #325	FETTERS RYAN	500	835	OTHER	\$79.41	0.016%
4106 083	875 INDIANA ST #326	DEJULIO JOSEPH J	500	855	OTHER	\$81.31	0.016%
4106 084	868 MINNESOTA ST #411	KEAM LENG LAI 2012 REVOC TRUST	500	855	OTHER	\$81.31	0.016%

4106 085	868 MINNESOTA ST #412	CLEVER TRACI L	500	835	OTHER	\$79.41	0.016%
4106 086	868 MINNESOTA ST #413	HEATH ROBERT L	500	852	OTHER	\$81.03	0.016%
4106 087	875 INDIANA ST #424	SANII NAZANIN	500	852	OTHER	\$81.03	0.016%
4106 088	875 INDIANA ST #425	PINTO SHERYL	500	835	OTHER	\$79.41	0.016%
4106 089	875 INDIANA ST #426	DANIEL B LEIFKER REVOC TR	500	855	OTHER	\$81.31	0.016%
4106 090	851 INDIANA ST #501	MENNE MARK GERALD	500	1,521	OTHER	\$144.65	0.029%
4106 091	851 INDIANA ST #502	FERRALL-NUNGE ADAM & ELIZABETH	500	1,805	OTHER	\$171.66	0.035%
4106 092	851 INDIANA ST #503	STAGLIANO NANCY	500	1,517	OTHER	\$144.27	0.029%
4106 093	851 INDIANA ST #504	FLOOD PAMELA & SHAFER STEVEN	500	1,517	OTHER	\$144.27	0.029%
4106 094	851 INDIANA ST #505	LYNN MIEGER 2010 REVOC TR	500	1,517	OTHER	\$144.27	0.029%
4106 095	851 INDIANA ST #506	TURNER RODNEY W	500	1,532	OTHER	\$145.69	0.030%
4106 096	851 INDIANA ST #507	KATZEL JED A & WARD ELIZABETH L	500	1,559	OTHER	\$148.26	0.030%
4106 097	851 INDIANA ST #508	MERETZKY STEVEN & ROCK ELIZABETH	500	2,090	OTHER	\$198.76	0.040%
4106 098	851 INDIANA ST #509	TING PHILLIP & SUTANTO VIOLA	500	1,811	OTHER	\$172.23	0.035%
4106 099	868 MINNESOTA ST #511	STARKE DAVID ANDREW	500	1,610	OTHER	\$153.11	0.031%
4106 100	868 MINNESOTA ST #512	THOMSON-LEVIN BLAIR E	500	1,586	OTHER	\$150.83	0.031%
4106 101	868 MINNESOTA ST #513	JOHNSON JASON KELLY & HO NATALY G	500	1,671	OTHER	\$158.91	0.032%
4106 102	875 INDIANA ST #514	LESLIE KIERON SEYMOUR	500	1,671	OTHER	\$158.91	0.032%
4106 103	875 INDIANA ST #515	PISONI ADAM	500	1,586	OTHER	\$150.83	0.031%
4106 104	875 INDIANA ST #516	CALE WILLIAM B & ANDREA M	500	1,610	OTHER	\$153.11	0.031%
4106 105	850 MINNESOTA ST #155	TANATO ANNA M	500	835	OTHER	\$79.41	0.016%
4106 106	850 MINNESOTA ST #156	SMITH SCOTT	500	835	OTHER	\$79.41	0.016%
4106 107	850 MINNESOTA ST #157	LAMENDOLA PAULA	500	835	OTHER	\$79.41	0.016%
4106 108	850 MINNESOTA ST #158	JEW MICHAEL	500	835	OTHER	\$79.41	0.016%
4106 109	801 INDIANA ST #159	MCNALL SCOTT	500	1,221	OTHER	\$116.12	0.024%
4106 110	801 INDIANA ST #160	GUBENS MATTHEW A	500	1,243	OTHER	\$118.21	0.024%
4106 111	801 INDIANA ST #161	SOFFER LEWIS J	500	1,243	OTHER	\$118.21	0.024%
4106 112	801 INDIANA ST #162	LU HUMPHREY H	500	875	OTHER	\$83.21	0.017%
4106 113	810 MINNESOTA ST	NELSEN HANS J & HUG-NELSEN MICHAELA M	500	1,678	OTHER	\$159.58	0.032%
4106 114	820 MINNESOTA ST	LELLA GUY DI	500	1,659	OTHER	\$157.77	0.032%
4106 115	830 MINNESOTA ST	RISSE ROBERT JOHN JR	500	1,659	OTHER	\$157.77	0.032%
4106 116	840 MINNESOTA ST	IDO SAFRUTI LIVING TRUST	500	1,675	OTHER	\$159.29	0.032%
4106 117	850 MINNESOTA ST #255	JUDKINS DAVID M	500	835	OTHER	\$79.41	0.016%
4106 118	850 MINNESOTA ST #256	FORD JEFFREY BRIAN	500	835	OTHER	\$79.41	0.016%
4106 119	850 MINNESOTA ST #257	CHRISTOPHER GEORGE MCHUGH LIV TR	500	835	OTHER	\$79.41	0.016%
4106 120	850 MINNESOTA #258	LEE TOM	500	835	OTHER	\$79.41	0.016%
4106 121	801 INDIANA ST #259	TERLOUW LAURA A & BUTTORF JASON WILLIAM	500	1,268	OTHER	\$120.59	0.024%
4106 122	801 INDIANA ST #260	UNDERHILL DAVID GRIDLEY	500	1,243	OTHER	\$118.21	0.024%
4106 123	801 INDIANA ST #261	THOMAS CLABURN & ANDREA DAMESYN T	500	1,243	OTHER	\$118.21	0.024%
4106 124	808 MINNESOTA ST #351	CHUN ALEX & GAYNOR STRACHAN	500	922	OTHER	\$87.68	0.018%
4106 125	808 MINNESOTA ST #352	MICHAEL & KATHLEEN RANSOM 2009 TRUST	500	835	OTHER	\$79.41	0.016%
4106 126	808 MINNESOTA ST #353	HERMAN GREGORY W	500	835	OTHER	\$79.41	0.016%
4106 127	808 MINNESOTA ST.#354	PRYGODA MELISSA	500	855	OTHER	\$81.31	0.016%
4106 128	850 MINNESOTA ST #355	KOLASSA SCOTT E	500	835	OTHER	\$79.41	0.016%
4106 129	850 MINNESOTA ST #356	CHOI CHRISTOPHER J	500	835	OTHER	\$79.41	0.016%
4106 130	850 MINNESOTA ST #357	LOCONTE LIANA & RIS ETHAN	500	835	OTHER	\$79.41	0.016%
4106 131	850 MINNESOTA ST #358	RYS KENNETH & SARAH	500	835	OTHER	\$79.41	0.016%
4106 132	801 INDIANA ST #359	BORGHINO FRANCK MAX	500	1,268	OTHER	\$120.59	0.024%
4106 133	801 INDIANA ST #360	IYER SHEKHAR & CHAURASIA BINA	500	1,243	OTHER	\$118.21	0.024%

4106 134	801 INDIANA ST #361	USHAKOVA-STEIN JULIA & STEIN JORDAN R	500	1,243	OTHER	\$118.21	0.024%
4106 135	801 INDIANA ST #362	ZAIDEN JORGE	500	1,226	OTHER	\$116.59	0.024%
4106 136	801 INDIANA ST #363	PATEL-ROMERO ROSHNI & OSVALDO	500	1,391	OTHER	\$132.28	0.027%
4106 137	989 20TH ST #364	LIU JING	500	835	OTHER	\$79.41	0.016%
4106 138	989 20TH ST #365	KIRLIN PAULA CLARE	500	835	OTHER	\$79.41	0.016%
4106 139	989 20TH ST #366	BURKE GALYN K	500	835	OTHER	\$79.41	0.016%
4106 140	989 20T ST #367	AUMANN CHRISTOPHER C & HELEN KATHERINE	500	835	OTHER	\$79.41	0.016%
4106 141	989 20TH ST #368	MALINOVICH ALEXANDER	500	1,342	OTHER	\$127.62	0.026%
4106 142	808 MINNESOTA ST #451	LIEBERMAN ROGER A & MORTENSEN ARDEANIA	500	1,670	OTHER	\$158.82	0.032%
4106 143	808 MINNESOTA ST #452	GESCHWIND MICHAEL D	500	1,586	OTHER	\$150.83	0.031%
4106 144	808 MINNESOTA ST #453	ZOJWALLA NASEEM	500	1,586	OTHER	\$150.83	0.031%
4106 145	808 MINNESOTA ST #454	WELLONS PAUL NEWMAN	500	1,614	OTHER	\$153.49	0.031%
4106 146	850 MINNESOTA ST #455	NADDAF ESFANDIAR & ZHINA	500	835	OTHER	\$79.41	0.016%
4106 147	850 MINNESOTA ST #456	PARK SUE JEUNG	500	835	OTHER	\$79.41	0.016%
4106 148	850 MINNESOTA ST #457	ABEY KEITH EDWARD	500	835	OTHER	\$79.41	0.016%
4106 149	850 MINNESOTA ST #458	STEIN FAMILY TRUST	500	835	OTHER	\$79.41	0.016%
4106 150	801 INDIANA ST #461	CHENG KAREN J	500	1,243	OTHER	\$118.21	0.024%
4106 151	801 INDIANA ST #462	LAPCZYNSKI WILLIAM	500	1,243	OTHER	\$118.21	0.024%
4106 152	989 20TH ST #465	HACKER JENNIFER	500	835	OTHER	\$79.41	0.016%
4106 153	989 20TH ST #466	DUPUIS MICHEL	500	835	OTHER	\$79.41	0.016%
4106 154	989 20TH ST #467	ALLAN SCOTT R	500	835	OTHER	\$79.41	0.016%
4106 155	989 20TH ST #468	CATLIN HAMPTON & MICHAEL	500	835	OTHER	\$79.41	0.016%
4106 156	989 20TH ST #469	PARSA SABA	500	1,342	OTHER	\$127.62	0.026%
4106 157	850 MINNESOTA ST #555	MCNAMARA MATTHEW	500	1,628	OTHER	\$154.82	0.031%
4106 158	850 MINNESOTA ST #556	VREEDE ERIC	500	1,586	OTHER	\$150.83	0.031%
4106 159	850 MINNESOTA ST #557	CLB REVOC TR	500	1,586	OTHER	\$150.83	0.031%
4106 160	850 MINNESOTA ST #558	KUNG CHEUNG FAMILY TRUST	500	1,670	OTHER	\$158.82	0.032%
4106 161	801 INDIANA ST #559	THOMAS A ORTENZI TRUST	500	1,575	OTHER	\$149.78	0.030%
4106 162	801 INDIANA ST #560	WILLIAMS DAETWAN & OKABAYASHI-WILLIAMS S	500	1,527	OTHER	\$145.22	0.029%
4106 163	801 INDIANA ST #561	AWDMAS TRUST	500	1,414	OTHER	\$134.47	0.027%
4106 164	801 INDIANA ST #562	801 INDIANA ST #562 LLC	500	1,414	OTHER	\$134.47	0.027%
4106 165	801 INDIANA ST #563	DAVE ANIL & DAKSHA	500	1,527	OTHER	\$145.22	0.029%
4106 166	801 INDIANA ST #564	MICKENBERG SETH FOX	500	1,575	OTHER	\$149.78	0.030%
4106 167	989 20TH ST #565	BYERLY VICTOR N	500	835	OTHER	\$79.41	0.016%
4106 168	989 20TH ST #566	LEVANT JESSICA	500	835	OTHER	\$79.41	0.016%
4106 169	989 20TH ST #567	PARK YEA	500	835	OTHER	\$79.41	0.016%
4106 170	989 20TH ST #568	FIELD RYAN	500	835	OTHER	\$79.41	0.016%
4106 171	989 20TH ST #569	TS SAN FRANCISCO 2008 REVOC TRUST	500	1,274	OTHER	\$121.16	0.025%
4106 172	900 A MINNESOTA ST	CHEN STEVE Y		1,269	OTHER	\$120.68	0.024%
4106 173	900 MINNESOTA ST C-2	HOSTETLER RODGER L		963	OTHER	\$91.58	0.019%
4106 174	900 MINNESOTA ST C-3	HOSTETLER RODGER L		1,017	OTHER	\$96.72	0.020%
4106 175	900 MINNESOTA ST C-4	HOSTETLER RODGER L		1,042	OTHER	\$99.09	0.020%
4106 176	900 MINNESOTA ST C-5	HOSTETLER RODGER L		1,055	OTHER	\$100.33	0.020%
4107 001B	950 TENNESSEE ST	TENNESSEE STREET PARTNERSHIP	36,098	31,883	IND	\$1,516.03	0.308%
4107 002A	1008 TENNESSEE ST	ESTRELLA EDMUND VAL	1,999	960	OTHER	\$91.30	0.019%
4107 002B	1010 TENNESSEE ST	PERRY SHIREEN L I	2,000	916	OTHER	\$87.11	0.018%
4107 002C	1012 TENNESSEE ST	JOHN L & MARY M AMMIRATI 1998 TR	2,000	916	OTHER	\$87.11	0.018%
4107 002E	909 MINNESOTA ST	YANDOW KARYN G & MCCANDLESS PETER B	1,999	875	OTHER	\$83.21	0.017%
4107 002F	911 MINNESOTA ST	WILSON NATHAN MICHAEL &	1,999	835	OTHER	\$79.41	0.016%



4107 002G	913 MINNESOTA ST	FERNANDEZ JOSE	1,999	872	OTHER	\$82.93	0.017%
4107 002H	915 MINNESOTA ST	EMERY COURTNEY W JR & WARLEN MARGARET	1,999	960	OTHER	\$91.30	0.019%
4107 002I	1014 TENNESSEE ST	SMITH CHARLIE LANE PATRICIA A	1,999	916	OTHER	\$87.11	0.018%
4107 002J	1006 TENNESSEE ST	JARED & KAHTERINE DOUMANI FAMILY TRUST	2,000	1,920	OTHER	\$182.59	0.037%
4107 002K	1004 TENNESSEE ST	DOMINSKI ANTHONY J & AHNA P	1,600	874	OTHER	\$83.12	0.017%
4107 002L	905 MINNESOTA ST	ERIKSSON YNGVE	1,598	860	OTHER	\$81.79	0.017%
4107 002M	903 MINNESOTA ST	BASTON KAREN ANN	1,598	915	OTHER	\$87.02	0.018%
4107 002N	1002 TENNESSEE ST	DOMINSKI, ANTHONY & AHNA P	1,598	874	OTHER	\$83.12	0.017%
4107 004	1036 TENNESSEE ST	CHANG WALTON K & JAMES-CHANG L	2,495	1,162	OTHER	\$110.51	0.022%
4107 005	1042 TENNESSEE ST	DASILVA ANTONIO MARTINS	2,495	1,240	OTHER	\$117.92	0.024%
4107 006		S F UNIFIED SCHOOL DISTRICT	29,999	12300	GREEN	\$713.23	0.145%
4107 007	1074 - 1076 TENNESSEE ST	ROBERT T NOELKE 2012 TR	2,500	2,720	OTHER	\$258.67	0.052%
4107 008	1078 - 1080 TENNESSEE ST	CARRIER ANNETTE	2,495	2,750	OTHER	\$261.52	0.053%
4107 009	800 - 802 22ND ST	ST STEPHEN MISSION BAPT CH	2,287	5,354	OTHER	\$509.16	0.103%
4107 010	804 - 806 22ND ST	PETERS CRAIG & DEBOER MAUREEN	2,286	3,642	OTHER	\$346.35	0.070%
4107 011	808 - 810 22ND ST	HUGGARD SARAH	2,287	2,550	OTHER	\$242.50	0.049%
4107 012	812 - 814 22ND ST	SPANNAGEL MARTIN A	2,286	2,280	OTHER	\$216.83	0.044%
4107 013	816 - 818 22ND ST	WARD JOHN & MERTENS LISA	2,287	2,250	OTHER	\$213.97	0.043%
4107 014	820 - 824 22ND ST	BENDERLY ARI	2,287	4,095	OTHER	\$389.43	0.079%
4107 015	836 - 840 22ND ST	HIGGINS ANDREW	2,287	3,990	OTHER	\$379.45	0.077%
4107 016	894 - 898 22ND ST	DOLCH DEBRA J TRUSTEE	2,286	4,530	OTHER	\$430.80	0.087%
4107 017	949 - 953 MINNESOTA ST	DAR S GREENBERG 2002 REVOCABLE TR	2,500	3,750	OTHER	\$356.62	0.072%
4107 018	945 - 947 MINNESOTA ST	KEATS THOMAS G & CARMA J	2,495	3,148	OTHER	\$299.37	0.061%
4107 019	923 MINNESOTA ST	DERENZY ELIZABETH A & MARTINI JEORG	2,495	1,487	OTHER	\$141.41	0.029%
4107 020	921 MINNESOTA ST	SMITH SAMANTHA K FATHEREE PAUL	2,500	1,942	OTHER	\$184.68	0.037%
4107 021	917 - 919 MINNESOTA ST	DAVID H & CARMEN S SIEGEL CMNTY P	3,350	3,660	OTHER	\$348.07	0.071%
4107 022	901 MINNESOTA ST	TENNESSEE ROUNDHOUSE LLC	11,800	11,300	IND	\$537.31	0.109%
4107 023	907 MINNESOTA ST	ERZNOZNIK RUTH D	2,000	932	OTHER	\$88.63	0.018%
4107 026	801 MINNESOTA ST #1	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 027	801 MINNESOTA ST #2	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 028	801 MINNESOTA ST #3	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 029	801 MINNESOTA ST #4	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 030	801 MINNESOTA ST #5	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 031	801 MINNESOTA ST #6	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 032	801 MINNESOTA ST #7	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 033	801 MINNESOTA ST #8	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 034	801 MINNESOTA ST #9	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 035	801 MINNESOTA ST #10	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 036	801 MINNESOTA ST #11	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 037	801 MINNESOTA ST #12	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 038	801 MINNESOTA ST #13	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 039	801 MINNESOTA ST #14	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 040	801 MINNESOTA ST #15	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 041	801 MINNESOTA ST #16	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 042	801 MINNESOTA ST #17	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 043	801 MINNESOTA ST #18	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 044	801 MINNESOTA ST #19	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 045	801 MINNESOTA ST #20	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 046	801 MINNESOTA ST #21	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%

4107 047	801 MINNESOTA ST #22	NIBBI INVESTMENTS	500	800	OTHER	\$76.08	0.015%
4107 048	825 MINNESOTA ST #1	NIBBI INVESTMENTS	500	1,184	OTHER	\$112.60	0.023%
4107 049	825 MINNESOTA ST #2	NIBBI INVESTMENTS	500	895	OTHER	\$85.11	0.017%
4107 050	825 MINNESOTA ST #3	NIBBI INVESTMENTS	500	898	OTHER	\$85.40	0.017%
4107 051	825 MINNESOTA ST #4	NIBBI INVESTMENTS	500	885	OTHER	\$84.16	0.017%
4107 052	825 MINNESOTA ST #5	NIBBI INVESTMENTS	500	764	OTHER	\$72.66	0.015%
4107 053	825 MINNESOTA ST #6	NIBBI INVESTMENTS	500	834	OTHER	\$79.31	0.016%
4107 054	825 MINNESOTA ST #7	NIBBI INVESTMENTS	500	740	OTHER	\$70.37	0.014%
4107 055	825 MINNESOTA ST #8	NIBBI INVESTMENTS	500	782	OTHER	\$74.37	0.015%
4107 056	825 MINNESOTA ST #9	NIBBI INVESTMENTS	500	768	OTHER	\$73.04	0.015%
4107 057	825 MINNESOTA ST #10	NIBBI INVESTMENTS	500	700	OTHER	\$66.57	0.014%
4107 058	1018 TENNESSEE ST	ELLEN M FEENEY TRUST	500	1,480	OTHER	\$140.75	0.029%
4107 059	1016 TENNESSEE ST	MARGOT ANN SHAUB REVOC LVG TR	500	1,651	OTHER	\$157.01	0.032%
4108 003	2350 3RD ST	PANEBIANCO VINCENZO	2,369	3,070	IND	\$145.98	0.030%
4108 003A	2342 - 2344 3RD ST	CHIU SURVIVORS TRUST	2,395	4,530	OTHER	\$430.80	0.087%
4108 003B	2368 3RD ST	YOO HARRY & YON KYONG	2,556	4,500	OTHER	\$427.95	0.087%
4108 003C	1025 TENNESSEE ST	PINE FAMILY REVOC TR	9,550	9,550	IND	\$454.10	0.092%
4108 003D	2476 - 2478 3RD ST	GLIELMI ANGELA M	2,003	2,490	OTHER	\$236.80	0.048%
4108 003E	997 - 999 TENNESSEE ST	ZINGARO PAUL & CHANNON CONSTANCE	5,270	3,192	OTHER	\$303.56	0.062%
4108 003F	2420 3RD ST	HEYDAYIAN/NOURI FAMILY TR 2005	1,999		VACANT	\$190.10	0.039%
4108 003H	P	GFB PROPERTIES LLC	2,848		VACANT	\$270.84	0.055%
4108 003J	2440 3RD ST	SCHULTE FAMILY TR	6,416	6,840	IND	\$325.24	0.066%
4108 003L	2460 3RD ST	JOSEPH ANITA	3,206	3,200	IND	\$152.16	0.031%
4108 003M	2430 3RD ST	G & R VUREK LIVING TRUST	3,219	5365	IND	\$255.11	0.052%
4108 003N	2472 3RD ST	KILGORE VAUGHN DANA&HIGA PATRICIA	3,226	6452	IND	\$306.79	0.062%
4108 003O	2400 3RD ST	GFB PROPERTIES LLC	19,297	22,665	IND	\$1,077.72	0.219%
4108 003P	1001 TENNESSEE ST	SURMA MAURO 2012 TRUST	3,200	7466	IND	\$355.01	0.072%
4108 003R	2360 - 2364 3RD ST	WAYNECO HEAVY INDUSTRIES LLC	5,323	9,522	IND	\$452.77	0.092%
4108 004	702 22ND ST	GOWER FAMILY TRUST	2,996	3,785	OTHER	\$359.95	0.073%
4108 005	710 - 712 22ND ST	CIL TUNCAY	2,500	3,195	OTHER	\$303.84	0.062%
4108 006	718 22ND ST	ROBERT T NOELKE 2012 TR	2,500	1,794	OTHER	\$170.61	0.035%
4108 009	1069 TENNESSEE ST	KILGORE VAUGHN DANA&HIGA PATRICIA AIKO	2,500	6,331	IND	\$301.04	0.061%
4108 010	1067 TENNESSEE ST	SULLIVAN MARK F & ALISON	2,495	2,720	OTHER	\$258.67	0.052%
4108 011	1063 TENNESSEE ST	JOHN A & BARBARA D KNOX FMLY TRUS	2,495	2,754	OTHER	\$261.90	0.053%
4108 013	1053 TENNESSEE ST	URRUTIA EMMETT & DEBBIE	2,495	1,440	OTHER	\$136.94	0.028%
4108 014	1049 - 1051 TENNESSEE ST	PAVLINA ECCLESARCHOU 2002 REV TR	2,500	3,150	OTHER	\$299.56	0.061%
4108 014A	1045 - 1047 TENNESSEE ST	POWELL BARBARA	2,500	2,850	OTHER	\$271.03	0.055%
4108 015	P	GFB PROPERTIES LLC	2,495		VACANT	\$237.27	0.048%
4108 017	901 TENNESSEE ST	MINDFUL INVESTMENTS L P	10,000	9,000	OTHER	\$855.90	0.174%
4108 018	991 TENNESSEE ST	HEFFERNAN/ELLIS LIVING TRUST	7,392	14,050	OTHER	\$1,336.15	0.271%
4108 020	728 - 732 22ND ST	DOGPATCH PARTNERS LLC	5,000	11,904	OTHER	\$1,132.07	0.230%
4108 021	1089 TENNESSEE ST	TENNESSEE STREET PARTNERS	5,000	6,800	OTHER	\$646.68	0.131%
4108 022	993 TENNESSEE ST #1	DANA BOLSTAD TRUST	500	1,401	OTHER	\$133.23	0.027%
4108 023	993 TENNESSEE ST #2	BABICZ ANDREW W & ROOKE LAUREN T	500	1,658	OTHER	\$157.68	0.032%
4108 024	993 TENNESSEE ST #3	FUMAI KENDRA N	500	1,256	OTHER	\$119.45	0.024%
4108 025	993 TENNESSEE ST #4	SONE HIROYOSHI & DOUMANI LISSA M	500	1,238	OTHER	\$117.73	0.024%
4108 026	993 TENNESSEE ST #5	HUGHES LAURENCE C & LI IVORY R	500	1,834	OTHER	\$174.41	0.035%
4108 027	993 TENNESSEE ST #6	NUFIRE TIMOTHY M	500	1,566	OTHER	\$148.93	0.030%
4108 028	993 TENNESSEE ST #7	PAVES MICHAEL	500	1,820	OTHER	\$173.08	0.035%

4108 029	993 TENNESSEE ST #8	DAVID AUFHAUSER & DARCI ROSENBLUM TR	500	1,731	OTHER	\$164.62	0.033%
4108 030	993 TENNESSEE ST #9	STEINITZ JOSHUA A	500	1,687	OTHER	\$160.43	0.033%
4108 031	993 TENNESSEE ST #10	WU HAO	500	1,349	OTHER	\$128.29	0.026%
4108 032	1059 TENNESSEE ST	YU CHARMAINE G	500	1,216	OTHER	\$115.64	0.023%
4108 033	1061 TENNESSEE ST	KIM JI YUN	500	1,159	OTHER	\$110.22	0.022%
4108 034	1077 TENNESSEE ST	TILLMAN GWENDOLYN	500	1,135	OTHER	\$107.94	0.022%
4108 035	1079 TENNESSEE ST	WAKIN ANTHONY A	500	1,236	OTHER	\$117.54	0.024%
4108 036	909 TENNESSEE ST	WAYNECO HEAVY INDUSTRIES LLC	5,007	10,014	OTHER	\$952.33	0.193%
4108 037		CITY PROPERTY	11,992	11,992	OTHER	\$1,140.44	0.231%
4108 038	1011 TENNESSEE ST	WALTER DEREK C & LADI ENA	500	1,430	OTHER	\$135.99	0.028%
4108 039	1013 TENNESSEE ST	PICKTON SEAN R & BONIGUT STEFANIE	500	1,480	OTHER	\$140.75	0.029%
4108 040	1015 TENNESSEE ST	FICHTER MARTIN & GUDRUN	500	1,443	OTHER	\$137.23	0.028%
4109 001	2335-3RD ST	AMERICAN INDUSTRIAL CENTER NORTH	173,198	440000	IND	\$20,921.97	4.245%
4168 005		STATE PROPERTY	7,880		STATE	\$0.00	0.000%
4168 006		STATE PROPERTY	1,342		GREEN	\$31.91	0.006%
4168 007	765 PENNSYLVANIA AVE	SHERIDAN PHILIP M & ESTHER B	6,753	2,500	IND	\$118.87	0.024%
4168 011	PENNSYLVANIA AVE	PENINSULA CORRIDOR JOINT POWERS BOARD	142,351		VACANT	\$13,537.57	2.747%
4168 012	757 PENNSYLVANIA AVE	GEORGE T SLACK REVOCABLE TRUST	7,375	7395	IND	\$351.63	0.071%
4168 013	755 PENNSYLVANIA AVE	CHI KONG & PUI YIU CHEUNG REVOC TR	6,735	6,735	IND	\$320.25	0.065%
4168 015	701 PENNSYLVANIA AVE #101	GORETSKY ALEXANDER V	500	1,200	OTHER	\$114.12	0.023%
4168 016	701 PENNSYLVANIA AVE UNIT-2	WONG KURT & SOFIA HONGYAN LI	500	991	OTHER	\$94.24	0.019%
4168 017	701 PENNSYLVANIA AVE UNIT-3	THOEN-LEE MARITAL TRUST	500	1,068	OTHER	\$101.57	0.021%
4168 018	701 PENNSYLVANIA AVE 104	MICHAEL K POWERS 2008 LVG TRUST	500	1,068	OTHER	\$101.57	0.021%
4168 019	701 PENNSYLVANIA AVE UNIT-5	ALBERS HENRY PETER	500	1,068	OTHER	\$101.57	0.021%
4168 020	701 PENNSYLVANIA AVE UNIT-6	RESMINI PAOLO Q & JESSICA M	500	1,083	OTHER	\$102.99	0.021%
4168 021	701 PENNSYLVANIA AVE UNIT-7	MORRISON MICHAEL	500	981	OTHER	\$93.29	0.019%
4168 022	701 PENNSYLVANIA AVE UNIT-8	BUTENKO VLADIMIR V	500	669	OTHER	\$63.62	0.013%
4168 023	701 PENNSYLVANIA AVE UNIT-9	DIPRIMA DIANE	500	1,618	OTHER	\$153.87	0.031%
4168 024	701 PENNSYLVANIA AVE UNIT-10	MACKINAW PAUL D	500	831	OTHER	\$79.03	0.016%
4168 025	701 PENNSYLVANIAL AVE #202	PATTERSON BRIAN HAYES	500	756	OTHER	\$71.90	0.015%
4168 026	701 PENNSYLVANIA AVE UNIT-12	FARHANGIAN MOJGAN	500	842	OTHER	\$80.07	0.016%
4168 027	701 PENNSYLVANIA AVE UNIT-13	BUTENKO VLADIMIR	500	842	OTHER	\$80.07	0.016%
4168 028	701 PENNSYLVANIA AVE UNIT-14	WONG COLLIN L	500	842	OTHER	\$80.07	0.016%
4168 029	701 PENNSYLVANIA AVE UNIT-15	BOUHELAL ALI	500	853	OTHER	\$81.12	0.016%
4168 030	701 PENNSYLVANIA AVE UNIT-16	PADILLA HELEN GRACE	500	897	OTHER	\$85.30	0.017%
4168 031	701 PENNSYLVANIA AVE UNIT-17	ASKEW KEVIN	500	889	OTHER	\$84.54	0.017%
4168 032	701 PENNSYLVANIA AVE UNIT-18	KAVESKI JOHN	500	1,222	OTHER	\$116.21	0.024%
4169 002	715 IOWA ST	CITY PROPERTY	171,443	6000	VACANT	\$16,304.20	3.308%
4169 003		STATE PROPERTY	1,755		GREEN	\$41.73	0.008%
4170 001	901 - 917 22ND ST	CITY PROPERTY	1,799	2,048	GREEN	\$42.77	0.009%
4170 002	901 V	CITY PROPERTY	6,066		VACANT	\$576.88	0.117%
4170 003	901 V	CITY PROPERTY	1,542		VACANT	\$146.64	0.030%
4170 004	1040V MINNESOTA ST	CITY PROPERTY	2,500		VACANT	\$237.75	0.048%
4170 006	915 - 917 22ND ST	CITY PROPERTY	1,764	2,136	GREEN	\$41.94	0.009%
4170 007	909 22ND ST	CITY PROPERTY	1,350	1,440	GREEN	\$32.10	0.007%
4170 009	1155 - 1199 INDIANA ST	FRIEND, FRIEND AND FRIEND LP	81,195	75,438	IND	\$3,587.07	0.728%
4170 010	1155 V	CITY PROPERTY	106,680	76,438	IND	\$3,634.62	0.737%
4170 011	1155 V	CITY PROPERTY	1,820		VACANT	\$173.08	0.035%
4171 001	1100 TENNESSEE ST	ELHAUGE EDWARD & HOCTEL PATRIC	2,500	5,000	OTHER	\$475.50	0.096%

4171 002	1102 - 1106 TENNESSEE ST	TAKAGI EOI	2,495	3,300	OTHER	\$313.83	0.064%
4171 003	1108 - 1110 TENNESSEE ST	MICHAEL L & NATASHA E EKLUND REVOC TR	2,495	2,010	OTHER	\$191.15	0.039%
4171 004	1112 - 1114 TENNESSEE ST	RADER JEFFREY W	2,495	2,310	OTHER	\$219.68	0.045%
4171 005	1116 - 1118 TENNESSEE ST	HERRERA FAMILY TRUST	2,495	2,000	OTHER	\$190.20	0.039%
4171 011	1124V V	CITY PROPERTY	2,498		VACANT	\$237.56	0.048%
4171 014	1015 - 1021 MINNESOTA ST	RICCOMINI DIANNE C	4,991	3,080	OTHER	\$292.91	0.059%
4171 015	1001 - 1005 MINNESOTA ST	RICCOMINI DIANNE C	7,122	10,050	OTHER	\$955.75	0.194%
4171 017	825 - 829 22ND ST	DILLEY JAMES W	2,375	5,040	OTHER	\$479.30	0.097%
4171 020	1250 TENNESSEE ST	FRIEND, FRIEND AND FRIEND LP	57,995	49,030	IND	\$2,331.37	0.473%
4171 021	1168V TENNESSEE ST	CITY PROPERTY	59,616		VACANT	\$5,669.47	1.150%
4171 022	1021V MINNESOTA ST	CITY PROPERTY	5,079		VACANT	\$483.01	0.098%
4171 025	1120 TENNESSEE ST #1	OSA ASSOCIATES III LLC	500	1,204	OTHER	\$114.50	0.023%
4171 026	1120 TENNESSEE ST #2	OSA ASSOCIATES III LLC	500	1,204	OTHER	\$114.50	0.023%
4171 027	1120 TENNESSEE ST #3	OSA ASSOCIATES III LLC	500	981	OTHER	\$93.29	0.019%
4171 028	1124 TENNESSEE ST #1	ARRIAZA RAUL & DENISE ET AL	500	1,492	OTHER	\$141.89	0.029%
4171 029	1124 TENNESSEE ST #2	ARRIAZA RAUL & DENISE ET AL	500	1,492	OTHER	\$141.89	0.029%
4171 030	1124 TENNESSEE ST #3	ARRIAZA RAUL & DENISE ET AL	500	1,235	OTHER	\$117.45	0.024%
4172 001	711 22ND ST	BALDINI TRUST THE	4,055	13,950	OTHER	\$1,326.64	0.269%
4172 002	2514 3RD ST	QUAYLE MARKY LYNN	2,072	3,200	OTHER	\$304.32	0.062%
4172 003	2518 - 2520 3RD ST	CANEPA CHARLES A & EMMERY LENA	2,099	2,390	OTHER	\$227.29	0.046%
4172 004	2524 - 2526 3RD ST	MCINTOUCH IRREVOC TR	2,125	2,233	OTHER	\$212.36	0.043%
4172 005	2530 3RD ST	OBERJAT JOSEPH M	2,156	1,590	OTHER	\$151.21	0.031%
4172 006	2538 3RD ST	BEREZNYCKY LEV & NAKANISHI MINORI	2,186	2,179	OTHER	\$207.22	0.042%
4172 007	2542 - 2544 3RD ST	HANNULA IAN	2,212	3,400	OTHER	\$323.34	0.066%
4172 010	2560 3RD ST	PHILIP J & JEAN E MAKANNA 2000 RE	2,303	2,264	IND	\$107.65	0.022%
4172 014	2586V 3RD ST	LEO TRUST 2002	3,219	5,672	OTHER	\$539.41	0.109%
4172 015	2604 - 2608 3RD ST	MACPHEE, ROBERT C	2,051	2,840	OTHER	\$270.08	0.055%
4172 016	2620 3RD ST	LUNDBERG THOMAS T	5,950	6,995	OTHER	\$665.22	0.135%
4172 018	2624 - 2626 3RD ST	VILLASENOR RAUL	7,575	10,880	OTHER	\$1,034.69	0.210%
4172 018A	1195 TENNESSEE ST	TERRYL TAGG 2008 LVG TR	2,570	840	OTHER	\$79.88	0.016%
4172 019	2628 - 2632 3RD ST	ROBERT T NOELKE 2012 TR	2,500	3,240	OTHER	\$308.12	0.063%
4172 020	2636 - 2638 3RD ST	MERCEDES S GARDNER LVG TRUST	3,036	2,220	OTHER	\$211.12	0.043%
4172 022	1225 TENNESSEE ST	SHEILA SIEGEL TRUST	64,638	65,336	IND	\$3,106.72	0.630%
4172 025	1193V TENNESSEE ST	BREUER-LUNDBERG FAMILY TRUST 1999	3,297		VACANT	\$313.54	0.064%
4172 027	1139 TENNESSEE ST	NEVAREZ JESUS J & ANA M	2,033	1,052	OTHER	\$100.05	0.020%
4172 028	1133 - 1135 TENNESSEE ST	ROBERT T NOELKE 2012 TR	2,500	2,430	OTHER	\$231.09	0.047%
4172 029	1129 TENNESSEE ST	IRION CHRISTOPHER H ESlick SUS	2,500	3,479	OTHER	\$330.85	0.067%
4172 032	1117 TENNESSEE ST	BARGERT HENRY	2,500	1,835	OTHER	\$174.51	0.035%
4172 034	1105 - 1107 TENNESSEE ST	STEVEN & CLARA WELCH TRUST	1,850	2,584	OTHER	\$245.74	0.050%
4172 034A	711 22ND ST	BALDINI TRUST THE	1,300		VACANT	\$123.63	0.025%
4172 034B	795 - 797 22ND ST	GOWER FAMILY TRUST	1,850	1,850	OTHER	\$175.93	0.036%
4172 035	1113 TENNESSEE ST	SUSAN CHURKA HYDE TRUST	2,495	975	OTHER	\$92.72	0.019%
4172 036	1109 - 1111 TENNESSEE ST	FONG JASON G W&CATHERINE L Y L	2,495	2,074	OTHER	\$197.24	0.040%
4172 047	1121 TENNESSEE ST 1	FURST PETER A & GRACE M	500	1,963	OTHER	\$186.68	0.038%
4172 048	1121 TENNESSEE ST 2	AVITIA ART	500	1,952	OTHER	\$185.63	0.038%
4172 049	1121 TENNESSEE ST 3	DANIEL KAHLER REVOCABLE TRUST	500	1,310	OTHER	\$124.58	0.025%
4172 050	1121 TENNESSEE ST 4	MCLEOD KEVIN M	500	1,483	OTHER	\$141.03	0.029%
4172 051	1121 TENNESSEE ST 5	DEURIARTE CHRISTOPHER J	500	1,284	OTHER	\$122.11	0.025%
4172 052	1121 TENNESSEE ST 6	PAREKH JATEEN & MICHELLE	500	1,434	OTHER	\$136.37	0.028%

4172 053	1189 TENNESSEE ST	KNICKERBOCKER SF LLC	6,200		VACANT	\$589.62	0.120%
4172 055	2546 3RD ST COMML 1	PATRICK M DUFFY LVG TR		1,094	OTHER	\$104.04	0.021%
4172 056	2546 3RD ST #1	MILLER RAYMOND TRUSTEE	500	2,039	OTHER	\$193.91	0.039%
4172 057	2546 3RD ST #2	VROM LLC	500	1,682	OTHER	\$159.96	0.032%
4172 058	2546 3RD ST #3	CATAMINI TEMPLE TRUST	500	1,587	OTHER	\$150.92	0.031%
4172 059	2546 3RD ST #4	MICHAEL BETTY	500	1,641	OTHER	\$156.06	0.032%
4172 060	2546 3RD ST #5	TOSCANO VINCENT	500	1,584	OTHER	\$150.64	0.031%
4172 061	2546 3RD ST #6	MOTIRAM BINA	500	1,555	OTHER	\$147.88	0.030%
4172 062	2580 3RD ST #C-A	2572-80 THIRD STREET LLC A CAL LLC		1,980	OTHER	\$188.30	0.038%
4172 063	2580 3RD ST #C-B	2572-80 THIRD STREET LLC A CAL LLC		3,622	OTHER	\$344.45	0.070%
4172 064	2580 3RD ST #1	2572-80 THIRD STREET LLC A CAL LLC	500	798	OTHER	\$75.89	0.015%
4172 065	2580 3RD ST #2	2572-80 THIRD STREET LLC A CAL LLC	500	959	OTHER	\$91.20	0.019%
4172 066	2580 3RD ST #3	2572-80 THIRD STREET LLC A CAL LLC	500	916	OTHER	\$87.11	0.018%
4172 067	2580 3RD ST #4	2572-80 THIRD STREET LLC A CAL LLC	500	930	OTHER	\$88.44	0.018%
4172 068	2580 3RD ST #5	2572-80 THIRD STREET LLC A CAL LLC	2,500	1,016	OTHER	\$96.62	0.020%
4172 069	2580 3RD ST #6	2572-80 THIRD STREET LLC A CAL LLC	500	1,116	OTHER	\$106.13	0.022%
4172 070	2580 3RD ST #7	2572-80 THIRD STREET LLC A CAL LLC	500	1,397	OTHER	\$132.85	0.027%
4172 071	2580 3RD ST #8	2572-80 THIRD STREET LLC A CAL LLC	500	1,356	OTHER	\$128.96	0.026%
4172 072	2580 3RD ST #9	2572-80 THIRD STREET LLC A CAL LLC	500	971	OTHER	\$92.34	0.019%
4172 073	2580 3RD ST #10	2572-80 THIRD STREET LLC A CAL LLC	500	1,154	OTHER	\$109.75	0.022%
4172 074	2580 3RD ST #11	2572-80 THIRD STREET LLC A CAL LLC	500	1,117	OTHER	\$106.23	0.022%
4172 075	2644 3RD STREET	MILLER ANNE K TRUSTEE	500	771	OTHER	\$73.32	0.015%
4172 076	2642 3RD STREET	MILLER ANNE K TRUSTEE	500	1,980	OTHER	\$188.30	0.038%
4172 077	2646A 3RD ST	CRAIG CAMERON & HAYES DANIELLE	500	610	OTHER	\$58.01	0.012%
4172 078	2646B 3RD STREET	LLOYD THOMAS R	500	618	OTHER	\$58.77	0.012%
4172 080	1155 TENNESSEE ST	GRAVETTE PATRICK LINDSAY	500	1,542	OTHER	\$146.64	0.030%
4172 081	1161 TENNESSEE ST	ADLER MILDRED ANNE	500	1,555	OTHER	\$147.88	0.030%
4172 082	1163 TENNESSEE ST	KOVATS THOMAS A	500	1,704	OTHER	\$162.05	0.033%
4172 083	1169 TENNESSEE ST	REDLAND GROUP INC		347	OTHER	\$33.00	0.007%
4172 084	1171 TENNESSEE ST	SWANSON KRISTIN L	500	1,179	OTHER	\$112.12	0.023%
4172 085	1173 TENNESSEE ST	PRAGER DAVID L	500	1,269	OTHER	\$120.68	0.024%
4172 086	1175 TENNESSEE ST	SOTTO CHRISTIAN K	500	1,398	OTHER	\$132.95	0.027%
4172 087	1177 TENNESSEE ST	STENFORS MARTEN C & SARI K	500	1,876	OTHER	\$178.41	0.036%
4173 001	2501 THIRD ST	AMERICAN INDUSTRIAL CENTER SOUTH	160,161	336000	IND	\$15,976.77	3.242%
4226 007		STATE PROPERTY	13,124		GREEN	\$312.02	0.063%
4226 008		STATE PROPERTY	23,935		GREEN	\$569.05	0.115%
4226 011		PENINSULA CORRIDOR JOINT POWERS BOARD	38,450		VACANT	\$3,656.59	0.742%
4226 012		STATE PROPERTY	1,425		STATE	\$0.00	0.000%
4226 013		STATE PROPERTY	446		STATE	\$0.00	0.000%
4226 014	1050 IOWA ST	VAN DONALD D	5,315		VACANT	\$505.45	0.103%
4226 015	1099 V	STATE PROPERTY	28,725		STATE	\$0.00	0.000%
4226 016	1340 25TH ST	VAN DONALD D	20,748		VACANT	\$1,973.13	0.400%
4226 018	1080 IOWA ST	SCHOOP CATHERINE A	7,700	7,866	IND	\$374.03	0.076%
4226 021	1069 PENNSYLVANIA AVE	SILVER SPROUT COMPANY	7,500	10,911	IND	\$518.82	0.105%
4226 022	1300 25TH ST STE A	SCAFIDI REVOCABLE FMLY TR		2,500	IND	\$118.87	0.024%
4226 023	1300 25TH ST B	YAMAGUCHI REVOCABLE TRUST		2,500	IND	\$118.87	0.024%
4226 024	1330 25TH ST C	TROPICAL CALIFORNIA INC		2,500	IND	\$118.87	0.024%
4226 025	1350 25TH ST	SILVER SPROUTS COMPANY	2,500	2,500	IND	\$118.87	0.024%
4226 026	1350 25TH ST B	JENSEN KENT W & JANET A FAMILY	2,500	2,500	IND	\$118.87	0.024%

4226 027	1336 25TH ST	MCKEE FMLY TR	2,500	2500	IND	\$118.87	0.024%
4227 001	1200 INDIANA ST	VERA JENNIFER	3,000	4,000	IND	\$190.20	0.039%
4227 005	1258V INDIANA ST	DANIEL G&CAROL D CAPPELLETTI 2012 REV TR	5,000		VACANT	\$475.50	0.096%
4227 008		STATE PROPERTY	2,896		GREEN	\$68.85	0.014%
4227 009	1065 IOWA ST	STATE PROPERTY	22,529		GREEN	\$535.63	0.109%
4227 012	1065 IOWA ST	STATE PROPERTY	37,833		VACANT	\$3,597.91	0.730%
4227 013A	1100V 25TH ST	SPAER MICHAEL	5,222		VACANT	\$496.61	0.101%
4227 013B		STATE PROPERTY	7,694		GREEN	\$182.92	0.037%
4227 015		STATE PROPERTY	2,495		GREEN	\$59.32	0.012%
4227 016	1015 - 1017 IOWA ST	STATE PROPERTY	2,495		GREEN	\$59.32	0.012%
4227 017		STATE PROPERTY	2,495		GREEN	\$59.32	0.012%
4227 018		STATE PROPERTY	2,796		GREEN	\$66.47	0.013%
4227 019	995 - 997 IOWA ST	STATE PROPERTY	3,332		GREEN	\$79.22	0.016%
4227 020	989 - 991 IOWA ST	STATE PROPERTY	2,896		GREEN	\$68.85	0.014%
4227 021		STATE PROPERTY	2,896		GREEN	\$68.85	0.014%
4227 026		STATE PROPERTY	2,495		STATE	\$0.00	0.000%
4227 027		STATE PROPERTY	2,495		STATE	\$0.00	0.000%
4227 028		STATE PROPERTY	3,746		STATE	\$0.00	0.000%
4227 029		STATE PROPERTY	3,746		STATE	\$0.00	0.000%
4227 030		STATE PROPERTY	4,996		GREEN	\$118.78	0.024%
4227 031	1270 INDIANA ST	CRESPI FAMILY 1989 REVOC TR	2,418	1,763	OTHER	\$167.66	0.034%
4227 032	1278 INDIANA ST	B B C INVESTMENT CO	2,280	11,000	OTHER	\$1,046.10	0.212%
4227 033		STATE PROPERTY	25,289		GREEN	\$601.24	0.122%
4227 034	1234 INDIANA ST	PHILLIPS EXEMPTION TR		15,161	IND	\$720.90	0.146%
4228 015	1240 MINNESOTA ST	DOGPATCH LLC	20,950	9,900	IND	\$470.74	0.096%
4228 017	1150 25TH ST	TRINITY INVESTMENTS LLC		37,101	OTHER	\$3,528.30	0.716%
4228 018	1099 23RD ST #1	MAHRUS MARCO	500	687	OTHER	\$65.33	0.013%
4228 019	1099 23RD ST #2	KEATING DONNA	500	1,031	OTHER	\$98.05	0.020%
4228 020	1099 23RD ST #3	OWENS JORDAN	500	898	OTHER	\$85.40	0.017%
4228 021	1099 23RD ST #4	MATTHEWS NESTOR D	500	1,587	OTHER	\$150.92	0.031%
4228 022	1099 23RD ST #5	SOSS 2002 LIVING TRUST	500	1,637	OTHER	\$155.68	0.032%
4228 023	1099 23RD ST #6	RAI SMRITHI	500	1,114	OTHER	\$105.94	0.021%
4228 024	1099 23RD ST #7	TSE CHIU Y	500	1,637	OTHER	\$155.68	0.032%
4228 025	1099 23RD ST #8	LEE STEPHANIE HIU-YUN	500	1,114	OTHER	\$105.94	0.021%
4228 026	1099 23RD ST #9	CHEN MAYNARD	500	1,258	OTHER	\$119.64	0.024%
4228 027	1099 23RD ST #10	CHADHA AVNEET SINGH	500	1,096	OTHER	\$104.23	0.021%
4228 028	1099 23RD ST #11	LARNER JONATHAN & MICHELLE	500	1,199	OTHER	\$114.02	0.023%
4228 029	1099 23RD ST #12	HUIE BRUCE K	500	1,720	OTHER	\$163.57	0.033%
4228 030	1099 23RD ST #14	SCOTT DAVID K & CHOI KIRINDI	500	1,586	OTHER	\$150.83	0.031%
4228 031	1099 23RD ST #15	SPARKS RANDY L & KIM K	500	2,783	OTHER	\$264.66	0.054%
4228 032	1099 23RD ST #16	ANDREW P & LEAH F GRASS 2010 TR	500	1,725	OTHER	\$164.05	0.033%
4228 033	1099 23RD ST #17	CHONG IRENE	500	1,904	OTHER	\$181.07	0.037%
4228 034	1099 23RD ST #18	GIAP BENTON T	500	1,725	OTHER	\$164.05	0.033%
4228 035	1099 23RD ST #19	BEAVER BRIAN D & SKAGGS SARAH H	500	1,904	OTHER	\$181.07	0.037%
4228 036	1099 23RD ST #20	SIMON HELEN J	500	1,500	OTHER	\$142.65	0.029%
4228 037	1099 23RD ST #21	GRIEVE LAURA	500	1,881	OTHER	\$178.88	0.036%
4228 038	1207 INDIANA ST #1	SOLIS DAVID J	500	1,386	OTHER	\$131.81	0.027%
4228 039	1207 INDIANA ST #2	RINGWALD KATHLEEN M	500	1,407	OTHER	\$133.81	0.027%
4228 040	1207 INDIANA ST #3	LIU-WU REVOC FMLY TRUST	500	803	OTHER	\$76.37	0.015%

4228 041	1207 INDIANA ST #4	GAYLE BRANDON	500	1,589	OTHER	\$151.11	0.031%
4228 042	1207 INDIANA ST #5	SHANNON MARK E	500	1,315	OTHER	\$125.06	0.025%
4228 043	1207 INDIANA ST #6	HOFFMAN DANIEL	500	1,402	OTHER	\$133.33	0.027%
4228 044	1207 INDIANA ST #7	1207 INDIANA STREET ASSOC LLC	500	1,407	OTHER	\$133.81	0.027%
4228 045	1207 INDIANA ST #8	ASKIN BYRON	500	1,017	OTHER	\$96.72	0.020%
4228 046	1207 INDIANA ST #9	HAILEY KYLE & HAILEY TRISH	500	1,589	OTHER	\$151.11	0.031%
4228 047	1207 INDIANA ST #10	MELLQUIST FAMILY TRUST	500	1,048	OTHER	\$99.66	0.020%
4228 048	1207 INDIANA ST #11	1207 INDIANA STREET ASSOC LLC	500	1,386	OTHER	\$131.81	0.027%
4228 049	1207 INDIANA ST #12	GIBSON MICHAEL P	500	1,407	OTHER	\$133.81	0.027%
4228 050	1207 INDIANA ST #13	RAMOS LOLITA	500	1,307	OTHER	\$124.30	0.025%
4228 051	1207 INDIANA ST #14	LIVERMORE KRISTA S	500	1,589	OTHER	\$151.11	0.031%
4228 052	1207 INDIANA ST #15	KENNETH A SCHMIDT JR LVG TRUST	500	1,315	OTHER	\$125.06	0.025%
4228 053	1207 INDIANA ST #16	WEE ROMMEL A	500	1,402	OTHER	\$133.33	0.027%
4228 054	1207 INDIANA ST #17	BALDOVINO RANDY A	500	1,407	OTHER	\$133.81	0.027%
4228 055	1207 INDIANA ST #18	CHRISTENSEN NEIL B & PARK KATHLYNE	500	1,277	OTHER	\$121.44	0.025%
4228 056	1207 INDIANA ST #19	CONNIE R HENDRY 2013 REVOC TR	500	1,589	OTHER	\$151.11	0.031%
4228 057	1207 INDIANA ST #20	KELLEY SEAN	500	1,318	OTHER	\$125.34	0.025%
4228 058	1011 23RD ST #UNIT 1	SVOBODA MATTHEW JOHN	500	1,084	OTHER	\$103.09	0.021%
4228 059	1011 23RD ST #2	EVANS JASON	500	1,223	OTHER	\$116.31	0.024%
4228 060	1011 23RD ST #3	FERANCE JAMIE S	500	1,092	OTHER	\$103.85	0.021%
4228 061	1011 23RD ST #4.	NERI FMLY TR	500	1,565	OTHER	\$148.83	0.030%
4228 062	1011 23RD ST #5	DOONG JEFFERY S	500	1,084	OTHER	\$103.09	0.021%
4228 063	1011 23RD ST #6	WOLLERT LARRY II	500	1,565	OTHER	\$148.83	0.030%
4228 064	1011 23RD ST #7	HOFER ROBERT	500	1,605	OTHER	\$152.64	0.031%
4228 065	1011 23RD ST #8	LAI MINNA	500	894	OTHER	\$85.02	0.017%
4228 066	1011 23RD ST #9	PEGG SCOTT	500	1,004	OTHER	\$95.48	0.019%
4228 067	1011 23RD ST #10	STINE MICHAEL J & AMANDA A	500	668	OTHER	\$63.53	0.013%
4228 068	1011 23RD ST #11	BRADSHAW SIMMONS FAMILY LVG TRUST	500	1,884	OTHER	\$179.17	0.036%
4228 069	1011 23RD ST #12	OLSEN MARK & RODGERS KERRY	500	1,498	OTHER	\$142.46	0.029%
4228 070	1011 23RD ST #13	NICKOL TROY D & ECHEVERRY ADOLFOL	500	1,888	OTHER	\$179.55	0.036%
4228 071	1011 23RD ST #14	ROBERT & ILENE ADLER TRUST	500	1,706	OTHER	\$162.24	0.033%
4228 072	1011 23RD ST #15	KHOO RICHARD & LAM-KHOO YUKHA	500	1,888	OTHER	\$179.55	0.036%
4228 073	1011 23RD ST #16	ROLDAN TREY ADAM	500	1,705	OTHER	\$162.15	0.033%
4228 074	1011 23RD ST #17	KENDALL FAMILY 1991 TRUST	500	2,712	OTHER	\$257.91	0.052%
4228 075	1011 23RD ST #18	DOGRU OSMAN	500	1,541	OTHER	\$146.55	0.030%
4228 076	1011 23RD ST #19	BRYCE & JACQUELINE ZABEL 2000 REV TR	500	1,701	OTHER	\$161.76	0.033%
4228 077	1011 23RD ST #20	MARTY RAFFAEL A	500	1,178	OTHER	\$112.03	0.023%
4228 080	1325 INDIANA ST	CHAN JULIE YK	500	1,578	OTHER	\$150.07	0.030%
4228 081	1325 INDIANA ST 102	PARK HANGIL	500	1,403	OTHER	\$133.43	0.027%
4228 082	1325 INDIANA ST #103	WILDS PAUL	500	1,419	OTHER	\$134.95	0.027%
4228 083	1325 INDIANA ST #104	KALAF DENNIS A	500	1,318	OTHER	\$125.34	0.025%
4228 084	1325 INDIANA ST #105	CHAN KA YAN	500	1,121	OTHER	\$106.61	0.022%
4228 085	1325 INDIANA ST #6	BONDI SALVATORE	500	1,121	OTHER	\$106.61	0.022%
4228 086	1325 INDIANA ST #7	KALAF DENNIS A	500	1,121	OTHER	\$106.61	0.022%
4228 087	1325 INDIANA ST #8	MORRIS-SAMPEL FMLY TR	500	1,121	OTHER	\$106.61	0.022%
4228 088	1325 INDIANA ST #9	POIRIER IAN DUNWOODY	500	1,121	OTHER	\$106.61	0.022%
4228 089	1325 INDIANA ST #110	ZOVEIN JAMSHAND & ANN C	500	1,121	OTHER	\$106.61	0.022%
4228 090	1325 INDIANA ST #11	PEIX JULIO CESAR	500	1,121	OTHER	\$106.61	0.022%
4228 091	1325 INDIANA ST #112	DUTTON MATTHEW D	500	1,121	OTHER	\$106.61	0.022%

4228 092	1325 INDIANA ST #113	BURCHARDT MICHAEL	500	1,121	OTHER	\$106.61	0.022%
4228 093	1325 INDIANA ST #114	LUERRA RICHARD ADAM & MEGHAN LEE	500	1,121	OTHER	\$106.61	0.022%
4228 094	1325 INDIANA ST #115	SAN PARTNERS LLC	500	986	OTHER	\$93.77	0.019%
4228 095	1325 INDIANA ST #116	WOZNIAK MICHAEL & LII DIH-YNG	500	1,124	OTHER	\$106.89	0.022%
4228 096	1325 INDIANA ST #17	ROHAN NADARAJAH TR	500	914	OTHER	\$86.92	0.018%
4228 097	1325 INDIANA ST #202	SADLER DON L & ADA L	500	870	OTHER	\$82.74	0.017%
4228 098	1325 INDIANA ST #203	KAUTZMAN RYAN W	500	865	OTHER	\$82.26	0.017%
4228 099	1325 INDIANA ST #20	BOHM CHRISTIAN E	500	797	OTHER	\$75.79	0.015%
4228 100	1325 INDIANA ST #21	ANGELES JOSHUA R	500	945	OTHER	\$89.87	0.018%
4228 101	1325 INDIANA ST #22	H PAUL SMITH LIVING TRUST	500	945	OTHER	\$89.87	0.018%
4228 102	1325 INDIANA ST 207	LEE THERESA A	500	945	OTHER	\$89.87	0.018%
4228 103	1325 INDIANA ST #24	RHEAUME KENNETH	500	945	OTHER	\$89.87	0.018%
4228 104	1325 INDIANA ST #25	SAVAREE-RUESS KAI B	500	945	OTHER	\$89.87	0.018%
4228 105	1325 INDIANA ST #26	BURNS ROBERT W	500	945	OTHER	\$89.87	0.018%
4228 106	1325 INDIANA ST #211	KALAF DENNIS	500	945	OTHER	\$89.87	0.018%
4228 107	1325 INDIANA ST #212	MARK P FRIZZELL REVOC TRUST	500	945	OTHER	\$89.87	0.018%
4228 108	1325 INDIANA ST #213	M H PACIFIC INVSTMNTS LLC	500	945	OTHER	\$89.87	0.018%
4228 109	1325 INDIANA ST #214	HUEY ROBYN E	500	945	OTHER	\$89.87	0.018%
4228 110	1325 INDIANA ST #215	PGG & EMW LIVING TRUST	500	810	OTHER	\$77.03	0.016%
4228 111	1325 INDIANA ST #216	OUYE MICHAEL K	500	948	OTHER	\$90.15	0.018%
4228 112	1325 INDIANA ST 301	RAMSEY MARGARET	500	906	OTHER	\$86.16	0.017%
4228 113	1325 INDIANA ST #34	EISENMAN JENNIFER	500	800	OTHER	\$76.08	0.015%
4228 114	1325 INDIANA ST #35	COWGILL BRADFORD L JR	500	943	OTHER	\$89.68	0.018%
4228 115	1325 INDIANA ST #36	SILVY ANGELA C	500	810	OTHER	\$77.03	0.016%
4228 116	1325 INDIANA ST #305	MACKENZIE LAURA	500	943	OTHER	\$89.68	0.018%
4228 117	1325 INDIANA ST #306	WESTGATE DAVID M	500	943	OTHER	\$89.68	0.018%
4228 118	1325 INDIANA ST #307	FRENCH KENNETH G & BARBARA W	500	943	OTHER	\$89.68	0.018%
4228 119	1325 INDIANA ST 308	SUZANNE D RUSSELL TRUST	500	943	OTHER	\$89.68	0.018%
4228 120	1325 INDIANA ST #309	NATALIE MEDVED LIVING TRUST 2007	500	943	OTHER	\$89.68	0.018%
4228 121	1325 INDIANA ST #310	PATRICE STORM TAYLOR LIVING TRUST	500	943	OTHER	\$89.68	0.018%
4228 122	1325 INDIANA ST #43	VANRIJN PHILIP METTING	500	943	OTHER	\$89.68	0.018%
4228 123	1325 INDIANA ST #312	PATRICIA BALDWINSON ALLEN REVOC TRUST	500	943	OTHER	\$89.68	0.018%
4228 124	1325 INDIANA ST #45	ALPER MURAT M & EMILY M	500	943	OTHER	\$89.68	0.018%
4228 125	1325 INDIANA ST #314	EBRAHIMI MARYAM	500	943	OTHER	\$89.68	0.018%
4228 126	1325 INDIANA ST #47	DELAY FAMILY REVOC TR	500	810	OTHER	\$77.03	0.016%
4228 127	1325 INDIANA ST #48	LOE LORIE	500	943	OTHER	\$89.68	0.018%
4228 128	1310 MINNESOTA ST #1	CHOE HEATHER HAEKYUNG	500	910	OTHER	\$86.54	0.018%
4228 129	1310 MINNESOTA ST #103	LEONG EMIL J	500	894	OTHER	\$85.02	0.017%
4228 130	1310 MINNESOTA ST #3	CODY DOUGLAS B	500	1,100	OTHER	\$104.61	0.021%
4228 131	1310 MINNESOTA ST #4	CROWE JASON E	500	925	OTHER	\$87.97	0.018%
4228 132	1310 MINNESOTA ST #5	WONG RONDA M AKA RONDA CHU	500	897	OTHER	\$85.30	0.017%
4228 133	1310 MINNESOTA ST #106	WILKINSON SCOTT A & HUTCHINSON BILLY O	500	847	OTHER	\$80.55	0.016%
4228 134	1310 MINNESOTA ST #7	SANDER WILLIAM A	500	924	OTHER	\$87.87	0.018%
4228 135	1310 MINNESOTA ST #8	CROTHERS DENNIS R & JENNELLE K	500	1,110	OTHER	\$105.56	0.021%
4228 136	1310 MINNESOTA ST #9	MUI HOMERO J	500	914	OTHER	\$86.92	0.018%
4228 137	1310 MINNESOTA ST UNIT 110	BASSI GININA K	500	923	OTHER	\$87.78	0.018%
4228 138	1310 MINNESOTA ST #201	MADONNA THOMAS	500	919	OTHER	\$87.40	0.018%
4228 139	1310 MINNESOTA ST #203	SHIELDS PETER NOBORU	500	902	OTHER	\$85.78	0.017%
4228 140	1310 MINNESOTA ST #13	EDMONDS SUSAN	500	825	OTHER	\$78.46	0.016%



4228 141	1310 MINNESOTA ST #14	HARDIE TODD F	500	932	OTHER	\$88.63	0.018%
4228 142	1310 MINNESOTA ST #205	ZAYAS ELIZABETH	500	926	OTHER	\$88.06	0.018%
4228 143	1310 MINNESOTA ST #206	DUENSER DANIEL GUNTRAM	500	877	OTHER	\$83.40	0.017%
4228 144	1310 MINNESOTA ST#17	REPASS MICHAEL D	500	932	OTHER	\$88.63	0.018%
4228 145	1310 MINNESOTA ST #209	CHANG STANLEY	500	825	OTHER	\$78.46	0.016%
4228 146	1310 MINNESOTA ST #19	NGUYEN VU	500	865	OTHER	\$82.26	0.017%
4228 147	1310 MINNESOTA ST #20	KAWAGUCHI MIHO	500	865	OTHER	\$82.26	0.017%
4228 148	1310 MINNESOTA ST #21	DER GARY R	500	902	OTHER	\$85.78	0.017%
4228 149	1310 MINNESOTA ST #22	PRD TRUST	500	902	OTHER	\$85.78	0.017%
4228 150	1310 MINNESOTA ST #23	BRIAN JOEL EARLY REVOC TR	500	825	OTHER	\$78.46	0.016%
4228 151	1310 MINNESOTA ST #24	CAMARENA ALBERT	500	949	OTHER	\$90.25	0.018%
4228 152	1310 MINNESOTA ST #25	YOUNG LIVING TR	500	928	OTHER	\$88.25	0.018%
4228 153	1310 MINNESOTA ST #26	VU MINH DOUGLAS	500	874	OTHER	\$83.12	0.017%
4228 154	1310 MINNESOTA ST #27	HUDAK NANCY A	500	958	OTHER	\$91.11	0.018%
4228 155	1310 MINNESOTA ST #28	SARAH KLING TRUST	500	825	OTHER	\$78.46	0.016%
4228 156	1310 MINNESOTA ST#29	DUNNING MYKL J & ANDREW W	500	942	OTHER	\$89.58	0.018%
4228 157	1310 MINNESOTA ST #310	ALDAYA JAMIE M	500	931	OTHER	\$88.54	0.018%
4228 158	1260 MINNESOTA ST	MILLWHEEL NORTH INC	22,400	0	VACANT	\$2,130.24	0.432%
4228 160	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 161	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 162	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 163	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 164	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 165	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 166	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 167	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 168	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 169	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 170	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 171	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 172	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 173	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 174	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 175	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 176	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 177	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 178	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 179	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 180	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 181	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 182	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 183	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 184	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 185	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 186	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 187	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 188	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 189	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 190	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%

4228 191	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 192	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 193	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 194	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 195	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 196	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 197	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 198	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 199	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 200	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 201	1260 MINNESOTA ST	MILLWHEEL NORTH INC	0	0	VACANT	\$0.00	0.000%
4228 202	1278 MINNESOTA ST	MILLWHEEL LLC		7,983	OTHER	\$759.18	0.154%
4228 203	1295 INDIANA ST	MILLWHEEL LLC		1,058	OTHER	\$100.62	0.020%
4228 204	1305 INDIANA ST	MILLWHEEL LLC		711	OTHER	\$67.62	0.014%
4228 205	1301 INDIANA ST #101	CORDON VIDALIA IRENE		1,502	OTHER	\$142.84	0.029%
4228 206	1301 INDIANA ST #102	WHITMORE FAMILY TRUST		1,382	OTHER	\$131.43	0.027%
4228 207	1301 INDIANA ST #103	CHANG VICTOR & JAHJA STEPHANIE		1,560	OTHER	\$148.36	0.030%
4228 208	1301 INDIANA ST #104	REISNER BRETT & STACY		1,461	OTHER	\$138.94	0.028%
4228 209	1280 MINNESOTA ST #101	JONAH MS LLC		1,141	OTHER	\$108.51	0.022%
4228 210	1280 MINNESOTA ST #102	PANG EDWIN		1,080	OTHER	\$102.71	0.021%
4228 211	1280 MINNESOTA ST #103	JEFFERY & JULIE WANG REVOCABLE TRST		1,115	OTHER	\$106.04	0.022%
4228 212	1280 MINNESOTA ST #104	TAN RAYMOND M		1,138	OTHER	\$108.22	0.022%
4228 213	1280 MINNESOTA ST #105	KRUEGER MATTHEW & WANG JESSICA		1,554	OTHER	\$147.79	0.030%
4228 214	1301 INDIANA ST #201	DUONG DAVID K		1,574	OTHER	\$149.69	0.030%
4228 215	1301 INDIANA ST #202	WAGLE JUSTIN JAMES & ANIKA JEAN		1,373	OTHER	\$130.57	0.026%
4228 216	1301 INDIANA ST #203	PITIYANUVATH VISNU		1,579	OTHER	\$150.16	0.030%
4228 217	1301 INDIANA ST #204	WEE JOYCELYN & CARSON SEAN		1,449	OTHER	\$137.80	0.028%
4228 218	1280 MINNESOTA ST #201	MIKELSONS PETER L & HOLLOWAY ALISHA K		1,284	OTHER	\$122.11	0.025%
4228 219	1280 MINNESOTA ST #202	IYER NEETHA		1,091	OTHER	\$103.75	0.021%
4228 220	1280 MINNESOTA ST #203	POLIVCHAK BRIAN JOHN		1,103	OTHER	\$104.90	0.021%
4228 221	1280 MINNESOTA ST #204	REILEY STEVEN C	500	1,151	OTHER	\$109.46	0.022%
4228 222	1280 MINNESOTA ST #205	KIM NICK		1,582	OTHER	\$150.45	0.031%
4228 223	1301 INDIANA ST #301	MEHTA KUNAL R & DEEPTI K		1,574	OTHER	\$149.69	0.030%
4228 224	1301 INDIANA ST #302	GRAVES DONALD WARRICK		1,374	OTHER	\$130.67	0.027%
4228 225	1301 INDIANA ST #303	LU ANDREW & LIN TZU-HSIN LILY		1,575	OTHER	\$149.78	0.030%
4228 226	1301 INDIANA ST #304	WANG JOHNNY		1,447	OTHER	\$137.61	0.028%
4228 227	1280 MINNESOTA ST #301	FINN ANDREW K		1,269	OTHER	\$120.68	0.024%
4228 228	1280 MINNESOTA ST #302	TSANG JIMMY & CHAN STELLA		1,081	OTHER	\$102.80	0.021%
4228 229	1280 MINNESOTA ST #303	MIRANDA ERICK		1,170	OTHER	\$111.27	0.023%
4228 230	1280 MINNESOTA ST #304	1280 MINNESOTA LLC	500	1,144	OTHER	\$108.79	0.022%
4228 231	1280 MINNESOTA ST #305	MCGLEENAN JOHN		1,589	OTHER	\$151.11	0.031%
4228 232	1301 INDIANA ST #401	MATHAI AJI K & VALATH SOPHIA		1,360	OTHER	\$129.34	0.026%
4228 233	1301 INDIANA ST #402	LAM JIMMY & YEE JOHANNA		979	OTHER	\$93.10	0.019%
4228 234	1301 INDIANA ST #403	LOUIE BALDWIN		727	OTHER	\$69.14	0.014%
4228 235	1301 INDIANA ST #404	CANFIELD-APPELBAUM REVOCABLE LVG TRUST		1,476	OTHER	\$140.37	0.028%
4228 236	1301 INDIANA ST #405	STAGEBERG JOSHUA V & PAIGE C	500	1,463	OTHER	\$139.13	0.028%
4229 002	1201 MINNESOTA ST	FULLER FAMILY PROPERTIES LLC	39,996	40,000	IND	\$1,902.00	0.386%
4229 003	1237 MINNESOTA ST	JASON R OGDEN TR	20,000	25,500	IND	\$1,212.52	0.246%
4229 004	1275 MINNESOTA ST	FULLER FAMILY PROPERTIES LLC	19,998	20,000	IND	\$951.00	0.193%

4230 001	2700 3RD ST	RYDER TRUCK RENTAL INC	79,997	14,320	IND	\$680.91	0.138%
4231 002	1300 ILLINOIS ST	WILLIAM D & CLAIRE A SPENCER 1995	63,530	16,300	IND	\$775.06	0.157%
4231 004	750 24TH ST	PARK EXEMPTION TRUST	5,125	5,000	OTHER	\$475.50	0.096%
4231 005	2797 3RD ST	TULLEY CHRIS A & PAULA M	4,575	9150	IND	\$435.08	0.088%
4245 001	2833 3RD ST	2833 THIRD STREET LLC	36,329	5,040	IND	\$239.65	0.049%
4245 002	2895 3RD ST	AR&B SERVICES INC	35,666	17,200	IND	\$817.86	0.166%
4246 001	2800 3RD ST	TEDESCO JOHN ANTHONY	40,000	35,160	IND	\$1,671.86	0.339%
4246 003	2890 3RD ST	AU ENERGY LLC	18,750	1,250	OTHER	\$118.87	0.024%
4246 004	1495 TENNESSEE ST	MARY HELEN LAWSON TESTAMENTARY TR	21,265	9,700	IND	\$461.23	0.094%
4247 002	1000 25TH ST	GENTSCHER RICHARD P & CAROLA	39,996	24,621	IND	\$1,170.73	0.238%
4247 003	1410 TENNESSEE ST	1400 TENNESSEE STREET LLC	20,000	19,200	IND	\$912.96	0.185%
4247 004	1444 TENNESSEE ST	HOSODA LIVING TRUST	20,000	20,000	IND	\$951.00	0.193%
4291 015	1111 PENNSYLVANIA AVE	NORTH RICHMOND PROPERTIES INC	38,289	1,400	OTHER	\$133.14	0.027%
4291 017	1111 V	STATE PROPERTY	129,175		GREEN	\$3,071.13	0.623%
4291 018	1111 V	CITY PROPERTY	825		VACANT	\$78.46	0.016%
4292 008	1111 V	STATE PROPERTY	59,398		GREEN	\$1,412.19	0.287%
4292 009		STATE PROPERTY	15,390		GREEN	\$365.90	0.074%
4292 012	1201 25TH ST	SUSAN M BATES 2001 REVOC TR		5,001	IND	\$237.80	0.048%
4293 006	1405 INDIANA ST	HERMCO INC	11,595	12,378	IND	\$588.57	0.119%
4293 012	1440 MINNESOTA ST	BIC BISCO INC	2,450	2450	IND	\$116.50	0.024%
4293 013	1496 MINNESOTA ST	STERN FAMILY TRUST	5,051	5051	IND	\$240.17	0.049%
4293 014	1050 26TH ST	STERN FAMILY TRUST	5,093	5093	IND	\$242.17	0.049%
4293 015	1090 26TH ST	BIC BISCO INC	6,554	6554	IND	\$311.64	0.063%
4293 016	1475 INDIANA ST	BIC BISCO INC	7,550	7550	IND	\$359.00	0.073%
4293 018	1400 MINNESOTA ST	BIC BISCO INC	30,000	32,536	IND	\$1,547.08	0.314%
4293 019	1415 INDIANA ST #101	TEDESCO FAMILY TRUST	500	1,438	OTHER	\$136.75	0.028%
4293 020	1415 INDIANA ST #102	FEDERAL HOME LOAN MTG CORP	500	890	OTHER	\$84.64	0.017%
4293 021	1415 INDIANA ST #103	TEDESCO FAMILY TRUST	500	2,157	OTHER	\$205.13	0.042%
4293 022	1415 INDIANA ST #104	HURLEY JAMES B	500	1,409	OTHER	\$134.00	0.027%
4293 023	1415 INDIANA ST #105	TEDESCO FAMILY TRUST	500	1,429	OTHER	\$135.90	0.028%
4293 024	1415 INDIANA ST #106	DOYLE CATHERINE T	500	1,488	OTHER	\$141.51	0.029%
4293 025	1415 INDIANA ST #201	STRICKLAND TIMOTHY W & AMY T	500	1,403	OTHER	\$133.43	0.027%
4293 026	1415 INDIANA ST #202	PATRICK J MULLIGAN & LISA M FAZENDIN 201	500	1,459	OTHER	\$138.75	0.028%
4293 027	1415 INDIANA ST #203	DIANNE LEE WITHELDER TRUST	500	1,507	OTHER	\$143.32	0.029%
4293 028	1415 INDIANA ST #204	JONES QUINTON M	500	1,531	OTHER	\$145.60	0.030%
4293 029	1415 INDIANA ST #205	TEDESCO FAMILY TRUST	500	1,451	OTHER	\$137.99	0.028%
4293 030	1415 INDIANA ST #206	ZAIDENWEBER NATHAN	500	1,519	OTHER	\$144.46	0.029%
4293 031	1415 INDIANA ST #301	GEBHARD H CHARLES	500	1,524	OTHER	\$144.93	0.029%
4293 032	1415 INDIANA ST #302	PIERCE ROBERT R JR	500	1,459	OTHER	\$138.75	0.028%
4293 033	1415 INDIANA ST #303	CELIA ANNE LAWREN REVOC LVG TR	500	1,507	OTHER	\$143.32	0.029%
4293 034	1415 INDIANA ST #304	SIMMONS KEVIN D	500	1,531	OTHER	\$145.60	0.030%
4293 035	1415 INDIANA ST #305	SOLINAS LUCA	500	1,451	OTHER	\$137.99	0.028%
4293 036	1415 INDIANA ST #306	FREY THERRY	500	1,519	OTHER	\$144.46	0.029%
4294 003	1001 - 1061 25TH ST	IVY JERRY SEPARATE PROP REV TR	20,599	16,600	OTHER	\$1,578.66	0.320%
4294 012	1500 TENNESSEE ST	GRENIER MICHAEL D		12,000	IND	\$570.60	0.116%
4294 013	1520 TENNESSEE ST	TAN 2001 FAMILY TRUST	8,710	7,029	IND	\$334.23	0.068%
4294 014	1550 TENNESSEE ST	TAN 2001 FAMILY TRUST	5,262	4,246	IND	\$201.90	0.041%
4294 015	1580 TENNESSEE ST	TAN 2001 FAMILY TRUST	5,993	4,836	IND	\$229.95	0.047%
4294 016	1425 MINNESOTA ST	PANG FAMILY TRUST	7,174	6,121	IND	\$291.05	0.059%

4294 017	1407 - 1411 MINNESOTA ST	MINDFUL INVESTMENTS LP		12,642	IND	\$601.13	0.122%
4295 003	901 - 971 25TH ST	IVY JERRY SEPARATE PROP REV TR	20,599	17,490	OTHER	\$1,663.30	0.337%
4295 007	2990 3RD ST	CARELLA PROPERTIES LLC	4,547	4,547	IND	\$216.21	0.044%
4295 008	826 26TH ST	CARELLA PROPERTIES LLC	2,696	2,696	IND	\$128.19	0.026%
4295 009	1599 TENNESSEE ST	CARELLA PROPERTIES LLC	2,748	2,748	IND	\$130.67	0.027%
4295 010	1551 TENNESSEE ST	CARELLA PROPERTIES LLC	5,845	5,845	IND	\$277.93	0.056%
4295 011	1525 TENNESSEE ST	CARELLA PROPERTIES LLC	5,719	5,719	IND	\$271.94	0.055%
4295 013	1501 TENNESSEE ST	CARELLA PROPERTIES LLC	19,998	19,998	IND	\$950.90	0.193%
4295 014	2930 3RD ST	CARELLA PROPERTIES LLC	10,288	59,000	IND	\$2,805.45	0.569%
4295 015	1501 TENNESSEE ST	CARELLA PROPERTIES LLC	7,535	7,535	IND	\$358.29	0.073%
4296 005	2955 3RD ST	JOSEPHINE DENTONI INC	51,039		VACANT	\$4,853.80	0.985%
4296 010	2901V 3RD ST	JOSEPHINE DENTONI INC	5,949		VACANT	\$565.75	0.115%
4296 015		BARRISH JERRY R	5,066	3,800	OTHER	\$361.38	0.073%
4296 016	2945 3RD ST	THIRD AT 25TH LLC	9,301	4,656	IND	\$221.39	0.045%
4296 017		BARRISH JERRY	3,554		VACANT	\$337.98	0.069%
4314 001		CITY PROPERTY	2,896		VACANT	\$275.41	0.056%
4314 001A	3003 - 3095 3RD ST	WILLIAM D & CLAIRE A SPENCER 1995 LVG TR	83,521	46,800	IND	\$2,225.34	0.452%
4315 008	3000 3RD ST	SPENCER WILLIAM D & CLAIRE A 95 LV TR	6,538	224,502	IND	\$10,675.05	2.166%
4315 013	3000 3RD ST	SPENCER WILLIAM D & CLAIRE S 95 LVG TR	69,556	11,098	IND	\$527.71	0.107%
4316 001	1600 - 1680 TENNESSEE ST	TENNESSEE PROPERTIES LLC	55,000	49,774	IND	\$2,366.75	0.480%
4316 002	1100 CESAR CHAVEZ ST	1100 LLC	25,000	23,780	IND	\$1,130.74	0.229%
4317 012	1501 INDIANA ST	ALSCO INC	5,000	5,000	VACANT	\$475.50	0.096%
4317 014		CITY PROPERTY	3,175		VACANT	\$301.94	0.061%
4317 015	1051 26TH ST	T-LINES LLC	4,991	7,380	IND	\$350.92	0.071%
4317 017	1575 INDIANA ST	STEINER CORPORATION	49,884	68,611	IND	\$3,262.45	0.662%
4317 018	1595 INDIANA ST	STEINER CORPORATION	16,939	0	IND	\$0.00	0.000%
4318 011	1500 INDIANA ST	MITCHELL & MICHAEL PROPERTIES LLC	11,020	22,572	IND	\$1,073.30	0.218%
4318 012	1500 INDIANA ST	MITCHELL & MICHAEL PROPERTIES LLC	5,671	22,572	IND	\$1,073.30	0.218%
4318 015	1500 INDIANA ST	MITCHELL & MICHAEL PROPERTIES LLC	5,296	15,888	OTHER	\$1,510.95	0.307%
4318 017	1590 V	CITY PROPERTY	8,120		VACANT	\$772.21	0.157%
4318 018	1590 V	STATE PROPERTY	35,658		GREEN	\$847.77	0.172%
4318 022	1568 INDIANA ST UNIT 1	ANJANETTE PONG REVOC TR	500	1,329	OTHER	\$126.39	0.026%
4318 023	1568 INDIANA ST UNIT 2	WILKENS PAUL	500	1,322	OTHER	\$125.72	0.026%
4318 024	1568 INDIANA ST UNIT 3	YOUNG CHI KIM & AU CHING MAN JENNY	500	1,448	OTHER	\$137.70	0.028%
4318 025	1568 INDIANA ST #4	CORDEIRO RANDY	500	1,456	OTHER	\$138.47	0.028%
4318 026	1568 INDIANA ST UNIT 5	FINN PATRICK J	500	1,206	OTHER	\$114.69	0.023%
4318 027	1568 INDIANA ST UNIT 6	DEVITA DEBORAH A	500	1,198	OTHER	\$113.93	0.023%
4318 028	1568 INDIANA ST UNIT 7	JAMES A COHILL II REVOC TR	500	1,206	OTHER	\$114.69	0.023%
4318 029	1568 INDIANA ST UNIT 8	NAVARRO HEATHER & JUSTIN	500	1,211	OTHER	\$115.17	0.023%
4318 030	1588 INDIANA ST #1	1588 INDIANA CORP	500	1,137	OTHER	\$108.13	0.022%
4318 031	1588 INDIANA ST #2	1588 INDIANA CORP	500	1,263	OTHER	\$120.11	0.024%
4318 032	1588 INDIANA ST #3	1588 INDIANA CORP	500	1,271	OTHER	\$120.87	0.025%
4318 033	1588 INDIANA ST #4	1588 INDIANA CORP	500	1,249	OTHER	\$118.78	0.024%
4318 034	1588 INDIANA ST #5	1588 INDIANA CORP	500	754	OTHER	\$71.71	0.015%
4318 035	1588 INDIANA ST #6	1588 INDIANA CORP	500	978	OTHER	\$93.01	0.019%
4318 036	1588 INDIANA ST #7	1588 INDIANA CORP	500	984	OTHER	\$93.58	0.019%
4318 037	1588 INDIANA ST #8	1588 INDIANA CORP	500	932	OTHER	\$88.63	0.018%
4318 038	1588 INDIANA ST #9	1588 INDIANA CORP	500	928	OTHER	\$88.25	0.018%
4318 039	1588 INDIANA ST #10	1588 INDIANA CORP	500	930	OTHER	\$88.44	0.018%

4318 040	1588 INDIANA ST #11	1588 INDIANA CORP	500	754	OTHER	\$71.71	0.015%
4318 041	1588 INDIANA ST #12	1588 INDIANA CORP	500	986	OTHER	\$93.77	0.019%
4318 042	1578 INDIANA ST #1	LYONS - MCELROY REVOCABLE TRUST	500	1,141	OTHER	\$108.51	0.022%
4318 043	1578 INDIANA ST #2	BELOTTE RICHARD	500	1,141	OTHER	\$108.51	0.022%
4318 044	1578 INDIANA ST #3	WARD NICOLE	500	1,026	OTHER	\$97.57	0.020%
4318 045	1578 INDIANA ST #4	PHH MORTGAGE CORP	500	1,244	OTHER	\$118.30	0.024%
4318 046	1578 INDIANA ST #5	NGAI BEN & TO KAREN	500	1,237	OTHER	\$117.64	0.024%
4318 047	1578 INDIANA ST #6	NORMANDIN DANIEL	500	1,241	OTHER	\$118.02	0.024%
4318 048	1578 INDIANA ST #7	WRIGHT DINA ELAINE	500	962	OTHER	\$91.49	0.019%
4318 049	1578 INDIANA ST #8	DENISE JEONG TRUST	500	1,254	OTHER	\$119.26	0.024%
4318 050	1578 INDIANA ST #9	CHRISTOPHER GAGNE REVOC TR	500	1,243	OTHER	\$118.21	0.024%
4318 051	1578 INDIANA ST #10	GOLDENSTEIN SUSANNA	500	1,184	OTHER	\$112.60	0.023%
4318 052	1578 INDIANA ST #11	JONG RITCHIE L	500	962	OTHER	\$91.49	0.019%
4318 053	1578 INDIANA ST #12	OUYANG JOE	500	1,141	OTHER	\$108.51	0.022%

**DOGPATCH & NORTHWEST POTRERO HILL  
GREEN BENEFIT DISTRICT  
GREEN VISION PLAN**

NOVEMBER 8, 2013

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POTRERO  
BOOSTERS



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5. NW Potrero Hill Legend
  - Description of Aspirational Projects
  - Potential GBD Role

01

EXECUTIVE SUMMARY





## 01 EXECUTIVE SUMMARY

### Goals of Document

The Working Green Vision Plan is a springboard for the future Green Benefit District. It is both an inventory of current publicly and privately sponsored open space improvements in the district and a summary of ideas gleaned from the community, in public workshops and meetings with the Formation Committee.

UP Urban and CMG reviewed the common trends and overarching goals to develop a series of projects that enforce the GBD's agenda to create, support, and maintain a safe, healthy, and vibrant neighborhood with ample sustainably designed open spaces. We define these as "aspirational projects," and they range from modest interventions such as street furniture and temporary programming to bigger ideas about stronger neighborhood connections, richer open space linkages, and sustainable infrastructure improvements for energy, clean water, and ecological health.

We accompany each GBD-generated aspirational project and each publicly and privately sponsored project with a corresponding checklist. The checklist identifies the role the GBD could play in advancing the project. The role can vary from leading smaller capital investment projects to advocating for larger, more complex projects led by public or private sponsors. The checklist also includes potential project partners and the status of the project, ranging from concept to completion.

We intend the Vision Plan to be a working document for the GBD that can expand and evolve with the organization. We imagine the Vision Plan to be a starting point for future GBD design and planning efforts—a menu of projects from which the GBD can prioritize and strategically pursue based on available resources and community support.

### Summary of Process

UP Urban engaged CMG landscape architecture to assist Dogpatch and Potrero community leaders in the potential formation of a GBD. We began our work with the community leaders guiding us on walks through their neighborhoods, sharing the excellent grass-roots projects they have initiated from community gardens to new open spaces that have been designed, funded, and built by an incredibly engaged community. In addition, they identified areas for improvement, ideas for new open space opportunity sites, and locations for improved pedestrian and bike connections within their neighborhood.

We then compiled an extensive inventory of existing open spaces in the neighborhoods, organized by ownership, program, and the organizations responsible for maintenance. We label these "Base Maps" in Chapter 2 of this document. In addition, we catalogued the variety of privately and publicly sponsored open space and streetscape improvement projects proposed for the district. We label these "Base Plans" in Chapter 2 of this document. The purpose of this exercise is to give the GBD a working inventory of their open space resources and a list of potential projects slated or

their community in the near future. The inventory is also the basis for GBD's future partnerships and potential investment opportunity sites.

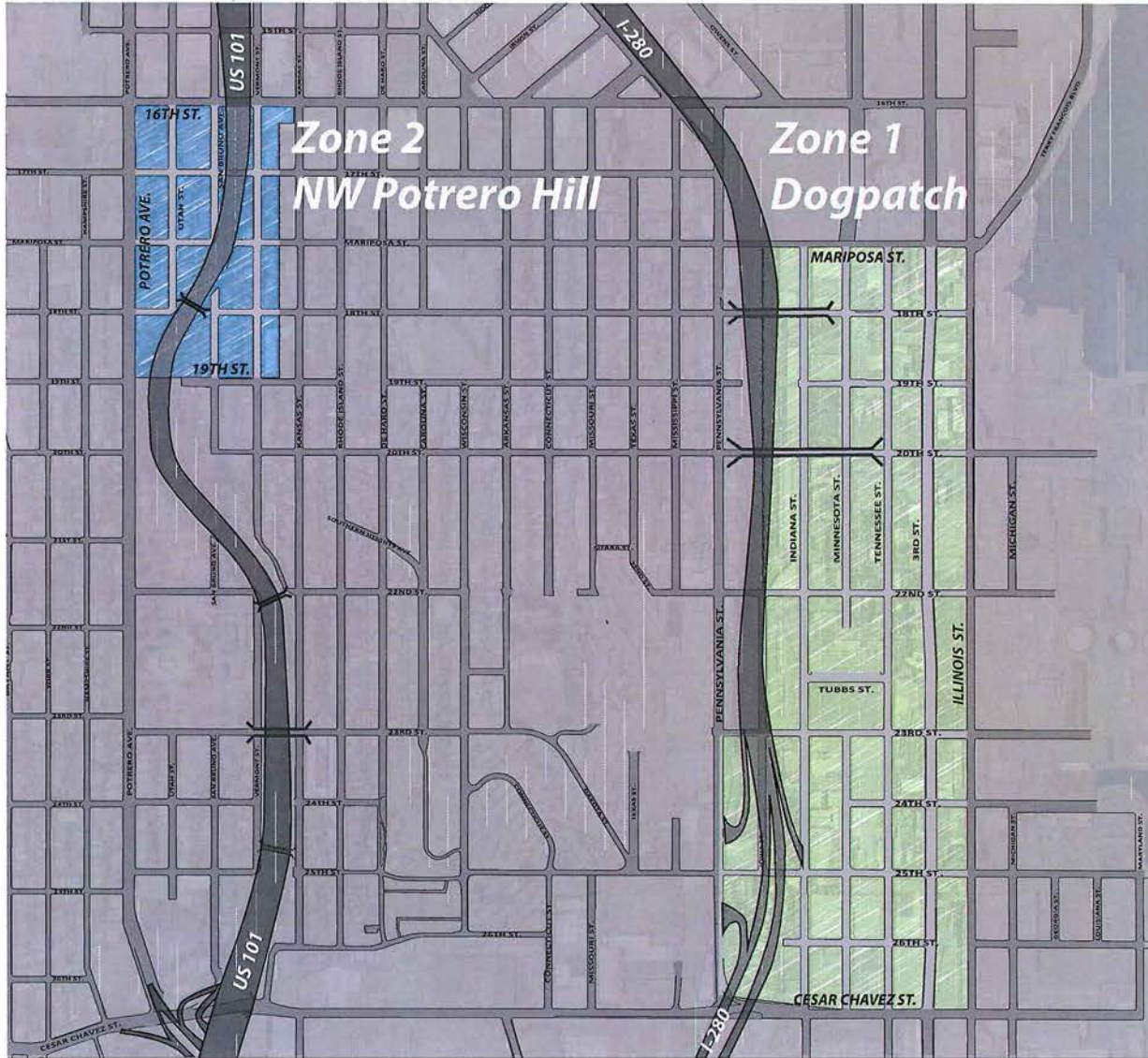
We met with community members in two public workshops (March 30, 2013 in Potrero Hill and April 6, 2013 in Dogpatch) to vet the Maps and Plans for accuracy and to engage neighbors about ideas for future projects and improvements. We also met several more times with GBD Formation Committee, culminating in a visioning workshop held on October 14, 2013.



02

INVENTORY MAPS AND PLANS

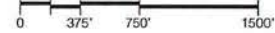




**BASE MAP: GBD Zones**

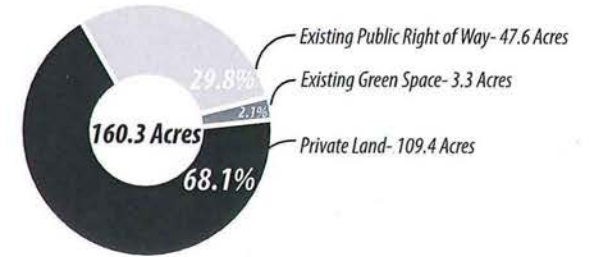
**NOTES**

*Boundary delineation per GBD Formation Committee*





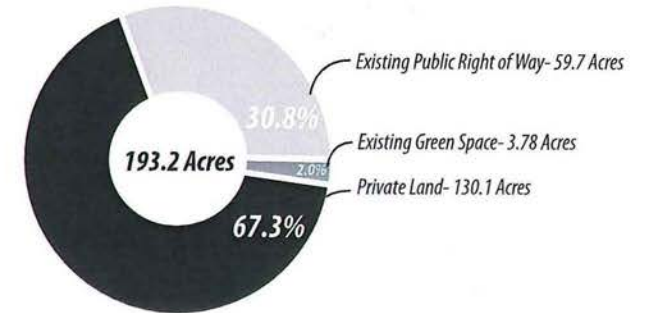
**BASE MAP: GBD Land Use**



**Zone 1-Dogpatch 160.3 ACRES (MINUS FREEWAYS)**



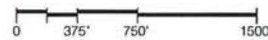
**Zone 2- NW Potrero Hill 32.9 ACRES (MINUS FREEWAYS)**

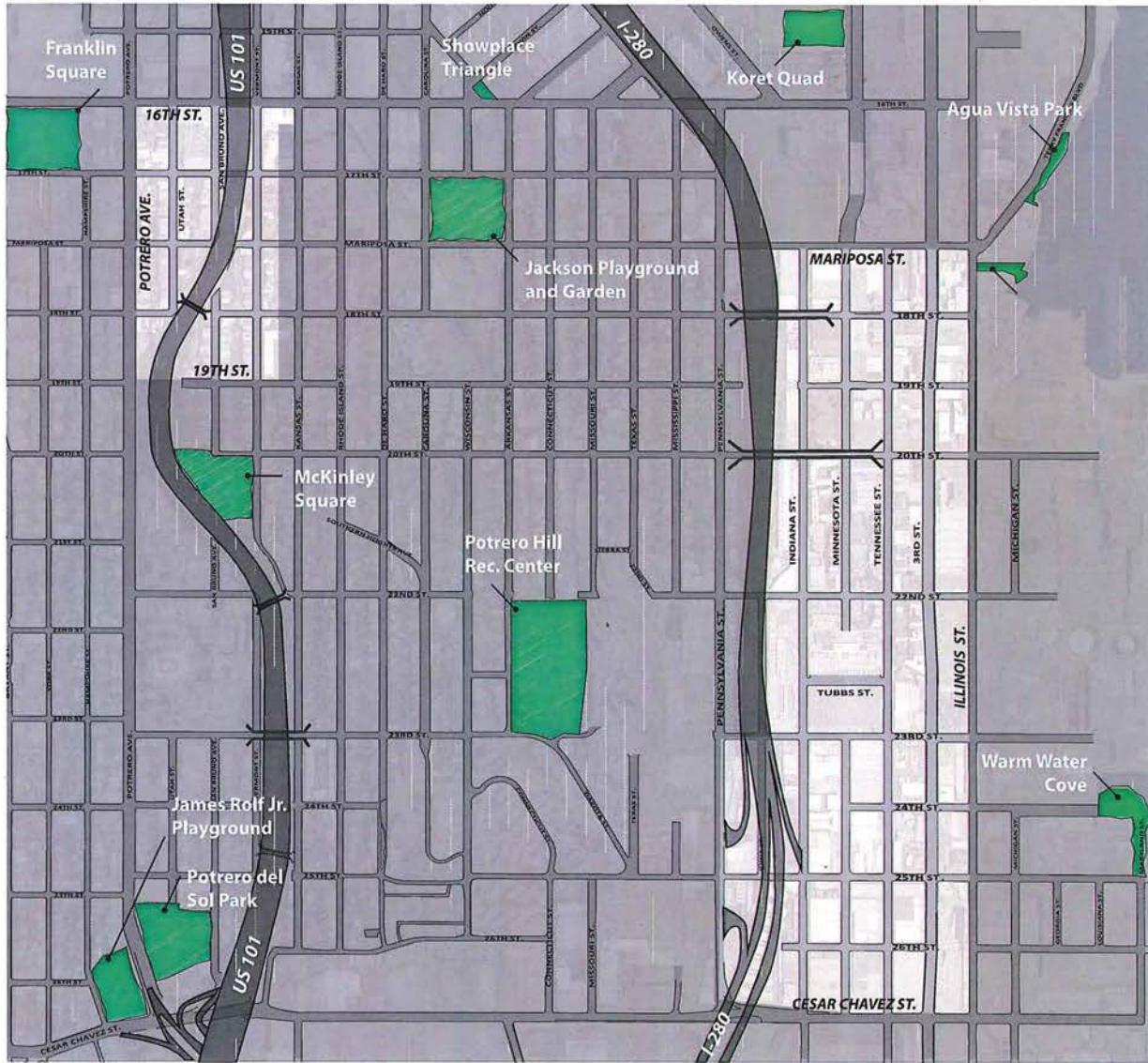


**TOTAL GBD: 193.2 ACRES (MINUS FREEWAYS)**

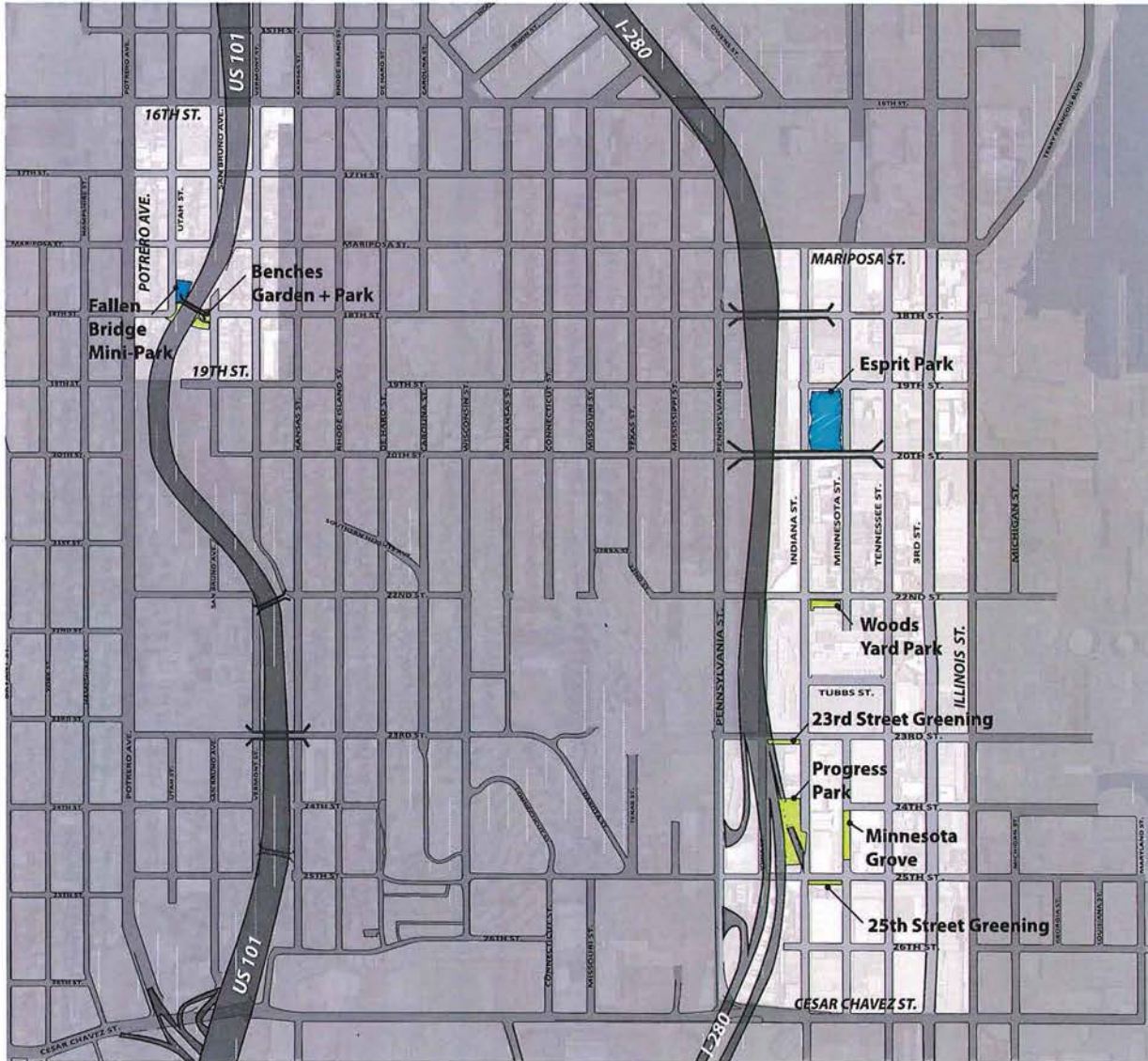
**NOTES**

Boundary delineation per GBD Formation Committee





**BASE MAP: Parks Outside GBD**

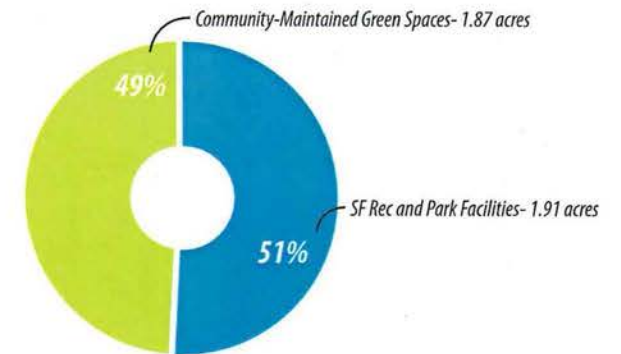


**BASE MAP: Composite of Existing Green Spaces**

**LEGEND**

 Vehicular Bridge

 Pedestrian Bridge / Pedestrian Bridge (Closed)

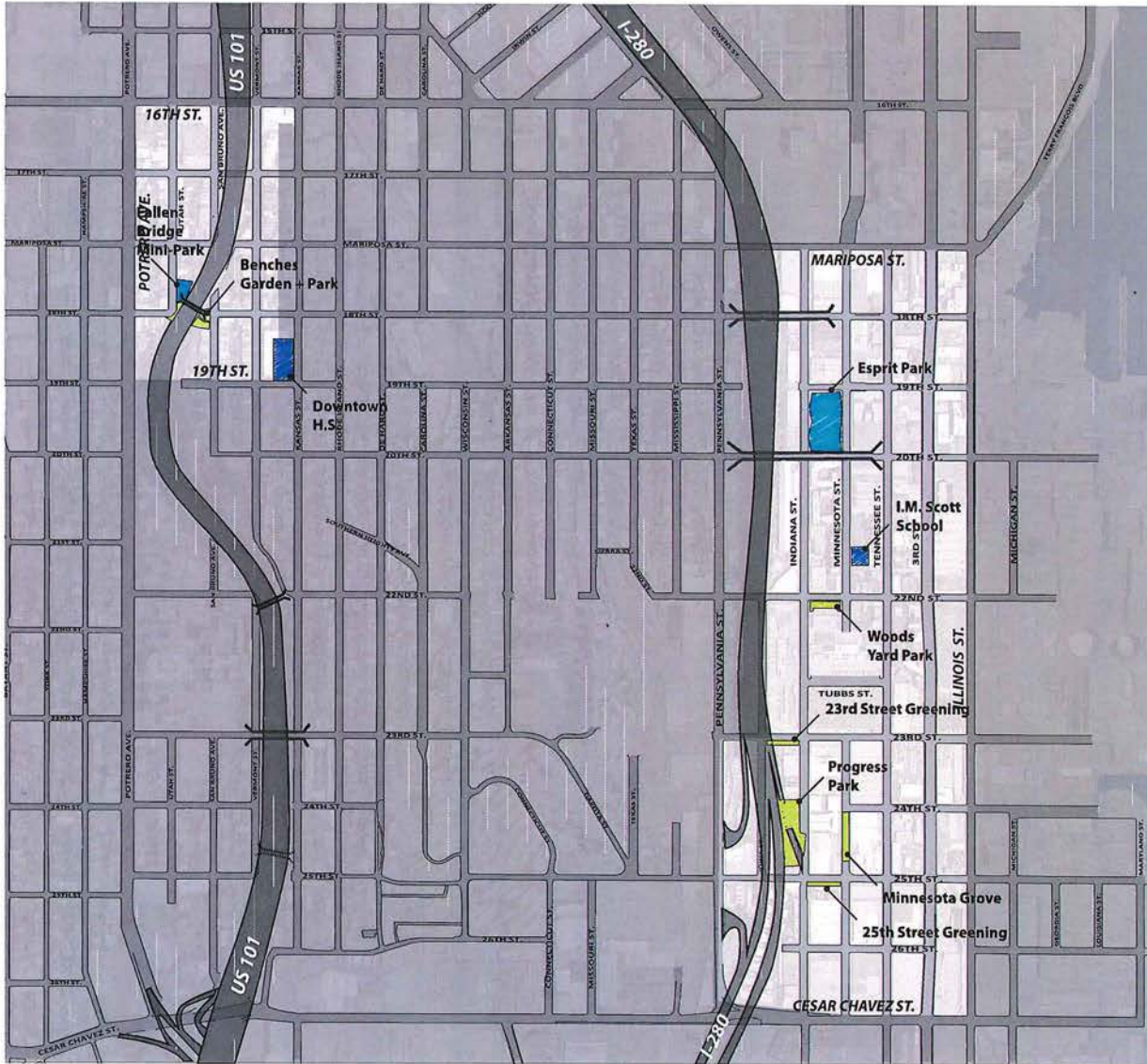


**TOTAL EXISTING GREEN SPACE:  
3.78 ACRES**

**NOTES**

Location information obtained via SF Parks Alliance; SF Rec and Park; GBD Formation Committee Co-Chair Walking Tour- Feb. 1st, 2013.

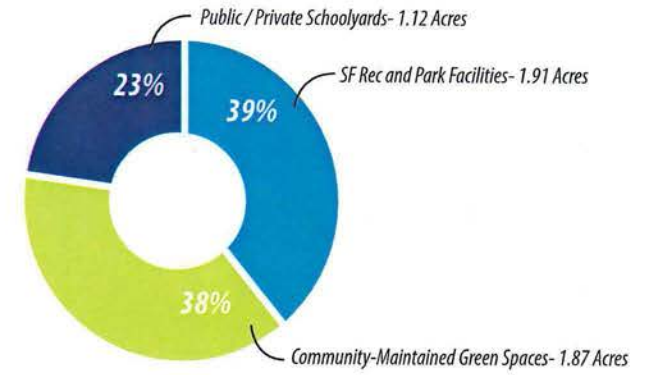




**BASE MAP: Composite of Existing Green Spaces & Schoolyards**

**LEGEND**

-  Vehicular Bridge
-  Pedestrian Bridge / Pedestrian Bridge (Closed)

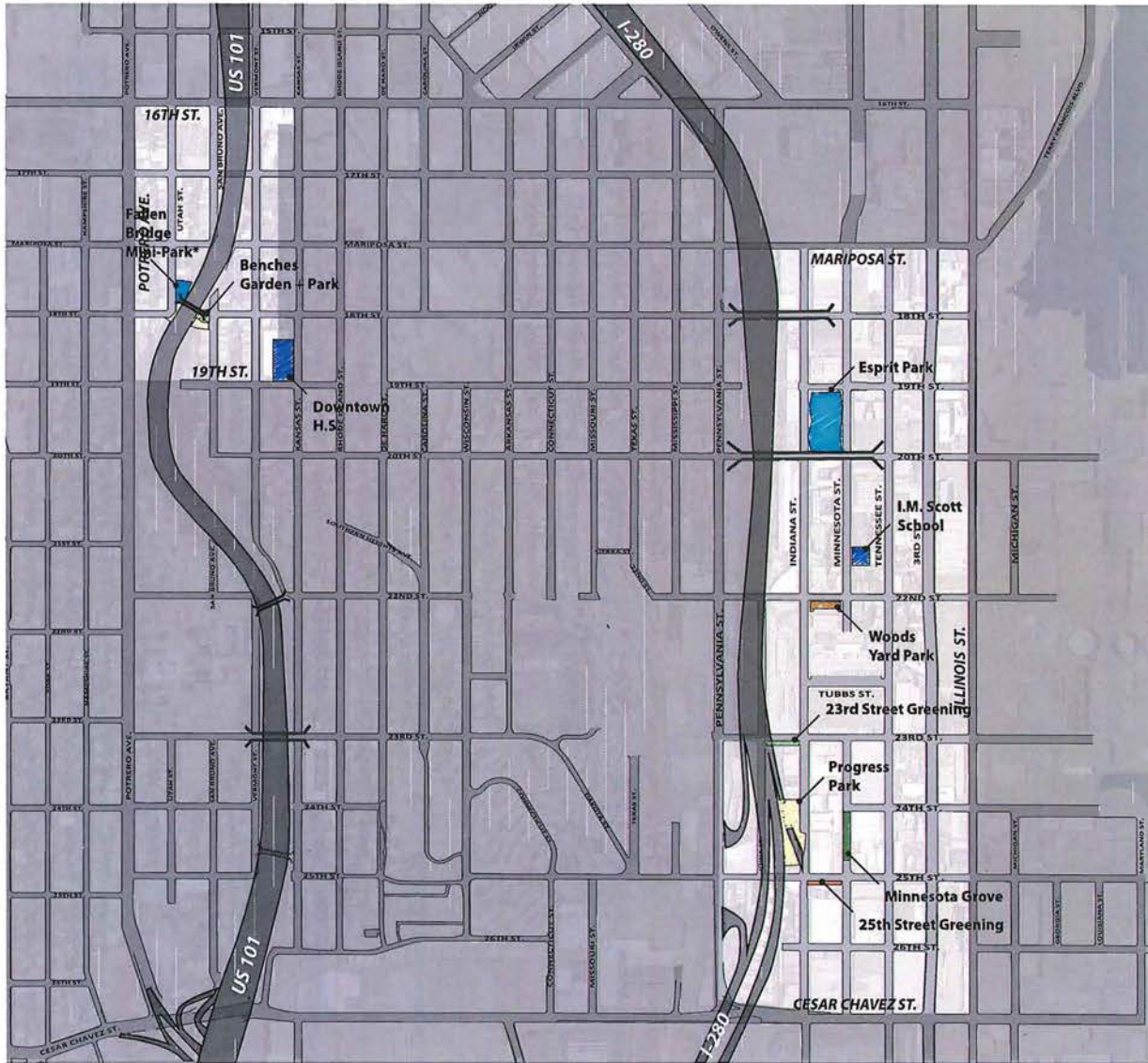


**TOTAL EXISTING GREEN SPACE + SCHOOLYARDS:  
4.9 ACRES**

**NOTES**

Location information obtained via SF Parks Alliance; SF Rec and Park; GBD Formation Committee Co-Chair Walking Tour- Feb. 1st, 2013.





**BASE MAP: Ownership of Existing Green Spaces & Schoolyards**

**OWNER**

- SF Rec and Park
- CalTrans
- SF Dept. of Public Works (DPW)
- Home Owners' Association
- SF Metro Transit Authority (MTA)
- SF Unified School District

\* Fallen Bridge Mini-Park is owned by Cal-Trans which has granted SF Rec and Park an encroachment permit

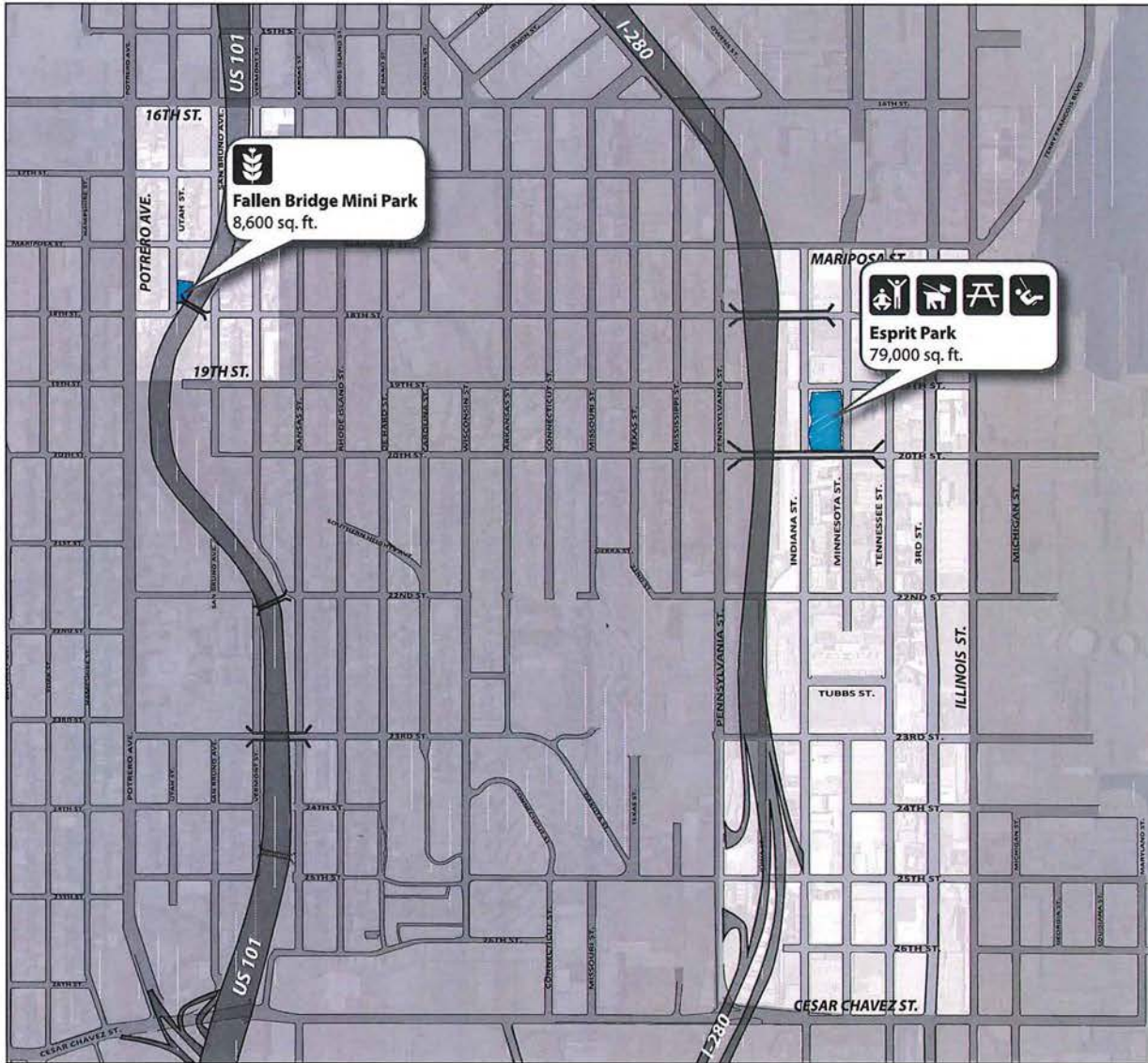
\*\*Space Jointly Owned by CalTrans / DPW

**LEGEND**

- Vehicular Bridge
- Pedestrian Bridge / Pedestrian Bridge (Closed)

**NOTES**

Location information obtained via SF Parks Alliance; SF Rec and Park; GBD Formation Committee Co-Chair Walking Tour- Feb. 1st, 2013.



**BASE MAP: Existing SF Rec & Park Maintained Green Spaces**

**OWNERSHIP**

 Existing SF Rec and Park Green Spaces

**CURRENT PROGRAM**

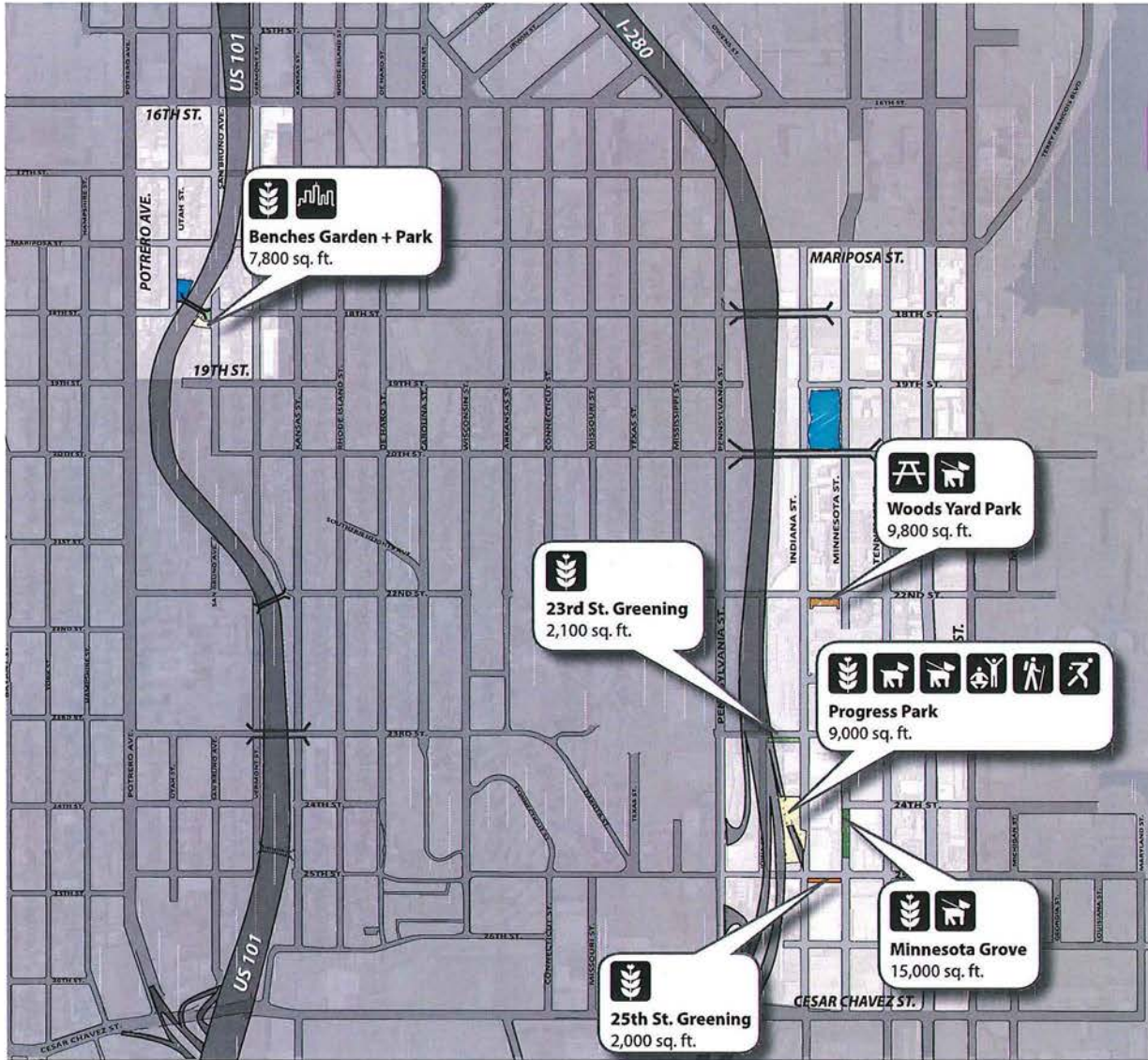
-  Picnic Facilities
-  Child Play Facilities
-  Fitness Trail
-  Pets on Leash
-  Ornamental Community Garden

**LEGEND**

-  Vehicular Bridge
-  Pedestrian Bridge / Pedestrian Bridge (Closed)

**NOTES**

Program information obtained via SF Parks Alliance; SF Rec and Park; GBD Formation Committee Co-Chair Walking Tour- Feb. 1st, 2013.



**BASE MAP: Existing Community Maintained Green Spaces**

**OWNERSHIP**

- CalTrans
- SF Dept. of Public Works (DPW)
- Home Owners' Association
- SF Metro Transit Authority (MTA)

**CURRENT PROGRAM**

- Picnic Facilities
- Strolling / Hiking
- Fitness Trail
- City / Scenic Views
- Pets on Leash
- Pets off Leash
- Ornamental Community Garden
- Lawn Games

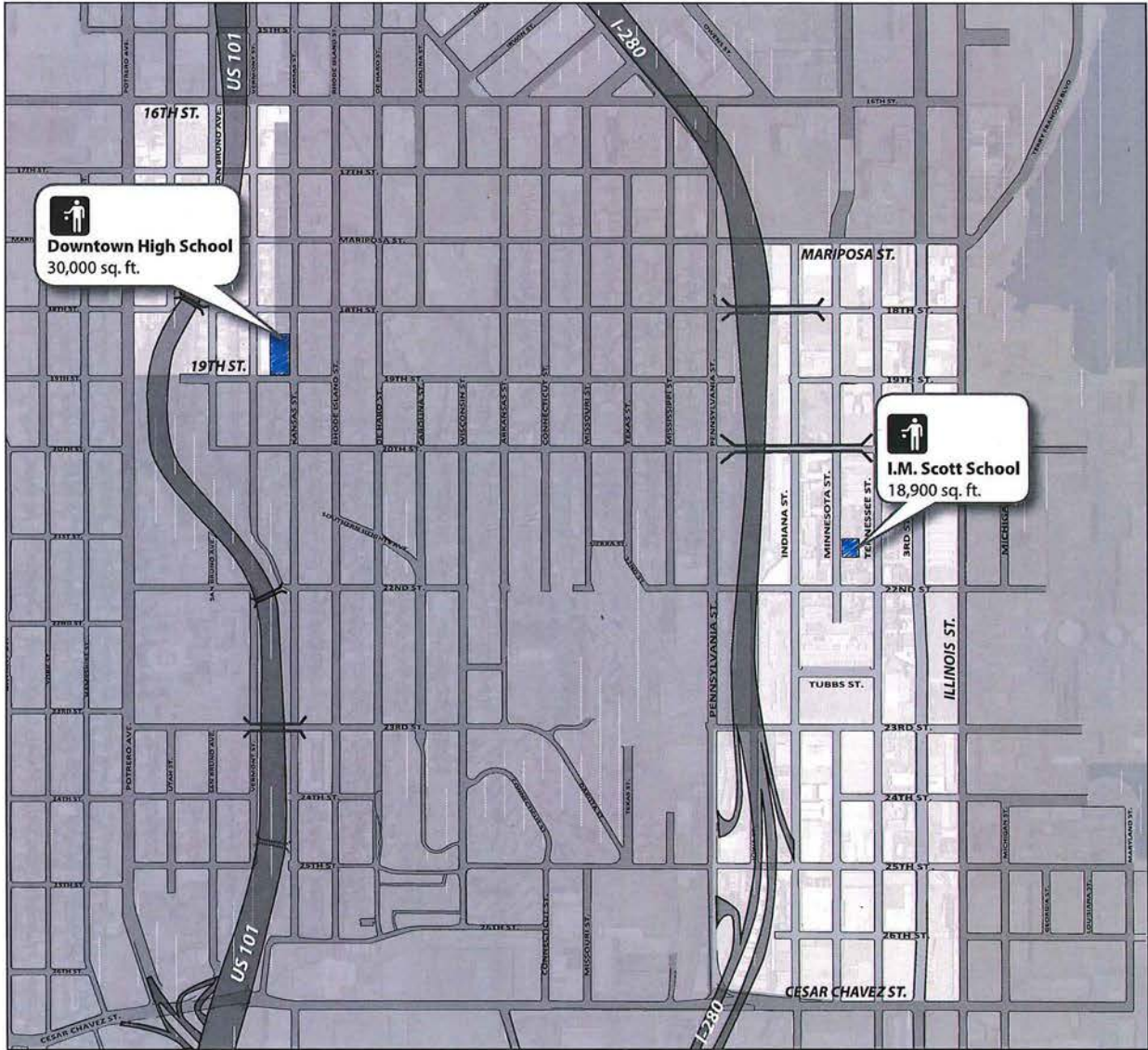
**LEGEND**

- Vehicular Bridge
- Pedestrian Bridge / Pedestrian Bridge (Closed)

**NOTES**

Program information obtained via SF Parks Alliance; SF Rec and Park; GBD Formation Committee Co-Chair Walking Tour- Feb. 1st, 2013.

\*Space Jointly Owned by CalTrans / DPW



**BASE MAP: Schoolyard Green Spaces**

**OWNERSHIP**

 Public/Private Schoolyards

**CURRENT PROGRAM**

 Basketball Courts

**LEGEND**

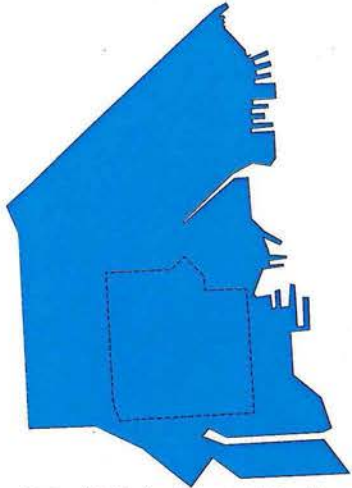
 Vehicular Bridge

 Pedestrian Bridge / Pedestrian Bridge (Closed)

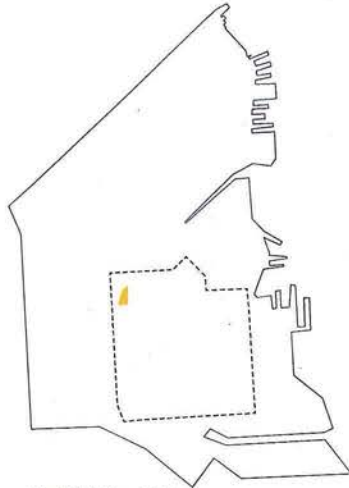
**NOTES**

Program information obtained via aerial images (Google Maps)

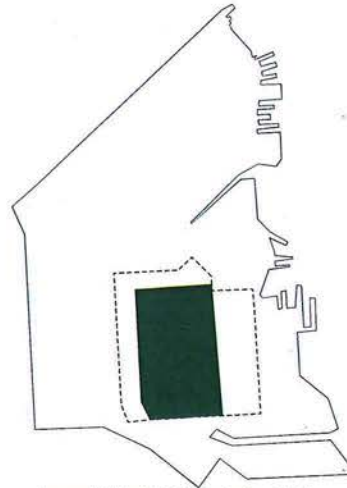
**BASE PLAN: Current Planning Areas For Future Green Space and Streetscape Improvements**



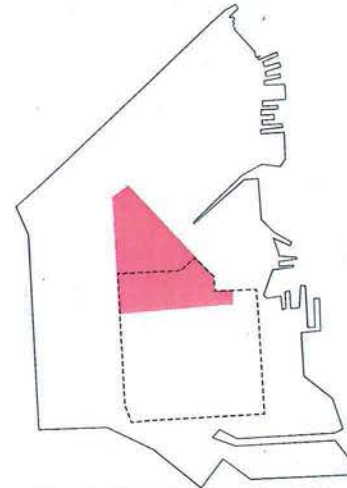
*Eastern Neighborhoods Streets and Open Space Concept Map, 2008. (SF Planning Dept.)*



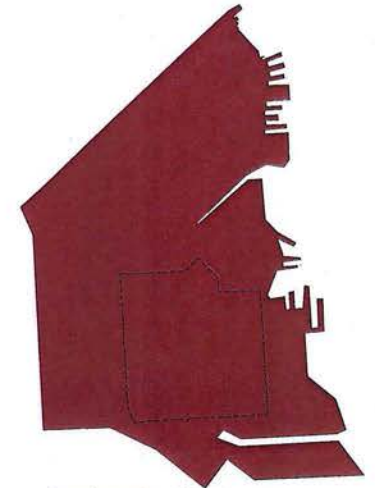
*The LOOP Plan, 2012. (MUNA + SF Parks Alliance)*



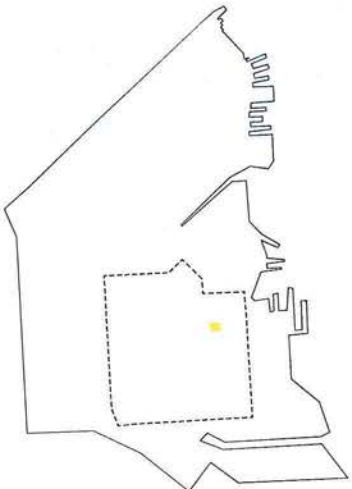
*Potrero Hill Traffic Calming Project, 2009. (SF MTA)*



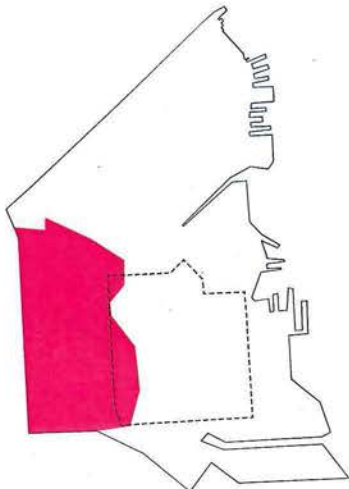
*Showplace Square Open Space Plan, 2010. (SF Planning Dept.)*



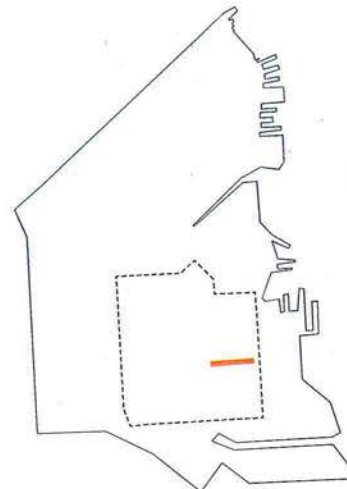
*Green Connections SF, 2012. (SF Planning Dept.)*



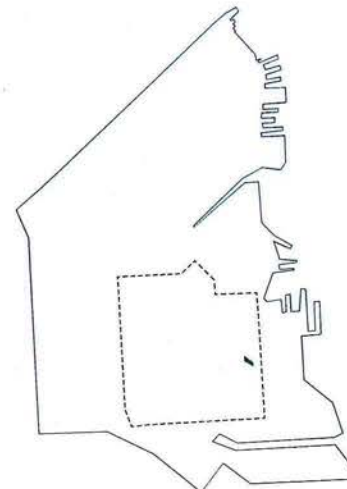
*650 Indiana Street Green Space Improvements, 2012. (Build, Inc.)*



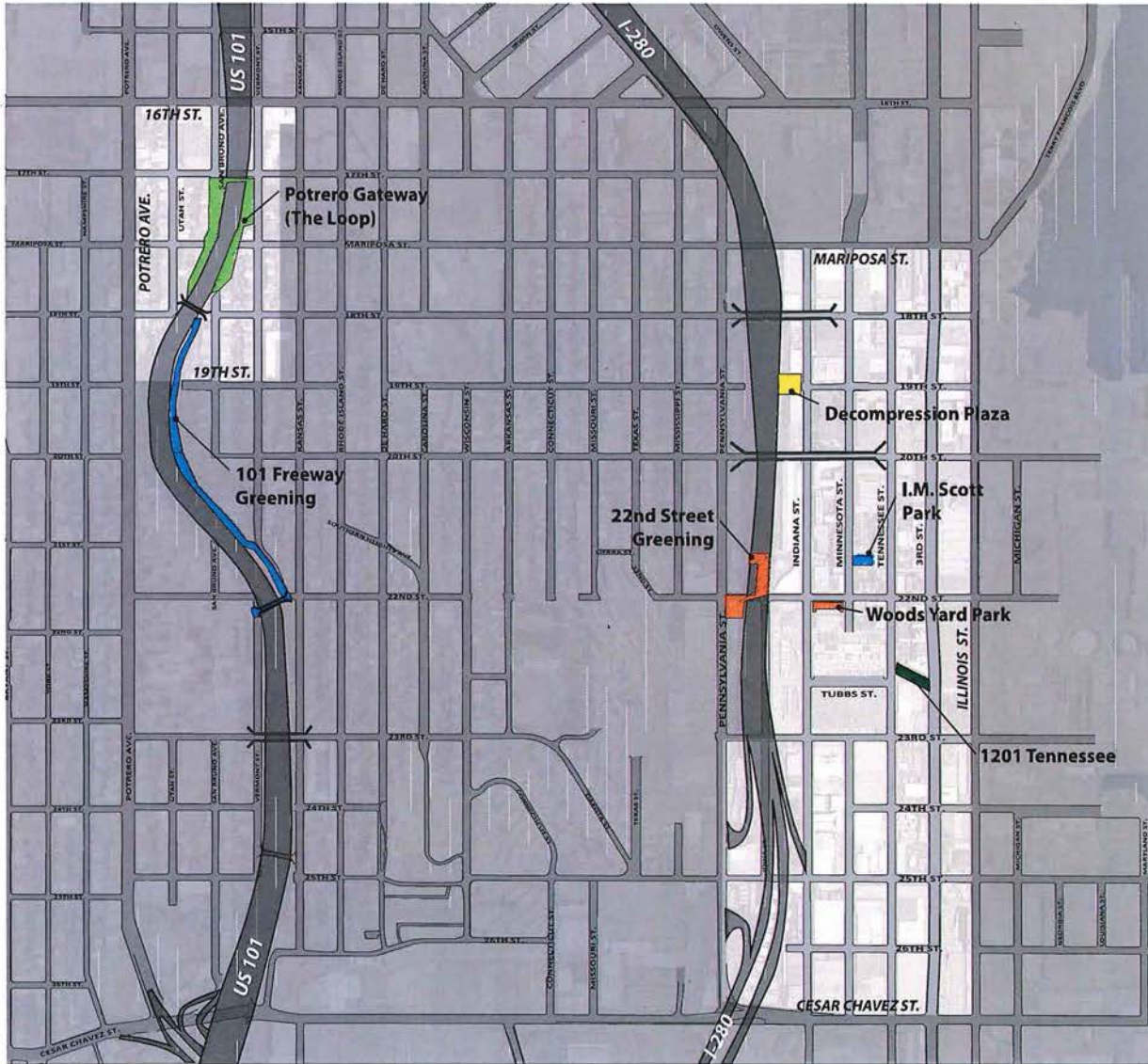
*Mission District Streetscape Plan, 2009. (SF Planning)*



*Dogpatch 22nd Street Greening Masterplan, 2011. (Green Trust SF- Central Waterfront)*



*1201 Tennessee Project, 2012. (AGI Capital)*



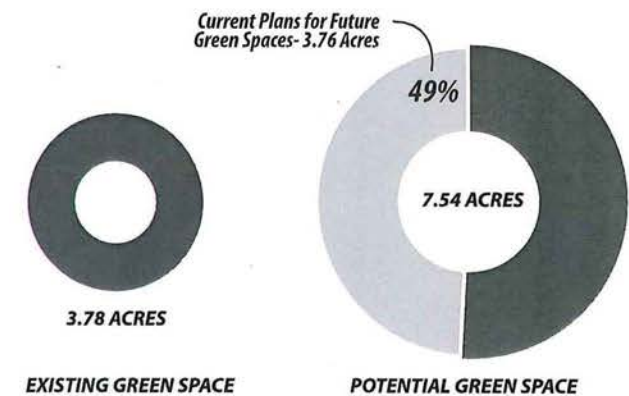
**BASE PLAN: Current Plans For Future Green Space**

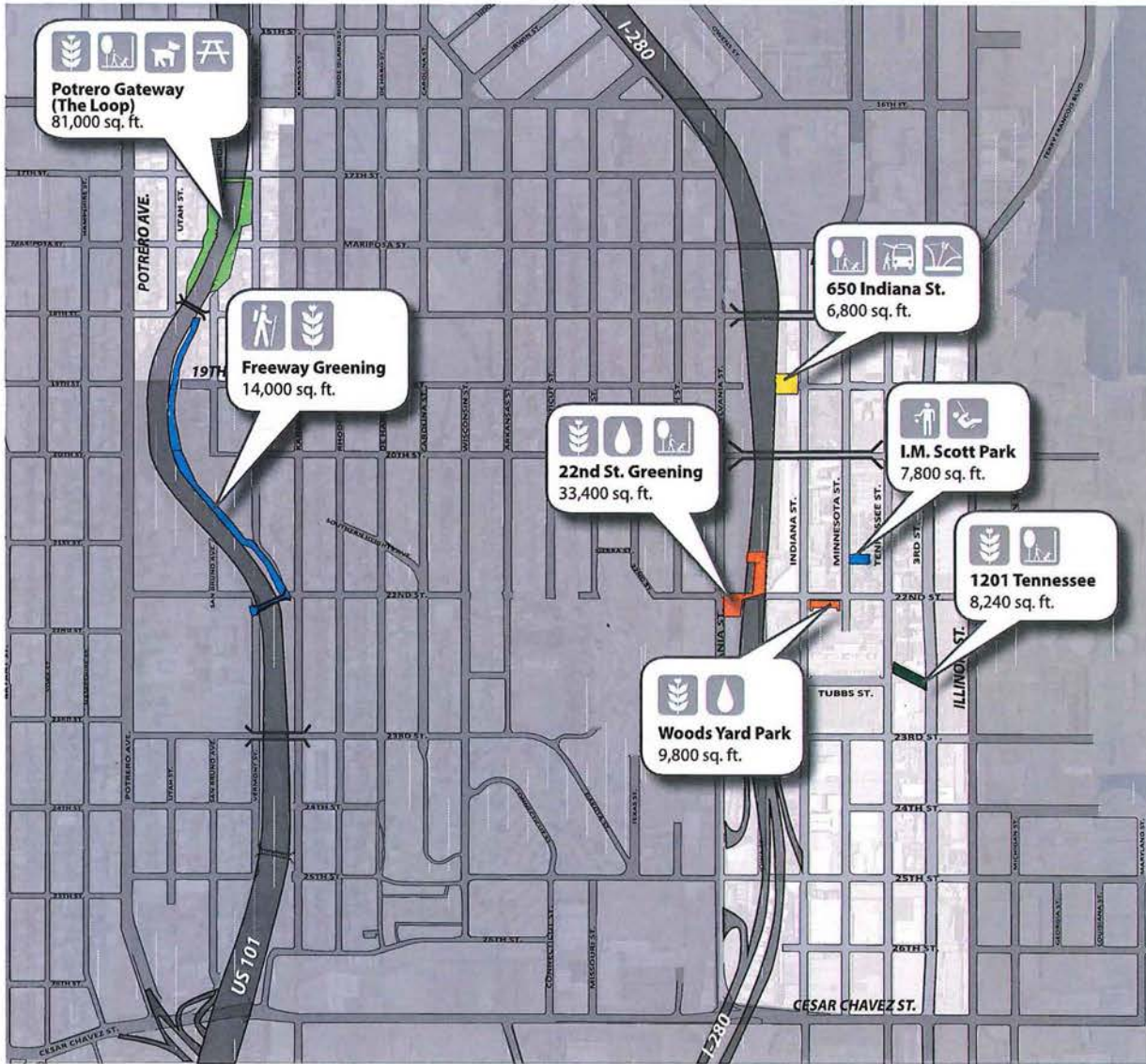
**PLAN / PROPOSAL AUTHOR**

- Eastern Neighborhoods Streets and Open Space Concept Map, 2008. (SF Planning Dept.)
  - Dogpatch 22nd Street Greening Masterplan, 2011. (Green Trust SF- Central Waterfront)
  - 650 Indiana Street Green Space Improvements- 2012. (UP / Build, Inc.)
  - Potrero Gateway, The Loop Plan, 2012. (MUNA + SF Parks Alliance)
  - 1201 Tennessee, 2012 (AGI Capital)
- 3.76 Acres (163,700 sq. ft.)**

**LEGEND**

- Vehicular Bridge
- Pedestrian Bridge / Pedestrian Bridge (Closed)





**BASE PLAN: Current Plans For Future Green Space**

- Eastern Neighborhoods Streets and Open Space Concept Map, 2008. (SF Planning Dept.)
  - Dogpatch 22nd Street Greening Masterplan, 2011. (Green Trust SF- Central Waterfront)
  - 650 Indiana Street Green Space Improvements- 2012. (UP / Build, Inc.)
  - Potrero Gateway, The Loop Plan, 2012. (MUNA + SF Parks Alliance)
  - 1201 Tennessee, 2012 (AGI Capital)
- 3.76 Acres (163,700 sq. ft.)**

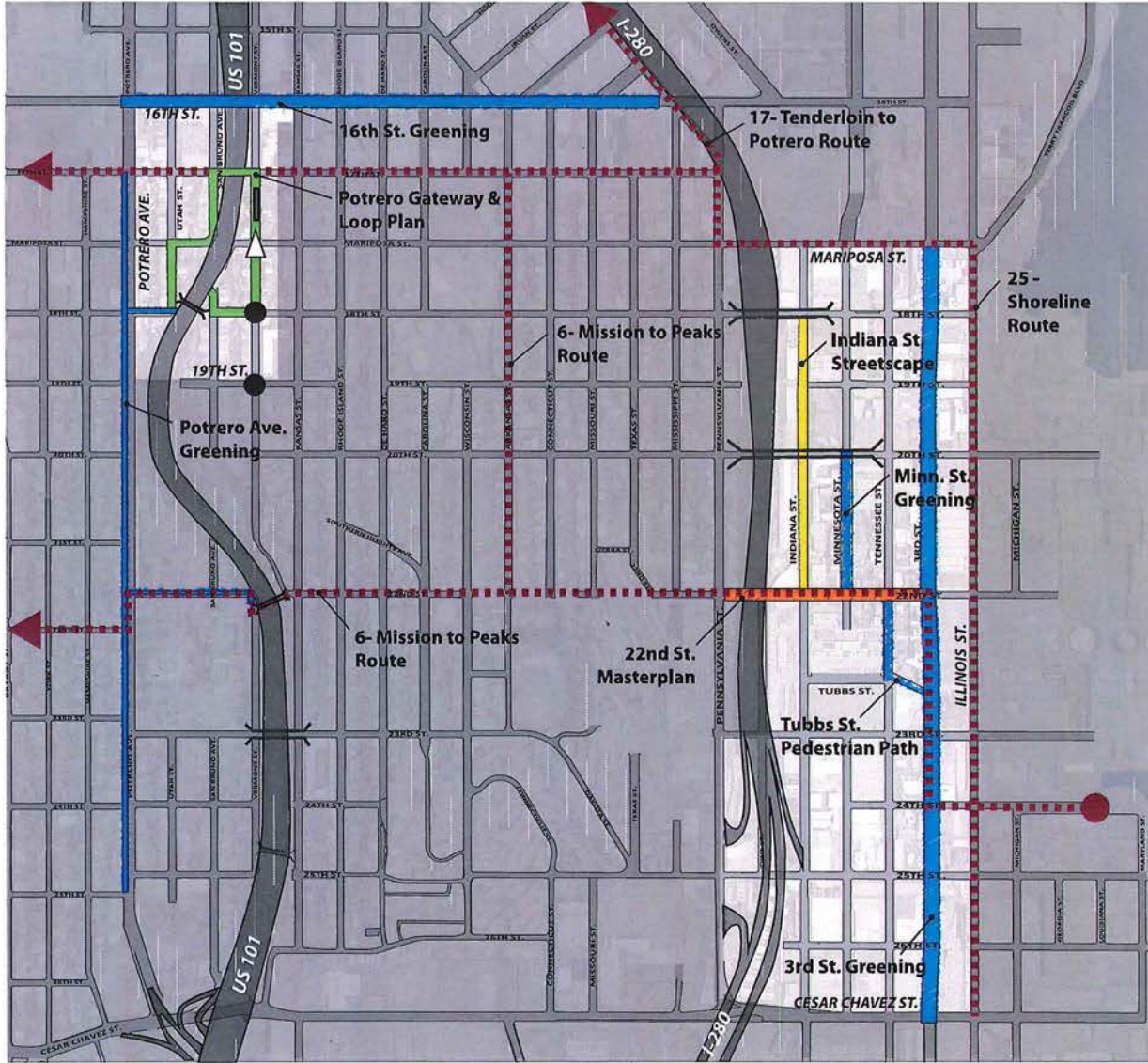
**PROGRAMS**

- Child Play Facilities
- Basketball Courts
- Ornamental Community Garden
- Street Food
- Sidewalk Greening
- Public Art
- Stormwater Treatment Landscape Features
- Pets off Leash
- Picnic Facilities
- Strolling/Hiking

**LEGEND**

- Vehicular Bridge
- Pedestrian Bridge / Pedestrian Bridge (Closed)





**BASE PLAN: Current Plans For Future Streetscape Improvements**

**PLAN / PROPOSAL AUTHOR**

- Eastern Neighborhoods Streets and Open Space Concept Map, 2008. (SF Planning Dept.)
- Dogpatch 22nd Street Greening Masterplan, 2011. (Green Trust SF- Central Waterfront)
- Potrero Gateway, The Loop Plan, 2012. (MUNA + SF Parks Alliance)
- Green Connections SF- 2012 (SF Planning Dept.)
- 650 Indiana Street Green Space + Streetscape Improvements- 2012. (Build, Inc.)

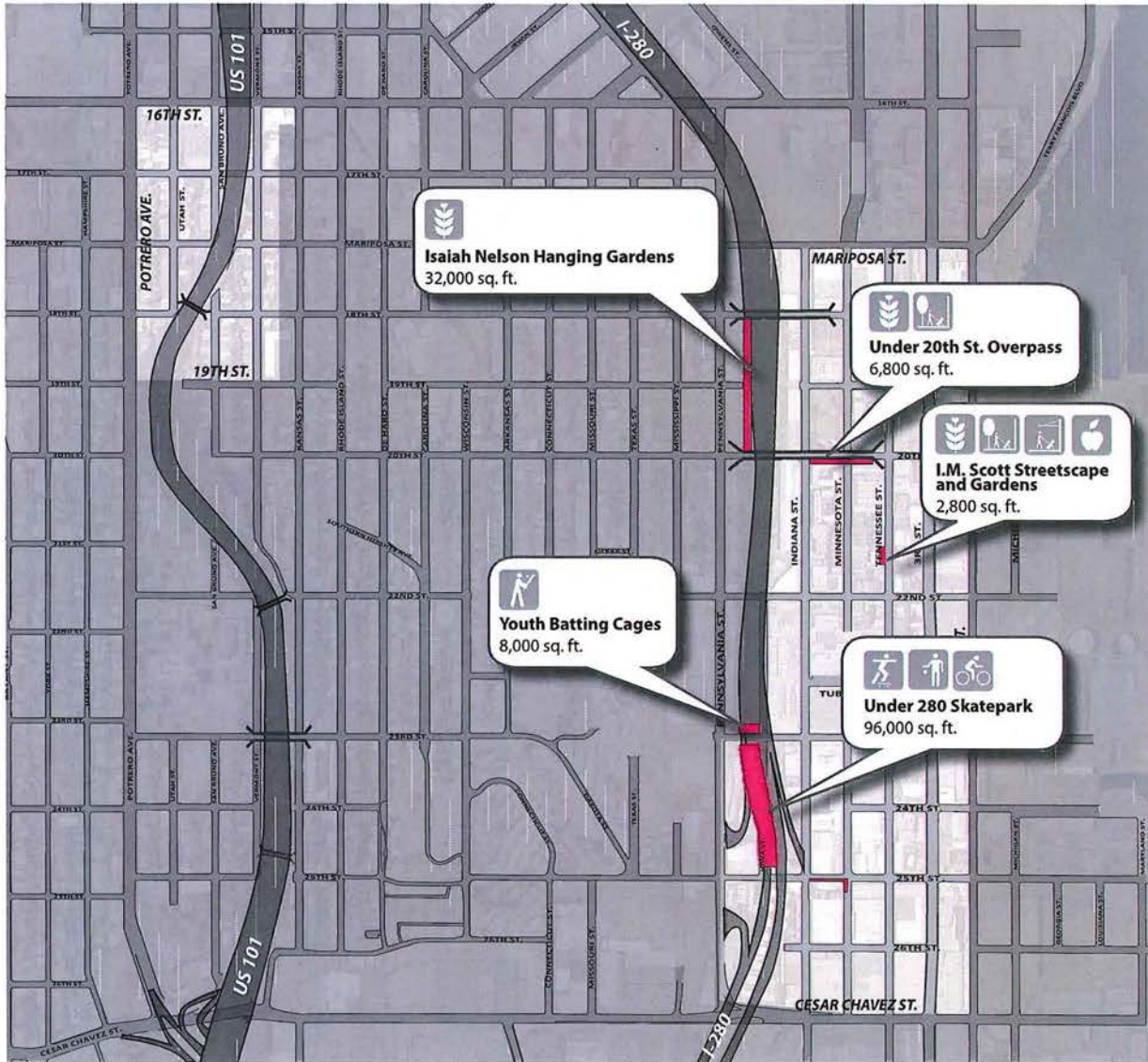
**TRAFFIC CALMING INTERVENTIONS**

via Potrero Hill Traffic Calming Project-2009. (SF MTA)

- Bulb Out (Curb extension technique which reduces crosswalk lengths)
- Gateway
- Median

**LEGEND**

- Vehicular Bridge
- Pedestrian Bridge / Pedestrian Bridge (Closed)



**ASPIRATIONAL: Committee Proposed Spaces**

**LEGEND**

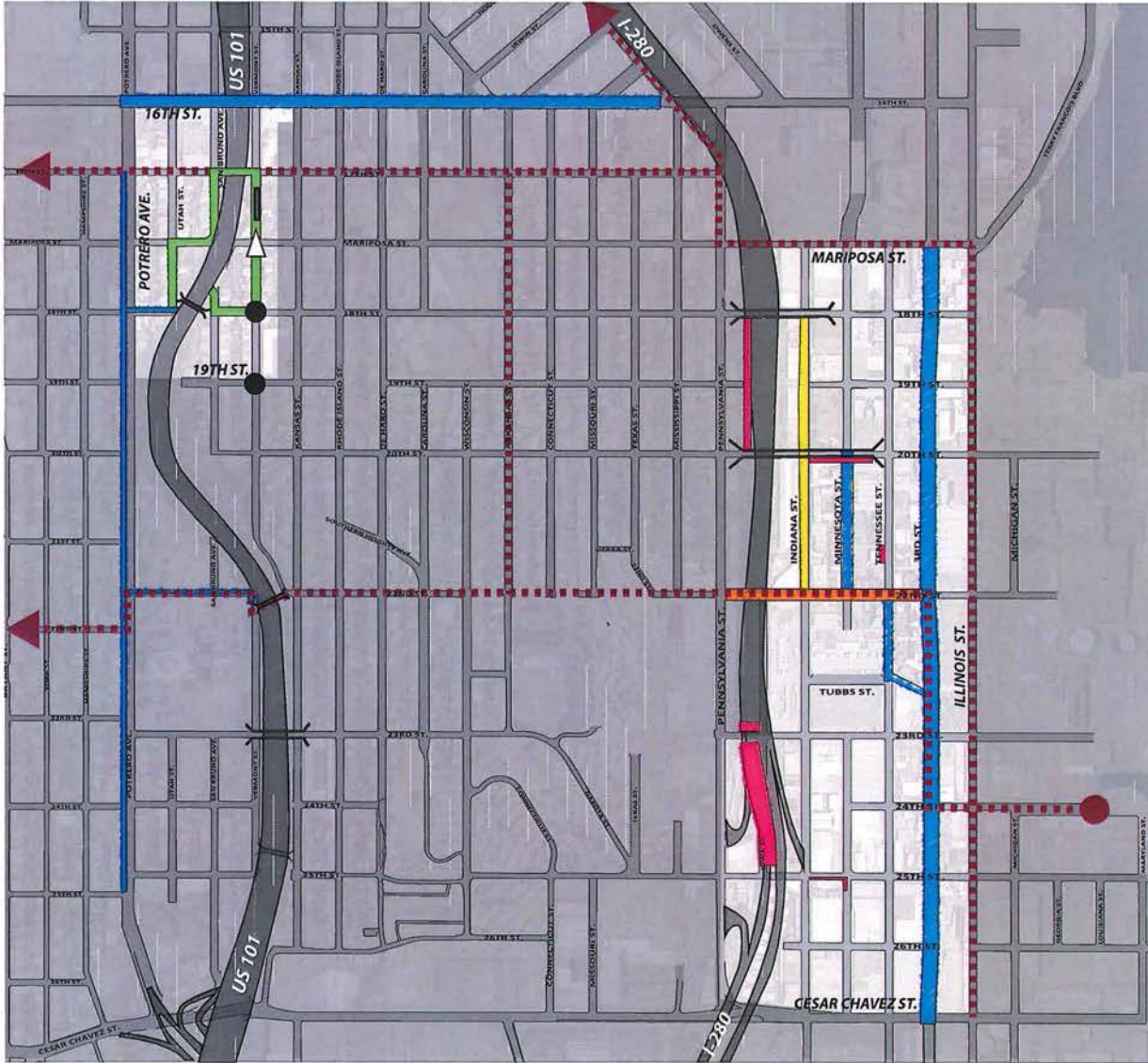
- Committee Proposed Potential Spaces (no formal plans developed to date)
- TOTAL AREA: 3.34 Acres (145,600 sq. ft.)**

**PROGRAMS**

-  Ball Fields / Batting Cages
-  Basketball Courts
-  Skatepark
-  Ornamental Community Garden
-  Sidewalk Greening
-  Sidewalk Improvements

**LEGEND**

-  Vehicular Bridge
-  Pedestrian Bridge / Pedestrian Bridge (Closed)



## BASE PLAN: Existing & Aspirational Projects

### PLAN / PROPOSAL AUTHOR / PROGRAMS

- Eastern Neighborhoods Streets and Open Space Concept Map, 2008.**  
(SF Planning Dept.) Streetscape Improvements, Greening
- Dogpatch 22nd Street Greening Masterplan, 2011.**  
(Green Trust SF- Central Waterfront)  
-Gardens/Greening, Stormwater BMP's, Sidewalk Improvements, Playground
- Potrero Gateway, The Loop Plan, 2012. (MUNA + SF Parks Alliance)**  
-Gardens/Greening, Dog Run, Picnic Area
- Green Connections SF- 2012 (SF Planning Dept.)**  
-Streetscape Improvements, Greening
- 650 Indiana Street Green Space + Streetscape Improvements- 2012.**  
(UP / Build, Inc.)  
-Public Art, Performance Stage, Plaza Streetscape Improvements, Greening, Sidewalk Improvements
- Aspirational Committee Proposed Potential Spaces (no formal plans developed to date)**  
-Bating Cages, Basketball Courts, Skatepark, Gardens/Greening, Sidewalk Improvements

### TRAFFIC CALMING INTERVENTIONS

via Potrero Hill Traffic Calming Project-2009. (SF MTA)

- Bulb Out (Curb extension technique which reduces crosswalk lengths)
- Gateway
- Median

### LEGEND

- Vehicular Bridge
- Pedestrian Bridge / Pedestrian Bridge (Closed)

03

ASPIRATIONAL PROJECTS



## 03 ASPIRATIONAL PROJECTS

### TOP STRENGTHS AND WEAKNESSES

These were generated by the Green Benefit District Formation Committee during the GBD Visioning Workshop on October 14, 2013.

#### Dogpatch

##### Strengths:

- Creativity
- Human scale
- Friendly neighbors
- Live/work orbit
- Historical architecture
- Large old buildings with artists
- Maker community
- Food
- Transportation hub
- Urban fabric
- Long time home owners
- Access to Water

##### Weaknesses:

- Lack of open space
- Ugly over sized streets
- Poorly maintained sidewalks
- Lack of transit
- Poor Transit
- Village shops and services
- Trash/graffiti/no playground
- Muni bus lot (Divider)
- No walkable grocery
- Missed opportunities for sustainable improvements

#### NW Potrero Hill

##### Strengths:

- Volunteers
- Park extensions
- Existing commercial
- Views of the hills
- Community spirit
- Activated populus

##### Weaknesses:

- Dumping
- Crime
- Homeless
- Noise
- Rush-hour pass-thru traffic
- Lack of parks and walkability
- Scary/dark freeway ramps
- 101 (wall, noise, traffic)
- Single family homes with kids (too busy to participate)
- 101 and Vermont Street



# 03 ASPIRATIONAL PROJECTS

## IDENTITY OF DISTRICT

These keywords were generated via the Green Benefit District Workshop on October 14, 2013.

### Dogpatch

Priority Aspirational Projects/Ideas/Concerns

- Walkability
- Safety/Lighting
- Maximize Small Spaces
- Solar Lighting on Easement
- Prioritize Indiana Bike Route (Connect to 4th Street)
- Mariposa (Improve Walking and Biking)

### NW Potrero Hill

Priority Aspirational Projects/Ideas/Concerns

- 101 Division
- East-West Connections
- Freeway Air-Filtration
- Stormwater Management
- Traffic Calming (at Vermont)
- Walkability + Bikeability
- Prioritizing Potrero Gateway / LOOP Plans
- Proxy SF- Commercial Programs
- Dog Space

The image displays a 3x3 grid of maps, each representing a different aspirational project area. Each map consists of a street grid with a highlighted project area and a corresponding table of project details. The maps are arranged in three rows and three columns. The first row shows projects in the Dogpatch area, the second row shows projects in the NW Potrero Hill area, and the third row shows projects in the NW Potrero Hill area. The maps are annotated with handwritten notes and a table of project details.

**Map 1 (Top Left):** Dogpatch area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

**Map 2 (Top Middle):** Dogpatch area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

**Map 3 (Top Right):** Dogpatch area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

**Map 4 (Middle Left):** NW Potrero Hill area. Handwritten notes include: "ARTS WALK SUNNY", "PALLAS BRIDGE PARK", "PALLE EXTENSION", "ADDITIONAL", "DOG SPACE", "MORE LESS", "FREWAY AIRFILT".

**Map 5 (Middle Middle):** NW Potrero Hill area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

**Map 6 (Middle Right):** NW Potrero Hill area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

**Map 7 (Bottom Left):** NW Potrero Hill area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

**Map 8 (Bottom Middle):** NW Potrero Hill area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

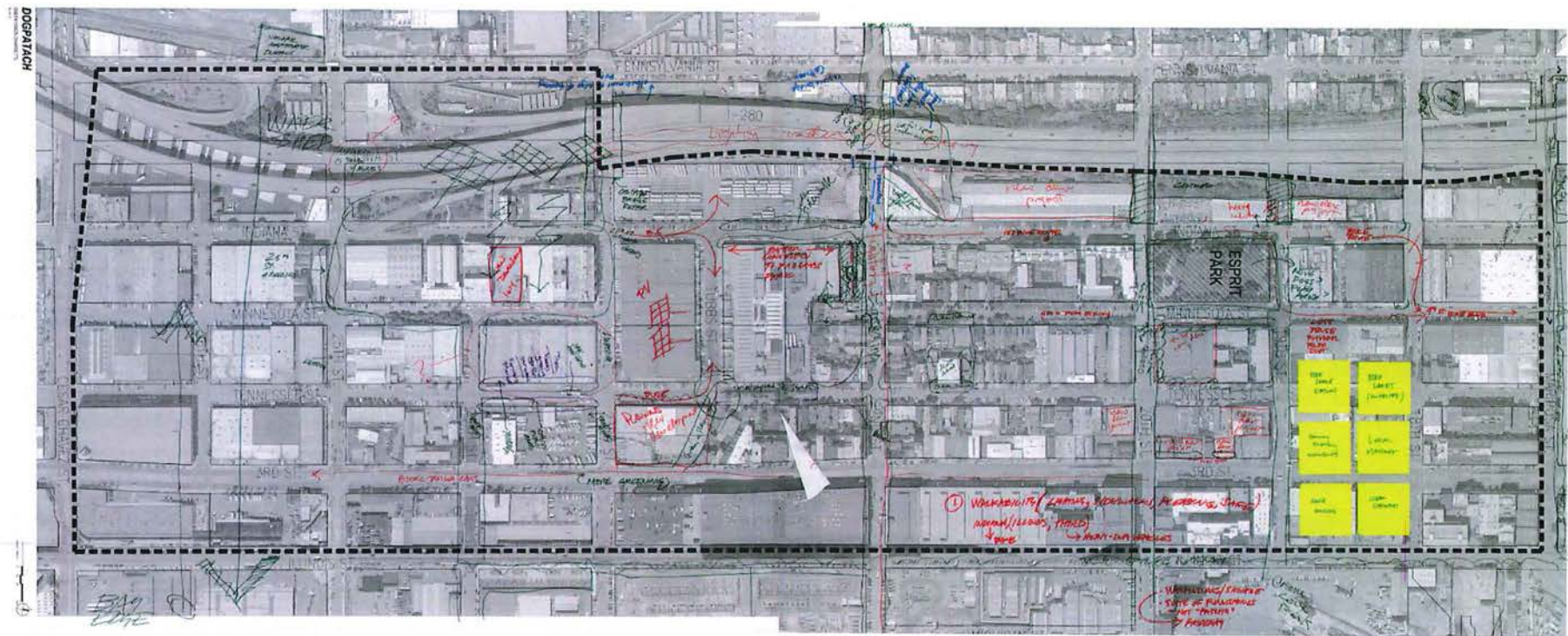
**Map 9 (Bottom Right):** NW Potrero Hill area. Handwritten notes include: "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area", "walk along the Dogpatch area".

### 03 ASPIRATIONAL PROJECTS

#### VISIONING EXERCISE : DOGPATCH (ZONE 1)

The map (pictured) was generated during the Green Benefit District Workshop on October 14, 2013 with the GBD Formation Committee.

Participants were asked to mark ideas for improvement on the aerial photograph.





## 03 ASPIRATIONAL PROJECTS

### DOGPATCH (ZONE 1) VISIONING EXERCISE

These notes were generated via the Green Benefit District Workshop on October 14, 2013. The following is a summary of ideas from the visioning exercise and their corresponding locations.

#### Mapping Exercise Ideas

Bike Share Stations  
 Protected Bike Lanes  
 Local Market  
 Family Friendly Restaurants  
 More Housing  
 Floating Beer Garden  
 Clean Sidewalks  
 Potential Road Diet  
 Wayfinding / Signage (to freeway)  
 Suite of street furnishings (not patchy)  
 More Street Trees  
 Walkability (lighting, sidewalks, pleasing and safe)  
 Minnesota St (good for biking)  
 Move dogs/playground from Esprit Park  
 Connection to Crane Cove Park  
 More greening  
 Green Alleyway  
 Solar Panels  
 Scott House School Greening/Gardens/Sidewalks  
 Green Sidewalks  
 Widen Sidewalks  
 Lighting under 280 Freeway  
 Program space under 280 Freeway  
 Food trucks, dogpark, sheltered market  
 replace Caltrain Bridge  
 Lighting, Greening, Bulbouts, better sidewalks  
 Better Connections to Progress Park  
 Caltrain Bridge Repair  
 Greening  
 Solar Panels (attach to side of freeway?)  
 Lighting  
 Historic Trolley Cars at T-Line  
 Lighting under 280 Freeway  
 Murals at Building  
 Shared public way  
 Trash cleanup, pervious paving, farmers mkt  
 Natural Amphitheater (Dumping)  
 I-280 Columns- Marigold yellow with Murals

#### Location

Various N/S Streets  
 3rd Street  
 19th Street  
 3rd and 23rd  
 Tubbs and Tenn. St.  
 MUNI Building Roof  
 Minnesota between 22nd and 20th  
 Indiana between 22nd and 23rd  
 at 22nd street  
 I-280 at 22nd street  
 22nd and Penn. Streets  
 along 22nd street  
 along Indiana Street  
 23rd Street at I-280  
 23rd Street at Indiana  
 East Side of I-280  
 along 23rd Street  
 3rd Street  
 along 25th Street  
 24th and Tennessee  
 Tenn. Street between 23rd and 24th  
 Tenn. Street between 23rd and 24th  
 Caltrain tunnel at Penn. Street and 25th  
 25th Street at I-280

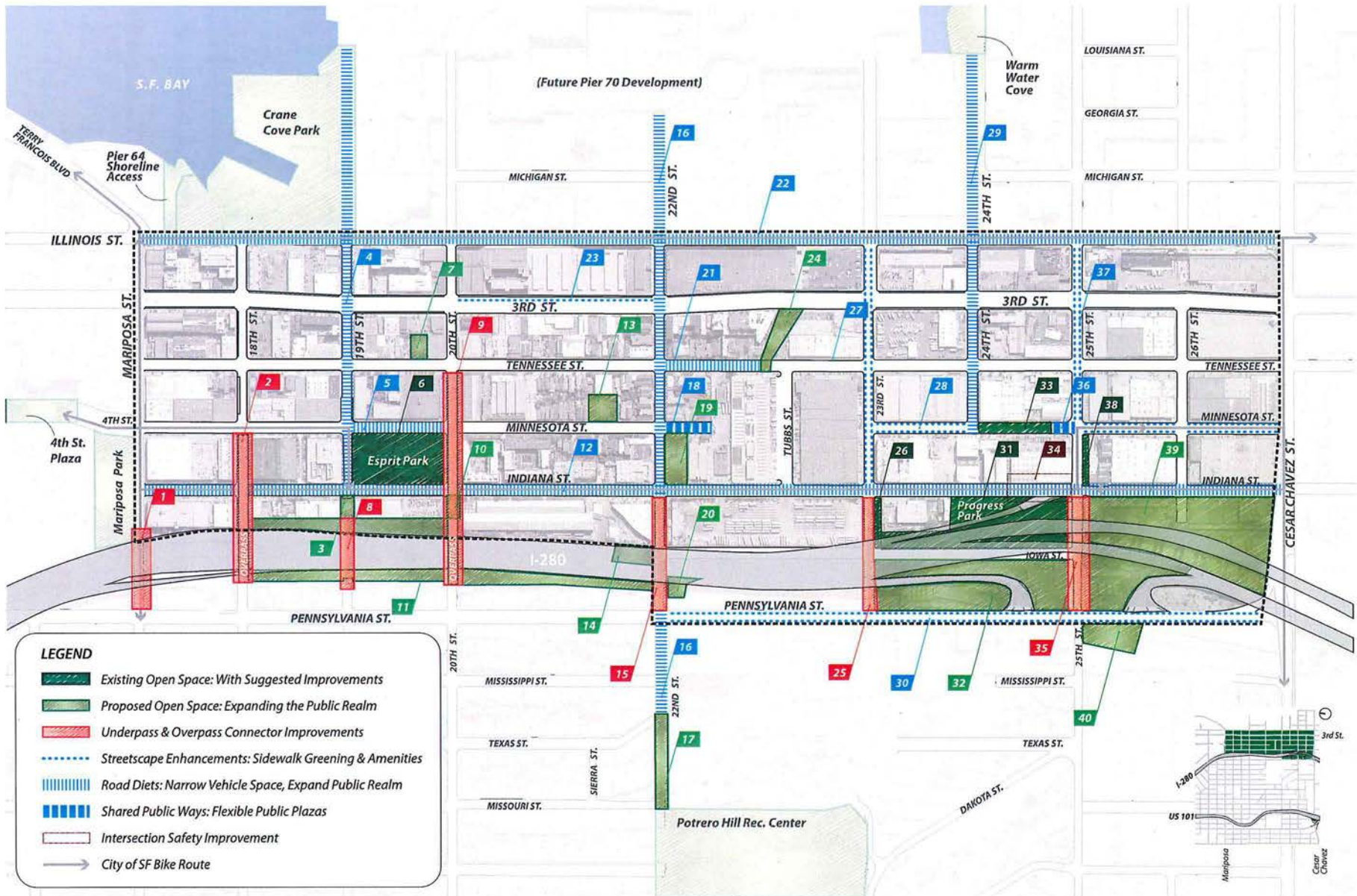
### DOGPATCH (ZONE 1) GREEN VISION PLAN

The subsequent plan and idea inventory are a culmination of these exercises and can serve the GBD as a point of beginning for future neighborhood improvements.

The Vision Plan aims to make stronger east-west connections. The Dogpatch neighborhood is an important interface between Potrero Hill and The Bay, and the plan seeks to reinforce and highlight those connections through improved green spaces and pedestrian amenities. In particular, 19th Street connects Dogpatch to Crane Cove Park, 22nd Street connects Potrero Hill Recreation Center to the future Pier 70 Development, and 24th Street connects Progress Park to Warm Water Cove. These primary east-west connections become both stormwater treatment systems and pedestrian amenities that reinforce the drainage patterns of the site, connecting hilltop to Bay.

The primary north-south connections through the neighborhood for pedestrians and cyclists is Indiana Street, a green spine off of which stem the neighborhood's major open spaces: Progress Park, Esprit Park, Woods Yard Park, and future green spaces. The Vision Plan proposes a "road diet" for Indiana Street, taking advantage of its large right-of-way to create a programmed linear park with amenities that create a network of neighborhood green spaces.

These connections will support green infrastructure improvements. The Vision Plan and ideas herein provide the ingredients for a potential Eco-District. For instance, the overpasses can serve as solar farms, which can power new street and park lighting to provide nighttime safety and illuminated gateways from the west. This would suture the infrastructure and make the I-280 underpass a unique and more welcoming threshold into the neighborhood.



**LEGEND**

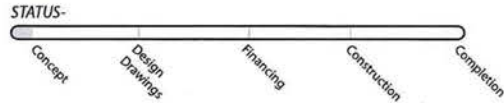
- Existing Open Space: With Suggested Improvements
- Proposed Open Space: Expanding the Public Realm
- Underpass & Overpass Connector Improvements
- Streetscape Enhancements: Sidewalk Greening & Amenities
- Road Diets: Narrow Vehicle Space, Expand Public Realm
- Shared Public Ways: Flexible Public Plazas
- Intersection Safety Improvement
- City of SF Bike Route

**1 Mariposa Gateway**

Provide gateway and enhanced pedestrian streetscape experience with art and light. Design in conjunction with Green Connections SF.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- Planning, Caltrans, DPW

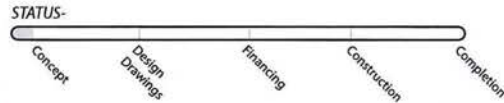


**2 18th St. Overpass Solar Farm**

Install photovoltaic cells on overpass structure to power underpass art installations and neighborhood lighting.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- Planning, Caltrans, DPW

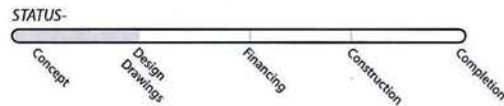


**3 Decompression Plaza**

Planned public plaza will provide cafe seating, event space/stage and public art. Assist in design, programing and maintenance support.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- UP Urban, Build Inc., DPW

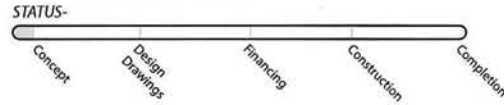


**4 19th St. Road Diet**

Reconfigure parking to allow for more-generous sidewalks, greening, neighborhood social spaces and sustainable infrastructure. Provide pedestrian and bike linkage from Decompression Plaza to Crane Cove Park.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- Planning, Caltrans, DPW

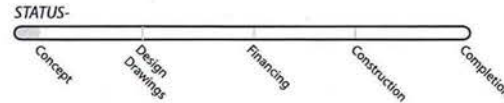


**5 Minnesota St. Road Diet & Esprit Park Expansion**

Reconfigure parking to allow for more generous sidewalks, greening, social spaces and sustainable infrastructure. Expand Esprit Park into streetscape. Provide bike share pod.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, SFRP

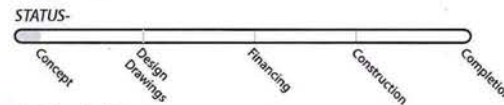


**6 Esprit Park Playground & Dog Park**

Provide adequate space and facilities for Esprit Park's multiple users. Advocate for strategic capital improvements and event programing.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- SFRP

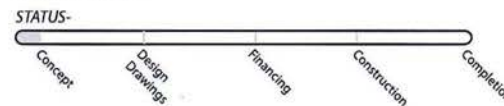


**7 La Scuola Parco**

Work with school to better design their open space to serve the surrounding neighborhood on weekends and holidays. Assist in maintenance and security of the new park.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- SFUSD

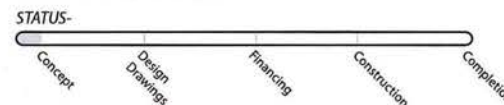


**8 Overlook and Pedestrian Bridge**

Utilize 19th Street dead-end for potential overlook. Design pedestrian bridge over I-280 to land at Decompression Plaza.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, Caltrans, PD

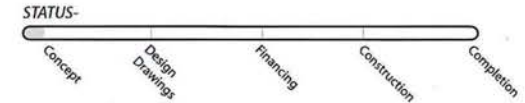


**9 20th St. Overpass Solar Farm**

Install Photovoltaic cells to overpass structure to power underpass art installations.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, Caltrans

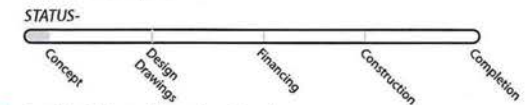


**10 20th St. Underpass Courts**

Install or maintain underpass space providing recreational amenities such as basketball, badminton, tennis and/or handball.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- SFRP, DPW

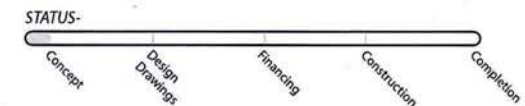


**11 Isaiah Nelson Hanging Gardens**

Provide maintenance and replanting. Extend gardens southward along embankment

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- SFRP, DPW

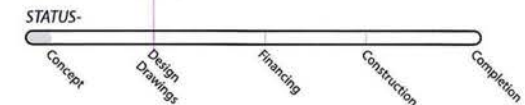


**12 Indiana St. Park Way**

Reconfigure parking to allow for more generous sidewalks, greening, social spaces and sustainable infrastructure. Could be a linear park that links existing and proposed green spaces.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- SFRP, DPW, PD

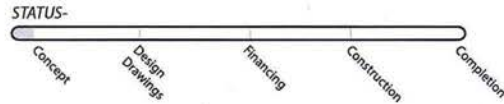


**13 I.M. Scott School Community Garden**

Work with school to better design their open space to serve the neighborhood. Provide community garden plots to serve neighbors and provide educational opportunities to students.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- SFUSD

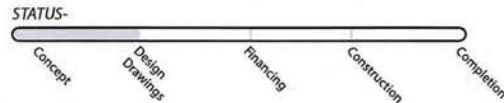


**14 22nd St. Greening Masterplan Improvements**

Provide green infrastructure, bike share pod and parking to support 22nd Street Caltrain Station. Help to implement the 22nd Street Green Masterplan\*.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- Planning, DPW

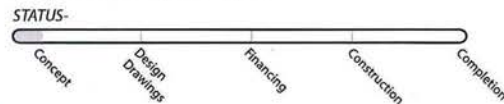


**15 22nd St. Gateway**

Install photovoltaic cells on freeway structure to power underpass art installations and neighborhood lighting. Provide pedestrian enhancements at underpass.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- UP Urban, Build Inc., DPW

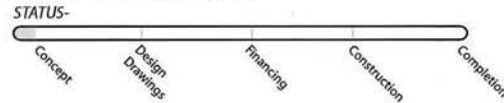


**16 22nd St. Road Diet**

Augment Green Connections SF plan adding greening and streetscape amenities to this vital link. Help to implement 22nd Street Green Masterplan. Expand east to Pier 70 and west to Potrero Hill Rec. Center.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- Planning, Caltrans, DPW

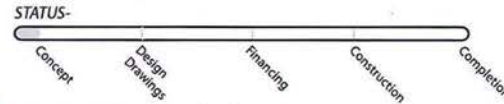


**17 Potrero Hill Stair**

Install stairway, greening and social spaces along this corridor.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, SFRP

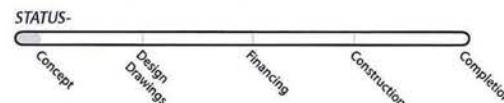


**18 Minnesota St. Shared Public Way**

Create a curbsless plaza street that integrates with surrounding retail and Woods Yard Park while providing limited vehicle access. (See also 19)

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, SFRP, Developers

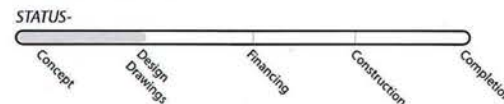


**19 Woods Yard Park**

Implement park improvements proposed in the 22nd Street Greening Masterplan. Integrate design and program with Minnesota Shared Public Way (see 18).

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, SFMTA

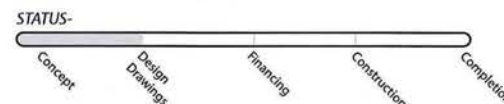


**20 Caltrain Station Improvements**

Provide increased lighting and greening at station steps and integration of gateway overpass (see 15). Help to implement the 22nd Street Green Masterplan.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- Caltrain, Caltrans, PD

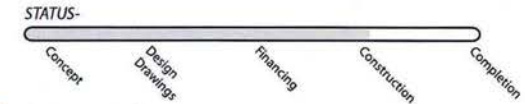


**21 Angel Alley**

Reconfigure street to provide more generous sidewalks, greening and green infrastructure improvements. Provide strong linkage to 1201 Tennessee Park (see 24).

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, PD, MTA, SFPA



**22 Illinois Road Diet**

Reconfigure parking and rail infrastructure to provide better pedestrian and bicycle conditions. Augment Green Connections SF and Blue Greenway Plans with greening and streetscape amenities.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- DPW, PD

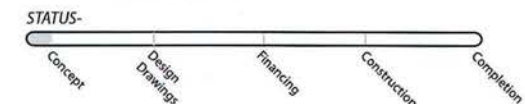


**23 American Industrial Center Living Innovation Zone**

Provide sidewalk greening and pedestrian amenities that extend the unique culture of the A.I.C. onto 3rd Street--could be custom innovative site furnishings and temporary info and market kiosks.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- SFRP, DPW, SFMOCI

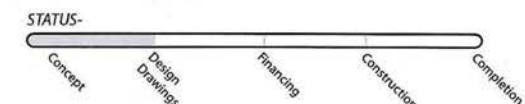


**24 1201 Tennessee Passage**

Initiate maintenance, programming and security efforts for this new linear park space.

ROLE-  
 Lead  Initiate  Assist  Advocate

PARTNERS- AIG Capital, DPW



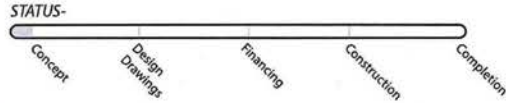
\*New design projects on and adjacent to 22nd Street should build upon the efforts of the 22nd Street Green Masterplan in form, materiality and site elements to create a unified district identity.

**25 23rd St. Gateway**

Accentuate the gateway with lighting and art to improve pedestrian experience and safety.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Caltrans, DPW

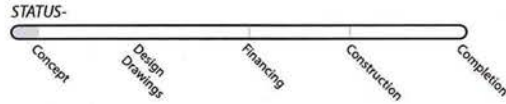


**26 23rd St. Greening**

Provide maintenance and expansion of greening efforts. (See also 27)

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW

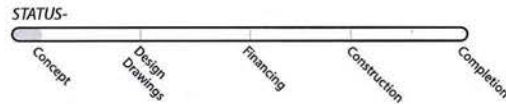


**27 23rd St. Enhancements**

Provide streetscape improvements including amenities and sidewalk greening.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW

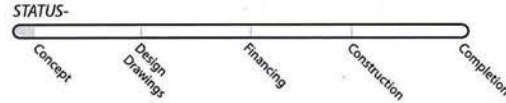


**28 Minnesota Street Enhancements**

Provide Streetscape improvements including amenities and sidewalk greening. Improvements will provide strong link to Minnesota Grove.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW

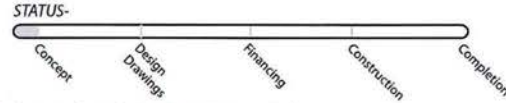


**29 24th St. Road Diet**

Reconfigure street to allow for more generous sidewalks, greening, neighborhood social spaces and sustainable infrastructure. Provide a strong connection between Progress Park & Warm Water Cove.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW, PD

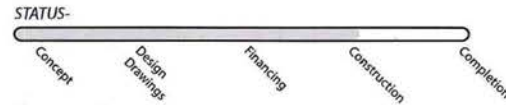


**30 Pennsylvania St. Streetscape Enhancement**

Provide streetscape improvements including amenities and sidewalk greening.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW, SFPA, MTA

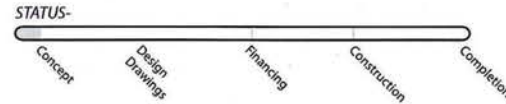


**31 Progress Park**

Provide maintenance, program and security efforts to ensure continued vitality of park.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- SFRP



**32 Progress Park Expansion**

Advocate for neighborhood serving open space adjacent to I-280 off/on ramps.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Caltrans

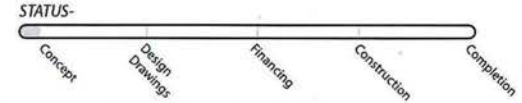


**33 Minnesota Grove**

Provide maintenance and safety initiatives for park. Advocate for potential shared public way interface (see 36).

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW, PD, Developers

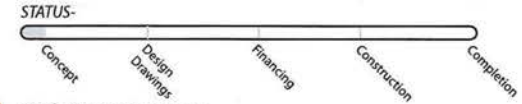


**34 Indiana and 25th St. Traffic Calming**

Provide pedestrian and bicycle safety improvements to this intersection and on-ramp.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW, Caltrans

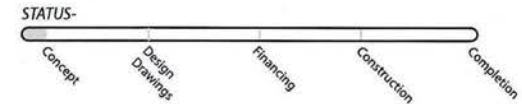


**35 25th Street Gateway**

Accentuate the gateway with lighting and art to improve pedestrian experience and safety. Provide pedestrian crossings to link potential under-freeway open spaces.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW, Caltrans



**36 Minnesota Shared Public Way**

Create a curbless plaza street that expands Minnesota Grove into the R.O.W., limiting vehicle traffic.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Developers, DPW



\*New design projects on and adjacent to 22nd Street should build upon the efforts of the 22nd Street Green Masterplan in form, materiality and site elements to create a unified district identity.

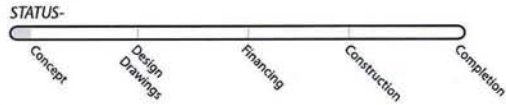


**37 25th St. Enhancements**

Provide streetscape improvements including amenities and sidewalk greening.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW

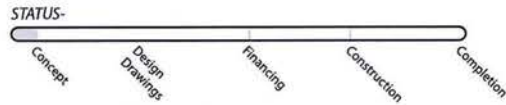


**38 25th St. Greening**

Provide maintenance and expansion of greening efforts (See also 37).

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW

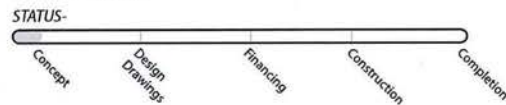


**39 Progress Park Expansion**

Advocate for neighborhood serving open space beneath I-280.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Caltrain

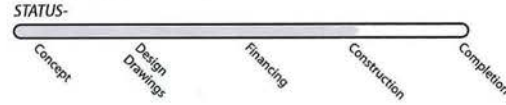


**40 Tunnel Top Park**

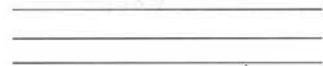
Advocate for neighborhood serving open space improvements above Caltrain tunnel portal.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW

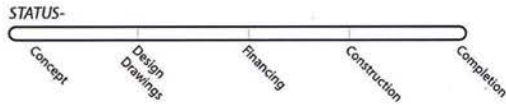


**41**



ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS-

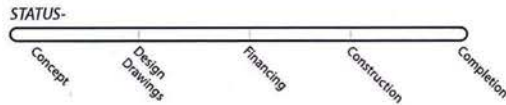


**42**



ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS-



**LEGEND**

**ROLES**

**Lead**

GBD assumes leadership responsibilities for seeing the project / initiative through from beginning to end. Implementation steps may include:

- Fundraising
- Project management
- Hiring of consultants

**Initiate**

GBD advances the project / initiative by leading the initial steps of the process and handing off leadership to the appropriate party. Implementation steps may include:

- Initial fundraising
- Leading required further study / analysis to establish the project requirements
- Outreach to potential project managers / leaders and coordination of responsibilities and guidelines for completion
- Assistance in fundraising, endorsement and approval

**Assist**

GBD can lend support to project leaders of existing planning / design project.

**Advocate**

GBD endorses the initiative, advocates it in the public forum and planning and development opportunities, and recommends it to potential project leaders.

**ABBREVIATIONS**

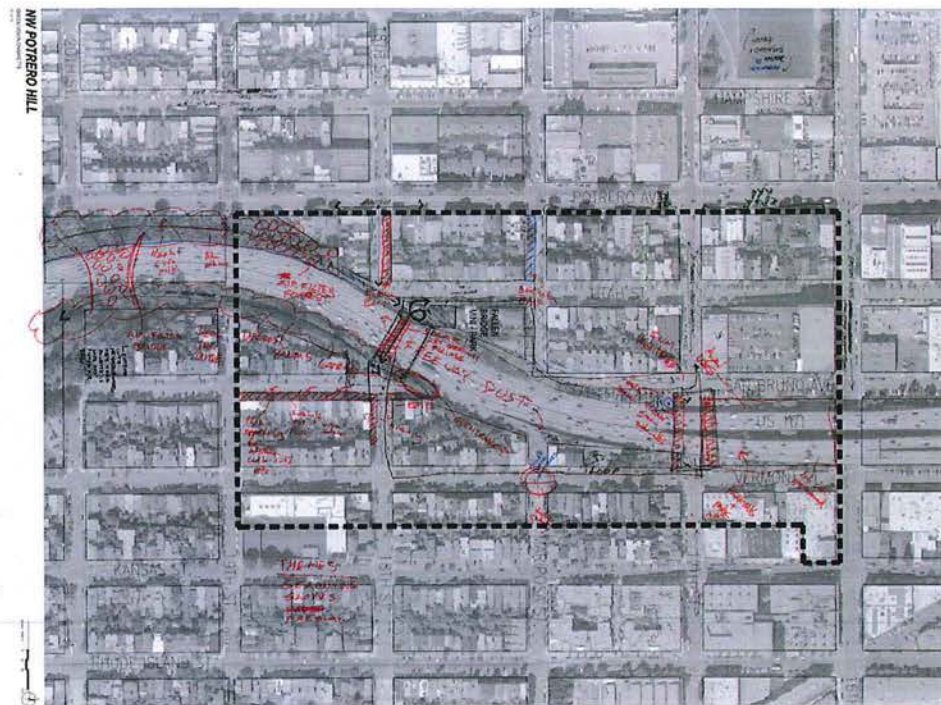
Caltrans	California Department of Transportation
DPW	Department of Public Works
MUNA	Mariposa-Utah St. Neighborhood Association
PD	City of San Francisco Planning Department
SFAC	San Francisco Arts Commission
SFMTA	San Francisco Municipal Transportation Agency
SFMOI	San Francisco Mayor's Office of Innovation
SFRP	San Francisco Recreation and Park
SFUSD	San Francisco Unified School District

### 03 ASPIRATIONAL PROJECTS

#### VISIONING EXERCISE : NW POTRERO HILL (ZONE 2)

The map (pictured) was generated during the Green Benefit District Workshop on October 14, 2013 with the GBD Formation Committee.

Participants were asked to mark ideas for improvement on the aerial photograph.



## 03 ASPIRATIONAL PROJECTS

### NW POTRERO HILL (ZONE 2) VISIONING EXERCISE

These notes were generated via the Green Benefit District Workshop on October 14, 2013. The following is a summary of ideas from the visioning exercise and their corresponding locations.

#### Mapping Exercise Ideas

Lighting and Programming/Retail  
 Layer parking, stormwater management, greening  
 Parking and park  
 Stormwater management Best Management Practices  
 Eating/gathering space  
 Activate green sidewalks  
 Bicycle safety stop  
 LOOP Plan  
 Traffic Calming  
 Sidewalk BMP (utilize curb cuts, topography)  
 Sidewalk greening  
 Biofiltration  
 Biofiltration  
 Freeway Dust Filtering  
 Air Filter Tree Forest  
 Forest (art, up lighting, gateway elements, various species: palms)  
 Pedestrian Bridge beautification (art, planting, lighting)  
 Event/Gathering space  
 Stormwater BMP  
 Sidewalk greening  
 THEMES: Serpentine Soils, Slopes, Freeway  
 Air filter Forest land bridge  
 Extend Air Filter Forest into neighborhoods via street trees  
 Pedestrian/Bike trail  
 Potrero Ave Sidewalk upgrades

#### Location

Under 101 @ 17th  
 Under 101 @ 17th  
 Under 101 @ 17th  
 San Bruno and 17th  
 San Bruno & 17th  
 Under 101 @ 17th  
  
 17th and Vermont, San Bruno  
 US 101 offramp @ Mariposa  
 US 101 offramp @ Mariposa  
 San Bruno between 18th and 19th  
 San Bruno between 18th and 19th  
 Mariposa between Utah and Potrero  
 18th between Utah and Potrero  
 US 101  
 Adjacent to US 101  
 Adjacent to US 101  
 18th and US 101  
 San Bruno and 18th  
 San Bruno and 18th  
 18th between San Bruno and Vermont  
 n/a  
 19th and US 101  
 various  
 Westside of US 101  
 between 16th and Mariposa

### NW POTRERO HILL (ZONE 2) GREEN VISION PLAN

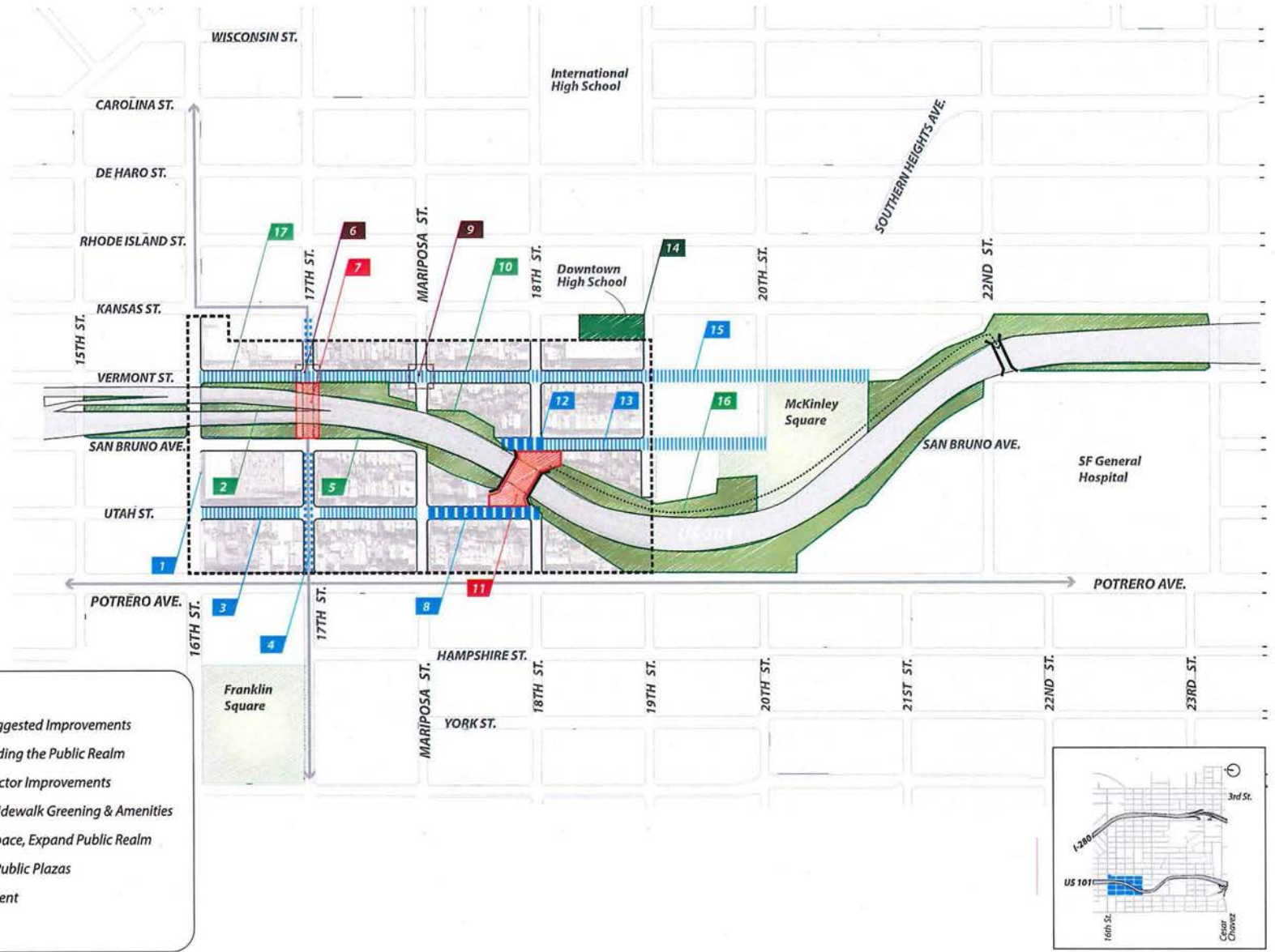
The subsequent plan and idea inventory are a culmination of these exercises and can serve the GBD as a point of beginning for future neighborhood improvements.

More so than Zone 1, Zone 2 is literally divided in half by US-101. The primary goal of the Green Vision Plan is to suture that divide and better link the neighborhoods east to west. To achieve this, the Vision Plan proposes to widen the pedestrian bridge crossing over US-101, creating a larger, unifying park that combines Falling Bridge and Benches Park into a bridging neighborhood amenity. The Plan also takes advantage of the Caltrans easement along US-101 by proposing a Potrero Air Filter Forest, where carefully selected vegetation filters particulate matter from freeway pollution. Within the Forest, a trail system connects the future Potrero Bridge Park with McKinley Square and the 22nd Street Pedestrian Cycle bridge, expanding the neighborhood LOOP Plan from 17th Street all the way to 22nd Street.

Like Zone 1, these connections will support green infrastructure improvements. The Vision Plan and ideas herein provide the ingredients for a potential Eco-District. For instance, the overpasses can serve as solar farms, which can power new street and park lighting to provide nighttime safety and illuminated gateways. This would suture the infrastructure and make the US-101 underpass a unique and welcoming threshold into the neighborhood.

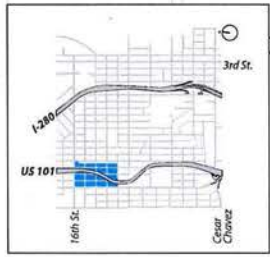
The Vision Plan proposes a "road diet" for San Bruno Avenue and Utah Street, which connect the future Potrero Bridge Park to McKinley Square, as well as Vermont Street, which links the LOOP park to McKinley Square. In each of these cases, the space taken up by perpendicular parking can be replaced by neighborhood green spaces, forming a network linear parks.





**LEGEND**

- Existing Open Space: With Suggested Improvements
- Proposed Open Space: Expanding the Public Realm
- Underpass & Overpass Connector Improvements
- Streetscape Enhancements: Sidewalk Greening & Amenities
- Road Diets: Narrow Vehicle Space, Expand Public Realm
- Shared Public Ways: Flexible Public Plazas
- Intersection Safety Improvement
- City of SF Bike Route

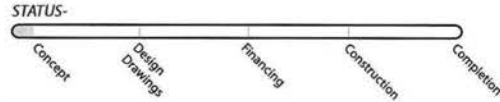


**1 Urban Canvas Project**

Work with local artists and light industry business owners, such as UPS, to transform blank industrial walls into a neighborhood public gallery.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Developers, SFAC

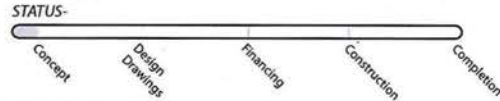


**2 The LOOP Gateway Expansion**

Develop neighborhood-serving programs such as Off the Grid mobile food site, event space, or dog park. Extend the Potrero Air Filter Forest here (see 10).

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- MUNA, Caltrans, DPW

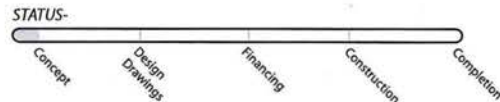


**3 Utah St. Road Diet**

Reconfigure head-in parking to allow for more generous sidewalks, greening, neighborhood social spaces, and sustainable infrastructure.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- PD, DPW

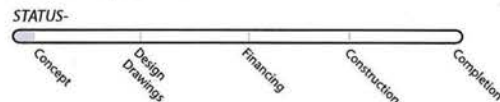


**4 17th St. Boulevard**

Augment Planning's Green Connections SF study adding greening and streetscape amenities to enhance the project.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- PD, DPW

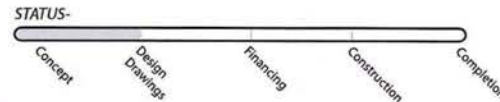


**5 The LOOP Gateway Park**

Implement plans for maintenance and improvements to Gateway Park. Potrero Air Filter Forest can continue through the park (see 10).

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- MUNA, Caltrans, DPW, SFRP

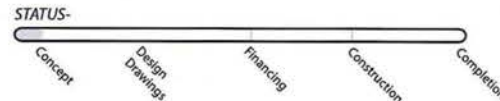


**6 Vermont & 17th Traffic Calming**

Increase pedestrian and bike safety at this intersection.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW, SFMTA

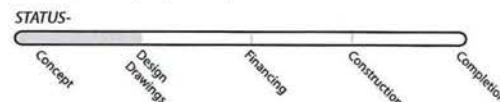


**7 The LOOP Gateway Connector**

Accentuate the gateway with art and light. Photovoltaic cells mounted to the overpass above generate power for underpass light art. Implement the LOOP proposal for underpass improvements.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- MUNA, PD, Caltrans, DPW

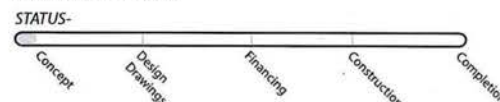


**8 Utah St. Shared Public Way**

Create a curbless plaza street that expands Fallen Bridge Park into the R.O.W. Vehicle traffic is limited to local access only. Design in conjunction with Potrero Bridge Park (see 11).

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- MUNA, DPW

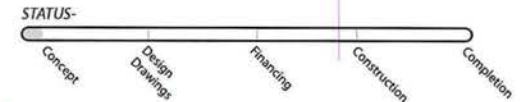


**9 Vermont & Mariposa Traffic Calming**

Increase pedestrian and bike safety at this intersection.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- DPW, Caltrans, SFMTA

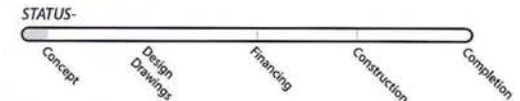


**10 Potrero Air Filter Forest**

Replant the US 101 easement with trees that filter particulate matter and clean the neighborhood air.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Caltrans

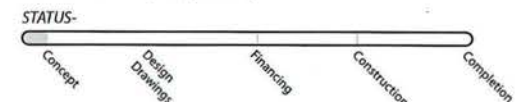


**11 Potrero Bridge Park**

Widen the bridge crossing over US 101 and better link east and west neighborhoods. Expansion design would incorporate Falling Bridge and Benches Parks into a cohesive new neighborhood park.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- MUNA, DPW, Caltrans, SFRP

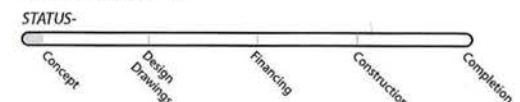


**12 San Bruno Ave. Shared Public Way**

Create a curbless plaza street that expands Benches Park into the R.O.W. Vehicle traffic is limited to local access only. Design in conjunction with Potrero Bridge Park (see 11).

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- MUNA, DPW

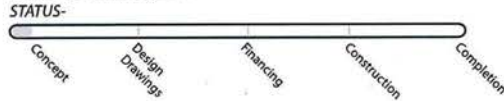


**13 San Bruno Ave. Road Diet**

Reconfigure head-in parking to allow for more generous sidewalks, greening, neighborhood social spaces, and sustainable infrastructure. San Bruno Avenue can become a green connector linking Benches Garden with McKinley Square.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Planning, DPW

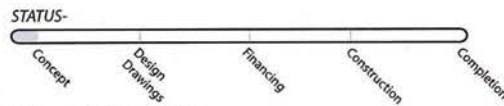


**14 Downtown High School Park**

Work with high school to better design their openspace to serve the broader community on weekends and holidays. GBD can also assist in the maintenance and security of the new park.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- SFUSD

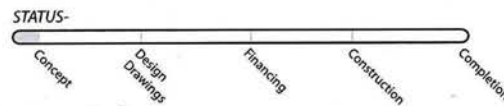


**15 Vermont St. Road Diet**

Reconfigure head-in parking to allow for more generous sidewalks, greening, neighborhood social spaces, and sustainable infrastructure.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Planning, DPW

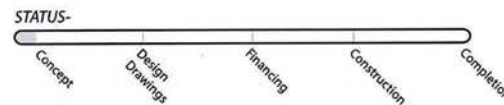


**16 Potrero Trail**

Incorporate a trail into the Potrero Air Filter Forest (see 10) to connect Fallen Bridge Park to McKinley Square, and 22nd Street pedestrian bridge.

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS- Caltrans

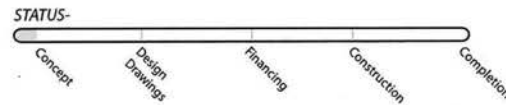


**17 Activation of Parking Lot**

Activate the existing parking lot under the Highway 101 overpass bordered by 16th St, San Bruno Ave, 17th St, and Vermont St. Potential uses include basketball court, skate park, or flexible open space.

ROLE-  Lead  Initiate  Assist  Advocate

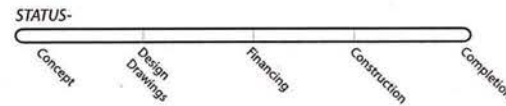
PARTNERS- DPW, Caltrans, UPS, SFPA



**18**

ROLE-  Lead  Initiate  Assist  Advocate

PARTNERS-



**LEGEND**

**ROLES**

**Lead**

GBD assumes leadership responsibilities for seeing the project / initiative through from beginning to end. Implementation steps may include:

- Fundraising
- Project management
- Hiring of consultants

**Initiate**

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**Assist**

GBD can lend support to project leaders of existing planning / design project.

**Advocate**

GBD endorses the initiative, advocates it in the public forum and planning and development opportunities, and recommends it to potential project leaders.

**ABBREVIATIONS**

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