

File No. 101201

Committee Item No. 4
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: September 29, 2010

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Ethics Form 126 |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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OTHER

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|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Civic Center Community Benefit District</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Management Plan</u> |
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Completed by: Victor Young

Date: September 24, 2010

Completed by: Victor Young

Date: _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

1 [Petitions for City Parcels to Form the Proposed Civic Center Community Benefit District]

2
3 **Resolution authorizing the Mayor to cast petitions in the affirmative for formation of the**
4 **proposed Civic Center Community Benefit District, to sign on behalf of the City and**
5 **County of San Francisco as the owner of certain parcels of real property that would be**
6 **subject to assessment in the proposed property and business improvement district to**
7 **be named the Civic Center Community Benefit District.**

8
9 WHEREAS, The Property and Business Improvement Law of 1994 (California Streets
10 and Highways Code Sections 36600 *et seq.*) as augmented by Article 15 of the San Francisco
11 Business and Tax Regulations Code, authorizes formation of business and property
12 improvement assessment districts; and,

13 WHEREAS, Pursuant to petitions filed by property and business owners in various parts
14 of the City, following public hearing and balloting, the Board of Supervisors has previously
15 established eleven such assessment districts in various areas of San Francisco; and,

16 WHEREAS, The Civic Center Community Benefit District Steering Committee has now
17 asked that the City and County of San Francisco sign petitions for parcels it owns in the Civic
18 Center area, requesting that Board of Supervisors adopt a Resolution declaring the intention
19 of the Board of Supervisors to establish a property-based business improvement district
20 (community benefit district) to be known as the "Civic Center Community Benefit District" and
21 order the levy and collection of a multi-year assessment on identified parcels in the district,
22 with all appropriate notices, hearing and balloting to follow; and,

23 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
24 within an assessment district that are owned or used by any government agency, the State of
25 California or the United States shall not be exempt from assessment unless the agency can

1 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
2 receive no special benefit; and,

3 WHEREAS, The City and County of San Francisco owns certain parcels of real
4 property within the proposed assessment district, the details of which are set forth in a
5 spreadsheet entitled "Proposed Assessments for City Owned Parcels in the Proposed Civic
6 Center Community Benefit District " on file with the Clerk of the Board of Supervisors in File
7 No. 101201, which is hereby declared to be a part of this Resolution as if set forth fully
8 herein; and,

9 WHEREAS, The City owns additional real property within the proposed assessment
10 district that is subject to the exclusive jurisdiction and control of certain City departments, such
11 as the San Francisco Public Utilities Commission, the War Memorial Board of Trustees, and
12 the Asian Art Museum Commission (the "Other Property"); and,

13 WHEREAS, The City-owned parcels (not including the Other Property) are listed as
14 follows, showing the street address for each, Assessor's lot and block number,
15 name/description of building, proposed assessment amount for each, and the percent of the
16 total proposed assessments for the District that each parcel would be assessed (which is the
17 corresponding weight to be afforded the City's signature on the petition to establish the Civic
18 Center CBD):

19 //
20 //
21 //
22 //
23 //
24 //
25 //

ADDRESS	LOT / BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT	% OF TOTAL CBD BUDGET
101 Grove Street	0811 001	Dept. of Public Health	\$11,055.65	1.50%
155 Grove Street	0811 016	Art Commission Gallery	\$991.98	0.13%
240 Van Ness Ave.	0811 019	Vacant Building	\$929.88	0.13%
165 Grove Street	0811 021	Art Commission - Vacant Lot	\$991.98	0.13%
150 Grove Street	0812 001	Bill Graham Auditorium	\$25,217.34	3.42%
30 Van Ness Ave.	0835 004	City Office Building	\$12,082.3	1.64%
100 Larkin Street	0354 001	SF Main Public Library	\$21,397.01	2.91%
1 So Van Ness Ave.	3506 001	City Office Building	\$24,586.01	3.34%
1 Dr. Carlton B Goodlett Place	0787 001	City Hall	\$37,220.62	5.05%
Civic Center Plaza, Civic Center Garage	0788 001	Recreation & Park Dept.	\$32,154.22	4.37%
25 Van Ness Ave.	0834 004	City Office Building	\$10,272.83	1.39%

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

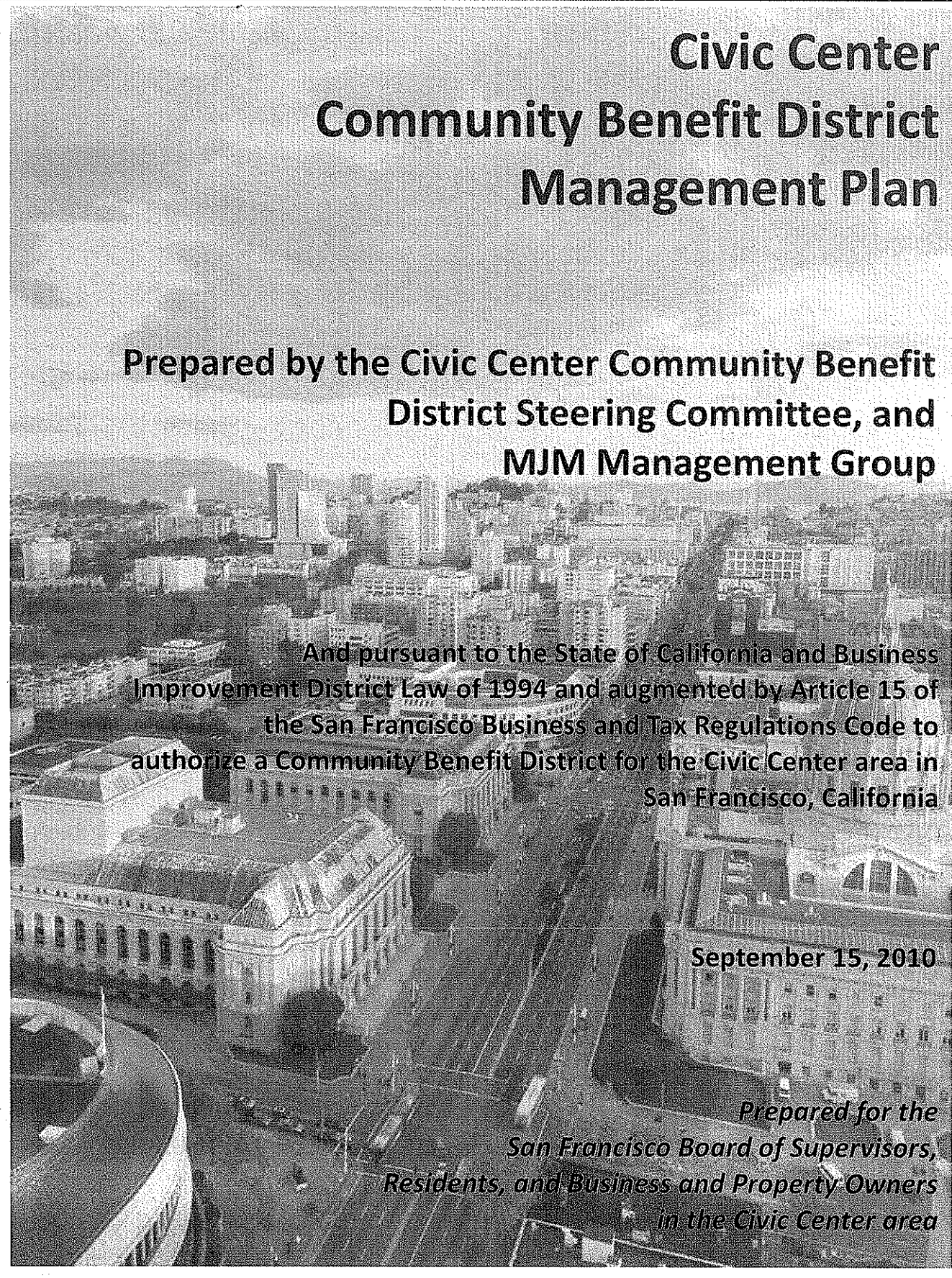
RESOLVED, That the Mayor is hereby authorized to submit any and all assessment petitions in the affirmative for the above-listed parcels of real property (which list does not include the Other Property) owned by the City and County of San Francisco that would be subject to assessment in the proposed property and business improvement district to be named the Civic Center Community Benefit District; and, be it

1 RESOLVED, That the Board encourages any City department that has exclusive
2 jurisdiction over the Other Property to submit any and all assessment petitions in the
3 affirmative; and, be it

4 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
5 of this Resolution to be delivered to the Civic Center Community Benefit District Steering
6 Committee, to the City departments with jurisdiction over the Other Property, and to the
7 Mayor's Office of Economic and Workforce Development.

City & County of San Francisco	"Proposed Assessments for City Owned Parcels in the Proposed Civic Center Community Benefit District"											% of Total Budget
Address	Lot/Block	Bldg. Sq. Ft.	Lot Sq. Ft.	Property Owner	Jurisdiction for Voting	Name/Description of Building	Assessment \$					
Departments Board of Supervisors Jurisdiction												
101 GROVE ST	0811 001	104,000	24,811	CITY & COUNTY OF SF	Board of Supervisors	Dept. of Public Health	\$ 11,055.65					1.5
155 GROVE ST	0811 016	4,163	4,186	CITY & COUNTY OF SF	Board of Supervisors	Art Commission Gallery	\$ 991.98					0.13
240 VAN NESS AVE	0811 019	15,950	5,449	CITY & COUNTY OF SF	Board of Supervisors	Vacant Building	\$ 929.88					0.13
165 GROVE ST	0811 021	0	4,116	CITY & COUNTY OF SF	Board of Supervisors	Art Commission - Vacant Lot	\$ 991.98					0.13
150 GROVE ST	0812 001	312, 870	113,434	CITY & COUNTY OF SF	Board of Supervisors	Bill Graham Auditorium	\$ 25,217.34					3.42
30 VAN NESS AVE	0835 004	180,939	38,123	CITY & COUNTY OF SF	Board of Supervisors	City Office Building	\$ 12,082.30					1.64
100 LARKIN ST	0354 001	376,000	90,256.00	CITY & COUNTY OF SF	Board of Supervisors	SF Main Public Library	\$ 21,397.01					2.91
1 SOUTH VAN NESS AVE	3506 001	656,844	65,000	CITY & COUNTY OF SF	Board of Supervisors	City Office Building	\$ 24,586.01					3.34
1 Dr. Carlton B Goodlet Place	0787 001	543,611	237,598.00	CITY & COUNTY OF SF	Board of Supervisors	City Hall	\$ 37,220.62					5.05
Civic Center Plaza, Civic Center Garage												
	0788 001	355,674	255,231.00	RECREATION & PARK DEPARTMENT	Board of Supervisors	RECREATION & PARK DEPARTMENT	\$ 32,154.22					4.37
25 Van Ness												
	0834 004	130,000	19,740	CITY & COUNTY OF SF	Board of Supervisors	City Office Building - Formerly owned by Security Pacific Bank	\$ 10,272.83					1.39
Subtotal BOS Depts												
Departments Enterprise & Exclusive Jurisdiction Under Charter												
525 GOLDEN GATE AVE	0766 001	277,511	21,780.00	CITY & COUNTY OF SF - PUBLIC UTILITIES	PUC	Vacant, Will be new PUC building	\$ 6,982.34					0.95
360 GROVE ST	0792 029	213,564	43,950	CITY AND COUNTY OF SF - SF PARKING AUTHORITY	SFMTA/Parking Authority BOARD	Performing Arts Garage	\$ 9,001.49					1.22
201 VAN NESS AVE & 270 - 290 HAYESS ST	0810 001	229,500	105,802	CITY & COUNTY OF SF	War Memorial Board	Davies Symphony Hall & Zellerbach	\$ 18,985.55					2.58
301 VAN NESS + 459 VAN NESS	0786A001	533,200	238,682	CITY & COUNTY OF SF	War Memorial Board	Opera House + Veteran's Buidlm	\$ 37,286.02					5.06
45 HYDE ST	0353 001	185,000	90,256.00	CITY & COUNTY OF SF	Asian Art Commission	Asian Art Museum	\$ 15,725.21					2.14
Subtotal Enterprise Depts												
Total at City Parcels												
							\$ 249,135.22					35.96

City & County of San Francisco			
Proposed Assessments for City Owned Parcels in the Proposed Civic Center Community			
Summary Civic Center CBD	Total Annual Assessment \$	% Vote	10 Year Total Assessment
City Departments - BOS Jurisdiction	\$ 176,899.82	24.01	1,788,988.20
Enterprise Dep/War Memorial	\$ 72,235.40	11.95	722,354.00
Total City Parcels	\$ 249,135.22	35.96	2,491,352.20
Total Private Parcels and State Parcels	\$ 487,264.78	64	4,872,647.80
District Assessment Total	\$ 736,400.00	100.00	7,364,000.00

An aerial, black and white photograph of the San Francisco Civic Center area. The image shows a dense urban landscape with various buildings, including a prominent circular structure in the lower-left foreground. The background features a hazy view of the city's hills and skyline.

Civic Center Community Benefit District Management Plan

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

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

September 15, 2010

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

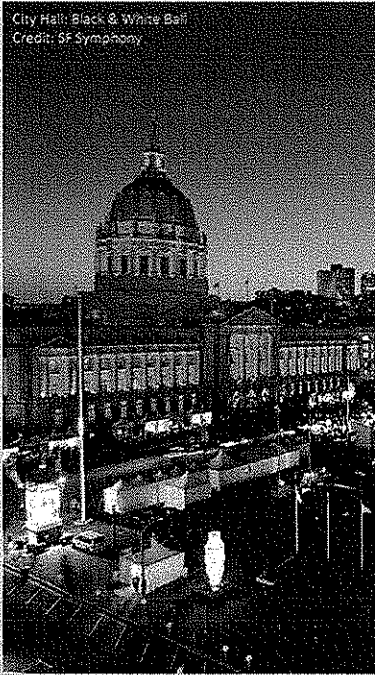


Table of Contents

1. The Civic Center Community Benefit District (CBD) Overview.....2

2. Why Form the Civic Center CBD?3

3. What is a Community Benefit District?5

4. Boundary and Map.....7/8

5. Service Plan.....9

6. Budget.....15

7. Assessments and Assessment Methodology.....17

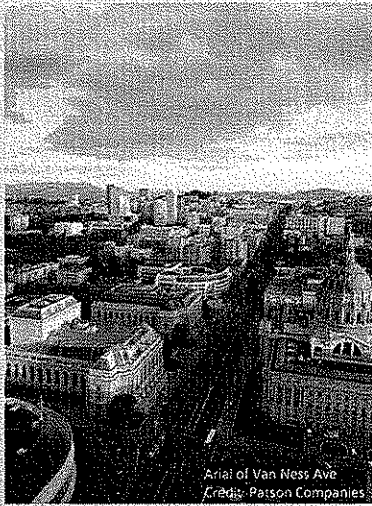
8. Timeline for Implementation.....21

9. Civic Center CBD Governance.....23

10. Continuation of City Services.....25

Appendix 1 – Proposed Assessment Role Sorted by Assessor’s
Parcel Number.....28

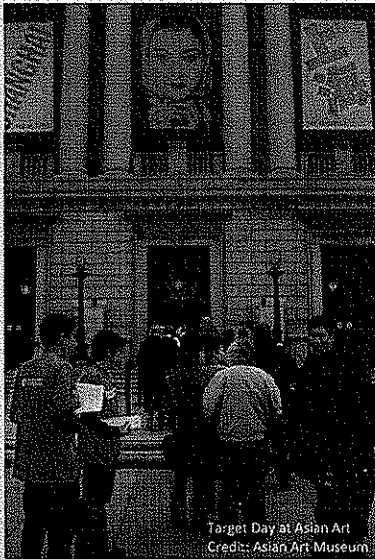
1. The Civic Center Community Benefit District (CBD) Overview



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

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

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



Target Day at Asian Art
Credit: Asian Art Museum

2. Why form the Civic Center Community Benefit District?

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

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

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

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

Since the Loma Prieta earthquake, nearly one billion dollars has been invested in the refurbishment and construction of new public

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

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

In May 2009, the Friends of the Library funded by a grant from the Office of Workforce and Economic Development (OWED) contracted with MJM Management Group to investigate the possible creation of a CBD in the Civic Center neighborhood. Even earlier in 2009, property owners and others interested in forming a CBD formed the Civic Center CBD Steering Committee. Since that time, the 25 member Steering Committee, with the assistance of MJM and OWED, conducted extensive outreach to the community and property owners, including property owner meetings, community meetings, and one-on-one meetings. The Steering Committee mailed two surveys to property owners, and held nine meetings with property owners on the following dates:

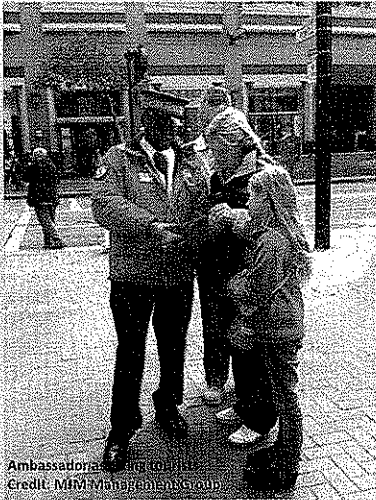
May 7, 2009
December 3, 2009
March 3, 2010
March 24, 2010
April 7, 2010
April 21, 2010
May 18, 2010
June 16, 2010
August 4, 2010

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

April 20, 2010 & April 27, 2010

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

3. What is a Community Benefit District (CBD)



Ambassadors going to a job
Credit: MIM Management Group



Maintenance Worker
Credit: MIM Management Group

A CBD provides essential services such as safety, cleaning and maintenance and activation to supplement and complement those provided by local government. (Called Business Improvement Districts or BIDs in many communities, in San Francisco most are called Community Benefit Districts or CBDs.) Today there are over 450 such districts in the United States, with ten in San Francisco alone, formed in recent years as local communities respond to declining municipal budgets and services. While local governments provide a baseline level of service, property owners have realized that in order to create a truly positive and unique experience for visitors they need to invest in their neighborhoods beyond what the City provides and organize themselves into a productive coalition that advocates and invests in the betterment of their district.

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

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

These laws include provisions that in San Francisco:

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

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

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



4. Civic Center Community Benefit District Boundary

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

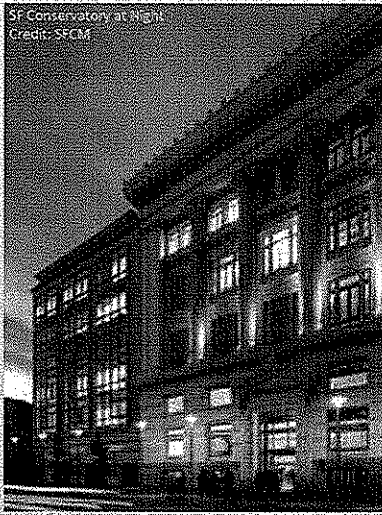
4.1 Zones. There are three zones with differing levels of services:

- **Zone 1.** This is the area generally from the north side of McAllister Street to the south side of Turk Street, from Larkin Street in the east where it adjoins the Tenderloin Community Benefit District, to the properties on the west side of Franklin Street, extending south to include the Ballet building midway in the block between Fulton and Grove streets.
- **Zone 2.** This zone generally includes the Civic Center Plaza, the Asian Art Museum, the Main Library, Bill Graham Auditorium, Symphony Hall, the Opera House, the War Memorial Building, the Performing Arts Garage, and properties along Grove, Ivy, and Hayes streets west to Gough Street, and properties on both sides of Van Ness Avenue extending south to Market Street.
- **Zone 3.** This zone includes the areas along Polk Street south of Lech Walesa Street, Fox Plaza, Fell, Hickory, and Oak streets west to Franklin Street, and both sides of Market Street from Ninth Street to Franklin Street.

The precise list of properties included in the District and in each zone is found in Appendix 1: Proposed Assessment Roll Sorted by Assessor's Parcel Number.



CIVIC CENTER CBD
MJM MANAGEMENT GROUP



5. Service Plan

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

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

- **ADVOCACY**

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

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

Other tasks the Executive Director will undertake include:

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

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

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

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

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

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

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

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

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

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

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

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

Furthermore, adding beauty to a community can often add value and often consists of simple touches. One of the most effective is a program of providing and maintaining hanging flower baskets at key intersections and entry points of the district. This has been done with great effectiveness in various neighborhoods around the city including around City Hall and some of the other City buildings but not necessarily yet throughout the district. It adds a special liveliness through colorful seasonal plant materials and acts as a thematic element that defines a community and visibly ties it together. Seasonal decorations are another option for adding to the look and draw of the area.

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

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

communication devices that are connected to a centralized dispatch. In all cases, the Executive Director will work with the affected institutions to provide the most appropriate scheduling of services.

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

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

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

Table 1 – Proposed Services by Zone*

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

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

6. Budget

Civic Center Community Benefit District

First year budget: \$743,970.00

The annual operating budget for the year July 1, 2011 to June 30, 2012 is \$ 743,970.

Proposed Annual Operating Budget

The proposed service plan budget was developed based on the priorities that the stakeholders expressed through the surveys and Steering Committee meetings. All improvements and activities are allowed under the 1994 California Property and Business Improvement Act. While the first budget is set at \$743,970 the annual budgets for subsequent years will be outlined in annual reports prepared by the management corporation and submitted to the San Francisco Board of Supervisors as required by California State law.

Table 2 – Proposed Annual Operating Budget

Budget Description	All Zones
Executive Director	\$105,130.00
Administration	55,000.00
Safety Program	
Ambassadors	179,140.00
Extra Ambassadors (Zone 2 Only)	88,000.00
Management & Dispatch	113,860.00
Activation of Public Places Zone 2 Only	25,000.00
Cleaning Program (Zone 3 Only)	109,000.00
On call graffiti removal	36,400.00
Beautification	25,000.00
Non assessment funds	7,440.00
Budget Grand Total	\$743,970.00

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

Non-assessment Funds.

Of the total service plan budget, 99% of the revenues (\$736,530) will be generated from the special benefit assessments. The remaining 1% (\$7,440) will be generated from other (non-assessment) sources including grants, donations, contracts for services, in kind services, etc. These funds can be used to supplement the assessments, most likely for special projects such as beautification, activation, and so on. These budget allocations are the basis for the annual assessments found in Appendix 1.

Table 3 – Generation of Budget Revenue

Property Characteristics**	All Zones	Zone 1	Zone 2	Zone 3
Linear Street Frontage	36,078.560	9,401.597	18,129.606	8,547.357
Lot Square Footage	3,042,524.60	624,217.47	1,557,025.00	861,282.13
Building Square Footage	13,168,767	3,452,434	4,369,977	5,346,356

**Zone Assignment Assumptions:

The SF Ballet Association (0792 -031) assigned to Zone 1 (even though it has some linear frontage in Zone 2)
 APNs 0815 -001, 0816 -067 and 0836 -001 are assigned to Zone 2 (even though they are partially in Zone 3)

A further breakdown shows 50% of the special benefit assessments generated from linear frontage and 50% generated from the building square footage broken down by category. See assessment methodology on following page for further explanation.

Table 4 – Revenues Generated During First Year of District

Proposed Assessment Methodology	All Zones	Zone 1	Zone 2	Zone 3
50% of Budget Linear	\$260,265.00	\$0.00	\$56,500.00	\$54,500.00
• 50% of Budget	\$260,265.00	\$0.00	\$56,500.00	\$54,500.00
Per Linear Foot	\$7.05	\$0.00	\$3.04	\$6.41
Building Size Classification Multiplier	\$178.86	\$0.00	\$283.59	\$308.31

7. Assessments and Assessment Methodology

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

TABLE 5 – Building Categories

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

Table 6 - Calculation of Assessments

The Fiscal Year 2011/12 assessment calculation rate is:

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

Annual Assessment Calculation:

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

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

Exemptions and Exclusions:

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

Application of Assessment Methodology to Benefit Zones and Use.

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

How to calculate your individual property assessment:

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

For Zone 1 parcels your calculation is as follows:

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

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

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

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

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

Table 7 – Total Maximum Annual Assessment Revenue

Fiscal Year	Total Maximum Annual Assessment Revenue (1)
2011/12	\$736,530
2012/13	758,626
2013/14	781,385
2014/15	804,826
2015/16	828,971
2016/17	853,840
2017/18	879,455
2018/19	905,839
2019/20	933,014
2020/21	961,005
Total Maximum Assessment Revenue	\$8,443,491

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

- **Budget Adjustments:**

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

- **Time and Manner of Collecting Assessments**

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



City Hall
Credit: SFCVB

8. Timeline for Implementation

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

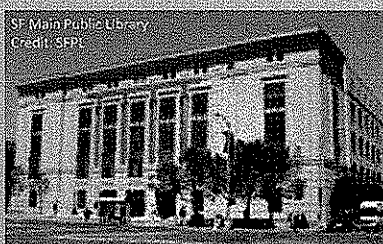
The Board of Supervisors will hold a public hearing between 45-90 days after adopting the Resolution of Intent. At this hearing, the ballots will be counted. More than fifty (50%) of the returned weighted ballots must be in support of the district for the Board of Supervisors to vote on the authorization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

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

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

8.4 Formation Schedule:

Submit Draft Management Plan & Engineer's Report to City Attorney	September 2, 2010
Finalize Management Plan & Engineer's Report	September 14, 2010
Mail/Distribute Petitions	September 15, 2010
Introduce Resolution to have Board vote on Petitions	September 21, 2010
Resolution for Petitions to be heard a Fiscal Committee	Sept. 27-Oct. 1, 2010
Board of Supervisors to vote on Petitions	October 5, 2010
Priority Commission Vote on Petitions	Sept. 1-Oct. 8, 2010
Some Commissions will Vote on Petitions	October 1-15, 2010
Target Petition Due Date	October 8, 2010
Analyze Petition Results if 30 % Returned	October 8-11, 2010
Introduce Resolution of Intent with Final Documents (Management Plan, Engineer's Report)	October 12, 2010
BOS Committee Hearing @ Finance Committee	October 18-23, 2010
BOS Vote	October 26, 2010
Department of Elections Mail Ballots	October 29, 2010
Final Hearing at BOS	December 14, 2010
Formation of District (if established)	July 1, 2011
Collection of First Year's Assessment	December 10, 2011
Assessment Funds Received by CBD	January, 2012



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

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

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

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

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

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

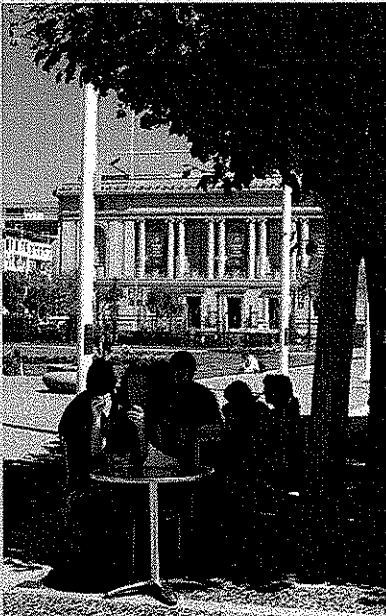
A mix of large and small property owners, businesses, district art organizations, governmental, commercial and residential tenants will be sought to fill the seats on the Board. According to Article 1511 (f) of the San Francisco Business Tax and Regulations Code, at least 20% of the Board must be comprised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

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

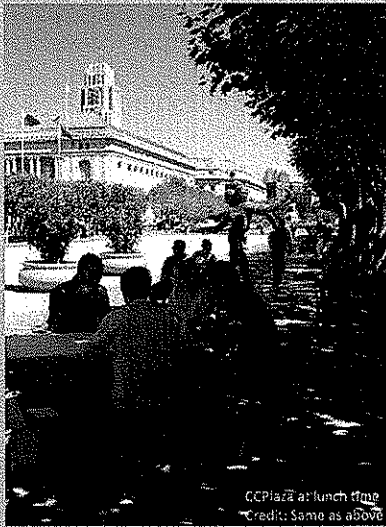
The CBD will be non-profit corporation with provision for election or appointment of board members based upon the various land uses, location and weight within the district. The board will serve as a volunteer Board of Directors, however may have paid staff to implement the programs as outlined in the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

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

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



Civic Center Plaza
Credit: City Management Group



CC Plaza at lunch time
Credit: Same as above

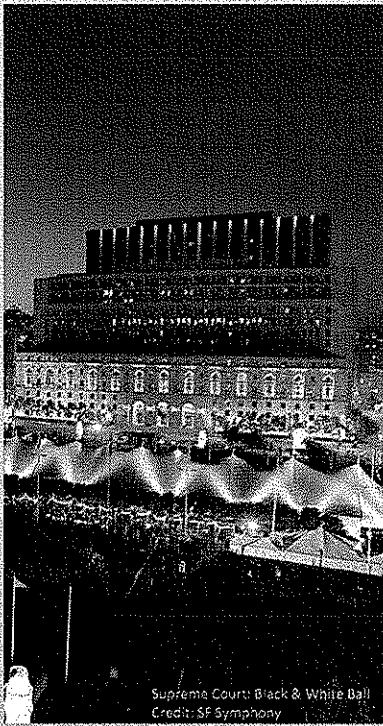
Table 8 – Civic Center CBD Baseline Level of City Services

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

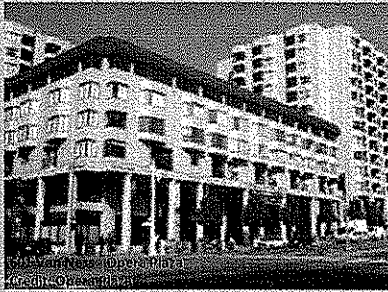
City of San Francisco Safety Services	
Services	Frequency
Primarily Northern Police Station Boundary although also served by Tenderloin Task Force (east of Larkin) and Southern Station (south of Market)	
Boundaries of Northern: Market/Larkin/Steiner/San Francisco Bay	
- 1 beat officer (foot patrol) dedicated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

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

Appendix 1



Supreme Court: Black & White Ball
Credit: SF Symphony



Supreme Court: Black & White Ball
Credit: SF Symphony

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

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

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0353 -						Non-				
001	CITY & COUNTY OF SF	45 HYDE ST	2	996.375	185,000	Residential	6	20.00	\$15,725.21	2.14
0354 -						Non-				
001	CITY & COUNTY OF SF	100 LARKIN ST	2	996.375	376,000	Residential	7	40.00	21,397.01	2.91
0761 -						Non-				
002	STATE PROPERTY	801	1	127.500	0	Residential	2	1.00	1,077.73	0.15
0761 -						Non-				
003	STATE PROPERTY	700 GOLDEN GATE AVE	1	165.310	0	Residential	2	1.00	1,344.29	0.18
0762 -						Non-				
026	OPERA PLAZA, C/O GENERAL MANAGER	601 VAN NESS AVE	1	299.120	203,866	Residential	6	20.00	5,685.99	0.77
0762 -						Non-				
027	OPERA PLAZA	601 VAN NESS AVE	1	121.490	86,904	Residential	5	6.00	1,929.65	0.26
029	BAILEY THOMAS	601 VAN NESS AVE #29	1	1.140	1,072	Residential	1	0.50	97.47	0.01
0762 -						Non-				
030	COMERFORD FAMILY LVG TR	601 VAN NESS AVE #30	1	1.140	1,072	Residential	1	0.50	97.47	0.01
0762 -						Non-				
031	HOUSEN ERIC	601 VAN NESS AVE #31	1	1.140	1,072	Residential	1	0.50	97.47	0.01
0762 -						Non-				
032	TIERNEY KEVIN	601 VAN NESS AVE #32	1	1.140	1,072	Residential	1	0.50	97.47	0.01
0762 -						Non-				
033	WILLIAM EWING VANARSDER REVOC	601 VAN NESS AVE #33	1	1.140	1,567	Residential	1	0.50	97.47	0.01
0762 -						Non-				
034	ANA MARIA CUETO REVOC LVG TRUS	601 VAN NESS AVE #34	1	1.140	1,567	Residential	1	0.50	97.47	0.01
0762 -						Non-				
035	BENTHEL DEVELOPMENT CORP, C/O WILLIAM THELMO	601 VAN NESS AVE #35	1	1.140	1,004	Residential	1	0.50	97.47	0.01
0762 -						Non-				
036	WALSH CHRISTOPHER T	601 VAN NESS AVE #36	1	1.140	1,004	Residential	1	0.50	97.47	0.01
0762 -						Non-				
037	ROYSE PAMELA H REVOC TRUST	601 VAN NESS AVE #37	1	1.140	1,004	Residential	1	0.50	97.47	0.01
0762 -						Non-				
038	LE HOANG-ANH & HO HUNG H	601 VAN NESS AVE #38	1	1.140	1,004	Residential	1	0.50	97.47	0.01
0762 -						Non-				
039	GEE EDWARD	601 VAN NESS AVE #39	1	1.140	1,004	Residential	1	0.50	97.47	0.01
0762 -						Non-				
040	CHEUNG PETER W K & AVIS M S	601 VAN NESS AVE #40	1	1.140	1,004	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762-041	SIMKO JEFFRY P	601 VAN NESS AVE #41	1	1.140	1,004	Residential	1	0.50	97.47	0.01
0762-042	AWAD THEODORE V REVOC TR	601 VAN NESS AVE #42	1	1.140	1,259	Residential	1	0.50	97.47	0.01
0762-043	ALEXANDER TRUST, C/O WALTER ALEXANDER	601 VAN NESS AVE #43	1	1.140	1,197	Residential	1	0.50	97.47	0.01
0762-044	KNUTZEN MARTHA	601 VAN NESS AVE #44	1	1.140	1,037	Residential	1	0.50	97.47	0.01
0762-045	GOFFINET SCOTT	601 VAN NESS AVE #45	1	1.140	1,037	Residential	1	0.50	97.47	0.01
0762-046	PRIETO JAMILLE	601 VAN NESS AVE #46	1	1.140	1,037	Residential	1	0.50	97.47	0.01
0762-047	BROWN RONALD & JAGODA	601 VAN NESS AVE #47	1	1.140	1,037	Residential	1	0.50	97.47	0.01
0762-048	OWEN BRIAN LEE REVOC LUDWIG KARL & ANN 1997 TRUST, C/O KARL & ANN LUDWIG	601 VAN NESS AVE #48	1	1.140	1,037	Residential	1	0.50	97.47	0.01
0762-049	DORSEY GEORGE E REV TR	601 VAN NESS AVE #49	1	1.140	1,037	Residential	1	0.50	97.47	0.01
0762-050	GOTTLIEB FAMILY TRUST	601 VAN NESS AVE #50	1	1.140	1,037	Residential	1	0.50	97.47	0.01
0762-051	SHIRLEY LEE TRUST	601 VAN NESS AVE #51	1	1.140	1,197	Residential	1	0.50	97.47	0.01
0762-052	TEISSLER SCOTT & MARKOVITZ PAU	601 VAN NESS AVE #52	1	1.140	1,127	Residential	1	0.50	97.47	0.01
0762-053	HARRIET JUNE MARKOVITZ TRUST	601 VAN NESS AVE #53	1	1.140	969	Residential	1	0.50	97.47	0.01
0762-054	ORELLANA JAMES	601 VAN NESS AVE #54	1	1.140	969	Residential	1	0.50	97.47	0.01
0762-055	HOCHBAUM 2005 REVOC LVG TR	601 VAN NESS AVE #55	1	1.140	969	Residential	1	0.50	97.47	0.01
0762-056	SOE SHELLY REVOC TR	601 VAN NESS AVE #56	1	1.140	969	Residential	1	0.50	97.47	0.01
0762-057	LI GLORIA C	601 VAN NESS AVE #57	1	1.140	969	Residential	1	0.50	97.47	0.01
0762-058	DOBRAŠINOVIC BYPASS TRUST	601 VAN NESS AVE #58	1	1.140	969	Residential	1	0.50	97.47	0.01
0762-059	ARCHAMBAULT CLAIRE M	601 VAN NESS AVE #59	1	1.140	969	Residential	1	0.50	97.47	0.01
0762-060	CHANG JULIAN W & DORIS K Y	601 VAN NESS AVE #60	1	1.140	1,321	Residential	1	0.50	97.47	0.01
0762-061	KOŁODZIEJ KRIS	601 VAN NESS AVE #61	1	1.140	1,286	Residential	1	0.50	97.47	0.01
0762-062		601 VAN NESS AVE #62	1	1.140		Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
062										
0762 -	DUNAMS ALICIA	601 VAN NESS AVE #63	1	1.140	977	Residential	1	0.50	97.47	0.01
063										
0762 -	PRIETO LEOPOLDO JR & ADELINA M	601 VAN NESS AVE #64	1	1.140	977	Residential	1	0.50	97.47	0.01
064										
0762 -	ABDOLHOSSEINI HIDEH	601 VAN NESS AVE #65	1	1.140	977	Residential	1	0.50	97.47	0.01
065										
0762 -	MARCINKOWSKI HALINA	601 VAN NESS AVE #66	1	1.140	977	Residential	1	0.50	97.47	0.01
066										
0762 -	LEVY DAVID H & HOPE K	601 VAN NESS AVE #67	1	1.140	977	Residential	1	0.50	97.47	0.01
067										
0762 -	FABELLA AUGUSTO	601 VAN NESS AVE #68	1	1.140	1,136	Residential	1	0.50	97.47	0.01
068										
0762 -	KULKARNI AMIT & BHASKAR	601 VAN NESS AVE #69	1	1.140	1,175	Residential	1	0.50	97.47	0.01
069										
0762 -	FRIEDMAN ROBERT	601 VAN NESS AVE #70	1	1.140	1,016	Residential	1	0.50	97.47	0.01
070										
0762 -	CHANG SOO ILL & EUN	601 VAN NESS AVE #71	1	1.140	1,016	Residential	1	0.50	97.47	0.01
071										
0762 -	REILLY GAIL	601 VAN NESS AVE #72	1	1.140	1,016	Residential	1	0.50	97.47	0.01
072										
0762 -	DIXON MONIKA	601 VAN NESS AVE #73	1	1.140	1,016	Residential	1	0.50	97.47	0.01
073										
0762 -	SMOLIAR-DEMBO 2002 TRUST	601 VAN NESS AVE #74	1	1.140	1,286	Residential	1	0.50	97.47	0.01
074										
0762 -	SHEPHERD LIVING TRUST	601 VAN NESS AVE #762	1	1.140	1,286	Residential	1	0.50	97.47	0.01
075										
0762 -	DUNCAN BARR REVOC TR	601 VAN NESS AVE #76	1	1.140	1,286	Residential	1	0.50	97.47	0.01
076										
0762 -	THOMAS BERNARD S JR LIVING TR, C/O BERNARD S THOMAS JR	601 VAN NESS AVE #77	1	1.140	952	Residential	1	0.50	97.47	0.01
077										
0762 -	BRUNO LYNNETTE	601 VAN NESS AVE #78	1	1.140	952	Residential	1	0.50	97.47	0.01
078										
0762 -	DOSE GIUSEPPE F & LELA V	601 VAN NESS AVE #79	1	1.140	952	Residential	1	0.50	97.47	0.01
079										
0762 -	WANG MARISA	601 VAN NESS AVE #80	1	1.140	952	Residential	1	0.50	97.47	0.01
080										
0762 -	KATHLEEN BUTTERFIELD RVC TRUST	601 VAN NESS AVE #81	1	1.140	952	Residential	1	0.50	97.47	0.01
081										
0762 -	SIU DAVID & CLAUDE, C/O SIN TUNG HING CORP	601 VAN NESS AVE #82	1	1.140	952	Residential	1	0.50	97.47	0.01
082										
0762 -	MARK GOLPA & AZAR GOLPAYEGANNI	601 VAN NESS AVE #83	1	1.140	1,110	Residential	1	0.50	97.47	0.01
083										

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762-084	KENNON LIVING TRUST	601 VAN NESS AVE #1	1	1.140	1,461	Residential	1	0.50	97.47	0.01
0762-085	SOFFER LYNNE	601 VAN NESS AVE #2	1	1.140	1,096	Residential	1	0.50	97.47	0.01
0762-086	MAURICE GIBSON LIVING TR	601 VAN NESS AVE #3	1	1.140	1,099	Residential	1	0.50	97.47	0.01
0762-087	DINA BITTON LVG TRUST	601 VAN NESS AVE #4	1	1.140	1,096	Residential	1	0.50	97.47	0.01
0762-088	BAE RICHARD	601 VAN NESS AVE #5	1	1.140	1,099	Residential	1	0.50	97.47	0.01
0762-089	WIEL FAMILY LVG TR	601 VAN NESS AVE #6	1	1.140	1,096	Residential	1	0.50	97.47	0.01
0762-090	HULL JOHN W	601 VAN NESS AVE #7	1	1.140	1,099	Residential	1	0.50	97.47	0.01
0762-091	MALLOY LIVING TRUST	601 VAN NESS AVE #8	1	1.140	1,096	Residential	1	0.50	97.47	0.01
0762-092	CHEN SHIOW-HUEI	601 VAN NESS AVE #9	1	1.140	1,099	Residential	1	0.50	97.47	0.01
0762-093	MOSHER DANIEL L	601 VAN NESS AVE #10	1	1.140	1,461	Residential	1	0.50	97.47	0.01
0762-094	GILLESPIE ANITA N LVG TR	601 VAN NESS AVE #11	1	1.140	1,277	Residential	1	0.50	97.47	0.01
0762-095	POYNTER JENNINGS REVOC LVG T	601 VAN NESS AVE #12	1	1.140	1,022	Residential	1	0.50	97.47	0.01
0762-096	HERWANDEY MICHAEL	601 VAN NESS AVE #14	1	1.140	1,022	Residential	1	0.50	97.47	0.01
0762-097	SPEERS FAMILY TRUST	601 VAN NESS AVE #15	1	1.140	1,022	Residential	1	0.50	97.47	0.01
0762-098	HENDERSON FRANK S & ONEIL ELIZ	601 VAN NESS AVE #16	1	1.140	1,022	Residential	1	0.50	97.47	0.01
0762-099	REYNOLDS DAVID J & LINDA M K, C/O JOHN YEN WONG	601 VAN NESS AVE #17	1	1.140	1,022	Residential	1	0.50	97.47	0.01
0762-100	HAJJAWI JACK S	601 VAN NESS AVE #18	1	1.140	1,022	Residential	1	0.50	97.47	0.01
0762-101	ROBERT EYRE CALLWELL JR LVG TR	601 VAN NESS AVE #101	1	1.140	761	Residential	1	0.50	97.47	0.01
0762-102	MILLER INGER B BY-PASS TRUST, C/O INGER B MILLER	601 VAN NESS AVE #102	1	1.140	655	Residential	1	0.50	97.47	0.01
0762-103	WELCH BARBARA A	601 VAN NESS AVE #103	1	1.140	555	Residential	1	0.50	97.47	0.01
0762-104	PRUTKOV ARTHUR & RADKEVITCH ST	601 VAN NESS AVE #104	1	1.140	504	Residential	1	0.50	97.47	0.01
0762-105	DOBBS ARTICLE TWENTIETH-A, C/O GRESTWOOD	601 VAN NESS AVE #105	1	1.140	1,072	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
105	BEHAVIORAL									
0762 - 106	BARLIN CAROLE	601 VAN NESS AVE #19	1	1.140	1,022	Residential	1	0.50	97.47	0.01
0762 - 107	MARGARET SUSAN LESEURE	601 VAN NESS AVE #107	1	1.140	585	Residential	1	0.50	97.47	0.01
0762 - 108	RANG AMIR ATASHI	601 VAN NESS AVE #108	1	1.140	518	Residential	1	0.50	97.47	0.01
0762 - 109	GALE STEPHEN P	601 VAN NESS AVE #109	1	1.140	711	Residential	1	0.50	97.47	0.01
0762 - 110	GOODWINE JAMES K JR & GOODWINE	601 VAN NESS AVE #110	1	1.140	668	Residential	1	0.50	97.47	0.01
0762 - 111	LEE SYLVIA MEW NGON	601 VAN NESS AVE #111	1	1.140	562	Residential	1	0.50	97.47	0.01
0762 - 112	IVERSON NANCY L	601 VAN NESS AVE #112	1	1.140	703	Residential	1	0.50	97.47	0.01
0762 - 113	MARTHA HEASLEY COX REVOC TR	601 VAN NESS AVE #20	1	1.140	1,205	Residential	1	0.50	97.47	0.01
0762 - 114	REITER RONALD A & MARGARET E	601 VAN NESS AVE #21	1	1.140	1,205	Residential	1	0.50	97.47	0.01
0762 - 115	TRICARO ROBERT COLLET	601 VAN NESS AVE #22	1	1.140	1,030	Residential	1	0.50	97.47	0.01
0762 - 116	CONSIDINE SEAN & RACHELLE	601 VAN NESS AVE #23	1	1.140	1,030	Residential	1	0.50	97.47	0.01
0762 - 117	TOU LISA C	601 VAN NESS AVE #24	1	1.140	1,030	Residential	1	0.50	97.47	0.01
0762 - 118	CRAWFORD MARILYN C	601 VAN NESS AVE #25	1	1.140	1,030	Residential	1	0.50	97.47	0.01
0762 - 119	SAYUK JOHN A & WANDA M	601 VAN NESS AVE #26	1	1.140	1,030	Residential	1	0.50	97.47	0.01
0762 - 120	MOORES WILLIAM & MARGARET	601 VAN NESS AVE #27	1	1.140	1,394	Residential	1	0.50	97.47	0.01
0762 - 121	LEONG ARNOLD T & JOAN C TRUST	601 VAN NESS AVE #121	1	1.140	737	Residential	1	0.50	97.47	0.01
0762 - 122	WEINBERG RUTH W	601 VAN NESS AVE #122	1	1.140	628	Residential	1	0.50	97.47	0.01
0762 - 123	THOMPSON RODERICK JAMES	601 VAN NESS AVE #123	1	1.140	550	Residential	1	0.50	97.47	0.01
0762 - 124	MAR TIM & CHOY MELISSA J	601 VAN NESS AVE #124	1	1.140	494	Residential	1	0.50	97.47	0.01
0762 - 125	WHITESIDE DOUGLAS R REV TRUST, C/O SHINJI YAMAMOTO	601 VAN NESS AVE #125	1	1.140	1,077	Residential	1	0.50	97.47	0.01
0762 - 126	SPRATT ROBERT B REVOC INTV TR	601 VAN NESS AVE #28	1	1.140	1,436	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762-127	WITTER LIVING TRUST, C/O PHELPS D & BARBARA WI	601 VAN NESS AVE #127	1	1.140	587	Residential	1	0.50	97.47	0.01
0762-128	DELMONTE DAVI R TRUST	601 VAN NESS AVE #128	1	1.140	518	Residential	1	0.50	97.47	0.01
0762-129	BACIGALUPI SHARON S	601 VAN NESS AVE #129	1	1.140	704	Residential	1	0.50	97.47	0.01
0762-130	KERSHMAN RONALD H	601 VAN NESS AVE #130	1	1.140	678	Residential	1	0.50	97.47	0.01
0762-131	NICKERSON LILLIAN F	601 VAN NESS AVE #131	1	1.140	548	Residential	1	0.50	97.47	0.01
0762-132	SCHWERIN ROBERT & ELAINE	601 VAN NESS AVE #132	1	1.140	694	Residential	1	0.50	97.47	0.01
0762-133	SERGE ENGURASOFF & MAYRA G BAUTTI	601 VAN NESS AVE #501	1	1.140	749	Residential	1	0.50	97.47	0.01
0762-134	EMPEROR KATHLEEN A	601 VAN NESS AVE #502	1	1.140	676	Residential	1	0.50	97.47	0.01
0762-135	COLE CHARLES R & LINDA K	601 VAN NESS AVE #503	1	1.140	743	Residential	1	0.50	97.47	0.01
0762-136	LYDIA APODACA LVG	601 VAN NESS AVE #504	1	1.140	882	Residential	1	0.50	97.47	0.01
0762-137	GRAW HERBERT M & MARY LVG TR	601 VAN NESS AVE #505	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-138	JONES STANTON W & GLADYS M	601 VAN NESS AVE #506	1	1.140	568	Residential	1	0.50	97.47	0.01
0762-139	ESTATE OF MAURICE ELIASER JR, C/O MICHAEL A ROOSEVELT	601 VAN NESS AVE #507	1	1.140	469	Residential	1	0.50	97.47	0.01
0762-140	VYSSOTCHINE VITALII & KOZLOVA	601 VAN NESS AVE #508	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-141	KATHLEEN BUTTERFIELD REVOC TR	601 VAN NESS AVE #141	1	1.140	889	Residential	1	0.50	97.47	0.01
0762-142	DAS KUNTAL	601 VAN NESS AVE #509	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-143	TABER REVOCABEL TRUST	601 VAN NESS AVE #510	1	1.140	672	Residential	1	0.50	97.47	0.01
0762-144	OPERA PLAZA	601 VAN NESS AVE #144	1	1.140	685	Residential	1	0.50	97.47	0.01
0762-145	JOHNSTON MARIAN M TRUST	601 VAN NESS AVE #145	1	1.140	1,078	Residential	1	0.50	97.47	0.01
0762-146	FREEMAN KATHLEEN FORCEY	601 VAN NESS AVE #511	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-147	LITTLE MAUREEN S	601 VAN NESS AVE #147	1	1.140	594	Residential	1	0.50	97.47	0.01
0762-148	BALAGUER VIRGILIO P & THERESA	601 VAN NESS AVE #148	1	1.140	526	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
148										
0762-149	CHINCARINI CAROLINA	601 VAN NESS AVE #149	1	1.140	707	Residential	1	0.50	97.47	0.01
0762-150	CHEN EILEEN	601 VAN NESS AVE #150	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-151	GROSSMAN GEORGE S	601 VAN NESS AVE #151	1	1.140	1,615	Residential	1	0.50	97.47	0.01
0762-152	HAMANO TAEKO	601 VAN NESS AVE #512	1	1.140	707	Residential	1	0.50	97.47	0.01
0762-153	LIANG JAMES & CHUNG LAI	601 VAN NESS AVE #521	1	1.140	724	Residential	1	0.50	97.47	0.01
0762-154	SADAMORI GARY	601 VAN NESS AVE #522	1	1.140	652	Residential	1	0.50	97.47	0.01
0762-155	O H PROPERTIES INC	601 VAN NESS AVE #523	1	1.140	676	Residential	1	0.50	97.47	0.01
0762-156	DINKELSPIEL PATRICIA	601 VAN NESS AVE #524	1	1.140	743	Residential	1	0.50	97.47	0.01
0762-157	ENG WELLINGTON R LEXEMPT TRUS	601 VAN NESS AVE #525	1	1.140	882	Residential	1	0.50	97.47	0.01
0762-158	DEAN LUCILLE R LVG TR	601 VAN NESS AVE #526	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-159	LATIF HARUN	601 VAN NESS AVE #527	1	1.140	568	Residential	1	0.50	97.47	0.01
0762-160	EVANS FAMILY REVOCABLE TRUST	601 VAN NESS AVE #528	1	1.140	469	Residential	1	0.50	97.47	0.01
0762-161	LI YUN YANG LVG TRUST	601 VAN NESS AVE #529	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-162	KUH LIVING TRUST, C/O ERNEST S & BETTINE K	601 VAN NESS AVE #530	1	1.140	672	Residential	1	0.50	97.47	0.01
0762-163	RUTNER ALVIN & PHYLLIS LIV TR, C/O ALVIN B RUTNER	601 VAN NESS AVE #531	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-164	NALDI SILVANA R	601 VAN NESS AVE #532	1	1.140	682	Residential	1	0.50	97.47	0.01
0762-165	BENEDETTI FAMILY TRUST, C/O ROBERT R BENEDETTI	601 VAN NESS AVE #541	1	1.140	793	Residential	1	0.50	97.47	0.01
0762-166	MANHART LORETTA C	601 VAN NESS AVE #542	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-167	ALVENDIA CARMELINO P JR	601 VAN NESS AVE #543	1	1.140	709	Residential	1	0.50	97.47	0.01
0762-168	PIERSON WILLIAM D	601 VAN NESS AVE #544	1	1.140	751	Residential	1	0.50	97.47	0.01
0762-169	KARASIK EVA & BERENI	601 VAN NESS AVE #545	1	1.140	894	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762-170	ROBBE-JEDEAU LIONEL & LILLIAN	601 VAN NESS AVE #546	1	1.140	733	Residential	1	0.50	97.47	0.01
0762-171	KWAK SUNG H & SEUNG JA	601 VAN NESS AVE #547	1	1.140	621	Residential	1	0.50	97.47	0.01
0762-172	LOTITO RALPH J	601 VAN NESS AVE #548	1	1.140	460	Residential	1	0.50	97.47	0.01
0762-173	TERRILL MARY D 1997 TRUST	601 VAN NESS AVE #549	1	1.140	707	Residential	1	0.50	97.47	0.01
0762-174	TACHIBANA DORA K LVG TR	601 VAN NESS AVE #550	1	1.140	666	Residential	1	0.50	97.47	0.01
0762-175	DELAROSA MAURO & FELICISIMA	601 VAN NESS AVE #551	1	1.140	539	Residential	1	0.50	97.47	0.01
0762-176	LEUNG ANTHONY K T	601 VAN NESS AVE #552	1	1.140	696	Residential	1	0.50	97.47	0.01
0762-177	CHIN PHILIP C	601 VAN NESS AVE #601	1	1.140	749	Residential	1	0.50	97.47	0.01
0762-178	TAIKYO UYESHIMA 1989 TRUST	601 VAN NESS AVE #602	1	1.140	676	Residential	1	0.50	97.47	0.01
0762-179	SAVARESE LVG	601 VAN NESS AVE #603	1	1.140	721	Residential	1	0.50	97.47	0.01
0762-180	RAKOW JAMIE	601 VAN NESS AVE #604	1	1.140	743	Residential	1	0.50	97.47	0.01
0762-181	KARR CYRUS & SUSAN SCHOTT	601 VAN NESS AVE #605	1	1.140	1,072	Residential	1	0.50	97.47	0.01
0762-182	AL-FAYEZ HINDA	601 VAN NESS AVE #606	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-183	WAGNER FAMILY TRUST	601 VAN NESS AVE #607	1	1.140	608	Residential	1	0.50	97.47	0.01
0762-184	ADLER DONALD D	601 VAN NESS AVE #608	1	1.140	489	Residential	1	0.50	97.47	0.01
0762-185	JUE PAMELA S	601 VAN NESS AVE #609	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-186	HARDY MARGARET L LVG TR	601 VAN NESS AVE #610	1	1.140	672	Residential	1	0.50	97.47	0.01
0762-187	WILDENRA THEODORE H / G	601 VAN NESS AVE #611	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-188	KOMETANI MARIKO	601 VAN NESS AVE #612	1	1.140	707	Residential	1	0.50	97.47	0.01
0762-189	COLBOURN THOMAS B & CAROLS	601 VAN NESS AVE #621	1	1.140	724	Residential	1	0.50	97.47	0.01
0762-190	FAN EMILY L	601 VAN NESS AVE #622	1	1.140	652	Residential	1	0.50	97.47	0.01
0762-191	MEYER FRANK G & SHARON R	601 VAN NESS AVE #623	1	1.140	721	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
191										
0762-192	ANGST ALDA B	601 VAN NESS AVE #624	1	1.140	743	Residential	1	0.50	97.47	0.01
0762-193	MURPHY EMMET	601 VAN NESS AVE #625	1	1.140	882	Residential	1	0.50	97.47	0.01
0762-194	JEFFREY HERERA LVG TRUST	601 VAN NESS AVE #626	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-195	WATSON RALPH J & GAILA C	601 VAN NESS AVE #627	1	1.140	608	Residential	1	0.50	97.47	0.01
0762-196	AUSTIN WILLIAM C & SYDNEY S	601 VAN NESS AVE #628	1	1.140	489	Residential	1	0.50	97.47	0.01
0762-197	GUY LAURA E	601 VAN NESS AVE #629	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-198	FLORIO MATTHEW V	601 VAN NESS AVE #630	1	1.140	672	Residential	1	0.50	97.47	0.01
0762-199	SAUERS GREG E	601 VAN NESS AVE #631	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-200	SCOTT WILLIAM C	601 VAN NESS AVE #632	1	1.140	682	Residential	1	0.50	97.47	0.01
0762-201	BOLAN KIM J & SUSAN D	601 VAN NESS AVE #201	1	1.140	750	Residential	1	0.50	97.47	0.01
0762-202	NIETO JOSE E	601 VAN NESS AVE #202	1	1.140	1,124	Residential	1	0.50	97.47	0.01
0762-203	TOY BETTY S REVOCABLE TRUST, C/O G ROSS POPKEY	601 VAN NESS AVE #641	1	1.140	793	Residential	1	0.50	97.47	0.01
0762-204	WOYNILKO FRANK & SUSAN FMILY TR	601 VAN NESS AVE #204	1	1.140	834	Residential	1	0.50	97.47	0.01
0762-205	HAYTHORNTWHAITE SURVIVORS TRUST	601 VAN NESS AVE #205	1	1.140	881	Residential	1	0.50	97.47	0.01
0762-206	CLAUSEN MEREDITH L PRPTY	601 VAN NESS AVE #206	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-207	COUNTRYMAN KEVIN	601 VAN NESS AVE #207	1	1.140	487	Residential	1	0.50	97.47	0.01
0762-208	LANE THOMAS LEO JR	601 VAN NESS AVE #208	1	1.140	470	Residential	1	0.50	97.47	0.01
0762-209	MILLER DAVID J	601 VAN NESS AVE #209	1	1.140	694	Residential	1	0.50	97.47	0.01
0762-210	RACINEZ FAMILY TRUST	601 VAN NESS AVE #210	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-211	STOKLEY LIVING TRUST 1/18/02	601 VAN NESS AVE #211	1	1.140	558	Residential	1	0.50	97.47	0.01
0762-212	NELSON DONALD E	601 VAN NESS AVE #212	1	1.140	706	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762-213	TOY BETTY S QUALIFIED PERSONAL, C/O G ROSS POPKEY	601 VAN NESS AVE #642	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-214	MELL BERYL D & RENEE	601 VAN NESS AVE #643	1	1.140	709	Residential	1	0.50	97.47	0.01
0762-215	SATTEN DIANE C LVG TR	601 VAN NESS AVE #644	1	1.140	751	Residential	1	0.50	97.47	0.01
0762-216	MORA BENEDICTA	601 VAN NESS AVE #645	1	1.140	894	Residential	1	0.50	97.47	0.01
0762-217	BOGAARD FAMILY TRUST, C/O DAVID S & ARDEN L BOG	601 VAN NESS AVE #646	1	1.140	733	Residential	1	0.50	97.47	0.01
0762-218	SUN MEDICAL GROUP INC PROFIT S, C/O M ADNAN SHARKIAH	601 VAN NESS AVE #647	1	1.140	621	Residential	1	0.50	97.47	0.01
0762-219	LYONS DAVID J	601 VAN NESS AVE #648	1	1.140	510	Residential	1	0.50	97.47	0.01
0762-220	NAGASHIMA MASARU J & MARION R	601 VAN NESS AVE #649	1	1.140	682	Residential	1	0.50	97.47	0.01
0762-221	MORRISON JULIET V	601 VAN NESS AVE #221	1	1.140	725	Residential	1	0.50	97.47	0.01
0762-222	SWEARINGEN FAMILY REVOC TR	601 VAN NESS AVE #222	1	1.140	834	Residential	1	0.50	97.47	0.01
0762-223	WEAVER ROSALIE V	601 VAN NESS AVE #650	1	1.140	666	Residential	1	0.50	97.47	0.01
0762-224	KASHANI KATHLEEN M	601 VAN NESS AVE #224	1	1.140	834	Residential	1	0.50	97.47	0.01
0762-225	DAVIS LENORA A EAGAR	601 VAN NESS AVE #225	1	1.140	881	Residential	1	0.50	97.47	0.01
0762-226	JOHN HOK-TSANG LI LIVING TR	601 VAN NESS AVE #226	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-227	DIETER SAALMANN LVG TRUST	601 VAN NESS AVE #227	1	1.140	487	Residential	1	0.50	97.47	0.01
0762-228	CHENG KIMBERLY ANNE	601 VAN NESS AVE #228	1	1.140	470	Residential	1	0.50	97.47	0.01
0762-229	NEUHOLD ERICH & INGRID	601 VAN NESS AVE #229	1	1.140	694	Residential	1	0.50	97.47	0.01
0762-230	MARLA TAYLOR 2005 REVOC TR	601 VAN NESS AVE #230	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-231	JORIAN TO OETOMO	601 VAN NESS AVE #231	1	1.140	558	Residential	1	0.50	97.47	0.01
0762-232	KNEGO GEORGE J MARITAL TRUST	601 VAN NESS AVE #232	1	1.140	681	Residential	1	0.50	97.47	0.01
0762-233	SUSAN KAY HORST GRANTOR TRUST	601 VAN NESS AVE #651	1	1.140	533	Residential	1	0.50	97.47	0.01
0762-234	ALBAN JAMES DAVID	601 VAN NESS AVE #652	1	1.140	755	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
234										
0762-235	WILLIAMS FAMILY TRUST, C/O ROBERT J WILLIAMS	601 VAN NESS AVE #701	1	1.140	749	Residential	1	0.50	97.47	0.01
0762-236	GEORGE TRIADAFILOPOULOS 2008 L	601 VAN NESS AVE #702	1	1.140	676	Residential	1	0.50	97.47	0.01
0762-237	FM MERVIN M & LINDA VATER 1992	601 VAN NESS AVE #703	1	1.140	721	Residential	1	0.50	97.47	0.01
0762-238	TRUST A-GEORGE & FENJA REISS LIV	601 VAN NESS AVE #704	1	1.140	743	Residential	1	0.50	97.47	0.01
0762-239	RAWLINGS WINNIFRED B 1983 INTE, C/O WINNIFRED B RAWLINGS	601 VAN NESS AVE #705	1	1.140	882	Residential	1	0.50	97.47	0.01
0762-240	LVG WILLIAM L & ZELDA G WOLFF	601 VAN NESS AVE #706	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-241	CROWLEY RYAN P	601 VAN NESS AVE #241	1	1.140	958	Residential	1	0.50	97.47	0.01
0762-242	GECZY MARIA	601 VAN NESS AVE #242	1	1.140	675	Residential	1	0.50	97.47	0.01
0762-243	LEE STANLEY	601 VAN NESS AVE #243	1	1.140	470	Residential	1	0.50	97.47	0.01
0762-244	MITCHELL KIM	601 VAN NESS AVE #244	1	1.140	754	Residential	1	0.50	97.47	0.01
0762-245	SKIPPER SURVIVING SPOUSES TRUST	601 VAN NESS AVE #245	1	1.140	896	Residential	1	0.50	97.47	0.01
0762-246	MAGANN RACHEL ELIZABETH	601 VAN NESS AVE #246	1	1.140	730	Residential	1	0.50	97.47	0.01
0762-247	KENDRIX JAMES	601 VAN NESS AVE #247	1	1.140	490	Residential	1	0.50	97.47	0.01
0762-248	QUOCK ERIKA L	601 VAN NESS AVE #248	1	1.140	442	Residential	1	0.50	97.47	0.01
0762-249	TAN LIN	601 VAN NESS AVE #249	1	1.140	725	Residential	1	0.50	97.47	0.01
0762-250	CABOARA EDDIE W	601 VAN NESS AVE #250	1	1.140	673	Residential	1	0.50	97.47	0.01
0762-251	TENG JUDY	601 VAN NESS AVE #251	1	1.140	917	Residential	1	0.50	97.47	0.01
0762-252	BINI REVOCABLE TRUST, C/O DANTE & ADRIANA BINI	601 VAN NESS AVE #707	1	1.140	608	Residential	1	0.50	97.47	0.01
0762-253	PANG SANDRA S	601 VAN NESS AVE #708	1	1.140	489	Residential	1	0.50	97.47	0.01
0762-254	ANDERSON JAMES D	601 VAN NESS AVE #709	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-255	SAVARESE LVG	601 VAN NESS AVE #710	1	1.140	672	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762-256	EUBANKS DANIEL & REA ALYCE K	601 VAN NESS AVE #711	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-257	AHERN BRIDGITT C	601 VAN NESS AVE #712	1	1.140	708	Residential	1	0.50	97.47	0.01
0762-258	CARDINALE FRANK T & MARIELE J	601 VAN NESS AVE #721	1	1.140	724	Residential	1	0.50	97.47	0.01
0762-259	PERALEJO VERONICA & RAMON	601 VAN NESS AVE #722	1	1.140	652	Residential	1	0.50	97.47	0.01
0762-260	FORNEY NEIL P	601 VAN NESS AVE #723	1	1.140	721	Residential	1	0.50	97.47	0.01
0762-261	LUM MAY	601 VAN NESS AVE #724	1	1.140	743	Residential	1	0.50	97.47	0.01
0762-262	DEIDRA KAHN REVOCABLE TRUST, C/O DEIDRA F KAHN	601 VAN NESS AVE #725	1	1.140	882	Residential	1	0.50	97.47	0.01
0762-263	POLITPOULOS ANTHONY N LVG TR	601 VAN NESS AVE #726	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-264	WEBER MIRIAM	601 VAN NESS AVE #727	1	1.140	608	Residential	1	0.50	97.47	0.01
0762-265	GROSS ALVIN	601 VAN NESS AVE #728	1	1.140	489	Residential	1	0.50	97.47	0.01
0762-266	HARMAN SARAH L	601 VAN NESS AVE #729	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-267	SHIRLEY INDAS	601 VAN NESS AVE #730	1	1.140	672	Residential	1	0.50	97.47	0.01
0762-268	MARSHALL-CONDON TRUST	601 VAN NESS AVE #731	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-269	MCCNACHIE JONATHAN D	601 VAN NESS AVE #732	1	1.140	682	Residential	1	0.50	97.47	0.01
0762-270	ORR FAMILY TRUST	601 VAN NESS AVE #741	1	1.140	793	Residential	1	0.50	97.47	0.01
0762-271	DUFFY MICHAEL	601 VAN NESS AVE #742	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-272	MALIKIN EUGENE	601 VAN NESS AVE #743	1	1.140	709	Residential	1	0.50	97.47	0.01
0762-273	SULLIVAN PATRICIA C	601 VAN NESS AVE #744	1	1.140	751	Residential	1	0.50	97.47	0.01
0762-274	GIL-OSORIO DIANA	601 VAN NESS AVE #745	1	1.140	894	Residential	1	0.50	97.47	0.01
0762-275	FMLY PRASAD & ADITI DIGHE 1998	601 VAN NESS AVE #746	1	1.140	733	Residential	1	0.50	97.47	0.01
0762-276	WIEDERHOLD FAMILY TRUST, C/O GIO & VOY	601 VAN NESS AVE #747	1	1.140	621	Residential	1	0.50	97.47	0.01
0762-277	WIEDERHOLD FAMILY TRUST, C/O GIO & VOY	601 VAN NESS AVE #748	1	1.140	510	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
277	WIEDERHOLD									
0762 - 278	WIEDERHOLD	601 VAN NESS AVE #749	1	1.140	682	Residential	1	0.50	97.47	0.01
0762 - 279	LEWIS WILLIAM T REVOC TR, C/O WILLIAM T LEWIS	601 VAN NESS AVE #750	1	1.140	666	Residential	1	0.50	97.47	0.01
0762 - 280	HUYNH ANH T	601 VAN NESS AVE #751	1	1.140	538	Residential	1	0.50	97.47	0.01
0762 - 281	FLEMMING NANCY L	601 VAN NESS AVE #752	1	1.140	755	Residential	1	0.50	97.47	0.01
0762 - 282	REED TERESA	601 VAN NESS AVE #801	1	1.140	749	Residential	1	0.50	97.47	0.01
0762 - 283	METWALLY LIVING TRUST	601 VAN NESS AVE #802	1	1.140	676	Residential	1	0.50	97.47	0.01
0762 - 284	BOREN ANN FRANKS	601 VAN NESS AVE #803	1	1.140	721	Residential	1	0.50	97.47	0.01
0762 - 285	WOO KAI YEE	601 VAN NESS AVE #804	1	1.140	743	Residential	1	0.50	97.47	0.01
0762 - 286	TUCKER KAREN L 1999 TRUST	601 VAN NESS AVE #805	1	1.140	882	Residential	1	0.50	97.47	0.01
0762 - 287	F THOMAS R & SUMIKO S SHE	601 VAN NESS AVE #806	1	1.140	718	Residential	1	0.50	97.47	0.01
0762 - 288	MILLER NATALIES	601 VAN NESS AVE #807	1	1.140	608	Residential	1	0.50	97.47	0.01
0762 - 289	HARRINGTON LINDA R	601 VAN NESS AVE #808	1	1.140	489	Residential	1	0.50	97.47	0.01
0762 - 290	MUTO NOBORU & SUMIKO	601 VAN NESS AVE #809	1	1.140	706	Residential	1	0.50	97.47	0.01
0762 - 291	FRASER CYNTHIA L	601 VAN NESS AVE #810	1	1.140	672	Residential	1	0.50	97.47	0.01
0762 - 292	GORDON DEXTER LIGOT	601 VAN NESS AVE #811	1	1.140	672	Residential	1	0.50	97.47	0.01
0762 - 293	GONZALES REVOCABLE TRUST	601 VAN NESS AVE #812	1	1.140	708	Residential	1	0.50	97.47	0.01
0762 - 294	LEE BRENDA J	601 VAN NESS AVE #821	1	1.140	724	Residential	1	0.50	97.47	0.01
0762 - 295	CREAN GERALDINE L	601 VAN NESS AVE #822	1	1.140	652	Residential	1	0.50	97.47	0.01
0762 - 296	KAPLAN BENJAMIN ELLIOT TRUST	601 VAN NESS AVE #823	1	1.140	721	Residential	1	0.50	97.47	0.01
0762 - 297	MOY BRAD K	601 VAN NESS AVE #824	1	1.140	743	Residential	1	0.50	97.47	0.01
0762 - 298	SHAW DOROTHY N REVOC LIV TR, C/O DOROTHY N SHAW	601 VAN NESS AVE #825	1	1.140	882	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762-299	MINOR TRUST 1994	601 VAN NESS AVE #826	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-300	BROTMAN JODY	601 VAN NESS AVE #827	1	1.140	608	Residential	1	0.50	97.47	0.01
0762-301	SACHSON CHAR	601 VAN NESS AVE #301	1	1.140	750	Residential	1	0.50	97.47	0.01
0762-302	YAO MORGAN L	601 VAN NESS AVE #302	1	1.140	1,123	Residential	1	0.50	97.47	0.01
0762-303	BARTON MICHAEL	601 VAN NESS AVE #828	1	1.140	489	Residential	1	0.50	97.47	0.01
0762-304	PUSTILNIK IGOR & VALENTINA	601 VAN NESS AVE #304	1	1.140	834	Residential	1	0.50	97.47	0.01
0762-305	STADTNER LIVING TRUST, C/O DAVID A. STADTNER	601 VAN NESS AVE #305	1	1.140	881	Residential	1	0.50	97.47	0.01
0762-306	SUWANKIRI EKARONG	601 VAN NESS AVE #306	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-307	SEE ANDREW L	601 VAN NESS AVE #307	1	1.140	487	Residential	1	0.50	97.47	0.01
0762-308	KAILOHIAKAIWEWAKIAOAKUA TR	601 VAN NESS AVE #308	1	1.140	470	Residential	1	0.50	97.47	0.01
0762-309	DURBIN SAMANTHA A	601 VAN NESS AVE #309	1	1.140	694	Residential	1	0.50	97.47	0.01
0762-310	SHIGEMATSU LISA K	601 VAN NESS AVE #310	1	1.140	678	Residential	1	0.50	97.47	0.01
0762-311	LI YUN YANG LVG TRUST	601 VAN NESS AVE #311	1	1.140	558	Residential	1	0.50	97.47	0.01
0762-312	LOMAX JEREMY S & CAROLYN M	601 VAN NESS AVE #312	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-313	WONG LILLIAN H TRUST	601 VAN NESS AVE #829	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-314	LEE ALEXANDER K & KARRNY P	601 VAN NESS AVE #830	1	1.140	672	Residential	1	0.50	97.47	0.01
0762-315	SCHADLER JOSEPH MICHAEL & CASS LANDERS 1982 FAMILY TRUST, C/O LAURA H LANDERS	601 VAN NESS AVE #831	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-316	HAYASHI STEVE	601 VAN NESS AVE #832	1	1.140	682	Residential	1	0.50	97.47	0.01
0762-317	MAXWELL GREGORY & LESLIE	601 VAN NESS AVE #841	1	1.140	793	Residential	1	0.50	97.47	0.01
0762-318	BROWN THOMAS P & BERMEJO ANGEL	601 VAN NESS AVE #842	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-319	GAUAN FAMILY 1991 TRUST, C/O JAMES J	601 VAN NESS AVE #843	1	1.140	709	Residential	1	0.50	97.47	0.01
0762-320		601 VAN NESS AVE #844	1	1.140	751	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential	Building Size Class	Building Size Multiplier	Assessment	% of CBD Budget
320	GAUJUAN									
0762-321	GEISLER TRACEY A	601 VAN NESS AVE #321	1	1.140	705	Residential	1	0.50	97.47	0.01
0762-322	KUH LIVING TRUST, C/O ERNEST S & BETTINE K	601 VAN NESS AVE #322	1	1.140	1,099	Residential	1	0.50	97.47	0.01
0762-323	CARROLL MICHAEL J & SHIRLEY J	601 VAN NESS AVE #845	1	1.140	894	Residential	1	0.50	97.47	0.01
0762-324	ESHIMA SHINJI	601 VAN NESS AVE #324	1	1.140	834	Residential	1	0.50	97.47	0.01
0762-325	MARK SILVERMAN REVOC TR	601 VAN NESS AVE #325	1	1.140	881	Residential	1	0.50	97.47	0.01
0762-326	FEY 1990 LIVING TRUST, C/O WALTER & HAVA FEY	601 VAN NESS AVE #326	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-327	PFHANI ANGELINA M	601 VAN NESS AVE #327	1	1.140	487	Residential	1	0.50	97.47	0.01
0762-328	LYNN AMY E	601 VAN NESS AVE #328	1	1.140	470	Residential	1	0.50	97.47	0.01
0762-329	VELLECA KEITH M	601 VAN NESS AVE #329	1	1.140	694	Residential	1	0.50	97.47	0.01
0762-330	MARCUS FAMILY TRUST, C/O IRWIN L MARCUS	601 VAN NESS AVE #330	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-331	FONG REVOCABLE TRUST, C/O RAYMOND K & ANN S FO	601 VAN NESS AVE #331	1	1.140	558	Residential	1	0.50	97.47	0.01
0762-332	VOHRA DEEP K & ARCHANA	601 VAN NESS AVE #332	1	1.140	681	Residential	1	0.50	97.47	0.01
0762-333	LVG FRANKLYN C & MARTHA R HILL	601 VAN NESS AVE #846	1	1.140	733	Residential	1	0.50	97.47	0.01
0762-334	BLAIR PHYLLIS B	601 VAN NESS AVE #847	1	1.140	621	Residential	1	0.50	97.47	0.01
0762-335	HELLO J/R I LLC	601 VAN NESS AVE #848	1	1.140	510	Residential	1	0.50	97.47	0.01
0762-336	ARDELL REVOCABLE TRUST	601 VAN NESS AVE #849	1	1.140	682	Residential	1	0.50	97.47	0.01
0762-337	LACOURSIERE LORI R REVOC TR	601 VAN NESS AVE #850	1	1.140	666	Residential	1	0.50	97.47	0.01
0762-338	KALIS LILLI	601 VAN NESS AVE #851	1	1.140	533	Residential	1	0.50	97.47	0.01
0762-339	CHEN FAMILY 1993 REVOC TR	601 VAN NESS AVE #852	1	1.140	755	Residential	1	0.50	97.47	0.01
0762-340	SMITH ANDREW V	601 VAN NESS AVE #901	1	1.140	749	Residential	1	0.50	97.47	0.01
0762-341	CLUGSTON JANET N	601 VAN NESS AVE #341	1	1.140	958	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762 - 342	KWEI SANG & MICHELE ANNE U RVC	601 VAN NESS AVE #342	1	1.140	676	Residential	1	0.50	97.47	0.01
0762 - 343	MADRIGAL EMMANUEL B	601 VAN NESS AVE #343	1	1.140	708	Residential	1	0.50	97.47	0.01
0762 - 344	BAUTISTA ENRICO	601 VAN NESS AVE #344	1	1.140	754	Residential	1	0.50	97.47	0.01
0762 - 345	MONTES CARMEN S	601 VAN NESS AVE #345	1	1.140	896	Residential	1	0.50	97.47	0.01
0762 - 346	SHARMA RAM KRISHAN	601 VAN NESS AVE #346	1	1.140	730	Residential	1	0.50	97.47	0.01
0762 - 347	XAVIER KAREN	601 VAN NESS AVE #347	1	1.140	490	Residential	1	0.50	97.47	0.01
0762 - 348	GOODMAN VICTOR	601 VAN NESS AVE #348	1	1.140	442	Residential	1	0.50	97.47	0.01
0762 - 349	ANDERSON PHYLIS	601 VAN NESS AVE #349	1	1.140	725	Residential	1	0.50	97.47	0.01
0762 - 350	CHANG ALICE C	601 VAN NESS AVE #350	1	1.140	673	Residential	1	0.50	97.47	0.01
0762 - 351	HO LO C 2007 LVG TR	601 VAN NESS AVE #351	1	1.140	917	Residential	1	0.50	97.47	0.01
0762 - 352	ALJIAN FAMILY REVOC TRUST	601 VAN NESS AVE #902	1	1.140	676	Residential	1	0.50	97.47	0.01
0762 - 353	GUTIERREZ RAMON A	601 VAN NESS AVE #903	1	1.140	750	Residential	1	0.50	97.47	0.01
0762 - 354	YU SIMON	601 VAN NESS AVE #904	1	1.140	743	Residential	1	0.50	97.47	0.01
0762 - 355	WASCHER RAMONA 1994 TRUST, C/O RAMONA WASCHER	601 VAN NESS AVE #905	1	1.140	882	Residential	1	0.50	97.47	0.01
0762 - 356	ABADIANO PAULETTE	601 VAN NESS AVE #906	1	1.140	718	Residential	1	0.50	97.47	0.01
0762 - 357	BRENNER MARILYN R SEP PRPTY	601 VAN NESS AVE #907	1	1.140	608	Residential	1	0.50	97.47	0.01
0762 - 358	BETTY GUY TRUST	601 VAN NESS AVE #908	1	1.140	489	Residential	1	0.50	97.47	0.01
0762 - 359	LIPTON FAMILY TRUST	601 VAN NESS AVE #909	1	1.140	706	Residential	1	0.50	97.47	0.01
0762 - 360	DICKERSON LYLES MICAH	601 VAN NESS AVE #910	1	1.140	672	Residential	1	0.50	97.47	0.01
0762 - 361	MAURICE GIBSON LIVING TR	601 VAN NESS AVE #911	1	1.140	556	Residential	1	0.50	97.47	0.01
0762 - 362	GIANNINI AVRAHAM	601 VAN NESS AVE #912	1	1.140	708	Residential	1	0.50	97.47	0.01
0762 -	ROSENFELD SHLOMO I & ILANA	601 VAN NESS AVE #921	1	1.140	724	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
363										
0762 - 364	BAZIGIAN FMLY TR	601 VAN NESS AVE #922	1	1.140	652	Residential	1	0.50	97.47	0.01
0762 - 365	SAM PAUL KHAI REVOC LIV TR	601 VAN NESS AVE #923	1	1.140	743	Residential	1	0.50	97.47	0.01
0762 - 366	LEMMON MARY M W TRUST, C/O MARY LEMMON	601 VAN NESS AVE #924	1	1.140	882	Residential	1	0.50	97.47	0.01
0762 - 367	LEE ROGER	601 VAN NESS AVE #925	1	1.140	718	Residential	1	0.50	97.47	0.01
0762 - 368	LENDORMY JEAN-YVES P	601 VAN NESS AVE #926	1	1.140	608	Residential	1	0.50	97.47	0.01
0762 - 369	BLAZEYK BARRY	601 VAN NESS AVE #927	1	1.140	558	Residential	1	0.50	97.47	0.01
0762 - 370	DENIZ JUDITH E	601 VAN NESS AVE #928	1	1.140	706	Residential	1	0.50	97.47	0.01
0762 - 371	BLAIR PHYLLIS B	601 VAN NESS AVE #929	1	1.140	672	Residential	1	0.50	97.47	0.01
0762 - 372	LEBLEU KIM P	601 VAN NESS AVE #930	1	1.140	556	Residential	1	0.50	97.47	0.01
0762 - 373	REYNA VIRGINIA L 79 SHORT FORM	601 VAN NESS AVE #931	1	1.140	682	Residential	1	0.50	97.47	0.01
0762 - 374	HANSEN MARIANNE C REVOC LVG TR	601 VAN NESS AVE #932	1	1.140	793	Residential	1	0.50	97.47	0.01
0762 - 375	HUANG HUANN	601 VAN NESS AVE #941	1	1.140	677	Residential	1	0.50	97.47	0.01
0762 - 376	DAWN KEREMITSIS	601 VAN NESS AVE #942	1	1.140	677	Residential	1	0.50	97.47	0.01
0762 - 377	JANET DAWN KEREMITSIS TRUST	601 VAN NESS AVE #943	1	1.140	751	Residential	1	0.50	97.47	0.01
0762 - 378	CAPLAN IRVING D TRUST, C/O IRVING CAPLAN	601 VAN NESS AVE #944	1	1.140	894	Residential	1	0.50	97.47	0.01
0762 - 379	MELEYCO LEO N & RUTH A, C/O LEO N MELEYCO	601 VAN NESS AVE #945	1	1.140	621	Residential	1	0.50	97.47	0.01
0762 - 380	VATER MERVIN & LINDA 1992 FAMI, C/O MERVIN & LINDA VATER	601 VAN NESS AVE #946	1	1.140	621	Residential	1	0.50	97.47	0.01
0762 - 381	WONG FAMILY TRUST, C/O HASTING S&JOSEPHINE	601 VAN NESS AVE #947	1	1.140	510	Residential	1	0.50	97.47	0.01
0762 - 382	GARY DANIEL MARINKOVICH 2006 R	601 VAN NESS AVE #948	1	1.140	523	Residential	1	0.50	97.47	0.01
0762 - 383	COLLINS EDWARD JAMES	601 VAN NESS AVE #949	1	1.140	666	Residential	1	0.50	97.47	0.01
0762 - 384	ESHIMA ISSA & SOLIS MAGALY	601 VAN NESS AVE #950	1	1.140	533	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762 - 385	KAI FAMILY 1998 TRUST	601 VAN NESS AVE #951	1	1.140	755	Residential	1	0.50	97.47	0.01
0762 - 386	DOOMS ROBERT D LVG TR	601 VAN NESS AVE #952	1	1.140	749	Residential	1	0.50	97.47	0.01
0762 - 387	FLETCHER SCOTTY II	601 VAN NESS AVE #1001	1	1.140	676	Residential	1	0.50	97.47	0.01
0762 - 388	RENATI LIVING TRUST	601 VAN NESS AVE #1002	1	1.140	720	Residential	1	0.50	97.47	0.01
0762 - 389	RENATI LIVING TRUST	601 VAN NESS AVE #1003	1	1.140	746	Residential	1	0.50	97.47	0.01
0762 - 390	WOO KAI YEE	601 VAN NESS AVE #1004	1	1.140	882	Residential	1	0.50	97.47	0.01
0762 - 391	DINAPOLI REVOCABLE TRUST, C/O J PHILIP DINAPOLI	601 VAN NESS AVE #1005	1	1.140	718	Residential	1	0.50	97.47	0.01
0762 - 392	ROGERS PETER H & GRETCHEN KING	601 VAN NESS AVE #1006	1	1.140	608	Residential	1	0.50	97.47	0.01
0762 - 393	NAKAMURA JOLSON H & LINDA V	601 VAN NESS AVE #1007	1	1.140	489	Residential	1	0.50	97.47	0.01
0762 - 394	LOVE DOUG	601 VAN NESS AVE #1008	1	1.140	489	Residential	1	0.50	97.47	0.01
0762 - 395	BRUNGARDT MICHAELA	601 VAN NESS AVE #1009	1	1.140	672	Residential	1	0.50	97.47	0.01
0762 - 396	HOUSE WENDELL G & REGO ALVARO	601 VAN NESS AVE #1010	1	1.140	556	Residential	1	0.50	97.47	0.01
0762 - 397	MARIA LOURDES Z RAYMUNDO REYOC	601 VAN NESS AVE #1011	1	1.140	707	Residential	1	0.50	97.47	0.01
0762 - 398	TAM ROGER K C & FRANCES C W	601 VAN NESS AVE #1012	1	1.140	724	Residential	1	0.50	97.47	0.01
0762 - 399	BRIGHT MOTOYO H 1996 TRUST, C/O MARK BRIGHT	601 VAN NESS AVE #1021	1	1.140	652	Residential	1	0.50	97.47	0.01
0762 - 400	LIN CHERRY S	601 VAN NESS AVE #1022	1	1.140	652	Residential	1	0.50	97.47	0.01
0762 - 401	DHAWAN RAJ	601 VAN NESS AVE #401	1	1.140	750	Residential	1	0.50	97.47	0.01
0762 - 402	SANDROCK DARLYCE J TRUST, C/O DARLYCE J SANDROCK	601 VAN NESS AVE #402	1	1.140	1,123	Residential	1	0.50	97.47	0.01
0762 - 403	GRAHAM ROBERT A REVOCABLE TRUS	601 VAN NESS AVE #1023	1	1.140	721	Residential	1	0.50	97.47	0.01
0762 - 404	CANDLER RANDALL M	601 VAN NESS AVE #404	1	1.140	834	Residential	1	0.50	97.47	0.01
0762 - 405	MANN MIRIOM S	601 VAN NESS AVE #405	1	1.140	881	Residential	1	0.50	97.47	0.01
0762 - 406	EPSTEIN LIVING TRUST U/A DTD 1	601 VAN NESS AVE #406	1	1.140	718	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
406										
0762 - 407	MURAKAMI HENRY S & LOW CHARLEN	601 VAN NESS AVE #407	1	1.140	487	Residential	1	0.50	97.47	0.01
0762 - 408	MCDONOUGH SUSAN M	601 VAN NESS AVE #408	1	1.140	470	Residential	1	0.50	97.47	0.01
0762 - 409	ROSS BEATRICE E	601 VAN NESS AVE #409	1	1.140	694	Residential	1	0.50	97.47	0.01
0762 - 410	PERRY JESS G	601 VAN NESS AVE #410	1	1.140	677	Residential	1	0.50	97.47	0.01
0762 - 411	FRANCEN KIRSTEN	601 VAN NESS AVE #411	1	1.140	558	Residential	1	0.50	97.47	0.01
0762 - 412	NAKAHARA MICHAELY REV LIV TR, C/O ALLIED BUILDERS SYST	601 VAN NESS AVE #412	1	1.140	706	Residential	1	0.50	97.47	0.01
0762 - 413	LENORA EAGAR DAVIS 1993 TRUST	601 VAN NESS AVE #1024	1	1.140	743	Residential	1	0.50	97.47	0.01
0762 - 414	CHEN FAMILY TR	601 VAN NESS AVE #1025	1	1.140	882	Residential	1	0.50	97.47	0.01
0762 - 415	FOSTER MARITAL DEDUCTION TRUST	601 VAN NESS AVE #1026	1	1.140	718	Residential	1	0.50	97.47	0.01
0762 - 416	CHAN CHARLENE R	601 VAN NESS AVE #1027	1	1.140	608	Residential	1	0.50	97.47	0.01
0762 - 417	SY INVESTMENT CO, INC A CALIF	601 VAN NESS AVE #1028	1	1.140	489	Residential	1	0.50	97.47	0.01
0762 - 418	KUHN STEVEN T & BETSEY	601 VAN NESS AVE #1029	1	1.140	706	Residential	1	0.50	97.47	0.01
0762 - 419	CASILLAS JUAN	601 VAN NESS AVE #1030	1	1.140	672	Residential	1	0.50	97.47	0.01
0762 - 420	BASTASZ ROBERT J & TONNESSEN K	601 VAN NESS AVE #1031	1	1.140	556	Residential	1	0.50	97.47	0.01
0762 - 421	DEUTSCHE ALT-A SECUR MTG LN	601 VAN NESS AVE #421	1	1.140	725	Residential	1	0.50	97.47	0.01
0762 - 422	MURAKAMI THELMA T 2005 REVOC T	601 VAN NESS AVE #422	1	1.140	1,099	Residential	1	0.50	97.47	0.01
0762 - 423	FERNANDES HUGO JUDE	601 VAN NESS AVE #1032	1	1.140	682	Residential	1	0.50	97.47	0.01
0762 - 424	ANTONIO DEBONIS SCIARAFFIA LVG	601 VAN NESS AVE #424	1	1.140	834	Residential	1	0.50	97.47	0.01
0762 - 425	FOSTER MARITAL DEDUCTION TRUST	601 VAN NESS AVE #425	1	1.140	881	Residential	1	0.50	97.47	0.01
0762 - 426	ALVENDIA ESPERANZA P & CARMEN P, C/O MALIA ELENA RODRIGUE	601 VAN NESS AVE #426	1	1.140	718	Residential	1	0.50	97.47	0.01
0762 - 427	BESSLER STUART A & HELEN M TRUST	601 VAN NESS AVE #427	1	1.140	487	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential/Residential	Building Size Class	Building Size Classification Multiplier	Assessment	% of CBD Budget
0762-428	MONTANTES RICHARD A	601 VAN NESS AVE #428	1	1.140	470	Residential	1	0.50	97.47	0.01
0762-429	KAZEMINI JODI C	601 VAN NESS AVE #429	1	1.140	694	Residential	1	0.50	97.47	0.01
0762-430	JUILLY PAUL & SHEILA TRUST	601 VAN NESS AVE #430	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-431	BALUYOT JOEL J	601 VAN NESS AVE #431	1	1.140	558	Residential	1	0.50	97.47	0.01
0762-432	PAUL PRABIR KUMAR & OINDRILA, C/O GATEWAY MANAGEMENT	601 VAN NESS AVE #432	1	1.140	681	Residential	1	0.50	97.47	0.01
0762-433	CHANG JULIAN W & DORIS K Y	601 VAN NESS AVE #1041	1	1.140	793	Residential	1	0.50	97.47	0.01
0762-434	SAM DIANA D TRUST	601 VAN NESS AVE #1042	1	1.140	677	Residential	1	0.50	97.47	0.01
0762-435	SAM DIANA D TRUST	601 VAN NESS AVE #1043	1	1.140	709	Residential	1	0.50	97.47	0.01
0762-436	DOUGLAS-YOUNG FAMILY LVG TR	601 VAN NESS AVE #1044	1	1.140	749	Residential	1	0.50	97.47	0.01
0762-437	ERNESTINE FRANCES TRUJILLO RVC	601 VAN NESS AVE #1045	1	1.140	894	Residential	1	0.50	97.47	0.01
0762-438	DAVIS LYNN LOUISE	601 VAN NESS AVE #1046	1	1.140	733	Residential	1	0.50	97.47	0.01
0762-439	KRONBERG SURVIVORS TRUST	601 VAN NESS AVE #1047	1	1.140	621	Residential	1	0.50	97.47	0.01
0762-440	PHAN TAM H	601 VAN NESS AVE #1048	1	1.140	510	Residential	1	0.50	97.47	0.01
0762-441	ALBERT JAMES E	601 VAN NESS AVE #441	1	1.140	958	Residential	1	0.50	97.47	0.01
0762-442	ARQUILLA DONALD	601 VAN NESS AVE #442	1	1.140	676	Residential	1	0.50	97.47	0.01
0762-443	POYNER ROGER W POWERS FAWN	601 VAN NESS AVE #443	1	1.140	708	Residential	1	0.50	97.47	0.01
0762-444	SHAPOSHNIKOVA MARIA	601 VAN NESS AVE #444	1	1.140	754	Residential	1	0.50	97.47	0.01
0762-445	JAMES CAROL	601 VAN NESS AVE #445	1	1.140	896	Residential	1	0.50	97.47	0.01
0762-446	VON BEHREN DIETRICH	601 VAN NESS AVE #446	1	1.140	730	Residential	1	0.50	97.47	0.01
0762-447	ODEN JEFFREY T	601 VAN NESS AVE #447	1	1.140	490	Residential	1	0.50	97.47	0.01
0762-448	BYRD FERRA ALCYIA	601 VAN NESS AVE #448	1	1.140	442	Residential	1	0.50	97.47	0.01
0762-449	LAWRENCE YAI WAH WONG TRUST	601 VAN NESS AVE #449	1	1.140	725	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential Class	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
449										
0762-450	GARCIA LUIS MIGUEL & SCHEDECK	601 VAN NESS AVE #450	1	1.140	673	Residential	1	0.50	97.47	0.01
0762-451	BENET FAMILY TRUST	601 VAN NESS AVE #451	1	1.140	917	Residential	1	0.50	97.47	0.01
0762-452	LICHT NORMAN M & HELEN A, C/O NORMAN M LICHT	601 VAN NESS AVE #1049	1	1.140	682	Residential	1	0.50	97.47	0.01
0762-453	NETTLES LESLEY	601 VAN NESS AVE #1050	1	1.140	666	Residential	1	0.50	97.47	0.01
0762-454	DIANE READ TRUST	601 VAN NESS AVE #1051	1	1.140	533	Residential	1	0.50	97.47	0.01
0762-455	MAHONEY SALLY T 2004 GRANTOR T	601 VAN NESS AVE #1052	1	1.140	755	Residential	1	0.50	97.47	0.01
0762-456	MAGENTA SKY TRUST	601 VAN NESS AVE #1101	1	1.140	749	Residential	1	0.50	97.47	0.01
0762-457	BAUER HERMAN K	601 VAN NESS AVE #1102	1	1.140	676	Residential	1	0.50	97.47	0.01
0762-458	NGUYEN MINHQUANG	601 VAN NESS AVE #1103	1	1.140	720	Residential	1	0.50	97.47	0.01
0762-459	QUONG NORMAN REVOCABEL TRUST 2	601 VAN NESS AVE #1104	1	1.140	743	Residential	1	0.50	97.47	0.01
0762-460	WERTHEIMER JUDITH Z REYOC	601 VAN NESS AVE #1105	1	1.140	882	Residential	1	0.50	97.47	0.01
0762-461	SARA VAN DYKE TRUST	601 VAN NESS AVE #1106	1	1.140	718	Residential	1	0.50	97.47	0.01
0762-462	MARRON PAMELA	601 VAN NESS AVE #1107	1	1.140	608	Residential	1	0.50	97.47	0.01
0762-463	SMITH ANDREW V	601 VAN NESS AVE #1108	1	1.140	489	Residential	1	0.50	97.47	0.01
0762-464	KANTER FAMILY TRUST	601 VAN NESS AVE #1109	1	1.140	706	Residential	1	0.50	97.47	0.01
0762-465	REED TERESA A	601 VAN NESS AVE #1110	1	1.140	672	Residential	1	0.50	97.47	0.01
0762-466	LEE KANG & KOSKI LINDA I	601 VAN NESS AVE #1111	1	1.140	556	Residential	1	0.50	97.47	0.01
0762-467	FINEGAN LIVING TRUST	601 VAN NESS AVE #1112	1	1.140	727	Residential	1	0.50	97.47	0.01
0762-468	MATTSON NANCY J	601 VAN NESS AVE #1121	1	1.140	724	Residential	1	0.50	97.47	0.01
0762-469	KISSICK FAMILY TRUST, C/O ROBERT L KISSICK JR	601 VAN NESS AVE #1122	1	1.140	652	Residential	1	0.50	97.47	0.01
0762-470	KLIAMAN SHIRLEY TRUST	601 VAN NESS AVE #1123	1	1.140	721	Residential	1	0.50	97.47	0.01

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0762 - 471	KAYE ARTHUR M & PAMELA J	601 VAN NESS AVE #1124	1	1.140	743	Residential	1	0.50	97.47	0.01
0762 - 472	RAISCH INVESTMENT GRP LTD	601 VAN NESS AVE #1125	1	1.140	882	Residential	1	0.50	97.47	0.01
0762 - 473	ALEXANDER EARLE M III REV TRUS	601 VAN NESS AVE #1126	1	1.140	718	Residential	1	0.50	97.47	0.01
0762 - 474	HAWCO TIMOTHY & MACFARLANE CVNT	601 VAN NESS AVE #1127	1	1.140	608	Residential	1	0.50	97.47	0.01
0762 - 475	BRONS FAMILY 1976 TRUST	601 VAN NESS AVE #1128	1	1.140	489	Residential	1	0.50	97.47	0.01
0762 - 476	RAMOS EDWARD & WANDA	601 VAN NESS AVE #1129	1	1.140	706	Residential	1	0.50	97.47	0.01
0762 - 477	CHANG JULIAN W & DORIS K Y	601 VAN NESS AVE #1130	1	1.140	672	Residential	1	0.50	97.47	0.01
0762 - 478	ELDRIDGE CHARLES D III & ELDRI	601 VAN NESS AVE #1131	1	1.140	556	Residential	1	0.50	97.47	0.01
0762 - 479	LV RICHARD B & GLORIA L NOVACK	601 VAN NESS AVE #1132	1	1.140	682	Residential	1	0.50	97.47	0.01
0763 - 001	MATTISON FAMILY TRUST, C/O J S MATTISON & CO	555 POLK ST	1	217.500	19,582	Residential	3	1.50	1,801.66	0.24
0763 - 002	507 POLK STREET LLC	507 POLK ST	1	285.000	29,688	Residential	4	3.00	2,545.82	0.35
0763 - 005	544 GOLDEN GATE ASSCS LLC	544 GOLDEN GATE AVE	1	120.000	16,920	Residential	3	1.50	1,114.28	0.15
0763 - 006	MCDONALDS CORPORATION	550 GOLDEN GATE AVE	1	65.000	3,900	Residential	2	1.00	637.10	0.09
0763 - 007	MCDONALDS CORPORATION	556 GOLDEN GATE AVE	1	50.000	4,250	Residential	2	1.00	531.36	0.07
0763 - 008	MCDONALDS CORPORATION	558 GOLDEN GATE AVE	1	50.000	0	Residential	2	1.00	531.36	0.07
0763 - 009	MCDONALDS CORPORATION	600 VAN NESS AVE	1	338.000	10,770	Residential	3	1.50	2,651.18	0.36
0763 - 010	S F UNIFIED SCHOOL DISTRICT	600 SAINT MARYS AVE	1	132.330	4,523	Residential	2	1.00	1,111.78	0.15
0763 - 011	S F UNIFIED SCHOOL DISTRICT	636 VAN NESS AVE	1	46.667	10,136	Residential	3	1.50	597.28	0.08
0763 - 012	690 VAN NESS LLC	690 VAN NESS AVE	1	50.000	5,292	Residential	2	1.00	531.36	0.07
0763 - 013	S F UNIFIED SCHOOL DISTRICT	690	1	27.500	3,240	Residential	2	1.00	372.74	0.05
0763 - 014	S F UNIFIED SCHOOL DISTRICT	639V TURK ST	1	90.000	0	Residential	2	1.00	813.35	0.11
0763 -	S F UNIFIED SCHOOL DISTRICT	625 TURK ST	1	60.000	0	Non-	2	1.00	601.85	0.08

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
015						Residential				
0763 -	LAW ALICE S TRUST	530 GOLDEN GATE AVE	1	100,000	10,050	Non-Residential	3	1.50	973.28	0.13
0765 -	STATE PROPERTY	530	1	652,500	1,130,000	Non-Residential	8	60.00	15,331.72	2.08
0765 -	STATE PROPERTY	350 MCALLISTER ST	1	722,500	447,559	Non-Residential	7	40.00	12,248.02	1.66
0766 -	CITY & COUNTY OF SF-PUC	525 GOLDEN GATE AVE	1	483,000	277,511	Non-Residential	6	20.00	6,982.34	0.95
0766 -	STATE OF CALIFORNIA ADMINISTRATIVE OF THE COURTS	400 MCALLISTER ST	1	395,000	231,000	Non-Residential	6	20.00	6,361.94	0.86
0766 -	STATE OF CALIFORNIA ADMINISTRATIVE OF THE COURTS	450 MCALLISTER ST	1	137,500	0	Non-Residential	2	1.00	1,148.23	0.16
0766 -	STATE OF CALIFORNIA ADMINISTRATIVE OF THE COURTS	456 MCALLISTER ST	1	68,750	8,250	Non-Residential	2	1.00	663.54	0.09
0766 -	STATE OF CALIFORNIA ADMINISTRATIVE OF THE COURTS	460 MCALLISTER ST	1	68,750	0	Non-Residential	2	1.00	663.54	0.09
0766 -	REF SF PROPERTIES LLC	512 VAN NESS AVE	1	338,000	46,500	Non-Residential	4	3.00	2,919.47	0.40
0766 -	BETZ JOSEF	545 GOLDEN GATE AVE	1	132,000	7,919.00	Non-Residential	2	1.00	1,109.45	0.15
010	GOLDEN VAN BUILDING LLC, C/O JDC INVESTMENTS/BUA	180 REDWOOD ST	1	393,000	39,166	Non-Residential	4	3.00	3,307.22	0.45
0767 -	STATE PROPERTY	545	1	132,000	293,000	Non-Residential	6	20.00	4,507.79	0.61
0767 -	STATE PROPERTY	545	1	48,000	0	Non-Residential	2	1.00	517.26	0.07
0767 -	STATE PROPERTY	545	1	48,000	25,915	Non-Residential	4	3.00	874.97	0.12
0767 -	STATE PROPERTY	545	1	60,000	32,905	Non-Residential	4	3.00	959.57	0.13
0767 -	SF STATE BUILDING AUTHORITY	501V VAN NESS AVE	1	169,750	0	Non-Residential	2	1.00	1,375.59	0.19
0767 -	SF STATE BUILDING AUTHORITY	530V MCALLISTER ST	1	55,000	0	Non-Residential	2	1.00	566.60	0.08
0767 -	SF STATE BUILDING AUTHORITY	540V MCALLISTER ST	1	82,500	0	Non-Residential	2	1.00	760.48	0.10
0767 -	BARBARA APARTMENTS, C/O MERIDIAN MNGMT GROUP	580 MCALLISTER ST	1	395,000	51,240	Non-Residential	5	6.00	3,857.90	0.52
0767 -	SF STATE BUILDING AUTHORITY	679V GOLDEN GATE AVE	1	290,000	0	Non-Residential	2	1.00	2,223.35	0.30
0767 -	SF STATE BUILDING AUTHORITY	675V GOLDEN GATE AVE	1	100,000	0	Non-Residential	2	1.00	883.85	0.12

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0767 -						Non-				
011	SF STATE BUILDING AUTHORITY	661V GOLDEN GATE AVE	1	49,500	0	Residential	2	1.00	527.84	0.07
0767 -						Non-				
012	SF STATE BUILDING AUTHORITY	649V GOLDEN GATE AVE	1	23,000	0	Residential	2	1.00	341.01	0.05
0767 -						Non-				
013	SF STATE BUILDING AUTHORITY	629V GOLDEN GATE AVE	1	71,750	15,970	Residential	3	1.50	774.12	0.11
0767 -						Non-				
014	STATE PROPERTY	629V	1	70,000	0	Residential	2	1.00	672.35	0.09
0768 -	REDEVELOPMENT AGENCY OF CCSF, C/O DEVELOPMENT SERVICES	629V	1	395,000	0	Residential	2	1.00	2,963.60	0.40
0768 -						Non-				
072	GIANNINI PROPERTIES NO ONE	600 MCALLISTER ST	1	198,560	0	Residential	2	1.00	1,578.70	0.21
0768 -						Non-				
073	GIANNINI PROPERTIES NO ONE	600	1	115,480	0	Residential	2	1.00	992.98	0.13
0785 -						Non-				
028	S F UNIFIED SCHOOL DISTRICT	601 MCALLISTER ST	1	220,000	28,840	Residential	4	3.00	2,087.57	0.28
0785 -						Non-				
035	S F UNIFIED SCHOOL DISTRICT	555 FRANKLIN ST	1	313,750	0	Residential	2	1.00	2,390.79	0.32
0786A-						Non-				
001	CITY & COUNTY OF SF-WAR MEMORIAL	679V	2	2,007,000	533,200	Residential	8	60.00	37,266.02	5.06
0787 -						Non-				
001	CITY & COUNTY OF SF		2	2,002,500	543,611	Residential	8	60.00	37,220.62	5.05
0788 -	CITY & COUNTY OF SF-RECREATION AND PARK DEPT		2	2,062,500	355,674	Residential	7	40.00	32,154.22	4.37
0792 -						Non-				
003	ALLEN KIMBALL & JANE TRUST	300 GROVE ST	2	126,250	3,953	Residential	2	1.00	1,557.44	0.21
0792 -						Non-				
029	CITY & COUNTY OF SF-MUNICIPAL TRANSPORTATION AUTHORITY	365V	2	330,000	213,564	Residential	6	20.00	9,001.49	1.22
0792 -						Non-				
031	SAN FRANCISCO BALLET ASSOCN, C/O CONTROLLER	455 FRANKLIN ST	1	313,750	62,140	Residential	5	6.00	3,285.09	0.45
0809 -						Non-				
001	SF BOARD OF REALTORS	301 GROVE ST	2	155,000	6,876	Residential	2	1.00	1,847.53	0.25
0809 -						Non-				
002	HALLINAN LAUREN P & PATRICK S	345 FRANKLIN ST	2	47,500	10,212	Residential	3	1.50	904.65	0.12
0809 -						Non-				
003	HALLINAN PATRICK S & LAUREN P	331 FRANKLIN ST	2	93,500	5,175	Residential	2	1.00	1,227.00	0.17
0809 -						Non-				
003A	NURRE CHARLOTTE E 1996 TRUST, C/O CHARLOTTE NURRE	208 IVY ST	2	39,000	2,811	Residential	2	1.00	677.09	0.09
0809 -						Non-				
004	LE PAUL T & MAI V 2002 REV TR	325 FRANKLIN ST	2	135,000	9,690	Residential	2	1.00	1,645.73	0.22
0809 -						Non-				
004A	LAT CORPORATION, C/O LEONA TARANTINO	305 FRANKLIN ST	2	135,000	11,310	Residential	3	1.50	1,787.53	0.24
0809 -						Non-				
001	UNTERMAN PATRICIA & SANDER RIC	320 HAYES ST	2	50,000	3,750	Residential	2	1.00	788.08	0.11

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0809 - 005						Residential				
0809 - 006	UTNERMAN PATRICIA & SANDER RIC	324 HAYES ST	2	50.000	5,250	Non-Residential	2	1.00	788.08	0.11
0809 - 007	TRATTNER JUDY	340 HAYES ST	2	100.000	29,460	Non-Residential	4	3.00	1,859.76	0.25
0809 - 011	BUCKLEY DANIEL KIERAN	364 HAYES ST	2	100.000	10,175	Non-Residential	3	1.50	1,434.38	0.19
0809 - 012	GHI LTD, C/O SEELA L LEWIS	368 HAYES ST	2	50.000	3,120	Non-Residential	2	1.00	788.08	0.11
0809 - 015	ROBINSON GERTIE S TRUST, C/O RONALD HOLLINS	361 GROVE ST	2	55.000	7,047	Non-Residential	2	1.00	838.53	0.11
0809 - 016	SATURNO RONALD P	355 GROVE ST	2	55.000	9,060	Non-Residential	2	1.00	838.53	0.11
0809 - 017	ARRIAZA RAUL & VALERIE	351 GROVE ST	2	55.000	9,560	Non-Residential	2	1.00	838.53	0.11
0809 - 018	R ROBERT E & PATRICIA A HUNT	345 GROVE ST	2	27.500	3,150	Non-Residential	2	1.00	561.06	0.08
0809 - 018A	LITZINGER CHARLES A TRUST	240 IVY ST	2	27.500	2,200	Non-Residential	2	1.00	561.06	0.08
0809 - 019	GIN FAMILY TRUST	335 GROVE ST	2	55.167	6,786	Non-Residential	2	1.00	840.22	0.11
0809 - 020	DANIEL BROSNAN SEPARATE PROPER	311 GROVE ST	2	59.833	0	Non-Residential	2	1.00	887.29	0.12
0809 - 021	GHI LTD, C/O SEELA L LEWIS	372 HAYES ST	2	144.500	20,655	Non-Residential	4	3.00	2,308.77	0.31
0809 - 023	WIEGEL ANDREW J & JAN A (Owner of APN 0809 - 022)		2	13.417	2,684	Non-Residential	2	1.00	418.97	0.06
0809 - 024	WIEGEL ANDREW J & JAN A (Owner of APN 0809 - 022)		2	13.417	2,684	Non-Residential	2	1.00	418.97	0.06
0809 - 025	WIEGEL ANDREW J & JAN A (Owner of APN 0809 - 022)		2	13.417	2,683	Non-Residential	2	1.00	418.97	0.06
0809 - 026	WIEGEL ANDREW J & JAN A (Owner of APN 0809 - 022)		2	13.417	2,683	Non-Residential	2	1.00	418.97	0.06
0809 - 027	WIEGEL ANDREW J & JAN A (Owner of APN 0809 - 022)		2	13.417	2,683	Non-Residential	2	1.00	418.97	0.06
0809 - 028	WIEGEL ANDREW J & JAN A (Owner of APN 0809 - 022)		2	13.417	2,683	Non-Residential	2	1.00	418.97	0.06
0809 - 029	PRIVAT CESAR A TRUST	348 HAYES ST	2	6.250	575	Residential	1	0.50	204.86	0.03
0809 - 030	SCOTT DAVID & OHMORI YUKO	350 HAYES ST	2	6.250	684	Residential	1	0.50	204.86	0.03
0809 - 031	STRANO ROSEANNE	342 HAYES ST #A	2	6.250	1,095	Residential	1	0.50	204.86	0.03

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0809-032	ENDERS ERIC	342 HAYES ST #B	2	6,250	1,082	Residential	1	0.50	204.86	0.03
0809-033	LEE BRANDON & MARIA	342 HAYES ST #C	2	6,250	1,013	Residential	1	0.50	204.86	0.03
0809-034	NG MAY Y	342 HAYES ST #D	2	6,250	894	Residential	1	0.50	204.86	0.03
0809-035	MARSHALL PAUL G JR	342 HAYES ST #E	2	6,250	1,082	Residential	1	0.50	204.86	0.03
0809-036	PRIVAT CESAR A TRUST	342 HAYES ST #F	2	6,250	1,086	Residential	1	0.50	204.86	0.03
0809-037	EDINGTON MARY E	342 HAYES ST #G	2	6,250	1,095	Residential	1	0.50	204.86	0.03
0809-038	NISHIOKA KEVIN	340 HAYES ST #H	2	6,250	804	Residential	1	0.50	204.86	0.03
0809-039	BASKERVILLE-TSADIK PATRICE M	342 HAYES ST #I	2	6,250	791	Residential	1	0.50	204.86	0.03
0809-040	DRISCOLL MARTIN J REVOC TR	342 HAYES ST #J	2	6,250	785	Residential	1	0.50	204.86	0.03
0809-041	CHAKLER CHERYL	342 HAYES ST #K	2	6,250	630	Residential	1	0.50	204.86	0.03
0809-042	PRIVAT CESAR A TRUST	342 HAYES ST #L	2	6,250	800	Residential	1	0.50	204.86	0.03
0809-043	SHANE LESLEY A	342 HAYES ST #M	2	6,250	800	Residential	1	0.50	204.86	0.03
0809-044	ABBOTT ELIZABETH C & DON P	342 HAYES ST #N	2	6,250	804	Residential	1	0.50	204.86	0.03
0809-050	MAX LIMITED LLC (Owner of APN 0809-014)		2	137,500	24,750	Non-Residential	4	3.00	2,238.14	0.30
0809-051	MAX LIMITED LLC (Owner of APN 0809-014)		2	137,500	24,750	Non-Residential	4	3.00	2,238.14	0.30
0810-001	CITY & COUNTY OF SF-WAR MEMORIAL	270 HAYES ST	2	1,319,500	229,500	Residential	6	20.00	18,985.55	2.58
0811-001	CITY & COUNTY OF SF	270	2	533,584	104,000	Residential	6	20.00	11,055.65	1.50
0811-002	WEINGARTEN-FROMM 2005 REVOC TR	101V POLK ST	3	240,000	0	Residential	2	1.00	3,538.70	0.48
0811-003	WEINGARTEN-FROMM 2005 REV TRUS	103V POLK ST	3	100,000	0	Residential	2	1.00	1,654.30	0.22
0811-010	CITISTAR INC	200 VAN NESS AVE	2	169,073	17,640	Residential	3	1.50	2,131.32	0.29
0811-012	ROSE RESNICK LIGHTHOUSE FOR TH	214 VAN NESS AVE	2	168,927	12,360	Residential	3	1.50	2,129.85	0.29
0811-013	CITY & COUNTY OF SF	155 GROVE ST	2	70,208	4,163	Non-Residential	2	1.00	991.98	0.13

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
016						Residential				
0811-						Non-Residential				
018	234 VAN NESS LLC	234 VAN NESS AVE	2	134,000	5,444	Residential	2	1.00	1,635.64	0.22
0811-						Non-Residential				
019	CITY & COUNTY OF SF	240 VAN NESS AVE	2	50,000	15,950	Residential	3	1.50	929.88	0.13
0811-						Non-Residential				
020	250 VAN NESS LLC, C/O JOHN N MCBAIN	171 GROVE ST	2	150,000	9,450	Residential	2	1.00	1,797.08	0.24
0811-						Non-Residential				
021	CITY & COUNTY OF SF	165 GROVE ST	2	70,208	0	Residential	2	1.00	991.98	0.13
0811-						Non-Residential				
022	VNO PATSON VAN NESS HOLDINGS L	150 HAYES ST	3	330,000	138,460	Residential	6	20.00	10,607.99	1.44
0812-						Non-Residential				
001	CITY & COUNTY OF SF	150	2	1,375,000	312,870	Residential	7	40.00	25,217.34	3.42
0813-						Non-Residential				
007	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	257,686	144,784	Residential	6	20.00	9,634.64	1.31
0813-						Non-Residential				
008	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	403,334	232,323	Residential	6	20.00	11,595.07	1.57
0813-						Non-Residential				
009	BRCP 1390 MARKET LLC	1390 MARKET ST	3	380,927	216,653	Residential	6	20.00	11,293.47	1.53
0813-						Non-Residential				
010	TISHMAN SPEYER ARCHSTONE-SMITH	1390 MARKET ST	3	78,426	41,791	Residential	4	3.00	1,980.53	0.27
0814-						Non-Residential				
001	COLUMBUS ENVIRONMENTAL CO	69 POLK ST	3	160,000	0	Residential	2	1.00	2,461.90	0.33
0814-						Non-Residential				
003	FOOK CHONG HONG FRIENDLY SOCIE	45 POLK ST	3	30,000	6,580	Residential	2	1.00	712.10	0.10
0814-						Non-Residential				
010	GUCKER BERNARD WM	50 FELL ST	3	109,000	22,288	Residential	4	3.00	2,392.06	0.32
0814-						Non-Residential				
014	VNO PATSON VAN NESS HOLDINGS L	150 VAN NESS AVE	2	220,000	83,972	Residential	5	6.00	3,921.33	0.53
0814-						Non-Residential				
015	VNO PATSON VAN NESS HOLDINGS L	155 HAYES ST	3	136,000	62,109	Residential	5	6.00	3,680.41	0.50
0814-						Non-Residential				
016	RESICALYO GEORGE & NORMA A	131 HAYES ST	3	23,000	0	Residential	2	1.00	617.88	0.08
0814-						Non-Residential				
019	IMBELLONI JOSEPH	55 POLK ST	3	60,000	15,600	Residential	3	1.50	1,270.06	0.17
0814-						Non-Residential				
020	VNO PATSON VAN NESS HOLDINGS L	100 VAN NESS AVE	2	255,000	448,110	Residential	7	40.00	13,916.54	1.89
0814-						Non-Residential				
021	COLUMBUS ENVIRONMENTAL CO	125V HAYES ST	3	25,000	0	Residential	2	1.00	644.80	0.09
0814-						Non-Residential				
022	ANKA CIVIC CENTER LLC	1 POLK ST	3	300,000	469,140	Residential	7	40.00	16,370.39	2.22
0815-						Non-Residential				
001	S F UNIFIED SCHOOL DISTRICT	125V	2	1,319,500	317,406	Residential	7	40.00	24,657.35	3.35

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0816-003	SFJ PROPERTIES LLC	205 FRANKLIN ST	3	120,000	20,545	Residential	4	3.00	2,540.12	0.34
0816-009	PEARL INVESTMENT COMPANY, C/O JAY R BEGUN	381 HAYES ST	2	82,500	23,340	Residential	4	3.00	1,683.19	0.23
0816-012	MARIA DE JAGER B TRUST	361 HAYES ST	2	27,500	3,300	Residential	2	1.00	561.07	0.08
0816-013	KUERSCHNER MARK	355 HAYES ST	2	27,500	7,225	Residential	2	1.00	561.07	0.08
0816-014	BRASH SIDNEY H TESTAMENTARY	347 HAYES ST	2	27,500	4,320	Residential	2	1.00	561.07	0.08
0816-015	DIGIORNO JERETE	335 HAYES ST	2	55,000	8,140	Residential	2	1.00	838.53	0.11
0816-023	HORN THOMAS E 2003 REVOC TR	377 HAYES ST	2	18,000	2,726	Residential	2	1.00	465.20	0.06
0816-026	ESFAHANI LADAN NIKKI	327 HAYES ST	2	30,000	4,500	Residential	2	1.00	586.28	0.08
0816-027	BRANIN FELIX & VERA	371 HAYES ST	2	18,500	2,298	Residential	2	1.00	470.26	0.06
0816-028	BRANIN FELIX & VERA	369 HAYES ST	2	18,500	2,417	Residential	2	1.00	470.26	0.06
0816-067	FRANKLIN HAYES BUILDERS CORP	315V HAYES ST	2	227,500	52,400	Residential	5	6.00	3,997.01	0.54
0833-002	131 FRANKLIN STREET LLC	131 FRANKLIN ST	3	30,000	7,185	Residential	2	1.00	712.10	0.10
0833-003	NATIONAL CENTER FOR INTERNATIO	131 OAK ST	3	120,000	252,450	Residential	6	20.00	7,781.39	1.06
0833-022	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	446	Residential	1	0.50	211.84	0.03
0833-023	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	183 FRANKLIN ST	3	4,286	446	Residential	1	0.50	211.84	0.03
0833-024	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST	3	4,286	233	Residential	1	0.50	211.84	0.03
0833-025	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST #1	3	4,286	792	Residential	1	0.50	211.84	0.03
0833-026	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	181 FRANKLIN ST #2	3	4,286	811	Residential	1	0.50	211.84	0.03
0833-027	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	183 FRANKLIN ST #7	3	4,286	818	Residential	1	0.50	211.84	0.03
0833-028	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	183 FRANKLIN ST #8	3	4,286	818	Residential	1	0.50	211.84	0.03
0833-029	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	185 FRANKLIN ST #13	3	4,286	818	Residential	1	0.50	211.84	0.03
0833-029	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD P BRABY	185 FRANKLIN ST #14	3	4,286	833	Residential	1	0.50	211.84	0.03

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
030	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	843	Residential	1	0.50	211.84	0.03
031	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	782	Residential	1	0.50	211.84	0.03
032	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	770	Residential	1	0.50	211.84	0.03
033	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	785	Residential	1	0.50	211.84	0.03
034	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	818	Residential	1	0.50	211.84	0.03
035	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	771	Residential	1	0.50	211.84	0.03
036	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	815	Residential	1	0.50	211.84	0.03
037	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	815	Residential	1	0.50	211.84	0.03
038	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	782	Residential	1	0.50	211.84	0.03
039	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	893	Residential	1	0.50	211.84	0.03
040	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	815	Residential	1	0.50	211.84	0.03
041	P BRABY									
0833 -	BRABY EDWARD P REVOCABLE TRUS, C/O EDWARD	181 FRANKLIN ST	3	4,286	903	Residential	1	0.50	211.84	0.03
042	P BRABY									
0834 -	CITY & COUNTY OF SF	11 VAN NESS AVE	2	456,000	130,000	Residential	6	20.00	10,272.83	1.39
0834 -	EXEMPT TRUST	110 FRANKLIN ST	3	267,500	0	Residential	2	1.00	3,908.85	0.53
0834 -	DAGOVITZ 2005 TRUST	150 FRANKLIN ST	3	220,000	23,550	Residential	4	3.00	3,886.12	0.53
0834 -	GURU KRUPA LLC	171 FELL ST	3	65,000	6,680	Residential	2	1.00	1,183.20	0.16
0834 -	COOK DAVID J & LILLIAN	165 FELL ST	3	55,000	6,594	Residential	2	1.00	1,048.60	0.14
0834 -	CHEVALIER RENE	159 FELL ST	3	55,000	6,594	Residential	2	1.00	1,048.60	0.14
0834 -	WHITE CHRISTOPHER C	155 FELL ST	3	55,000	6,594	Residential	2	1.00	1,048.60	0.14
0834 -	COLIN FAMILY TRUST	149 FELL ST	3	55,000	4,300	Residential	2	1.00	1,048.60	0.14
0834 -	PATTERSON RONALD J	145 FELL ST	3	82,500	18,780	Residential	3	1.50	1,572.91	0.21

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
0834 - 019	W CR GROUP LP	131 FELL ST	3	82,500	9,896	Non-Residential	2	1.00	1,418.75	0.19
0834 - 022	VAN NESS & FELL LLC	41 VAN NESS AVE	2	339,500	14,165	Non-Residential	3	1.50	3,850.93	0.52
0834 - 027	SAN FRANCISCO CONSERVATORY OF	70 OAK ST	2	286,000	141,200	Non-Residential	6	20.00	8,557.53	1.16
0835 - 001	NEW CENTRAL HOTEL & HOSTEL LLC	15 FELL ST	3	315,459	35,921	Non-Residential	4	3.00	5,171.00	0.70
0835 - 002	LIBERTY PROPERTY MGMT LLC, C/O CHRIST DOLAN	1444 MARKET ST	3	69,208	23,250	Non-Residential	4	3.00	1,856.46	0.25
0835 - 003	HOPKINS ROCK W	1446 MARKET ST	3	122,781	16,994	Non-Residential	3	1.50	2,115.09	0.29
0835 - 004	CITY & COUNTY OF SF	30 VAN NESS AVE	2	635,333	180,939	Non-Residential	6	20.00	12,082.30	1.64
0836 - 001	LIM EDWARD S P & MARY	1500 MARKET ST	2	90,521	2,750	Residential	2	1.00	1,196.94	0.16
0836 - 002	1540 MARKET STREET NV LLC, C/O CALIFORNIA MORTGAGE	1510V MARKET ST	3	49,115	0	Non-Residential	2	1.00	969.39	0.13
0836 - 003	1540 MARKET STREET NV LLC, C/O CALIFORNIA MORTGAE &	1520V MARKET ST	3	49,115	0	Non-Residential	2	1.00	969.39	0.13
0836 - 004	1540 MARKET STREET NV LLC, C/O CALIFORNIA MORTGATE	11 OAK ST	3	98,229	25,365	Non-Residential	4	3.00	2,247.08	0.31
0836 - 005	1540 MARKET STREET NV LLC	1540 MARKET ST	3	147,344	48,225	Non-Residential	4	3.00	2,908.17	0.39
0836 - 006	FUNG JAMES YET KAY & PEI XIA C	1550 MARKET ST	3	27,385	7,014	Non-Residential	2	1.00	676.90	0.09
0836 - 007	GARDNER ANNE MARIE	1554 MARKET ST	3	119,598	14,822	Non-Residential	3	1.50	2,072.24	0.28
0836 - 008	COLUMBUS ENVIRONMENTAL CO	P	3	71,115	42,940	Non-Residential	4	3.00	1,882.13	0.26
0836 - 009	COLUMBUS INVIRONMENTAL CO	1576 MARKET ST	3	27,115	14,730	Non-Residential	3	1.50	827.42	0.11
0836 - 010	MERCY HOUSING CALIFORNIA XVII	1580 MARKET ST	3	207,156	52,372	Non-Residential	5	6.00	4,638.17	0.63
0836 - 011	AHO ENTERPRISES INC, A CAL COR	22 FRANKLIN ST	3	25,000	9,465	Non-Residential	2	1.00	644.80	0.09
0836 - 012	AHO ENTERPRISES INC, A CAL COR	24 FRANKLIN ST	3	25,000	12,215	Non-Residential	3	1.50	798.96	0.11
0836 - 013	COLUMBUS INVIRONMENTAL CO	98 FRANKLIN ST	3	222,750	61,090	Non-Residential	5	6.00	4,848.07	0.66
0837 - 001	FRANKLIN & OAK ASSOCIATES LLC, C/O MERIDIUM MANAGEMENT	41 FRANKLIN ST	3	120,000	10,098	Non-Residential	3	1.50	2,077.66	0.28
0837 - 001	SAAL ASSOCIATES LLC, C/O FLORENCE SPEYER	23 FRANKLIN ST	3	60,000	9,780	Non-Residential	2	1.00	1,115.90	0.15

Civic Center CBD

APN	Owner	Site Address	Proposed CBD Zone	Linear Frontage	Building Size	Non-Residential / Residential	Building Size Class	Building Classification Multiplier	Assessment	% of CBD Budget
002						Residential				
0837 -	ONE FRANKLIN STREET ASSOCS LLC	1 FRANKLIN ST	3	60.000	0	Non-Residential	2	1.00	1,115.90	0.15
3505 -	SECURITY TITLE INS CO, C/O PENINSULA REAL ESTAT	1601 MARKET ST	3	266.834	40,115	Non-Residential	4	3.00	4,516.51	0.61
3505 -	ERCOLINO ANTONIO & DOROTHY M R	40 12TH ST	3	125.917	7,588	Non-Residential	2	1.00	2,003.14	0.27
004	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	P	3	25.000	0	Non-Residential	2	1.00	644.80	0.09
3505 -	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	1125 STEVENS ST	3	50.000	0	Non-Residential	2	1.00	981.30	0.13
008	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	1615 MARKET ST	3	150.000	0	Non-Residential	2	1.00	2,327.30	0.32
3505 -	U A LOCAL #38 PENSION, C/O PENINSULA REAL ESTATE	1613 MARKET ST	3	50.000	0	Non-Residential	2	1.00	981.30	0.13
001	CITY & COUNTY OF SF	15 VAN NESS AVE	3	452.260	656,844	Non-Residential	8	60.00	24,586.01	3.34
3506 -	BOAS FAMILY INVESTMENT CO	12 SOUTH VAN NESS AVE	3	360.056	81,938	Non-Residential	5	6.00	6,696.20	0.91
004	BANK OF AMERICA	1455 MARKET ST	3	320.500	1,320,000	Non-Residential	8	60.00	22,812.52	3.10
3507 -	TENTH & MARKET LLC	1411 MARKET ST	3	290.125	0	Non-Residential	2	1.00	4,213.38	0.57
040	1355 MARKET STREET ASSOCS LP	1301 MARKET ST	3	670.000	941,017	Non-Residential	8	60.00	27,516.79	3.74
3508 -				36,495.394	13,200,424			1,438.00	\$736,530.40	100.00%
001	Totals:									