



## San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

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Received On: 04-26-2024 | 16:26:53 PDT

File #: 240312

Bid/RFP #:

### Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

#### 1. FILING INFORMATION

<b>TYPE OF FILING</b>	<b>DATE OF ORIGINAL FILING (for amendment only)</b>
Original	
<b>AMENDMENT DESCRIPTION – Explain reason for amendment</b>	

#### 2. CITY ELECTIVE OFFICE OR BOARD

<b>OFFICE OR BOARD</b>	<b>NAME OF CITY ELECTIVE OFFICER</b>
Board of Supervisors	Members

#### 3. FILER'S CONTACT

<b>NAME OF FILER'S CONTACT</b>	<b>TELEPHONE NUMBER</b>
Angela Calvillo	415-554-5184
<b>FULL DEPARTMENT NAME</b>	<b>EMAIL</b>
office of the clerk of the Board	Board.of.Supervisors@sfgov.org

#### 4. CONTRACTING DEPARTMENT CONTACT

<b>NAME OF DEPARTMENTAL CONTACT</b>	<b>DEPARTMENT CONTACT TELEPHONE NUMBER</b>
Andrico Q. Penick	415-554-9850
<b>FULL DEPARTMENT NAME</b>	<b>DEPARTMENT CONTACT EMAIL</b>
ADM                      RED	realstateadmin@sfgov.org

5. CONTRACTOR	
<b>NAME OF CONTRACTOR</b> 1455 Market Street, LLC - joint venture Incorporated	<b>TELEPHONE NUMBER</b> 310-709-7041
<b>STREET ADDRESS (including City, State and Zip Code)</b> 1455 Market Street, San Francisco, CA 94103	<b>EMAIL</b> kdixon@hudsonppi.com

6. CONTRACT		
<b>DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)</b> 4/23/2024	<b>ORIGINAL BID/RFP NUMBER</b>	<b>FILE NUMBER (If applicable)</b> 240312
<b>DESCRIPTION OF AMOUNT OF CONTRACT</b> \$0		
<b>NATURE OF THE CONTRACT (Please describe)</b>  This is a twenty one (21) year office lease with two five (5) year lease extension options. The lease gives the City the right but not the obligation to lease additional space in the building on the same terms and conditions so long as the option(s) is exercised by December 31, 2027. Further, the lease has a purchase option that gives the City the right but not the obligation to buy the property at the then fair market value, not to fall below \$200 psf, as determined by appraisal so long as the sale occurs no later than December 31, 2027. Amount of contract: initial base year rent \$0.00. First two years rent credit, starting the 3rd year, rent is \$42.44 psf escalating 3% annually. Commencing in May 2024. Lease - Hudson 1455 Market, LLC, LL and City and County of San Francisco		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	<b>THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM</b>
<input checked="" type="checkbox"/>	<b>A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES</b> Board of Supervisors
<input type="checkbox"/>	<b>THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS</b>

**9. AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Hudson Pacific Properties	publicly owned REIT 55% ow	Board of Directors
2	Coleman	Victor J.	Board of Directors
3	Coleman	Victor J.	CEO
4	Harout	Diramerian	CFO
5	Lammas	Mark	Other Principal Officer
6	Antenucci	Theodore R.	Board of Directors
7	Sholem	Barry	Board of Directors
8	Burnough	Ebs	Board of Directors
9	Harris	Robert L.	Board of Directors
10	Glaser	Jonathan M.	Board of Directors
11	Haubegger	Christy	Board of Directors
12	Linehan	Mark D.	Board of Directors
13	Wong	Andrea	Board of Directors
14	Canada Pension Plan Invest	45% ownership	Board of Directors
15	Graham	John	Other Principal Officer
16	Graham	John	Other Principal Officer
17	Cass	Edwing	Other Principal Officer
18	Monroe-Blum	Heather	Board of Directors
19	Chrominska	Sylvia	Board of Directors

**9. AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
20	Conner	Dean	Board of Directors
21	Evans	William "Mark"	Board of Directors
22	Everett	Ashleigh	Board of Directors
23	Hassan	Tahira	Board of Directors
24	Montalbano	John	Board of Directors
25	Perry	Barry	Board of Directors
26	Phibbs	Mary	Board of Directors
27	Sim	Boon	Board of Directors
28	Taylor	Kathleen	Board of Directors
29	Nash	Michael	Board of Directors
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**9. AFFILIATES AND SUBCONTRACTORS**

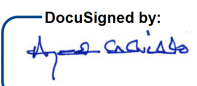
List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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<input type="checkbox"/>	Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type.		

**10. VERIFICATION**

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

**I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

<p><b>SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK</b></p> <p>DocuSigned by:                    988C8F42C3084B5                  Angela Calvillo</p>	<p><b>DATE SIGNED</b></p> <p>04-26-2024   16:26:53 PDT</p>
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