

File No. 160988

Committee Item No. 2

Board Item No. 77

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Board of Supervisors

Date September 20, 2016

Board of Supervisors Meeting

Date September 20, 2016

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	Amended Management Plan - 06/01/2016
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Amended Engineer's Report - 06/2016
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OEWD Memo - 09/06/2016
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FEDERAL CEQA - 09/16/2016
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PLANNING & DEPT CEQA RESPONSE - 09/16/2016
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Completed by: Erica Major

Date September 16, 2016

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

1 [Management District Plan and Engineer's Report Modification - Central Market Community  
2 Benefit District]

3 **Resolution modifying the Management District Plan and Engineer's Report to remove**  
4 **the district-wide cap on annual assessment revenues levied on properties located in**  
5 **the property-based business improvement district (community benefit district) known**  
6 **as the "Central Market Community Benefit District;" and making environmental**  
7 **findings.**

8  
9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,  
10 California Streets and Highways Code, Sections 36600 *et seq.* ("1994 Act"), as augmented by  
11 Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"), the Board  
12 of Supervisors adopted Resolution No. 288-16, entitled "Resolution declaring the intention of  
13 the Board of Supervisors to modify the management district plan and engineer's report for the  
14 property-based business improvement district (community benefit district) known as the  
15 'Central Market Community Benefit District'; ordering and setting a time and place for a public  
16 hearing thereon; approving the form of the Notice of Public Hearing and Assessment Ballot  
17 Proceeding and Assessment Ballot; and directing the Clerk of the Board of Supervisors to  
18 give notice of the public hearing and balloting as required by law" (hereafter, the "Resolution  
19 of Intention," Board of Supervisors File No. 160793); and

20 WHEREAS, The Resolution of Intention approved a modified Management District Plan  
21 (dated June 2016) for the Central Market Community Benefit District (the "District"), directed  
22 the Clerk of the Board of Supervisors to include the modified Management District Plan in File  
23 No. 160793 for public review, a duplicate copy of which is on file with the Clerk of the Board of  
24 Supervisors in File No. 160988 and is incorporated by reference as though set forth fully  
25 herein, and set a hearing on the proposed modifications on September 20, 2016, at 3:00 p.m.

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

3 WHEREAS, The Resolution of Intention also approved a modified Engineer's Report  
4 (dated June 2016) for the District, and directed the Clerk of the Board of Supervisors to  
5 include the modified Engineer's Report in File No. 160793 for public review prior to the  
6 September 20, 2016, hearing; and

7 WHEREAS, The modified Engineer's Report approved by the Board of Supervisors  
8 and placed in File No. 160973 was missing a signature on page 1-2, but that signature has  
9 now been obtained, and an updated copy of the modified Engineer's Report (which is in all  
10 other respects identical to the previously-approved report) is now on file with the Clerk of the  
11 Board of Supervisors in File No. 160988 and is incorporated by reference as though set forth  
12 fully herein and in the Resolution of Intention; and

3 WHEREAS, The Resolution of Intention also approved the form of the Assessment  
14 Ballots and the Notice of Public Hearing, both of which are on file with Clerk of the Board of  
15 Supervisors in File No. 160793; and

16 WHEREAS, The Board of Supervisors has caused the Assessment Ballots and Notice  
17 of Public Hearing to be mailed to the record owner of each parcel proposed to be assessed  
18 within the District, as required by law; and

19 WHEREAS, A public hearing concerning the modified Management District Plan and  
20 modified Engineer's Report occurred as noticed on September 20, 2016 at 3:00 p.m. in the  
21 Board of Supervisor's Legislative Chambers located on the Second Floor of City Hall, 1 Dr.  
22 Carlton B. Goodlett Place, San Francisco, California; and

23 WHEREAS, At the public hearing, the testimony of all interested persons for or against  
24 the proposed modifications was heard and considered, and a full, fair and complete meeting  
25 and hearing was held; and

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

8 WHEREAS, The public interest, convenience and necessity require the acceptance of  
9 the proposed modifications; and

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

11 **Section 1. MANAGEMENT DISTRICT PLAN AND ENGINEER'S REPORT.** The  
12 Board hereby approves the modified Management District Plan and modified Engineer's  
13 Report, including the estimates of the costs of the property-related services, activities and  
14 improvements set forth in the plan, and the assessment of said costs on the properties that  
15 will specially benefit from such services, activities and improvements. A copy of the modified  
16 Management District Plan and modified Engineer's Report are both on file with the Clerk of  
17 the Board of Supervisors in File No. 160988, which is hereby declared to be a part of this  
18 Resolution as if set forth fully herein.

19 **Section 2. FINDING OF NO MAJORITY PROTEST.** The Board of Supervisors  
20 hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of  
21 the California Constitution and Section 53753 of the California Government Code with respect  
22 to the modified Management District Plan and modified Engineer's Report. All objections or  
23 protests both written and oral, are hereby duly overruled.

24 **Section 3. DESCRIPTION OF DISTRICT.** The modified Management District Plan  
25 and modified Engineer's Report shall apply in the entire District, which covers approximately

42 whole or partial blocks and approximately 806 identified parcels. The District boundaries shall not change due to the modifications and are as follows:

- 5th St. from Market St. to Mission St. (West Side only)
- 6th St. from Market St. to Folsom St. (East and West Sides)
- 7th St. from Market St. to Stevenson St. (East and West Sides)
- 8th St. from Market St. to Mission St. (East and West Sides)
- Laskie St. from Parcel No. 3701-60 and Parcel No. 3701-66 to Mission St. (East and West Sides)
- 9th St. from Market St. to Mission St. (East Side)  
and from Jessie St. to Mission St. (West Side)
- 10th St. from Stevenson St. to Mission St. (East Side)  
and from Jessie St. to Mission St. (West Side)
- Market St. from 5th St. to 9th St. (South Side)
- Market St. from Cyril Magnin St. to Mason St. (North Side)
- Mason St. from Eddy St. to Market St. (East Side)
- Eddy St. from Parcel No. 0341-18 to Mason St. (South Side)
- Market St. from Hyde St. to Larkin St. (North Side)
- Grove St. from Hyde St. to Larkin St. (South Side)
- Stevenson St. from Parcel No. 3703-085 to Fifth St. (South Side),  
and from Parcel No. 3702-054 to Fifth St. (North Side)
- Jessie St. From Parcel No. 3703-086 (North Side) to Mint St.
- Jessie St. from Parcel No. 3703-080 (South Side) to Mint St.
- Mint St. from Jessie St. to Mission St. (East and West Sides)
- Mint Plaza from 5th St. to Mint St. (North and South Sides)
- Mission St. from 5th St. to South Van Ness Ave. (North Side), excluding parcels  
owned by the federal government in the area of 7<sup>th</sup> St. and Mission St. (parcel  
numbers listed below), and excluding Parcel No. 3507-040 which is located to  
the west next to Parcel No. 3507-042 (within the adjacent Civic Center CBD  
boundaries)
- Mission St. starting from Parcel No. 3725-088 to Lafayette St. (South Side)
- Minna St. starting from Parcel No. 3725-075 to Sixth St. (South Side)
- Natoma St. starting from Parcel No. 3725-048 and Parcels No. 3725-033 and  
3725-035 to Sixth St. (North and South Sides)
- Howard St. starting from Parcel No. 3725-014 and Parcel No. 3732-146  
to Sixth St. (North and South Sides)

- Tehama St. starting from Parcel No. 3732-099 and Parcel No. 3732-097 to Sixth St. (North and South Sides)
- Clementina St. starting from Parcel No. 3732-062 and Parcel No. 3732-048 to Sixth St. (North and South Sides)

Parcel No. 3507-040 is excluded from the District (within the adjacent Civic Center CBD boundaries, on Mission St. near 11th St., next to Parcel No. 3507-042). Parcels owned by the federal government are also excluded from the District (near 7th St. and Mission St., the Federal Building and United States Court of Appeals): Parcels No. 3702-015, 3702-016, 3702-029, 3702-031, 3702-032, 3702-033, 3702-034, 3702-035, 3702-036, 3702-055, 3703-040, 3703-041, and 3703-084.

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

**Section 4. FINDING OF BENEFIT.** The Board of Supervisors hereby finds that the property within the District will be benefited by the modifications and by the improvements and activities funded by the assessments proposed to be levied.

**Section 5. SYSTEM OF ASSESSMENTS.** (a) Annual assessments levied to pay for the activities to be provided within the District commenced with fiscal year 2013-2014 and shall continue until fiscal year 2027-2028. For purposes of levying and collecting assessments within the District, a fiscal year shall commence on each July 1st and end on the following June 30th.

(b) The amount of the proposed assessments to be levied and collected for fiscal year 2016-2017 shall be a maximum of \$1,289,786.80, as shown in the modified Management District Plan and modified Engineer's Report. The amount of assessments to be levied and collected in subsequent years may increase based on application of the existing formula to parcels in the District as further described in the modified Management District Plan and Engineer's Report, as well as if the Central Market Community Benefit District corporation

1 Board of Directors votes for an increase based on the Consumer Price Index ("CPI"), which  
2 CPI increase may not exceed three percent (3%) per year.

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

5 (1) The levy of the assessments commenced with fiscal year 2013-2014 and shall  
6 continue until fiscal year 2027-2028. Each year the assessment shall be due and payable in  
7 two equal installments. The first installment shall be due on November 1 of each fiscal year  
8 during the life of the District, and shall become delinquent on December 10 of that fiscal year.  
9 The second installment shall be due on February 1 of each fiscal year during the life of the  
10 District, and shall become delinquent on April 10 of that fiscal year.

11 (2) Nonpayment of the assessment shall have the same lien priority and delinquent  
12 payment penalties and be subject to the same enforcement procedures and remedies as the  
13 ad valorem property tax. All delinquent payment of assessments shall be subject to interest  
14 and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and  
15 penalties and collection of delinquent assessments pursuant to the Business Assessment Law  
16 and City Business and Tax Regulations Code Article 6, as each may be amended from time to  
17 time.

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

20 **Public Safety/Community Guides:** Community Guides functions are oriented  
21 towards crime prevention and providing information, and include but are not limited to  
22 monitoring street conditions, social service outreach, pedestrian directions and information,  
23 and merchant outreach. Other resources are drawn on as needed.

24 **Cleaning and Maintenance:** Cleaning and Maintenance includes but is not limited to  
25 garbage and graffiti removal, weeding, sweeping, and quarterly steam cleaning in the public

1 right-of-way.

2       **Economic Development:** Economic Development includes but is not limited to district  
3 marketing, retail attraction, retention and expansion, and technical support.

4       **Management:** Management includes but is not limited to handling of day-to-day  
5 operations, advocacy, grant writing, financials, and all administrative tasks.

6       **Section 7. AMENDMENTS.** The properties in the District established by this  
7 Resolution shall be subject to any amendments to the 1994 Act, and City Business and Tax  
8 Regulations Code Article 6 and Article 15.

9       **Section 8. RECORDATION OF NOTICE AND DIAGRAM.** The County Clerk is  
10 hereby authorized and directed to record a notice and an assessment diagram pursuant to  
11 Section 36637 of the California Streets and Highways Code, following adoption of this  
12 Resolution.

13       **Section 9. LEVY OF ASSESSMENT.** The adoption of this Resolution constitutes  
14 the levy of an assessment in each of the fiscal years referred to in the Management District  
15 Plan. Each year, the Assessor shall enter on the County Assessment Roll opposite each lot  
16 or parcel of land the amount of the assessment and such assessment shall be collected in the  
17 same manner as the County property taxes are collected.

18       **Section 10. BASELINE SERVICES.** To ensure that assessment revenues from the  
19 District are used to enhance the current level of services provided by the City within the  
20 District, the modifications will not affect the City's policy to continue to provide the same level  
21 of service to the areas encompassed by the District as it provides to other similar areas of the  
22 City for the duration of the District, provided, however, that in the event of a significant  
23 downturn in citywide revenues, the Board of Supervisors may reduce the level of municipal  
24 services citywide, including within the District.

25       **Section 11. ENVIRONMENTAL FINDINGS.** The Planning Department has



1 determined that the actions contemplated in this Resolution are in compliance with the  
2 California Environmental Quality Act (California Public Resources Code sections 21000  
3 *et seq.*). Said determination is on file with the Clerk of the Board of Supervisors in File No.  
4 160988 and is declared to be a part of this Resolution as if set forth fully herein.  
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**Amended Management Plan for the Renewal and Expansion  
Of Central Market CBD  
June 1, 2016**

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### **Executive Summary**

If you live, work, run a business or own property in San Francisco's Central Market neighborhood, you have benefitted from the Central Market Community Benefit District (CMCBD).

#### **Background Information:**

- Central Market CBD has been successful since its founding in 2006, and now is scheduled for renewal and expansion by June 30, 2013.
- Doing nothing means the CBD will NOT be renewed, so your petition and vote are essential!
- The CMCBD does not replace City services in the areas of safety, cleaning and maintenance; it supplements them. In some cases, the CBD helps to facilitate City services to be more responsive to the neighborhood's needs.
- The CMCBD also provides important extra services, activities, and improvements from beautifying our streetscapes to marketing that attracts new visitors and shoppers.

The CMCBD Corporation is accountable to the stakeholders in the District. It is structured as a 501(c)(3) nonprofit organization.

- Similar to a condo association, but for the whole neighborhood, everyone who owns property within the CMCBD boundaries pays an assessment to support its services.
- The Central Market CBD Corporation's Board of Directors is made up of stakeholders within our Community Benefit District.
- Central Market property owners make up the majority of the CMCBD board.

The full Management Plan explains the *proposed new strategy*, which is to continue providing enhanced services within the existing CMCBD and expand those services, both in geographic scope and service level. The renewed and expanded district will continue to be named the Central Market CBD, and its benefits will enhance the safety, cleanliness and economic vitality of the Central Market area.

#### **Central Market CBD Overview Chart**

DISTRICT BOUNDARIES:	<ul style="list-style-type: none"><li>• 5th St. from Market St. to Mission St. (West side only)</li><li>• 6th, from Market St. to Folsom St. (East and West sides)</li><li>• 7th St. from Market St. to Stevenson St. (East and West Sides)</li><li>• 8th St. from Market St. to Mission St. (East and West Sides)</li><li>• Laskie St. from parcel 3701-60 and parcel 3701-66 to Mission St. (East and West Sides)</li><li>• 9th St. from Market St. to Mission St. (East Side) and from Jessie to Mission (West Side)</li><li>• 10th St. from Stevenson St. to Mission St (East Side) and from Jessie to Mission (West Side)</li><li>• Market St. from 5th St. to 9th St. (South Side)</li><li>• Market St. from Cyril Magnin St. to Mason St. (North Side)</li><li>• Mason St. from Eddy to Market (East Side)</li><li>• Eddy St. from parcel 0341-18 to Mason St. (South Side)</li><li>• Market St. from Hyde St. to Larkin St. (North Side)</li><li>• Grove St. from Hyde to Larkin (South Side)</li><li>• Stevenson St. from parcel 3703-085 to Fifth St. (South Side), from parcel 3702-054 to Fifth St. (North Side)</li><li>• Jessie St. From parcel 3703-086 (North Side) to Mint St.</li></ul>
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	<ul style="list-style-type: none"> <li>• Jessie St. from parcel 3703-080 (South Side) to Mint St.</li> <li>• Mint St. from Jessie St. to Mission St. (East and West Sides)</li> <li>• Mint Plaza from 5th St. to Mint St. (North and South Sides)</li> <li>• Mission St. from 5th St. to South Van Ness (North Side) excluding the Federal Properties (see a list of the federal properties excluded from the district on page 9 of the management plan in the area of 7<sup>th</sup> and Mission) and excluding parcel 3507-040 which is located to the West next to parcel 3507-042 within the adjacent Civic Center CBD boundaries.</li> <li>• Mission St. starting from parcel 3725-088 to Lafayette St. (South Side)</li> <li>• Minna St. starting from parcel 3725-075 to Sixth St. (South Side)</li> <li>• Natoma St. starting from parcel 3725-048 and parcels 3725-033 and 3725-035 to Sixth St. (North and South Sides)</li> <li>• Howard St. starting from parcel 3725-014 and parcel 3732-146 to Sixth St. (North and South Sides)</li> <li>• Tehama St. starting from parcel 3732-099 and parcel 3732-097 to Sixth St. (North and South Sides)</li> <li>• Clementina St. starting from parcel 3732-062 and parcel 3732-048 to Sixth St. (North and South Sides)</li> </ul> <p>The SF Federal Building and the US Court of Appeals at 7<sup>th</sup> and Mission are excluded (Parcels: 3702 -015; 3702 -016; 3702 -029; 3702 -031; 3702 -032; 3702 -033; 3702 -034; 3702 -035; 3702 -036; 3702 -055; 3703 -040; 3703 -041; 3703 -084).</p> <p>See Map on Page 10</p>
SERVICES:	<ul style="list-style-type: none"> <li>• Community Guides – monitoring street conditions, conducting social service outreach, pedestrian safety, and merchant outreach.</li> <li>• Cleaning and Maintenance – daily sweeping, garbage and graffiti removal.</li> <li>• Economic Development –retail attraction, retention and technical support.</li> <li>• Management – including handling of day-to-day operations, advocacy, grant writing, financials, and all administrative tasks.</li> </ul>
ALLOCATION OF BUDGET TO EACH SERVICE TYPE:	<ul style="list-style-type: none"> <li>• 28.7% for cleaning and maintenance</li> <li>• 35.2% for public safety</li> <li>• 24.6% for economic development, marketing/promotion, management</li> <li>• 11.5% contingency</li> </ul>
METHOD OF COLLECTING ASSESSMENT AND ENFORCEMENT:	<p>Each property owner pays a share of the cost of the CMCBD, based on a formula. The payment is collected twice yearly, through the property tax bill. The CBD assessment, including the collection and enforcement of any delinquent assessments and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related law as it may be amended from time to time, will be collected and enforced by the Treasurer and Tax Collector of the City. The Treasurer and</p>

	Tax Collector shall transfer the assessment payments to a non-profit corporation that is designated as the Owners' Non-Profit Association for the District.
TYPICAL ASSESSMENTS FOR DIFFERENT TYPES OF PROPERTIES:	The special benefit is allocated to parcels within the CBD via a benefit point system. Such benefit points are calculated based on objective "parcel criteria" such as land use, linear front footage, lot size and building square footage. The benefit points assigned to parcels in the district may change over time to reflect changes to the parcel criteria. Each parcel's assessment will be calculated by multiplying that parcel's total benefit points by a defined dollar amount.
CBD TOTAL SERVICE BUDGET, YEAR ONE	\$1,225,433.63 (Total); \$1,180,337.63 (Special Benefit: to be covered by assessments, paid by property owners). <sup>1</sup>
POTENTIAL ANNUAL INCREASE IN ASSESSMENT:	Assessments for years 2-15 may increase annually by the amount of the annual increase in the Bay Area Consumer Price Index, up to a maximum of 3% in any given year, with approval of the CMCDB Corporation Board of Directors. Assessments may also increase over time if changes to the parcels result in the parcels being assigned additional benefit points.
BASELINE CITY SERVICES:	The Board of Supervisors of the City and County of San Francisco is legally required to provide the same level of baseline services it provides elsewhere in similar neighborhoods.
PROCESS FOR DISTRICT RENEWAL AND EXPANSION:	Renewal and Expansion of the District require approval by property owners. The process has three steps: <ul style="list-style-type: none"> <li>• A Petition, which property owners representing 30% or more of the weighted assessment the must sign</li> <li>• Approval by the Board of Supervisors of a "Resolution of Intent"</li> <li>• Mailing of ballots to all property owners and a public hearing, if the weighted majority of ballots submitted is in support (meaning there is no majority protest), then the Board of Supervisors may renew and expand the CBD</li> </ul>
TERM:	Collection for the current Central Market CBD expires June 30, 2013 (services, activities, and improvements may continue to December 31, 2013 to expend remaining assessment funds). If the proposed District is renewed and expanded by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 15 years (July 1, 2013 - June 30, 2028). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (December 31, 2028), at which point the District would then be terminated, if not renewed.

<sup>1</sup> During the petition phase of the CMCDB renewal and expansion campaign a few property owners documented that proposed assessments for their parcels were classified in the assessment roll at a higher rate than warranted, based on use of the property. Accordingly, proposed assessments for those parcels and total proposed assessment numbers have now been adjusted downward, and the proposed budget for Year One of the renewed/expanded Central Market CBD has been adjusted accordingly.

ENTITY STRUCTURE:	The CBD is managed by an Owners Non-Profit Association that is a 501(c)(3) non-profit corporation (Central Market Community Benefit District Corporation).
LEGAL AUTHORITY:	CBDs are authorized by the Property and Business Improvement District Act of 1994 within the California Streets and Highway Code (Sections 36600 et seq.) ("1994 Act") and augmented by the Business Improvement District Procedure Code, Article 15 of the San Francisco Business and Tax Regulations Code.
GOVERNANCE:	A new CMCBD Corporation Board of Directors will be elected, consisting of 11 seats in total. Of these, six represent property owners, two represent community-based organizations or residents in the district and three represent non-property owning merchants operating in the district. The existing Owners Non-profit Association will continue, but be restructured by amending its by-laws to include representatives from the expanded boundaries.
DISESTABLISHMENT:	<p>Each year that the CMCBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the CBD. This 30-day period begins each year on the anniversary of the date the District/CBD was renewed and expanded. Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the Board of Supervisors shall convene a hearing on whether to disestablish the district by.</p> <p>A majority of the Board of Supervisors (six members) may initiate disestablishment at any time based on improper actions by the CBD Owner's Non-Profit Association, such as misappropriation of funds, malfeasance, or violation of law.</p> <p>A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason. All outstanding indebtedness must be paid prior to disestablishment of the CBD.</p>

#### **What is a Community Benefits District (CBD)?**

A CBD is a geographic area determined by an agency to contain all parcels, which will receive a special benefit from proposed services, activities, and improvements. Article XIID of the State Constitution (1996 Proposition 218) allows property owners in a neighborhood to pool their resources in order to fund services, activities, and improvement that benefit the district and increase the district's economic vitality. A CBD is similar to a condo Home Owners Association (HOA)—but for an entire neighborhood. Everyone who owns property inside the CBD boundaries pays an assessment to support its services, activities, and improvements.

Each CBD is governed by an Owners Non-profit Association, and is accountable to the stakeholders in the district. The Owners Non-profit Association is governed by an elected Board of Directors. Its Board of Directors is comprised of stakeholders within the CBD; property owners comprise the majority of the board.

A CBD provides a stable funding source and serves all property owners and their tenants in a given district. The services, activities, and improvements provided by a CBD are cost-effective because the stakeholders in the district ensure their sidewalks and public rights of way are clean and safe. Investment in the cleanliness and safety of the neighborhood improves the economic vitality of the district.

One state statute governing CBDs is the Property and Business Improvement District Law of 1994 within the California Streets and Highway Code (Sections 36600 et seq.) ("1994 Act"), augmented by the Business Improvement District Procedure, Article 15 of the San Francisco Business and Tax Regulations Code. The 1994 Act governs the process for establishing a CBD and stipulates what must be included in the CBD Management Plan. (See addendum item engineers report for additional information).

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 property owners paying more than 30% of proposed property assessments to initiate district formation proceedings, and affirmative ballots representing more than 50% support of the ballots returned, and levy assessments.
- Provide for a maximum 15-year term for a district (30-year maximum for districts that utilize bond financing), with opportunity for renewal at the end of a term through a new petition and balloting and hearing process to renew 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 renewed in dozens of California communities. As a result of the clear successes of established districts, more districts are currently being formed or expanded in San Francisco as well as throughout California and the United States.

The creation of a CBD requires a special election of the property owners in the district and it requires approval by the Board of Supervisors and Mayor of San Francisco.

#### **How does the CMCBD create value for property owners and other stakeholders?**

There are a number of compelling reasons for reauthorizing and expanding the CMCBD; the most significant is its history of success. The current CMCBD has delivered what it promised – a cleaner and safer district. There are more people on the street shopping, visiting and recreating. Because of the existence of the CMCBD, other funding sources have been successfully tapped, including the Mayor's Office of Economic and Workforce Development and Grants for the Arts.

The CMCBD provides an effective means to achieving positive results for district property owners, businesses and residents. Reauthorizing and expanding the CBD accomplishes the following:

#### ***Continued enhancement of the Central Market street experience:***

As a private/public partnership the CMCBD enhances the experience of merchants, property owners, residents, employees and visitors by providing cleanliness and safety services above and beyond the services that the City of San Francisco is able to provide. These services make the area safer and more attractive and in turn make the area more desirable as a place to live and shop, and more attractive as a location for retailers and businesses. The net result is an enhancement of economic vitality of the district.

*An opportunity to continue oversight and accountability:*

A Board of Directors to the Owners Non-profit Association consisting of Central Market property and business owners oversees the management of the CBD. The Board develops the annual business improvement plan and budget, and it ensures that the district is directly accountable to those who pay for its services, activities and improvements. A newly constituted Board for the reauthorized district will represent the expanded district and be open to this broader constituency.

*A proportional distribution of costs and benefits:*

The CMCBD is based on the "benefit assessment district" concept, which provides for an assessment on property to be imposed within an assessed geographic district. Proceeds are directed back to the district to provide special benefit to the properties located within the district. Assessments are based upon a formula that proportionately distributes costs and benefits that are tailored to fit the specific properties located within the CBD.

**What is the track record of the CMCBD and why are we seeking to expand it now?**

Since its formation in 2006, the CMCBD has improved the quality of life, enhanced business and delivered a wealth of practical benefits to San Francisco's Central Market area. The neighborhood is cleaner and safer and attracts new investment in properties and businesses.

Since 2006 the CMCBD has:

1. Completed 56,034 cleaning and maintenance service requests
2. Reported 17,482 safety hazards and illegal activities
3. Provided 15,074 merchant and visitor assistance services
4. Removed 6,793 graffiti tags, stickers, illegal postings
5. Performed 2,136 street cleanups and removal of over flowing trash from public trash cans
6. Addressed 9,026 social service outreach and assistance incidents
7. Produced and/or sponsored 143 community marketing events to attract shoppers, diners, potential tenants and investors.

**Impact Analysis of San Francisco's CBD's**

In Spring 2012, the City of San Francisco's Office of Economic and Workforce Development undertook an evaluation of all the CBD's in the City of San Francisco. The objective of this effort was to better understand the impact CBDs have on their geographies, and to assess those results directly with quantifiable measures.

Principle findings from this study:

- CBDs outperformed citywide trends on the majority of studied indicators, including public realm cleanliness, public safety, and economic resiliency.
- CBD maintained streets were found to be cleaner than similar commercial streets located in the same Supervisorial District.
- CBD's experienced significant, consistent declines of minus 68% in criminal activity.
- CBDs were insulated from the effects of the 07/09 recessions. While citywide tax revenues declined by 20% in 07/09, within CBD districts sales tax increased +4.8%.  
(Office of Economic and Workforce Development's (OEWD) Impact Analysis of San Francisco's Community Benefit Districts (CBDs), January, 2013. )

The CMCBD was established in 2006 to operate for seven years, it now needs to be renewed. Based on the survey results and feedback from meetings with property owners, merchants and residents, it has been determined that by expanding the boundaries of the CBD we can achieve economies of scale which will increase the number of cleaning staff and community guides on the street. While



expanding these services is important, implementing a comprehensive economic development program is essential for revitalizing the Central Markets commercial sector.

While stakeholders in the current CBD area have requested its renewal, expansion has been requested by more than a dozen property owners with parcels on nearby blocks outside the CBD's boundaries, who have asked if the CBD could be expanded to include their parcels. Citing the success of the six-year old CBD, these property owners have requested that similar services be implemented on their blocks. In the summer of 2012 the steering committee created and mailed surveys to 3,000 property owners within the existing CBD and within an area that extended out to Howard Street. Responses indicated significant interest in the CBD's expansion, and thus the proposed expanded boundaries were drawn.

**What area is included in the existing CBD?**

**(Please see map on page 10)**

The boundaries of the existing district are follows:

- 5th St. from Market St. to Mission St. (West Side only)
- 6th, from Market St. to Jessie St.; (East and West sides)
- 7th St. from Market St. to Stevenson St; (East and West Sides)
- 8th St. on the east side of the street from Market to approximately 185 feet from the southeast corner of Market and 8th; - in which the lot line is drawn to a point equidistant with the balance of the depth of the parcels on that block between 7th Street and 8th Street (as if there was a continuation of Stevenson Street to 8th Street); also on the west side of 8th Street running southward from the southwest corner of 8th and Market Street, including the four parcels (3701-050, 3701-059, 3701-005, 3701-060) but *not including* parcel 3701-053 at the corner of 8th and Mission owned by PG&E
- 9th St. just including the parcel at the southeast corner of the Market and 9th Street intersection
- Market St. from 5th St. to 9th St. (South Side)
- Market St., from Cyril Magnin St. to Mason St. and then from Hyde St. to Larkin St.; (North Side)
- Mason St. from Eddy to Market (East Side)
- Eddy St. from parcel 0341-18 to Mason St. (South Side)
- Mission St. from 5th St. running west (North Side only) including the Old Mint and four parcels (3704-012, 3704-013, 3704-015, 3704-017) directly west of Mint St.
- Jessie St. from 5th St. to 6th St. (North Side only), and Jessie running West from 6th St. including 6 parcels (3703-006, 3703-007, 3703-010, 3703-011, 3703-012, 3703-086) to the west of 6th Street (North Side only)
- Mint St. from Jessie St. to Mission St. (East and West Sides)
- Mint Plaza from 5<sup>th</sup> St. to Mint St. (North and South Sides)

**What area is included in the expanded CBD?**

**(Please see map on page 10)**

The proposed boundaries of the expanded district are follows:

- 5th St. from Market St. to Mission St. (West side only)
- 6th, from Market St. to Folsom St. (East and West sides)
- 7th St. from Market St. to Stevenson St. (East and West Sides)
- 8th St. from Market St. to Mission St. (East and West Sides)

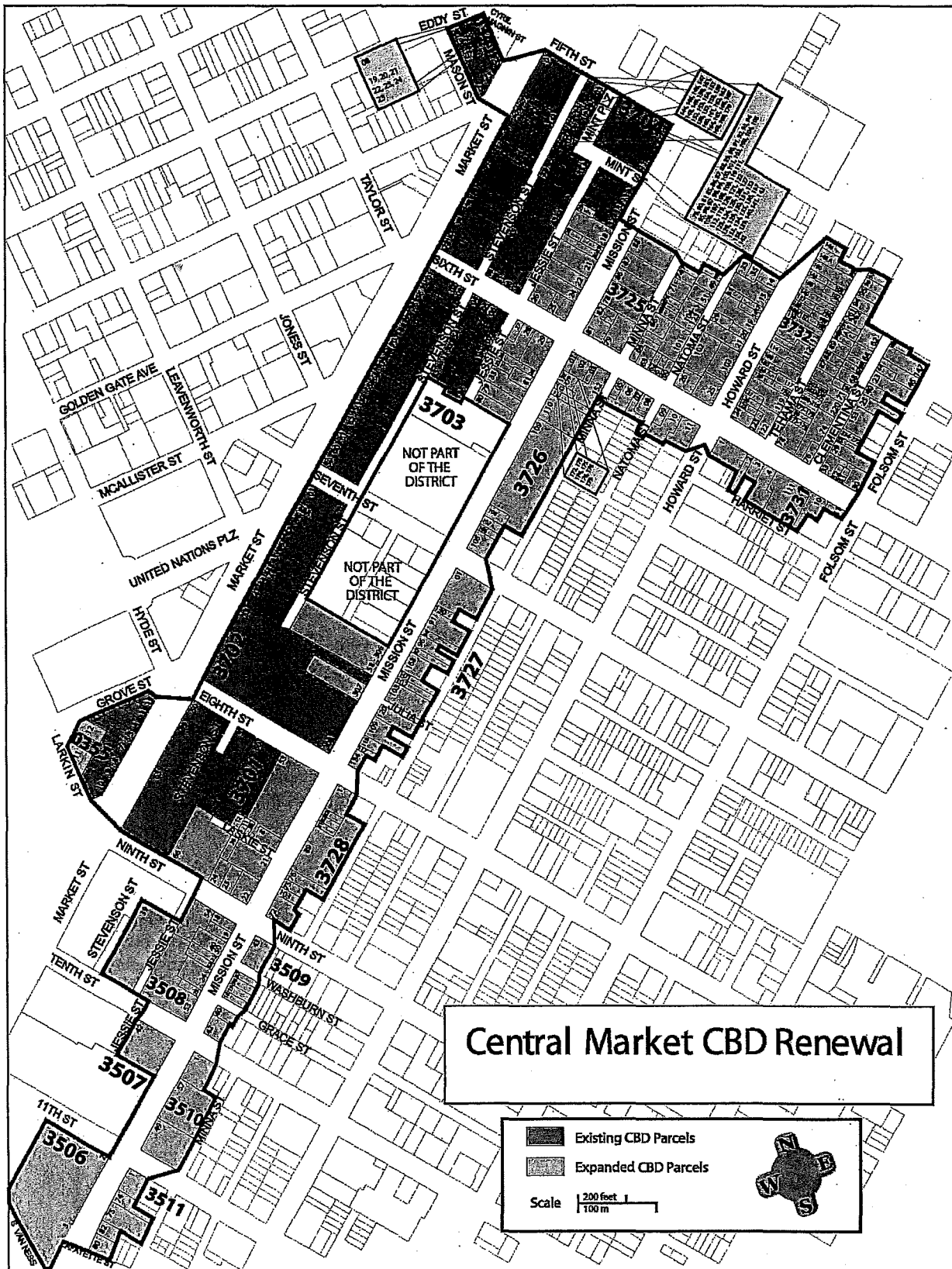
- Laskie St. from parcel 3701-60 and parcel 3701-66 to Mission St. (East and West Sides)
- 9th St. from Market St. to Mission St. (East Side) and from Jessie to Mission (West Side)
- 10th St. from Stevenson St. to Mission St. (East Side) and from Jessie to Mission (West Side)
- Market St. from 5th St. to 9th St. (South Side)
- Market St., from Cyril Magnin St. to Mason St. (North Side)
- Mason St. from Eddy to Market (East Side)
- Eddy St. from parcel 0341-18 to Mason St. (South Side)
- Market St. from Hyde St. to Larkin St. (North Side)
- Grove St. from Hyde to Larkin (South Side)
- Stevenson St. from parcel 3703-085 to Fifth St. (South Side), from parcel 3702-054 to Fifth St. (North Side)
- Jessie St. From parcel 3703-086 (North Side) to Mint St.
- Jessie St. from parcel 3703-080 (South Side) to Mint St.
- Mint St. from Jessie St. to Mission St. (East and West Sides)
- Mint Plaza from 5th St. to Mint St. (North and South Sides)
- Mission St. from 5th St. to South Van Ness (North Side) excluding the Federal Properties (see a list of the federal properties excluded from the district on page 9 of the management plan in the area of 7<sup>th</sup> and Mission) and excluding parcel 3507-040 which is located to the West next to parcel 3507-042 within the adjacent Civic Center CBD boundaries.
- Mission St. starting from parcel 3725-088 to Lafayette St. (South Side)
- Minna St. starting from parcel 3725-075 to Sixth St. (South Side)
- Natoma St. starting from parcel 3725-048 and parcels 3725-033 and 3725-035 to Sixth St. (North and South Sides)
- Howard St. starting from parcel 3725-014 and parcel 3732-146 to Sixth St. (North and South Sides)
- Tehama St. starting from parcel 3732-099 and parcel 3732-097 to Sixth St. (North and South Sides)
- Clementina St. starting from parcel 3732-062 and parcel 3732-048 to Sixth St. (North and South Sides)

**What areas are excluded from the expanded CBD?**

**(Please see map on page 10)**

The Federal properties, namely the San Francisco Federal Building and the US Court of Appeals properties at 7<sup>th</sup> and Mission are not included in the District excluded (Parcels: 3702 -015; 3702 -016; 3702 -029; 3702 -031; 3702 -032; 3702 -033; 3702 -034; 3702 -035; 3702 -036; 3702 -055; 3703 -040; 3703 -041; 3703 -084).

- Federal law prohibits such involuntary assessments by local government
- The CBD will not provide its designated services, activities and improvements to the Federal property unless the property owner requests and separately funds provision of such services, activities and improvements to that Federal property
- The Federal property owner/property is therefore not eligible to participate in the weighted petitions or in the weighted balloting, and will not be subject to assessments in the renewed/expanded CBD
- Estimated total assessments and estimated budgets in this Management District Plan do not include the Federal property at issue



## Central Market CBD Renewal

Existing CBD Parcels  
Expanded CBD Parcels

Scale 200 feet 100 m



### **What Services will the CMCBD provide?**

The Central Market CBD will continue to enhance the experience of shoppers, merchants, residents and visitors by providing the cleaning, maintenance and public safety services currently offered in the original CMCBD. The expanded CMCBD will provide the same types of services but to a *larger geographic area* and will provide an overall *enhanced level of services*. In addition the expanded plan calls for a *dedicated employee to increase economic growth* through business attraction, retention and technical support.

**Key benefits provided by the CMCBD are enhanced safety, cleaning/maintenance, economic development, and management of the public realm. If the CMCBD is not approved for renewal and expansion, there will be no CBD for Central Market.**

Services	Existing CMCBD	Expanded CMCBD	Difference
Safety (General)	2 Full time	6 Full Time Equivalent	+ 4 Full Time Equivalent
10B Officer Program	As Needed	As Needed	As Needed
Special Patrol	As Needed	As Needed	As Needed
Cleaning/Maintenance	2 full time	6 Full Time Equivalent	+ 4 Full Time Equivalent
Economic Development	None	1 Full Time	+ 1 Full Time
Management	1 Full Time : Executive Director (ED)	2 Full Time: Executive Director and a Staff Assistant	+ 1 Full time Staff Assistant

### **Safety**

#### ***CMCBD Community Guides***

The most vital service provided by the CMCBD is crime deterrence. The CMCBD's Community Guides program uses a three-pronged crime prevention approach focusing on public safety, social service outreach, and hospitality/customer service. Under this new management plan, six full-time equivalent Community Guides will patrol the neighborhood. Scheduling of the Community Guides is to be determined by the CMCBD Owners Non-profit Association.

Community Guides are specially trained to constructively engage with individuals in need on the street and connect them to local service providers. Guides have received initial training by social service providers, the San Francisco Police Department and MJM Management Group, in addition to receiving First Aid training. These trained Guides patrol streets in the district to address nuisance behaviors and public disruption while providing a sense of safety and well-being to residents, workers and visitors. CMCBD Community Guides:

- Act as "eyes and ears" for the community, safety agencies, and service providers
- Add a uniformed presence in Central Market to prevent undesirable behavior
- Assist pedestrians with directions and information
- Maintain open communications with police and safety agencies
- Help connect individuals in need of assistance to local service providers and refer those in need to social services

Each Community Guide has radio access to a central dispatch office that answers and logs all incoming calls and supports both the Community Guides and Clean Streets services. Calls are routed to the appropriate department and central dispatch follows up with the individual who placed the call. Property and business owners, residents and visitors can rely on Community Guides to handle

their questions and concerns. Community Guides works in partnership with public and non-profit social service providers, safety agencies, and neighborhood organizations.

#### *10B Officer Program / San Francisco Patrol Special Police*

The Management Plan calls for and budgets added public safety enforcement services within the district. These services are in addition to the Community Guides, whose role is deterrence not enforcement. There are two alternative methods of providing these safety enforcement services:

- 10B Officer Program: A 10B officer is an actual uniformed San Francisco Police Department (SFPD) officer who would be funded through the CMCBD assessments. The 10B officer would address crime and quality of life issues within the neighborhood and within the purview of SFPD. A 10B officer would be hired by the CMCBD Owners Non-profit Association and dedicated to the district. In 2011, the CMCBD Owners Non-profit Association coordinated with neighboring community stakeholders to establish and fund a 10B Officer Pilot Program, which was incorporated and managed through the Central Market Community Guides Program. This was a very successful program and made real quality of life improvements in the district.
- Patrol Special Police: San Francisco Patrol Special Police is a neighborhood police force authorized in the City Charter, with officers appointed and regulated by the Police Commission after an initial security review by SFPD. Hourly rates for service are principally paid by private clients, with some cost to the City for general program administration concerning standards of professional performance, but not concerning day-to-day operations. Thus, the nature of this special police force is both quasi-private and quasi-public. The force has been in operation in the City of San Francisco for over 162 years. By current City Code, the force provides patrols on the streets of San Francisco as well as at fixed locations, and also provides a range of other safety services as requested by private clients. Patrol Special Police services emanate directly from private clients' needs pursuant to a negotiated contract, however services often benefit the clients' geographically-circumscribed neighborhoods or "beats" where officers serve. Officers concentrate on order maintenance, rapid response, and early intervention in quality-of-life matters.

The elected Board of Directors of the CMCBD Corporation will select the most appropriate alternative method of providing these safety enforcement services on an annual basis when developing the detailed district budget.

In addition to enhancing safety services through the Community Guides program and 10B Officers or Special Patrol, the Owners Non-profit Association also works closely with the San Francisco Police Department and advocates for sufficient police coverage in Central Market to improve safety.

The CMCBD Owners Non-profit Association partners with community-based organizations, including San Francisco SAFE and the Alliance for a Better District 6, to educate the Central Market community on crime prevention methods.

The CMCBD Owners Non-profit Association also hosts Public Safety Seminars that focus on crime prevention and safety education and help the Central Market community learn about current issues facing the neighborhood, directly from civic leaders. Issues such as pedestrian safety, dealing with nuisance crime, and safe shopping are discussed.

#### **Cleaning/Maintenance:**

The neighborhood served by the CMCBD Owners Non-profit Association receives enhanced cleaning and maintenance services within the public right-of-way and sidewalks, above and beyond the

baseline level of service provided by the City of San Francisco. The CMCBD Owners Non-profit Association will determine the new scheduling of six full-time equivalent workers on the street to provide:

- Sidewalk sweeping
- Monitoring public trash receptacle overflow and trash removal
- Weeding of tree basins, sidewalk cracks and landscape planters
- Reporting of bulky items for removal by the Department of Public Works
- Spot cleaning
- Graffiti abatement

In addition to ongoing maintenance described above, services include quarterly steam cleaning of the public right-of-way.

The Clean Team is connected to a central dispatch office by radio for all maintenance-related calls. The dispatch office logs and routes all calls to the appropriate department and follows up with callers.

### **Economic Development**

The new Management Plan greatly expands the economic development services provided by the District. These services include business attraction, retention, and expansion, and technical assistance for business owners.

Specifically:

- Compile and maintain a complete inventory of retail spaces in the CMCBD, including ownership information, tenancy information, and specifications of vacant spaces (e.g., size, amenities, lease rate). Encourage retail landlords that have vacant office spaces to post those spaces to relevant websites.
- Based on the size and amenities of available retail spaces, develop and maintain a list of desired businesses.
- Work to identify and fill vacancies.
- Create and distribute documents to market vacant retail spaces, place "For Lease" signs at spaces, and generate internet property listings and information sheets.
- Distribute Central Market promotional materials to brokers and prospective tenants.
- Connect prospective businesses with available retail spaces. Tour prospective businesses through the neighborhood and arrange showings of vacant spaces. Vet prospective new tenants and help to develop a vibrant mix of distinctive and independent retail establishments.
- Provide leasing assistance to prospective businesses negotiating with property owners.
- Provide technical assistance, loan packaging services and referrals to existing businesses and prospective businesses seeking to launch or expand in the area.
- Facilitate new business establishments and business expansions by providing technical assistance and informing logistics related to the physical build-out of commercial spaces.
- Connect new and existing businesses with employment training and placement programs to help them identify staff.
- Conduct special outreach to merchants, property owners, and other stakeholders related to specific neighborhood issues.

### **Management:**

In addition to safety, cleaning and economic development, the CMCBD Owners Non-profit Association's management orchestrates a varied range of other services, including:

### *Advocacy*

The CMCBD Owners Non-profit Association serves as a collective voice for property owners within the district. It represents the needs of the district to various City departments and agencies so that the district receives good and timely service. For example, the Owners Non-profit Association helps to mitigate potential negative impacts of permitted events, street closings, protests etc. on businesses and properties.

### *Administration*

As a non-profit organization with public/private interactions, a CBD requires day-to-day management including securing insurance, filing taxes, maintaining monthly budgets and developing, coordinating and overseeing fundraising and grant writing for beautification and marketing projects. The current executive director will continue to handle these responsibilities in the renewed, expanded CMCBD.

### **What will the services provided within the CBD Cost?**

The total budget for the CBD is \$1,225,433.63 for year one (2013-14). This will be allocated as shown in the following chart:

Expenses	\$1,225 M	% Distribution
<b>Cleaning and Maintenance</b>		
**6 FTE workers: uniformed, supplied (for repairs, equipment, steam cleaning, etc.), managed	\$352,000.00	28.7%
<b>Cleaning and Maintenance Total</b>	<b>\$352,000.00</b>	<b>28.7%</b>
<b>Public Safety</b>		
**6 FTE - community guides: uniformed, supplied, managed	\$353,382.73	28.8%
10B Officer/Special Patrol	\$30,000.00	2.4%
24 Hour Dispatch	\$48,000.00	3.9%
<b>Public Safety Total</b>	<b>\$431,382.73</b>	<b>35.2%</b>
<b>Management and Economic Development</b>		
Economic Development	\$56,155.38	4.6%
Marketing/Promotion/District Identity	\$19,730.28	1.6%
Rent, Supplies, Legal/Financial Rpt, Board/Committee Support	\$40,000.00	3.3%
Staff: Executive Director (Salary, Benefits, Payroll/Employee Taxes, Incremental Salary Increase)	\$125,000.00	10.2%
Staff: Assistant/Support (Salary, Benefits, Payroll/Employee Taxes)	\$60,000.00	4.9%
<b>Total Management and Economic Development Services</b>	<b>\$300,885.66</b>	<b>24.6%</b>
<b>Contingency</b>	<b>\$141,165.24</b>	<b>11.5%</b>
<b>Total Service Budget<sup>2</sup></b>	<b>\$1,225,433.63</b>	<b>100%</b>

The budget will be funded by a combination of property owner assessments and other income. Property owner assessments will be levied in proportion to the special benefits received by the property owners in the district and will comprise 96.32% of each year's budget.<sup>3</sup> The remaining 3.68% will come from non-assessment sources. The allocation based on the year one budget is as follows:

Revenue	Amount	% of Expenses
Assessments (Special Benefit, to be covered by property owners)	\$1,180,337.63	96.32%
Other Income (General Benefit <sup>4</sup> )	\$45,096.00	3.68%*
<b>Total</b>	<b>\$1,225,433.63</b>	<b>100%</b>

The general benefit percentage (3.68%) was calculated based on a combination of studies and research. David Binder conducted an intercept survey in the Union Square area from April 23-26, 2009 and found that less than 1% of those surveyed had no intention of engaging in any commercial activity. The results of the David Binder survey cannot solely be relied upon to best measure the level of general benefit provided by the District's improvements, services and activities; it could be a reasonable proxy for measuring general benefit for the Central Market District. However, additional analysis of the pedestrian activity related to the surrounding Central Market area population was conducted using the Summary of Travel Trends, 2009 National Household Travel Survey, prepared by the U.S. Department of Transportation Federal Highway Administration; and the San Francisco Socio-Economic Profiles American Community Survey 2005-2009, prepared by the San Francisco Planning Department, to ensure that the best possible proxy was used to approximate the general benefit. The amount of general benefit that is provided by the District improvements, services and activities cannot be funded via property owner assessments within the District. It is anticipated that these funds will be raised through fundraising events and grants. For a more detailed calculation of the general benefit, please see the Engineer's Report.

The special benefit component (96.32%) will be derived from assessments levied on property owners in the district. Beginning July 2014, the rates used to calculate these assessments are subject to an annual increase if approved by a vote of the CMCBD Owners Non-profit Association Board of Directors. The rates may increase by the amount of the change in the Consumer Price Index from the prior year for all urban consumers in San Francisco- Oakland-San Jose, or by 3%, whichever is less.

<sup>3</sup> During the petition phase of the CMCBD renewal and expansion campaign a few property owners documented that proposed assessments for their parcels were classified in the assessment roll at a higher rate than warranted, based on use of the property. Accordingly, proposed assessments for those parcels and total proposed assessment numbers have now been adjusted downward, and the proposed budget for Year One of the renewed/expanded Central Market CBD has been adjusted accordingly.

<sup>4</sup> As a result of the District services, activities and improvements, there will be a level of general benefit to pedestrians that do not live in or intend to conduct business within the District. There will be pedestrian traffic generated from property outside of the District that will utilize the improvements to pass through the District and access property located outside of the District boundaries. In addition to accessing property located outside of the District, there will also be a level of pedestrian activity that will seek out the District's clean and safe environment for recreational purposes. Therefore, this level of general benefit activity must be quantified. Utilizing travel trends compiled by the U.S. Department of Transportation Federal Highway Administration and population counts surrounding the District, it was determined that 3.68% of the surrounding population will receive a general benefit as a result of the services and activities provided by the District.



The following table shows the maximum annual assessment revenues assuming the Board of Directors approves a 3% increase in each year:

Year of Renewed/ Expanded District	Fiscal Year	Total Projected Annual Assessment Revenue Based on Current Development Status
1	2013/2014	\$1,180,337.63
2	2014/2015	\$1,215,747.76
3	2015/2016	\$1,252,220.19
4	2016/2017	\$1,289,786.80
5	2017/2018	\$1,328,480.40
6	2018/2019	\$1,368,334.81
7	2019/2020	\$1,409,384.86
8	2020/2021	\$1,451,666.40
9	2021/2022	\$1,495,216.40
10	2022/2023	\$1,540,072.89
11	2023/2024	\$1,586,275.07
12	2024/2025	\$1,633,863.33
13	2025/2026	\$1,682,879.23
14	2026/2027	\$1,733,365.60
15	2027/2028	\$1,785,366.57
<b>Total</b>		<b>\$21,952,997.94</b>

The above table is based on the district's current development status and does not account for possible increases to assessments due to changes to the parcel characteristics that are used to allocate special benefits (e.g., building square footage). The amount of each parcel's assessment will depend on the existing assessment rates as well as the specific characteristics of the parcel, as explained in further detail below and in the Engineer's Report. Each parcel will be assessed on a prorated basis from the date it receives a temporary and/or permanent certificate of occupancy. Thus, changes to a parcel may result in corresponding revisions to the assessments. Over time the total assessments levied in the district likely will increase as parcels are developed.

#### *Budget Adjustments*

Any assessment funds that remained when the original CMCBD expired on June 30, 2013 were used to continue to provide clean and safe services within the existing CBD boundaries only until such funds were used up (no later than December 31, 2013). Starting in 2013-2014, the budget for year one will be \$1,225,433.63. A similar budget will apply to subsequent years so long as the Board does not increase assessment rates or if the characteristics used to allocate special benefit (e.g., building square footage) do not change. If the Board votes to increase assessment rates, or if assessments increase due to further parcel development, then the budget will increase accordingly. Any annual budget surplus or deficit will be rolled into the following year's budget.

#### *Time and Manner of Collecting and Enforcing Assessments*

As provided by the Property and Business Improvement 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 renewed and expanded CBD is established, the first installment will be due December 2013.

The CBD assessment, including the collection and enforcement of any delinquent assessments and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related laws, as it may be amended from time to time, will be collected and enforced by the Treasurer and Tax Collector of the City. The Treasurer and Tax Collector shall transfer the assessment payments to the Central Market CBD Corporation that is designated as the Owners' Non-Profit Association for the District.

The Owners' Non-Profit Association will manage and administer the CBD pursuant to a management contract with the City, as approved by the Board of Supervisors. The management contract will also include provisions identifying and defining procedures for collection and enforcement of the assessment, including, for example, recordkeeping requirements, audits, assessment of penalties and interest, claims, and refunds.

#### **Continuation of City of San Francisco Services**

CBD-provided services are supplemental to City-provided services. These City services are enhanced by a CBD's advocacy and dispatch services. The CBD gives a district the ability to be more responsive, flexible and comprehensive in meeting the service needs of its district.

By adopting this plan, the Board of Supervisors will confirm and guarantee a baseline level of services received from the City equivalent to that being provided in similar areas of the City throughout the term of the District.

#### **City and County of San Francisco Fiscal Year 2012-2013**

##### **Existing Cleaning and Maintenance Services (DPW)**

Services	Frequency
Mechanical Street Sweep	Market and Mission Streets receive daily sweeps. Secondary N/S streets receive weekly sweeps, and alleys and smaller streets receive sweeping bi-weekly.
Mechanical Street Sweep- Workfare Crew	Corridor Workers sweep all major corridors daily.
Graffiti Removal Services	DPW responds to a generated service request on all public property, or as needed based on DPW crew identification. DPW will provide supplies to CBD cleaning crews to remove graffiti from public property (light poles, trash cans). Citations are issued on private property by DPW. Call 311 to report graffiti issues. Private Properties must remove graffiti within 30 days of notice, and within 48 hours of receiving a citation.
Street Tree Maintenance	Most trees, except those noted on the City Tree Plan map, are maintained by fronting property owners. Call 311 to report missing trees whether maintained by City or Property Owner.

Public Litter Receptacles -Emptying	Recology Recycling and Waste Disposal services all City Trash receptacles daily with all major corridors receiving a second pass in the afternoon. Call 311 if litter receptacles are overflowing with trash, or broken.
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/power washing	Only major hotspots are cleaned as required or upon a service request to maintain cleanliness

#### **San Francisco Police Department, Southern Station**

Services	Frequency
Sector cars patrolling area in which CBD is located	Daily
Homeless outreach officers	6:00 am to 4:00 pm Daily
Market Street foot beat	Daily from 7:00 am to 11:00 pm
Plain clothes sergeant and plain clothes officers	Daily
Other (not provided by City and County)	Homeland Security Officers M-F, 8:30 to 5:30, 7th Street, Market to Mission

#### **What is the process for renewing and expanding the CMCBD?**

District formation or reauthorization requires submission of petitions in support from property owners representing at least 30% of the total proposed assessments. Administrative staff assisting the existing CMCBD will send out these petitions. If this threshold of 30% is reached, the Board of Supervisors (BOS) may adopt a Resolution of Intent to propose renewing and expanding the district and to levy the assessments for 15 years.

If the Resolution of Intent is approved by the BOS, 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 BOS will hold a public hearing 45 days or more after adopting the Resolution of Intent. Following the close of the public hearing, the returned assessment ballots will be tabulated. The assessment ballots are weighted in accordance with the amount of the annual assessment on each parcel, in relation to all proposed assessments. In the event that the weighted assessment ballots cast in opposition exceed the weighted assessment ballots in support, there will be a "majority protest" and the Board of Supervisors will be precluded from establishing the District.

#### **Formation: State Law & San Francisco's Business and Tax Regulation Code "Article 15"**

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

- A map, in sufficient detail to locate each assessed property within the community or business improvement district;
- The name of the community or business improvement district;
- The description of the boundaries, including any zones of benefit;
- The improvements, services, and activities to be funded for each year of operation, along with the maximum cost;

- The total annual amount to be expended, in each year of operation, for improvements, services, activities, maintenance, and operations;
- The proposed source(s) of financing, including the basis and method of levying the assessments, and whether or not bonds will be issued;
- The time and manner of collecting the assessments;
- The specific number of years in which the assessments will be levied;
- The time for implementation and completion of the Management District Plan;
- The rules and regulations applicable to the community or business improvement district;
- A listing of the properties to be assessed along with the parcel number and the method by which expenses will be imposed upon benefitted real property in proportion to the benefit received. (Please see Engineer's Report for more information on this subject)

#### **Expanding the CMCBD: Process**

In preparation for the renewal of the CMCBD, the Board of Directors was approached by more than a dozen property owners with parcels on nearby blocks outside the CBD's boundaries in 2012, asking if the CBD could be expanded to include their parcels as well. Acknowledging the success of the six-year old CBD, these property owners requested similar services, activities and improvements be implemented on their blocks.

The CBD renewal Steering Committee agreed an economy of scale would be realized if the CBD had a larger area, and therefore a larger budget, as it currently only generates enough assessment revenue to have one employee. In the summer of 2012 the steering committee created surveys and sent them to 3,000 property owners within the exiting CBD as well as within an area that extended out to Howard Street. Responses indicated significant interest in the CBD's expansion, and thus the proposed expanded boundaries were drawn. Timeline for Renewing and Expanding the CMCBD:

#### **Actions to Date**

<b>Steering Committee Meetings</b>	
<b>Date</b>	<b>Meeting</b>
4/16/12	#1
5/22/12	#2
6/19/12	#3
7/24/12	#4
8/21/12	#5
9/18/12	#6
10/3/12	#7 (first evening meeting)
10/17/12	#8
11/13/12	#9 and board meeting
12/11/12	#10 and board meeting
1/15/13	#11 and board meeting
2/19/13	#12 and board meeting
3/12/13	#13 and board meeting
4/9/13	#14 and board meeting
<b>Community Wide Meetings (All property owners were mailed invitations)</b>	

Date	Meeting Location
10/26/12	Open House at International Art Museum of America
10/25/12	Open House at International Art Museum of America
3/19/12	Informational Morning Mixer at Hotel Whitcomb
3/26/13	Informational Evening reception at Hotel Whitcomb
Presentations to Condominium HOAs and other misc. groups	
Date	Presentation by
6/13/12	Jim Meko
6/20/12	SoMa Leadership Council
6/27/12	Western SoMa Task Force
7/27/12	Cypress - Market Place developers
7/31/12	Raintree Partners, 975 Market condominiums
8/7/12	Good Hotel, HaiYa Hotels
9/4/12	Rausch Street HOA
9/13/12	SoMa Grand Annual HOA Meeting
10/2/12	"CBD 101" introduction @ SoMa Grand
10/9/12	638 Minna Street HOA

#### **CMCBD Proposed Method of Assessment**

The method of apportioning benefit to parcels within the District reflects the proportional special benefit assigned to each property from the District services, activities and improvements based upon the various property characteristics for each parcel as compared to other properties within the District. Given that the special benefits provided by the District services, activities, and improvements focus on cleanliness, maintenance, safety, and economic development, it was determined that property linear street frontage, lot square footage, building square footage, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, lot square footage, building square footage, and land use have been used as the primary assessment variables for the benefit point calculation and assignment of parcel factors. If parcel factors such as building square footage or land use change over time, the benefit point calculation may also change. Thus, changes to the characteristics of individual parcels may result in changes to the assessments for those parcels, and the total assessments levied in the district likely will increase as parcels are developed.

#### **Cleaning and Public Safety Benefit Point Assignment**

Benefit points are assigned based upon, not only the property's location in relation to the District improvements, services and activities, but also the property's existing land use designation and the varying level of traffic associated with those different land uses. Given the absence of specific pedestrian traffic studies and related data for the various property land uses within the District, average trip generations and pedestrian attractors were evaluated to assign benefit points. Pedestrian attractors represent those land uses that are more likely to generate and attract pedestrian activity. Thus, the increased likelihood of pedestrian activity generated by the property corresponds to a higher pedestrian attractor ranking. District cleaning and public safety activities will be provided uniformly throughout the District boundaries. Clean and safe areas create an aesthetically pleasing and safe environment for District properties, and those individuals utilizing District property, whether it is to shop, dine, live or visit.

The City desires to restore the Central Market area as the City's downtown arts district as well as attract retail, restaurants, services, and employers. Given the level of pedestrian traffic that will be generated from these non-residential uses, tourists, shoppers and workers, non-residential properties within the District are assigned 2.00 benefit points for the cleaning and public safety services provided by District operations.

In addition to non-residential property land uses, there are several other property land uses within the District. Those other property land uses have also been assigned benefit points for cleaning and public safety services, based upon the activity generated by those other property land uses in relationship to the non-residential property land uses, by comparing average trip generations and pedestrian attractor rankings created by these different land uses to the non-residential property land uses. The pedestrian activity and trip generations provided by non-residential properties within the District reflects a continual and constant activity pattern, instead of periodic events that generate an isolated increase in activity.

Non-profit and public property land uses also generate increased levels of activity. However, when comparing their levels of activity to non-residential property land uses, the levels of pedestrian activity are more isolated and inconsistent for public and non-profit property land uses. This activity pattern produced by public and non-profit property land uses results in a lower pedestrian attractor ranking. Further, average trip generations also reflect a lower level of demand for the public and non-profit land uses when compared to the non-residential property land uses. To account for this reduction in activity generated by parcels with public and non-profit property land use classifications, 0.75 benefit point for cleaning and public safety is assigned for these property land use classifications to reflect the lower impact that these property land uses provide as pedestrian attractors.

Residential, vacant and parking lot properties generate fewer trips when compared to non-residential properties, and thus receive a reduced level of benefit from the cleaning and public safety activities. The activity associated with residential property is related primarily to owners and guests. Therefore, residential properties serve as a low pedestrian attractor. In addition to residential property, both vacant and parking lot property generate minimal activity and these property land uses also serve as low pedestrian attractors. To account for the difference, residential, vacant and parking lot properties are assigned 0.75 benefit points.

#### **Marketing and Economic Activity Benefit Points Assignment**

The District is already an established mixed-use area with a solid marketing and economic activity presence. The District is an area that features a mixture of non-residential, non-profit, public, residential, and vacant property with development and redevelopment potential. Accounting for the existing marketing and economic activity throughout the District, as well as the potential for properties to develop, redevelop and invest in their economic presence, properties within the District are assigned benefit points for the marketing and economic activity benefits received from the District marketing and economic activities. Marketing and economic activities are designed to strengthen the non-residential landscape within the Central Market area.

The District marketing and economic development activities will allow non-residential properties to maximize their development and land use. Marketing and economic activities will be geared towards creating a more vibrant, and thriving commercial area, which will support increased activity for existing non-residential property and the development of vacant property.

To recognize the increase in marketing and economic activity, the non-residential properties located within the District are assigned 1.00 benefit point. The ongoing District marketing and economic activity efforts will encourage the highest and best use related to the development potential of the vacant properties, as well as increase the utilization of parking lot properties throughout the District in order for pedestrians to shop, dine and visit non-residential properties located throughout the District.

As a result of the marketing and economic benefit received, vacant and parking lot properties are assigned a marketing and economic activity benefit point of 0.50. The District will not provide marketing and economic activities for non-profit, public and residential property land uses. Therefore, non-profit, public and residential property land uses are not assigned benefit points for marketing and economic activities.

#### **Special Benefit Point and Assessment Calculation:**

Below is a series of tables which demonstrate what information is necessary to calculate the benefit points and assessment for a parcel.

#### *Special Benefit Point Assignment by Land Use*

The following table provides the special benefit points assigned to the various parcel land use categories within the District, as discussed above. Please see appendices Engineers Report for more information.

Parcel Land Use Classification	Benefit Point Assignment	
	Cleaning and Public Safety	Marketing and Economic Activity
Non-Residential/Non-Residential Condominium Property	2.00	1.00
Non-Profit/Public/Institution Property	0.75	0.00
Residential/Residential Condominium Property	0.75	0.00
Parking Lot/Vacant Property	0.75	0.50

The assessment categories have been defined for purpose of determining benefits received by each parcel in the district, and calculating the assessments due from each parcel:

*Non-Residential Property ("Commercial and Commercial Residential Property"):* Typically Non-Residential Property will consist of parcels owned by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, hotel, or residential income property. This assessment category applies to any property that does not meet criteria for a lower assessment rate in any of the categories below.

*Non-Residential Condominium Property ("Retail Condominium Property"):* Includes units that are owned as condominiums but are not used as residences, for example ground floor retail condos in a building that mostly contains residential condos.

- (a) Includes parking condominiums if the parking spaces in them are not assigned to individual residential condominiums in the same building. Parking spaces that are assigned to individual residential condominiums in the same building are not assessed.

*Non-Profit Property:*

- a) Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- b) Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants.
- c) Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.

*Public Property:*

- (a) Includes parcels owned by a state, regional, or city government entity; for example, police stations, schools, and government-owned office buildings.
- (b) Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants.

*Residential Property:*

- (a) Includes single family dwellings, duplexes and triplexes assigned separate Assessor's Parcel Numbers by the San Francisco Assessor's office
- (b) Does not include Residential Condominium Property

*Residential Condominium Property:*

- (a) Includes residential condominium units in buildings where there are four or more units and are assigned separate Assessor's Parcel Numbers by the San Francisco Assessor's office

*Parking Lot/Vacant Property:*

- a) Includes unimproved land
- b) Includes parcels paved for use as a parking lot. Such parcels may contain no structures other than a small shed to accommodate a parking lot attendant. Commercial parking garage structures are assessed as non-residential property.
- c) Includes parcels which have structures that are under construction or are vacant pending demolition or major renovation.

Each property in the district will be assigned to one of the above categories, and may be reassigned at any time if its usage or ownership changes. Property owners may petition to have their property reclassified to be assessed at a lower rate, and must provide evidence that the property qualifies for the rate sought.

Some parcels may have a mix of different uses or different ownership structures for which different rates may apply. Assessments are not pro-rated based on mixed use or mixed ownership structure; each parcel will be assigned to only one assessment category. For a parcel of mixed-use or mixed ownership to qualify for a lower rate structure, 80% or more of its building square footage must qualify for the rate sought.

*Parcel Factors*



The following table defines different parcel factors which are used in the parcel's total Benefit Point Calculation. By adjusting the assigned special benefit points set forth above by parcel factors, a more complete picture of the proportional special benefits received by each parcel within the District is presented. Therefore, linear, lot and building factors were calculated and assigned for each parcel in the District according to the formulas below (See Engineers Report for further detail):

Parcel Factors	
Linear Factor	Parcel's Assigned Linear Street Frontage
Lot Factor	Parcel's Assigned Lot Square Footage / Lot Size Divider*
Building Factor	Parcel's Assigned Building Square Footage / Building Size Divider**

\*Lot Size Divider = 2,500

\*\* Building Size Divider = 2,500

#### *Assessment Rate per Special Benefit Point*

The following table provides the rate per benefit point, which is later multiplied by the benefit point calculations to determine the total annual assessment for a parcel. These rates are determined by the Engineers Report to fund the services provided by the CBD.

Rate Per Benefit Point	
Cleaning and Public Safety	Marketing and Economic Activity
\$21.53	\$43.21

#### *Residential Condominium Property*

There are several residential parcels in the District that are designated as residential condominium properties. Residential condominiums are buildings within the District that include more than four residential units, where each residential unit is assigned an Assessor's Parcel Number by the San Francisco Assessor's office. It is assumed that residential properties do not receive any special benefit from marketing and economic activity, so they are assigned zero benefit points for that category (for other kinds of property there are two kinds of benefit points: points for "Cleaning and Safety" and points for "Marketing and Economic Development"). To recognize the limited benefit received by these residential condominiums and to assign benefit equitably to residential condos of similar building size, the Linear Factor, Lot Factor and Building Factor are adjusted to each residential condominium based on the four size categories shown in the following table.

Residential/Residential Condominium Building Size Category	Linear Factor	Lot Factor	Building Factor
< 500 square feet	1.00	1.00	1.00
≥ 500 square feet and < 1,000 square feet	1.50	1.50	1.50
≥ 1,000 square feet and < 1,500 square feet	2.00	2.00	2.00
≥ 1,500 square feet	2.50	2.50	2.50

In order to calculate the benefit points for a residential property, the general residential cleaning and safety benefit (0.75) listed in the Special Benefit Point Assignment by Land Use Table is multiplied by the Linear, Lot, and Building Factor assigned based on the square footage of the individual

condominium, and then added together. Once the adjusted Linear, Lot, and Building Factors are added together to find the total Benefit Points for the condominium, the total Benefit Points are multiplied by the Cleaning and Public Safety Rate per Benefit (\$21.53) to find the condominium's annual assessment rate.

The table below shows the steps taken to calculate the annual assessment for a residential property based on the square footage of the owner's condominium. A hypothetical example is included to show the steps taken to calculate a 1,200 square foot apartment that would receive 4.5 benefit points for cleaning and safety. Each benefit point has a value of \$21.53. Therefore that property would be assessed  $4.5 \times \$21.53$  or \$96.89

Residential/Residential Property Annual Assessment Calculation		
(Sum of Adjusted Parcel Factors) x (Cleaning and Public Safety Rate per Benefit)		Ex. 1,200 sq. ft. condo.
Adjusted Linear Factor Benefit Points	(Residential Property Benefit Point Assignment) x (Residential Condominium Building Size Category Linear Factor)	$(0.75) \times (2.00) = 1.50$
Adjusted Lot Factor Benefit Points	(Residential Property Benefit Point Assignment) x (Residential Condominium Building Size Category Lot Factor)	$(0.75) \times (2.00) = 1.50$
Adjusted Building Factor Benefit Points	(Residential Property Benefit Point Assignment) x (Residential Condominium Building Size Category Building Factor)	$(0.75) \times (2.00) = 1.50$
<b>Total Benefit Points =</b>	<b>Sum of Adjusted Parcel Factors</b>	<b>4.50</b>
<b>Annual Assessment=</b>	<b>(Sum of Adjusted Parcel Factors) x (Cleaning and Public Safety Rate per Benefit)</b>	$(4.50) \times (\$21.53) = \$96.89$

To summarize, the following table shows the Annual Assessment by Building Size for Residential Condominiums.

Residential/Residential Condominium Annual Assessment by Building Size		
Building Size Category	Annual Special Benefit Points	Annual Assessment
< 500 square feet	2.25	\$48.44
≥ 500 square feet and < 1,000 square feet	3.375	\$72.66
≥ 1,000 square feet and < 1,500 square feet	4.50	\$96.89
≥ 1,500 square feet	5.625	\$121.11

#### *Mixed-Use, Non-Residential Condominium Property*

In addition to the residential condominium property, there are several buildings that contain a mixture of both non-residential and residential property land uses, where each unit in the building is assigned a unique Assessor's Parcel Number by the San Francisco Assessor's office. For those

buildings that contain a mixture of both non-residential and residential property land uses, the Linear Factor for non-residential condo property is assigned a Linear Factor of 7.50. The Lot Factor and Building Factor for non-residential condominium property is calculated in the same manner as other non-residential property in accordance with the tables presented above.

*Special Benefit Point and Assessment Calculations (for one land use)*

To calculate a parcel's total annual assessment (with only one land use on the parcel), a multi-step calculation must be completed. In order for a property owner to complete the calculation, they first must know their assigned linear street frontage, lot square footage, building square footage, and land use classification. The following charts demonstrate the benefit point and assessment calculation for cleaning and public safety, marketing and economic activity, and total annual assessment (sum of cleaning/public safety and marketing/economic activity assessments) through step-by-step calculations using values from the tables above (Benefit Point Assignment by Land Use, Parcel Factors, and Rate Per Benefit Point tables). An example parcel is calculated as well. This hypothetical, non-residential parcel has 50 feet of linear street frontage, a 15,000 ft.<sup>2</sup> lot, and a 5,000 ft.<sup>2</sup> building.

The cleaning and public safety benefit points are calculated by multiplying the total benefit points by land use with the sum of the parcel's linear, lot, and building factors. Next, the total benefit points are multiplied by the cleaning and public safety rate per benefit point to determine the annual cleaning and safety assessment amount.

<b>Cleaning and Public Safety</b>		
<b>Parcel Cleaning and Public Safety Benefit Point Calculation:</b> (Total Cleaning and Public Safety Benefit Points) x (Linear Factor + Lot Factor + Building Factor)		
<b>Example</b>		
	Linear Factor	50 feet
	Lot Factor	15,000 sq. ft. / 2,500 = 6
	Building Factor	5,000 sq. ft. / 2,500 = 2
	<b>Sum of Linear, Lot, and Building Factors</b>	<b>(50 + 6 + 2) = 58</b>
<b>Total Parcel Factors</b>		
<b>Land Use Points</b>	<b>Based on Land Use Classification</b>	<b>2.00</b>
<b>Total Benefit Points =</b>	<b>(Land Use Points) x (Sum of Parcel Factors)</b>	<b>2.00 x 58 = 116</b>
<b>Parcel Cleaning and Public Safety Annual Benefit Assessment Calculation:</b> (Rate Per Benefit Point) x (Total Cleaning and Public Safety Benefit Points)		
Example (Non-residential)	<b>\$21.53 x 116 = \$2,497.48</b>	

The marketing and economic activity benefit points are calculated by multiplying the total benefit points by land use with the sum of the parcel's lot and building factors. Next, the total benefit points are multiplied by the marketing and economic activity rate per benefit point to determine the annual marketing and economic activity assessment amount.

<b>Marketing and Economic Activity</b>		
<b>Parcel Marketing and Economic Activity Benefit Point Calculation:</b> (Total Marketing and Economic Activity Benefit Points) x (Lot Factor + Building Factor)		
<b>Example</b>		
	Lot Factor	15,000 sq. ft. / 2,500 = 6
	Building Factor	5,000 sq. ft. / 2,500 = 2
	<b>Sum of Lot and Building Factors</b>	<b>(6 + 2) = 8</b>
<b>Total Parcel Factors</b>		
<b>Land Use Points</b>	<b>Based on Land Use Classification</b>	<b>1.00</b>
<b>Total Benefit Points =</b>	<b>(Land Use Points) x (Sum of Parcel Factors)</b>	<b>1.00 x 8 = 8</b>
<b>Parcel Marketing and Economic Activity Annual Benefit Assessment Calculation:</b> (Rate Per Benefit Point) x (Total Cleaning and Public Safety Benefit Points)		
Example (Non-residential)	<b>\$43.21 x 8 = \$345.68</b>	

After calculating the cleaning and public safety and marketing and economic activity annual benefit assessments separately, they are added together to determine the total annual assessment amount.

Parcel's Total Annual Assessment	
(Cleaning and Public Safety Annual Benefit Assessment) + (Marketing and Economic Activity Annual Benefit Assessment)	
Example (Non-residential)	\$2,497.48 + \$345.68 = <b>\$2,843.16</b>

### 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.

The CBD assessment, including the collection and enforcement of any delinquent assessments and imposition of interest and penalties per City and County of San Francisco Business and Tax regulations Code Article 6, and related laws, as it may be amended from time to time, will be collected and enforced by the Treasurer and Tax Collector of the City of San Francisco. The Treasurer and Tax Collector shall transfer the assessment payments to the Central Market CBD Corporation that is designated as the Owners' Non-profit Association for the District. The Owners' Non-profit Association will manage and administer the CBD pursuant to a management contract with the City, as approved by the Board of Supervisors. The management contract will also include provisions identifying and defining procedures for collection and enforcement of the assessment, including, for example, recordkeeping requirements, audits, assessment of penalties and interest, claims, and refunds.

### What keeps the CBD accountable to property owners and other stakeholders?

The CBD Owners Non-profit Association structure has been established by law to ensure a high degree of accountability and transparency. The CBD Owners Non-profit Association is a 501(c)(3), a fully separate legal entity from the City of San Francisco. Its own Board of Directors, the majority of whom are property owners, controls it. The CBD Owners Non-profit Association faces strict requirements for annual reporting, for the proportion of money it can spend on various services, activities and improvements as outlined in this management plan, and management, and it is required to raise 3.68% (general benefit costs) of its funds from sources other than the funds provided by property owners (assessments based on special benefit).

The CMCBD, controlled by the Owners Non-profit Association, is managed by an Executive Director, hired by an 11-member Board of Directors (BOD) elected to two-year terms through an open public process. The new BOD will consist of six property owners, two community-based organizations representing the interests of residents in the district, and three non-property owning merchants from the district.

The Board meets every month and all meetings are open to the public. The Board's activities are governed by the organization's bylaws, its contract with the City of San Francisco, the Management District Plan, San Francisco's Business Improvement District Procedure Code, and California Property and Business Improvement District Law.

### Term

Levy of assessments for the current Central Market CBD expires in June 30, 2013 (assessments can be spent until December 31, 2013). If the proposed District is renewed and expanded by the Board

of Supervisors following the ballot election and public hearing, assessments would be collected for the first 15 years (July 1, 2013 – June 30, 2028). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (through December 31, 2028), at which point if the District is not renewed the District would then be terminated.

#### **Disestablishment**

Each year that the CMCBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the CBD. This 30-day period begins each year on the anniversary of the date the District/CBD was renewed and expanded. Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the Board of Supervisors shall convene a hearing on whether to disestablish the district by.

A majority of the Board of Supervisors (six members) may initiate disestablishment at any time based on improper actions by the CBD Owner's Non-Profit Association, such as misappropriation of funds, malfeasance, or violation of law.

A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason. All outstanding indebtedness must be paid prior to disestablishment of the CBD.

#### **Renewal and Expansion Schedule and Next Steps**

The applicable law (the 1994 Act) specifies the process for renewing and expanding the CBD. The process requires going back to the property owners with a revised management plan, and revised assessment formula and seeking approval. The timetable is as follows:

<b>CMCBD: Renewal and Expansion Schedule and Next Steps</b>	
<b>Task</b>	<b>Date</b>
Mail Petitions to Property Owners	w/o 4/15
Resolution of Intent introduced by CBD to BOS: Submit petitions to Clerk of BOS when 30% weighted support is achieved. Requesting ballot process; submit final management plan/engineers report to Clerk of BOS at the same time petitions are submitted	5/14/13
Heard in Gov. Oversight Committee – Post management plan and engineers report on website	5/23/13
BOS Vote to approve resolution of intent	6/4/13
Dept. Of Elections Mails Ballots: Schedule public hearing for 6/18 (ballots require 45 days). Clerk of the Board [publishes two newspaper ads about public hearing	6/11/13 – 7/27/13
Public Hearing and Elections for CBD establishment (counting of ballots)	7/30/13
Record resolution to renew and expand CMCBD	8/15/13
Distribution of First Year's New Assessments	1/14



**Central Market Community Benefit District  
Amended Engineer's Report**

**City and County of San Francisco**

*June 2016*

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# 1. ENGINEER'S LETTER

Pursuant to the Property and Business Improvement District Law of 1994 ("1994 Act"), as augmented by Article 15 to the Business and Tax Regulations Code of the City and County of San Francisco Municipal Code, it is proposed that the Central Market Community Benefit District ("District") be renewed and expanded. If renewed and expanded assessments would be collected for the first 15 years (July 1, 2013 – June 30, 2028). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2028), at which point the District would then be terminated, if not renewed.

This Engineer's Report presents the plans and specifications describing the improvements, services and activities, an estimate of the costs of the improvements, services and activities for the District for the 2013/14 Fiscal Year, a diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, services and activities, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

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

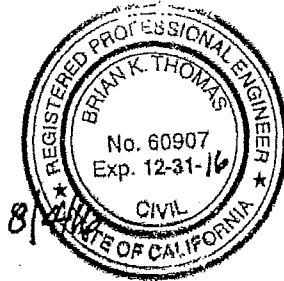
Description	Amount(1)
<b>2013/14 Maximum District Costs:</b>	
Cleaning and Public Safety Activity Costs	\$1,117,210.35
Marketing and Economic Activity Costs	108,223.28
Subtotal 2013/14 Maximum District Costs:	\$1,225,433.63
Less: District Contributions	(45,096.00)
<b>Total 2013/14 Maximum District Costs</b>	<b>\$1,180,337.63</b>
<b>2013/14 Maximum District Assessment:</b>	
Cleaning and Public Safety Activity Costs	\$1,076,096.97
Marketing and Economic Activity Costs	104,240.66
<b>Total 2013/14 Maximum District Assessment</b>	<b>\$1,180,337.63</b>
Total Cleaning and Public Safety Benefit Points	49,981.293
Total Marketing and Economic Activity Benefit Points	2,412.420
<b>2013/14 Maximum Allowable Assessment per Cleaning and Public Safety Benefit Point</b>	<b>\$21.53</b>
<b>2013/14 Maximum Allowable Assessment per Marketing and Economic Activity Benefit Point</b>	<b>\$43.21</b>

- (1) During the petition phase of the District renewal and expansion campaign a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

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

1. I identified all parcels which will have a special benefit conferred upon them from the installation, implementation and maintenance of the improvements, services and activities described in Section 3.2 to this Engineer's Report (the "Specially Benefited Parcels"). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 8 of this Engineer's Report.
2. I have assessed the costs and expenses to install, implement and maintain the improvements, services and activities upon the Specially Benefited Parcels. In making such assessment:
  - a. The proportionate special benefit derived by each Specially Benefited Parcel from the installation, implementation and maintenance of the improvements, services and activities was determined in relationship to the entirety of the costs;
  - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the installation, implementation and maintenance of improvements, services and activities; and
  - c. Any general benefits from the installation, implementation and maintenance of improvements, services and activities have been separated from the special benefits and only special benefits have been assessed.

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



  
Assessment Engineer

## **2. INTRODUCTION**

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

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In 2006, property owners established a community benefit district for a portion of the Central Market area for a seven year operational term. Based on the success of the original district, property owners, stakeholders, merchants and residents have shown support to renew the district as well as expand the boundaries to include additional area. The expanded boundaries will increase the number of cleaning staff and community guides and allow for the implementation of a comprehensive economic development program to revitalize the non-residential sector.

As part of the assessment district formation process, this Engineer's Report has been prepared to support the formation proceedings for the renewed and expanded Central Market Community Benefit District ("District").

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

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

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

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

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

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

of the public hearing are tabulated, weighted by the proposed assessment amount on each property and the results are announced by the Board of Supervisors.

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

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

The District will provide for the ongoing cleaning, public safety, marketing, economic development, advocacy, beautification, and management activities all located within the boundaries of the District.

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

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The parcels subject to the District assessment are located within the City's Central Market area. The boundaries of the original district are follows:

- 5th Street from Market Street to Mission Street (West Side only)
- 6th Street from Market Street to Jessie Street; (East and West sides)
- 7th Street from Market Street to Stevenson Street; (East and West Sides)
- 8th Street on the east side of the street from Market Street to approximately 185 feet from the southeast corner of Market Street and 8th Street - in which the lot line is drawn to a point equidistant with the balance of the depth of the parcels on that block between 7th Street and 8th Street (as if there was a continuation of Stevenson Street to 8th Street); also on the west side of 8th Street running southward from the southwest corner of 8th and Market Street, including the four parcels (3701-050, 3701-059, 3701-005, 3701-060) but *not including* parcel 3701-053 at the corner of 8th Street and Mission Street owned by PG&E
- 9th Street just including the parcel at the southeast corner of the Market Street and 9th Street intersection
- Market Street from 5th Street to 9th Street (South Side)
- Market Street, from Cyril Magnin Street to Mason Street and then from Hyde Street to Larkin Street (North Side)
- Mason Street from Eddy Street to Market Street (East Side)
- Eddy Street from parcel 0341-18 to Mason Street (South Side)
- Mission Street from 5th Street running west (North Side only) including the Old Mint and four parcels (3704-012, 3704-013, 3704-015, 3704-017) directly west of Mint Street
- Jessie Street from 5th Street to 6th Street (North Side only), and Jessie running West from 6th Street including 6 parcels (3703-006, 3703-007, 3703-010, 3703-011, 3703-012, 3703-086) to the west of 6th Street (North Side only)
- Mint Street from Jessie Street to Mission Street (East and West Sides)
- Mint Plaza from 5th Street to Mint Street (North and South Sides)

The proposed boundaries of the expanded portion of the District are follows:

- 5th Street from Market Street to Mission Street (West side only)
- 6th Street from Market Street to Folsom Street (East and West sides)
- 7th Street from Market Street to Stevenson Street (East and West Sides)
- 8th Street from Market Street to Mission Street (East and West Sides)
- Laskie Street from parcel 3701-60 and parcel 3701-66 to Mission Street (East and West Sides)
- 9th Street from Market Street to Mission Street (East Side) and from Jessie Street to Mission Street (West Side)
- 10th Street from Stevenson Street to Mission Street (East Side) and from Jessie Street to Mission Street (West Side)
- Market Street from 5th Street to 9th Street (South Side)
- Market Street from Cyril Magnin Street to Mason Street (North Side)
- Mason Street from Eddy Street to Market Street (East Side)
- Eddy Street from parcel 0341-18 to Mason Street (South Side)
- Market Street from Hyde Street to Larkin Street (North Side)
- Grove Street from Hyde Street to Larkin Street (South Side)

- Stevenson Street from parcel 3703-085 to 5th Street (South Side), from parcel 3702-054 to 5th Street (North Side)
- Jessie Street From parcel 3703-086 (North Side) to Mint Street
- Jessie Street from parcel 3703-080 (South Side) to Mint Street
- Mint Street from Jessie Street to Mission Street (East and West Sides)
- Mint Plaza from 5th Street to Mint Street (North and South Sides)
- Mission Street from 5th Street to South Van Ness (North Side) excluding the Federal Properties (listed below) and excluding parcel 3507-040 which is located to the west next to parcel 3507-042 within the adjacent Civic Center CBD boundaries.
- Mission Street starting from parcel 3725-088 to Lafayette Street (South Side)
- Minna Street starting from parcel 3725-075 to 6th Street (South Side)
- Natoma Street starting from parcel 3725-048 and parcels 3725-033 and 3725-035 to 6th Street (North and South Sides)
- Howard Street starting from parcel 3725-014 and parcel 3732-146 to 6th Street (North and South Sides)
- Tehama Street starting from parcel 3732-099 and parcel 3732-097 to 6th Street (North and South Sides)
- Clementina Street starting from parcel 3732-062 and parcel 3732-048 to 6th Street (North and South Sides)

The District boundaries do not include the following parcels owned by the United States of America; 3702 -015, 3702 -016, 3702 -029, 3702 -031, 3702 -032, 3702 -033, 3702 -034, 3702 -035, 3702 -036, 3702 -055, 3703 -040, 3703 -041, and 3703 -084.

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

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

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

#### Cleaning and Public Safety Activities

The District will provide cleaning and maintenance services within the public right-of-way and sidewalks, above and beyond the baseline services already provided by the City. Cleaning and maintenance services will include:

- Sidewalk sweeping
- Monitoring public trash receptacle overflow and the removal of trash
- Weeding of tree basins, sidewalk cracks and landscape planters
- Reporting of bulky items for removal by the City's Department of Public Works
- Spot cleaning
- Graffiti abatement
- Steam cleaning of the public right-of-way

The District will also implement public safety services to provide crime deterrence throughout the District. The District will utilize community guides to focus on public safety, social service outreach and hospitality/customer services. Community guides are specially trained to constructively engage with individuals on the street and connect them, as needed, to local service providers. Community guides receive initial training by several groups and organizations including social service providers and the City Police Department, as well as receiving first-aid training. The trained community guides will patrol the District, addressing nuisance behaviors and public disruption, and provide a sense of safety and well-being to property owners, merchants, residents, and visitors.

The District's community guides will:

- Act as the “eyes and ears” for the District, safety agencies and service providers
- Add a uniformed presence to the District in an effort to prevent undesirable behavior
- Assist pedestrians with directions and information
- Maintain open communication with the City’s Police Department and safety agencies
- Help connect individuals in need of assistance to local service providers and refer those in need to social services

Each community guide has radio access to a central dispatch office that answers and logs all incoming calls and supports both the community guides and cleaning services. Calls are routed to the appropriate department and central dispatch follows up with the individual who placed the call. Property owners, merchants, residents, and visitors can rely on community guides to handle their questions and concerns.

The Owners Non-Profit Association will work closely with the City’s Police Department to advocate for sufficient police coverage provided throughout the District to address any other issues that have safety implications. This will also include additional 10B Officer Program and Patrol Special Police services hired by the District, as needed. The 10B Officer is an actual uniformed San Francisco Police Department officer funded through the District assessments. The 10B Officer will address crime and quality of life issues within the District. The Patrol Special Police is a neighborhood police force authorized in the City Charter, with officers appointed and regulated by the Police Commission after an initial security review. The Patrol Special Police provides patrols on the streets as well as at fixed locations, and also provides a range of other safety services as requested.

In addition, to working closely with the City’s Police Department, the District will host public safety seminars that focus on crime prevention and safety education to help the District community learn about current issues facing their District.

#### Marketing and Economic Activities

The economic development services provided by the District will include business attraction, retention, expansion, and technical assistance for property and business owners. Some the key activities provided by the economic development services include:

- Compile and maintain a complete inventory of retail spaces in the District, including ownership information, tenancy information, and specifications of vacant spaces (e.g., size, amenities, lease rate). The District will also encourage retail landlords that also have vacant office spaces to post those spaces to relevant websites.
- Based on the size and amenities of available District retail spaces, develop and maintain a list of desired businesses.
- Work with the District to identify priority vacancies and devote special attention to filling those vacancies.
- Create and distribute documents to market vacant District retail spaces, place “for lease” signs at spaces, and generate internet property listings and information sheets.
- Distribute promotional materials to brokers and prospective tenants.
- Connect prospective businesses with available retail spaces. Tour prospective businesses throughout the District and arrange showings of vacant spaces. Vet prospective new tenants and help to develop a vibrant mix of distinctive and independent retail establishments.
- Provide leasing assistance to prospective businesses negotiating with property owners.
- Provide technical assistance, loan packaging services, and referrals to exiting businesses and prospective businesses seeking to launch or expand in the District.
- Facilitate new business establishments and business expansion by providing technical assistance and informing logistics related to the physical build-out and commercial spaces.
- Connect new and existing businesses with employment training and placement programs to help them identify staff.
- Conduct special outreach to property owners, merchants and other stakeholders related to specific neighborhood issues.

To complement the District economic development services, the District will also engage in marketing activities that will promote the District as an attractive destination to businesses, tenants and visitors.

#### Administration

The District requires day-to-day management including securing insurance, filing taxes, maintaining monthly budgets, and developing, coordinating and overseeing the District projects; as well as fundraising, and grant writing for beautification and marketing projects. To ensure the completion of these administrative activities, an executive director will handle these responsibilities for the District.

The District will also serve as the collective voice for property owners within the District. The administrative team will represent the needs of the District to various City department and agencies so that the District receives good and timely service.



## 4. ESTIMATE OF COSTS

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

### 4.1. Cost Estimate Budget

The Fiscal Year 2013/14 estimated cost budget, from July 1, 2013 through June 30, 2014 for the installation, implementation and maintenance of the District improvements, services and activities is as follows:

Description	Amount(1)
<b>Direct Activity Costs</b>	
Cleaning and Public Safety Activities	\$783,382.73
Marketing and Economic Activities	75,885.66
Administration	225,000.00
Contingency	141,165.24
<b>Subtotal Direct Activity Costs</b>	<b>\$1,225,433.63</b>
<b>Allocation to District Activity Categories</b>	
Cleaning and Public Safety Activities	\$1,117,210.35
Marketing and Economic Activities	108,223.28
<b>Total 2013/14 Cost Estimate Budget</b>	<b>\$1,225,433.63</b>

- (1) During the petition phase of the District renewal and expansion campaign a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

The foregoing cost estimate is based on the existing property uses in the District prior to Fiscal Year 2013/14. The amounts provided in the administration and contingency budget line items have been allocated proportionately to the Cleaning and Public Safety Activities and the Marketing and Economic Activities based upon the budgeted amounts for the Cleaning and Public Safety Activities and the Marketing and Economic Activities, as only those two District activity categories are allocated under the assessment methods discussed below.

The Fiscal Year 2013/14 estimated cost budget will be funded as follows:

Description of Revenue Source	2013/14 Revenue Amount
Assessment Revenue	\$1,180,337.63
Other Revenue(1)	45,096.00
<b>Total 2013/14 Annual Revenue</b>	<b>\$1,225,433.63</b>

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

## **5. SPECIAL AND GENERAL BENEFIT**

### **5.1. Introduction**

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

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Proposition 218 requires that the City separate the general benefit from special benefit, so that only special benefit may be assessed to properties within the District. Furthermore, Article XIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

The originally proposed expanded District boundaries potentially could have included the following parcels owned by the United States of America: 3702 -015, 3702 -016, 3702 -029, 3702 -031, 3702 -032, 3702 -033, 3702 -034, 3702 -035, 3702 -036, 3702 -055, 3703 -040, 3703 -041, and 3703 -084. However, the District received a letter from the United States General Service Agency, or GSA, which is now on file with the Board of Supervisors. In this letter, the GSA explained that federal properties are not subject to assessment by local governments, and it stated that the federal parcels noted above should not be included in the District. Accordingly, these parcels owned by the United States of America are excluded from the District's expanded boundaries (and were never included in the existing District's boundaries). The expanded District will not provide assessment-funded improvements, services and activities to these federal parcels, nor will assessment funds in the District budget be used to provide improvements, services and activities that will be of benefit to those federal parcels.

Further, because these parcels owned by the United States of America are excluded from the District, the District's budget for the expanded District does not include any amount for improvements, services and activities for these parcels. Accordingly, the parcels within the expanded District will pay assessments only for improvements, services and activities the District actually provides to those assessed parcels.

### **5.2. Identification of Benefit**

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

#### Aesthetic Benefit

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

- Maintained sidewalks will enhance the community identity of the Central Market area, which will lead to a stronger and healthier neighborhood corridor. The overall appeal of the District is enhanced when improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when improvements are not well-maintained, unsafe, or destroyed by the elements or vandalism.

- Uniform and well-maintained improvements, services and activities will create cohesion throughout the District. This District cohesion will enhance the retail and residential experience as well as encourage maximum use of building and lot area. A uniform maintenance management program will allow for a consistent and reliable maintenance management program throughout the District boundaries.
- Upgraded sidewalk amenities and other improvements, services and activities will enhance the appearance, desirability and "livability" of the property directly fronting the improvements provided throughout the District.

As a result of continued maintenance of the improvements, services and activities, the overall "livability" of the District will increase. "Livability" encompasses several qualities and characteristics that are unique to a specific area. The Victoria Transport Policy Institute (VTPI, 2011) expands on the concept of "livability" and the various benefits associated with that designation. The Victoria Transport Policy Institute indicates that the "livability" of an area increases property desirability and business activity. "Livability" is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. "Livability" also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources.

#### Safety Benefit

The maintained District improvements and the presence of the community guides, 10B Officers and Special Patrol Officers will provide an increased level of safety to the property, businesses residents, and visitors to the District.

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

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

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

#### Economic Activity Benefit

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

receive the following economic activity benefits as a result of the District improvements, services and activities:

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

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

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

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

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

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

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

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

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

The Greater Union Square BID and the proposed West Portal CBD Steering Committee conducted street intercept surveys to determine the level of general benefit received from the improvements, services, and activities provided by each of those districts. Specifically, David Binder Research conducted an intercept survey in the Union Square area from April 23-26, 2009 and found that less than 1% of those surveyed had no intention of engaging in any commercial activity. The survey was not limited to a specific group of people, and therefore, includes responses from tourists, workers, residents, and other individuals passing through the boundaries of the district. The results of the survey cannot be solely relied upon to best measure the level of general benefit provided by the District's improvements, services and activities; that survey could be a reasonable proxy for measuring general benefit for the Central Market District. However, an additional analysis of the pedestrian activity related to the surrounding Central Market area population was conducted to ensure that the best possible proxy was used to approximate the general benefit.

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. The Summary of Travel Trends, 2009 National Household Travel Survey ("NHTS") prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2011) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking, or some other means of transportation. According to the Pacific Division data extracted from the 2009 NHTS database, of the annual 181,703 (in millions) total person trips, 21,252 (in millions), or 11.70%, of those person trips were made by using walking as the primary mode of transportation (FHWA, 2011).

San Francisco is comprised of many neighborhoods located throughout the City. To better understand the demographic makeup of these various neighborhoods, the San Francisco Planning Department prepared the San Francisco Socio-Economic Profiles American Community Survey 2005-2009 ("San Francisco Profile") (San Francisco Planning Department, 2011). This District lies within the boundaries of the neighborhood area identified as South of Market. However, to capture a better understanding of the pedestrian traffic that may utilize the District sidewalk to access adjacent neighborhoods, the surrounding neighborhoods of Downtown/Civic Center, Financial, Mission, and Mission Bay were also considered in the analysis. Applying the NHTS Pacific Division study of 11.70% of person trips, where the primary mode of transportation was walking, to each of the neighborhood population sets, approximately 16,821 people within proximity of the District utilize walking as their primary mode of transportation. The table below provides the number of persons per neighborhood that utilize walking as the primary mode of transportation:

Neighborhood	Population	Population w/Walking as Primary Mode of Transportation(1)
Downtown/Civic Center	44,240	5,176
Financial	1,780	208
Mission	57,300	6,704
Mission Bay	9,080	1,062
South of Market	31,370	3,670
<b>Totals:</b>	<b>143,770</b>	<b>16,821</b>

(1) Population multiplied by 11.70%.

To further identify the non-District population within proximity of the District, the population within the District needs to be quantified and excluded from the total population figure of 16,821 identified above. The District boundaries are contained within the South of Market neighborhood, and according to the South of Market neighborhood profile (SF Planning Department, 2011), the average household size for that neighborhood is 1.80 persons. Based on this average household size and the number of residential units within the District, approximately 2,940 people reside within the District boundaries. Applying the 2009 NHTS walking trip percentage of 11.70% to the District population, approximately 344 people within the District boundaries use walking as their primary mode of transportation. Therefore, the adjusted total surrounding neighborhood area population, located outside of the District boundaries, that uses walking as the primary mode of transportation is 16,477 people.

Neighborhood	Population	Population w/Walking as Primary Mode of Transportation(1)
Downtown/Civic Center	44,240	5,176
Financial	1,780	208
Mission	57,300	6,704
Mission Bay	9,080	1,062
South of Market	31,370	3,670
<b>Sub-totals:</b>	<b>143,770</b>	<b>16,821</b>
Less District Boundary Population	(2,940)	(344)
<b>Non-District Totals:</b>	<b>140,830</b>	<b>16,477</b>

(1) Population multiplied by 11.70%.

However, in order to obtain a better picture of the overall level of general benefit provided by the District improvements, services and activities, the pedestrian traffic that utilizes walking as the primary mode of transportation that will seek out and use sidewalks within the District's boundaries to access property outside of the District's boundaries must be considered. The 2009 NHTS further details the purposes of the 21,252 (in millions) reported walking trips. Of the total number of walking trips reported, approximately 32% of the trips represent social and recreational activities as well as other activities that are not provided within the boundaries of the District such as federal, religious, school and daycare activities. Applying this percentage of non-District related pedestrian activity to the non-District surrounding population of 16,477 that utilizes walking as the primary mode of transportation, 5,296 people use the District improvements to engage in general benefit activity.

Description	Population
Non-District population utilizing walking as the primary mode of transportation	16,477
% of 2009 NHTS walking trips representing activities outside of the District	32%
Population engaging in general benefit activities	5,296

The number of persons engaging in general benefit activities represents 3.68% of the total neighborhood population, of 143,770 previously identified above, and is therefore considered to be District general benefit.

District General Benefit	3.68%
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The general benefit provided by the District improvements, services and activities is 3.68% (which is notably higher and more conservative than the Union Square BID survey mentioned above). Accordingly, 96.32% of the benefits from the District improvements, services and activities are considered to provide special benefits to the properties within the District and thus could be subject to assessment therein.

## ***5.5. Apportioning of Special Benefit***

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

### **Benefit Points Assignment**

#### Cleaning and Public Safety Benefit Point Assignment

Benefit points are assigned based upon not only the property's location to the District improvements, services and activities, but also the property's existing land use designation and the varying level of traffic associated with those different land uses. Given the absence of specific pedestrian traffic studies and related data for the various property land uses within the District, average trip generations and pedestrian attractors were evaluated to assign benefit points. Pedestrian attractors represent those land uses that are more likely to generate and attract pedestrian activity. Thus, the increased likelihood of pedestrian activity generated by the property corresponds to a higher pedestrian attractor ranking. District cleaning and public safety activities will be provided uniformly throughout the District boundaries. Clean and safe areas create an aesthetically pleasing and safe environment for District properties, and those individuals utilizing District property, whether it is to shop, dine, live or visit. The City desires to restore the Central Market area as the City's downtown arts district as well as attract retail, restaurants, services, employers, and tenants for apartment rentals. Given the level of pedestrian traffic that will be generated from tourists, shoppers, workers, and rental tenants, non-residential properties within the District are assigned 2.00 benefit points for the cleaning and public safety services provided by District operations. In addition to non-residential property land uses, there are several other property land uses within the District. Those other property land uses have also been assigned benefit points for cleaning and public safety services, based upon the activity generated by those other property land uses in relationship to the non-residential property land uses, by comparing average trip generations and pedestrian attractor rankings created by these different land uses to the non-residential property land uses. The pedestrian activity and trip generations provided by non-residential properties within the District reflects a continual and constant activity pattern, instead of periodic events that generate an isolated increase in activity. Non-profit, public, residential, vacant, and parking lot property land uses also generate increased levels of activity. However, when comparing their levels of activity to non-residential property land uses, the levels of pedestrian activity are more isolated and inconsistent for these property land uses. This activity pattern produced by non-profit, public residential, vacant, and parking lot property land uses results in a lower pedestrian attractor ranking. Further, average

trip generations also reflect a lower level of demand for the non-profit, public, residential, vacant, and parking lot land uses when compared to the non-residential property land uses. To account for this reduction in activity generated by parcels with non-profit, public, residential, vacant, and parking lot property land use classifications, 0.75 benefit points for cleaning and public safety are assigned for these property land use classifications to reflect the lower impact that these property land uses provide as pedestrian attractors.

The following table summarizes the cleaning and public safety benefit point assignments for the various property land use classifications within the District:

<b>Parcel Land Use Classification</b>	<b>Cleaning and Public Safety Benefit Point Assignment</b>
Non-Residential/Non-Residential Condominium Property	2.00
Non-Profit/Public/Institution Property	0.75
Residential/Residential Condominium Property	0.75
Parking Lot/Vacant Property	0.75

#### Marketing and Economic Activity Benefit Points Assignment

The District is already an established mixed-use area with a solid marketing and economic activity presence. The District is an area that features a mixture of non-residential, non-profit, public, residential, and vacant property with development and redevelopment potential. Accounting for the existing marketing and economic activity throughout the District, as well as the potential for properties to develop, redevelop and invest in their economic presence, properties within the District are assigned benefit points for the marketing and economic activity benefits received from the District marketing and economic activities. Marketing and economic activities are designed to strengthen the non-residential landscape within the Central Market area. The District marketing and economic development activities will allow non-residential properties to maximize their development and land use. Marketing and economic activities will be geared towards creating a more vibrant, and thriving commercial area, which will support increased activity for existing non-residential property and the development of all vacant property. To recognize the increase in marketing and economic activity, the non-residential properties located within the District are assigned 1.00 benefit point. The ongoing District marketing and economic activity efforts will encourage the highest and best use related to the development potential of the vacant properties, as well as increase the utilization of parking lot properties throughout the District in order for pedestrians to shop, dine, visit, and rent non-residential properties located throughout the District. As a result of the marketing and economic benefit received, vacant and parking lot properties are assigned a marketing and economic activity benefit point of 0.50. The District will not provide marketing and economic activities for non-profit, public and residential property land uses. Therefore, non-profit, public and residential property land uses are not assigned benefit points for marketing and economic activities. The following table provides the marketing and economic activity benefit points assigned to the various parcel land use categories within the District.



<b>Parcel Land Use Classification</b>	<b>Marketing and Economic Activity Benefit Point Assignment</b>
Non-Residential/Non-Residential Condominium Property	1.00
Non-Profit/Public/Institution Property	0.00
Residential/Residential Condominium Property	0.00
Parking Lot/Vacant Property	0.50

### **Parcel Factors**

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

### Land Use

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

**Non-Residential Property ("Commercial and Commercial Residential Property"):** Non-Residential Property consists of parcels owned by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, hotel, or residential income property.

**Non-Residential Condominium Property ("Retail Condominium Property"):** Non-Residential Condominium Property includes units that are owned as condominiums but are not used as residences, for example ground floor retail condominiums in a building that mostly contains residential condominiums.

- Includes parking condominiums if the parking spaces in them are not assigned to individual residential condominiums in the same building. Parking spaces that are assigned to individual residential condominiums in the same building are not assessed.

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

- Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants.
- Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.

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

- Includes parcels owned by a state, regional, or city government entity; for example, police stations, schools, and government-owned office buildings.

- Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants.

**Residential Condominium Property:** Residential Condominium Property consists of parcels used for the following purposes:

- Includes residential condominium units in buildings where there are four or more units and each condominium unit is assigned a separate Assessor's Parcel Numbers by the San Francisco Assessor's office

**Residential Property:** Residential Property consists of parcels used for the following purposes:

- Includes single family dwellings, duplexes and triplexes assigned separate Assessor's Parcel Numbers by the San Francisco Assessor's office and does not include property assigned to the Residential Condominium Property land use

**Parking Lot/Vacant Property:** Parking Lot/Vacant Property consists of parcel used for the following purposes:

- Includes unimproved land and parcels which have structures that are under construction or are vacant pending demolition or major renovation.
- Includes parcels paved for use as a parking lot. Such parcels may contain no structures other than a small shed to accommodate a parking lot attendant. Commercial parking garage structures are assessed as Non-Residential Property.

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

#### Linear Factor

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

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

#### Lot Factor

Pursuant to Section 121(e)(2) of the City's Planning Code, each lot shall have an area of at least 2,500 square feet for all zoning use districts other than RH-1(D). Utilizing the prescribed minimum lot square footage as set forth in the City's Planning Code, a lot factor is calculated for each parcel based upon the assigned lot square footage for the parcel divided by 2,500:

Lot Factor	=	Parcel's Assigned Lot Square Footage	/	2,500
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Again, There are several lots located throughout the District that have multiple parcels located on the footprint of the lot, with each parcel assigned a separate Assessor's Parcel Number by the San Francisco

Assessor's office. For those lots that include multiple Assessor's Parcels, each Assessor's Parcel's assigned lot square footage shall be calculated by allocating the total lot square footage for the lot equally to each Assessor's Parcel located on the footprint of the lot.

#### Building Factor Calculation

In order to maximize the development potential of lots, building structures are typically planned and built to maximize the overall footprint of the lot. Again, utilizing the minimum lot area set forth in the City's Planning Code, with each lot shall having an area of at least 2,500 square feet for all zoning use districts other than RH-1(D), a building factor is calculated for each parcel based upon the assigned building square footage for the parcel divided by 2,500:

Building Factor	=	Parcel's Assigned Building Square Footage	/	2,500
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#### Residential Condominium Property

There are several residential parcels in the District that are designated as Residential Condominium Properties. Residential condominiums are units in buildings within the District that include more than four residential units, where each residential unit is assigned a separate Assessor's Parcel Number by the San Francisco Assessor's office. Residential condominiums may also be a part of a mixed-use property that also includes Non-Residential Condominium Property. To recognize the limited benefit received by these residential condominiums and the level of pedestrian activity generated by these residential units, as compared to other property land uses within the District, and to assign benefit equitably to residential condominiums of similar unit size, the Linear Factor, Lot Factor and Building Factor are assigned to each residential condominium according to the following table:

Residential Condominium Unit Size Category	Linear Factor	Lot Factor	Unit Factor
Less than 500 square feet	1.00	1.00	1.00
Greater than or equal to 500 square feet and less than 1,000 square feet	1.50	1.50	1.50
Greater than or equal to 1,000 square feet and less than 1,500 square feet	2.00	2.00	2.00
Greater than or equal to 1,500 square feet	2.50	2.50	2.50

#### Non-Residential Condominium Property

There are several buildings that contain a mixture of both non-residential and residential condominium property land uses, where each unit in the building is assigned a unique Assessor's Parcel Number by the San Francisco Assessor's office. For those buildings that contain a mixture of both non-residential and residential property land uses, the Linear Factor for Non-Residential Condominium Property is assigned a Linear Factor of 7.50. This Linear Factor reflects the Non-Residential Condominium Properties increased pedestrian activity and enhanced proportional benefit received from the District improvements, services and activities as a result of ground floor retail exposure, and as compared to other property land use classifications within the District. The Lot Factor and Building Factor for Non-Residential Condominium Property is calculated in the same manner as other non-residential property in accordance with the tables presented above. The parcel factors for the residential units are assigned in accordance with the Residential Condominium Property table above.

#### **Total Special Benefit Points Calculation**

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

Parcel's Total Special Benefit Points	=	Parcel's Total Cleaning and Public Safety Points	+	Parcel's Total Marketing and Economic Activity Points
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#### Parcel's Total Cleaning and Public Safety Benefit Points

The District improvements, services and activities will enhance property street frontage and create an increased level of interest and "curb appeal" that will add to the overall experience provided throughout the District area. District improvements, services and activities will be provided throughout the District, with the services being consistent and uniform. Additionally, the reliability of the District improvements, services and activities will aid in the positive image and safety of each parcel's front exposure by improving the property's appearance and overall pedestrian experience. To appropriately quantify and assign the cleaning and public safety benefit received by each parcel within the District, the cleaning and public safety benefit points are further adjusted according to the formula below:

Parcel's Total Cleaning and Public Safety Benefit Points	=	Cleaning and Public Safety Benefit Point Assignment	x	(Linear Factor + Lot Factor + Building Factor)
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#### Parcel's Total Marketing and Economic Activity Benefit Points

The District marketing and economic activities will support and encourage increased non-residential activity throughout the District. A consistent marketing and economic activity plan will serve as a positive influence that will encourage the development, redevelopment and investments of non-residential parcels to their highest and best use. However, a limiting characteristic that constrains a parcel from developing to the highest and best use is not the frontage of the parcel, but the size of the parcel itself. The area of a parcel limits the amount of development and redevelopment that may potentially occur on the footprint of the parcel. Larger parcels provide for a greater area to develop and redevelop than do smaller parcels, which corresponds to larger parcels receiving proportionally greater marketing and economic activity benefit when compared to smaller parcels within the District. In addition to the footprint of the parcel, the size of the development on the parcel must also be considered. Therefore, the marketing and economic activity benefit for non-residential parcels in the District is in direct proportion to size of the parcel and the size of the development on the parcel. To appropriately quantify and assign the marketing and economic activity benefit received by each parcel within the District, the economic activity benefit point is further adjusted according to the formula below:

Parcel's Total Marketing and Economic Activity Points	=	Marketing and Economic Activity Benefit Point Assignment	x	(Lot Factor + Building Factor)
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#### **Data Considerations and Parcel Changes**

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

#### **Total Special Benefit Points**

The total special benefit points for the District as of Fiscal Year 2013/14 are 52,393,713. Of the total special benefit points assigned, 49,981,293 represent Cleaning and Public Safety benefit points and 2,412,420 represent Marketing and Economic Activity benefit points. Section 7 of this Engineer's Report provides a detailed special benefit points breakdown for each parcel in the District.

## 6. METHOD OF ASSESSMENT

### 6.1. Assessment Budget

In order to assess the parcels within the District for the special benefits received from the ongoing District improvements, services and activities, the general and special benefits must be separated. As previously quantified in Section 5.4 of this Engineer's Report, the general benefit received from the District improvements, services and activities is 3.68%. Accordingly, 96.32% of the benefits from the District improvements, services and activities are considered to provide special benefits to the properties within the District and thus could be subject to assessment therein.

Description	Amount(1)
District Improvements, Services and Activities Cost Estimate	\$1,225,433.63
Less: General Benefit Contribution	(45,096.00)
2013/14 Total Portion of District Improvements, Services and Activities Cost Estimate Assessable for Special Benefit	\$1,180,337.63
District Improvements, Services and Activities Allocated to Cleaning and Public Safety	\$1,076,096.97
District Improvements, Services and Activities Allocated to Marketing and Economic Activity	104,240.66
<b>Total Cost Estimate to be levied in 2013/14</b>	<b>\$1,180,337.63</b>

- (1) During the petition phase of the District renewal and expansion campaign a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

The general benefit contribution has been allocated proportionately to Cleaning and Public Safety Activities and the Marketing and Economic Activities based upon the budgeted amounts for the Cleaning and Public Safety Activities and the Marketing and Economic Activities, as only those two District activity categories are allocated under the assessment methods previously discussed.

#### Assessment Rate per Special Benefit Point

The assessment rate per special benefit point was calculated by dividing the total cost estimate to be levied in 2013/14 by the total special benefit points assigned for each District activity category in 2013/14. The following formulas provide the assessment rate per special benefit point calculation:

$$\begin{aligned} & \text{Total Cost Estimate Allocated to Cleaning and Public Safety to be levied in 2013/14} / \\ & \text{Total Cleaning and Public Safety Benefit Points} = \\ & \text{Cleaning and Public Safety Assessment Rate per Cleaning and Public Safety Benefit Point} \\ & \$1,076,096.97 / 49,981.293 = \$21.53 \end{aligned}$$

$$\begin{aligned} & \text{Total Cost Estimate Allocated to Marketing and Economic Activity to be levied in 2013/14} / \\ & \text{Total Marketing and Economic Activity Benefit Points} = \\ & \text{Marketing and Economic Activity Assessment Rate per Marketing and Economic Activity Benefit Point} \\ & \$104,240.66 / 2,412.420 = \$43.21 \end{aligned}$$

The amount of each parcel's assessment will depend on the application of the above assessment rates to the total special benefit points assigned to each parcel. Each parcel will be assessed on a prorated basis from the date it receives a temporary and/or permanent certificate of occupancy. Thus, changes to the characteristics used to allocate special benefits (e.g., building square footage) may result in corresponding revisions to assessments. Over time, the total assessments levied in the District likely will increase as parcels are developed.

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

## 6.2. Method of Assessment Spread

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

(A) Parcel's Total Special Benefit Points	=	(B) Parcel's Total Cleaning and Public Safety Benefit Points	+	(C) Parcel's Total Marketing and Economic Activity Benefit Points
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(B) Parcel's Total Cleaning and Public Safety Benefit Points	=	Cleaning and Public Safety Benefit Point Assignment	x	((E) + (F) + (G)) (Linear Factor + Lot Factor + Building Factor)
(C) Parcel's Total Marketing and Economic Activity Benefit Points	=	Marketing and Economic Activity Benefit Point Assignment	x	((F) + (G)) (Lot Factor + Building Factor)

(E) Linear Factor(1)	=	Parcel's Assigned Linear Frontage		
(F) Lot Factor(1)	=	Parcel's Assigned Lot Square Footage	/	2,500
(G) Building Factor(1)	=	Parcel's Assigned Building Square Footage	/	2,500

(1) Refer to Section 5.5 for the parcel factor assignment of Residential and Non-Residential Condominium Property.

Parcel's 2013/14 Maximum Allowable Assessment(1)	=	\$21.53 x (B)  \$21.53 x Parcel's Total Cleaning and Public Safety Benefit Points	+	\$43.21 x (C)  \$43.21 x Parcel's Total Marketing and Economic Activity Benefit Points
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(1) Subject to a cost of living inflator, beginning Fiscal Year 2014/15.

## 6.3. Cost of Living Inflator

Each fiscal year beginning Fiscal Year 2014/15, the maximum allowable assessment amount may be increased by the lesser of 3.0% or the annual percentage change of the Consumer Price Index for all Urban

Consumers, for the San Francisco-Oakland-San Jose area (Series Id: CUURA422SA0, CUUSA422SA0 Not Seasonally Adjusted) ("CPI"). If for any reason the percentage change is negative the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the District in any given year.

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

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



**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
0341-004	Non-Residential	110.43	220.854	3,166	2.533	1.266	3,170	2.536	1.268	225.923	2.534	228.457
0341-006	Non-Residential	165.63	331.250	5,771	4.617	2.308	42,822	34.258	17.129	370.124	19.437	389.561
0341-007	Non-Residential	45.00	90.000	3,371	2.697	1.348	12,104	9.683	4.842	102.380	6.190	108.570
0341-008	Non-Residential	167.50	335.000	6,934	5.547	2.774	35,610	28.488	14.244	369.035	17.018	386.053
0341-009	Non-Residential	200.00	400.000	8,593	6.874	3.437	77,750	62.200	31.100	469.074	34.537	503.611
0341-015	Non-Residential_Condo	N/A	15.000	172	0.138	0.069	264	0.211	0.106	15.349	0.174	15.523
0341-016	Non-Residential_Condo	N/A	15.000	172	0.138	0.069	1,846	1.477	0.738	16.614	0.807	17.421
0341-017	Non-Residential_Condo	N/A	15.000	172	0.138	0.069	1,331	1.065	0.532	16.202	0.601	16.803
0341-018	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
0341-019	Residential_Condo	N/A	1.125	N/A	1.125	0.000	693	1.125	0.000	3.375	0.000	3.375
0341-020	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,354	1.500	0.000	4.500	0.000	4.500
0341-021	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,140	1.500	0.000	4.500	0.000	4.500
0341-022	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
0341-023	Residential_Condo	N/A	1.125	N/A	1.125	0.000	743	1.125	0.000	3.375	0.000	3.375
0341-024	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,354	1.500	0.000	4.500	0.000	4.500
0341-025	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,140	1.500	0.000	4.500	0.000	4.500
0341-026	Residential_Condo	N/A	1.125	N/A	1.125	0.000	653	1.125	0.000	3.375	0.000	3.375
0341-027	Residential_Condo	N/A	1.125	N/A	1.125	0.000	658	1.125	0.000	3.375	0.000	3.375
0341-028	Residential_Condo	N/A	1.125	N/A	1.125	0.000	613	1.125	0.000	3.375	0.000	3.375
0341-029	Residential_Condo	N/A	1.125	N/A	1.125	0.000	741	1.125	0.000	3.375	0.000	3.375
0341-030	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,140	1.500	0.000	4.500	0.000	4.500
0341-031	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
0341-032	Residential_Condo	N/A	1.125	N/A	1.125	0.000	728	1.125	0.000	3.375	0.000	3.375
0341-033	Residential_Condo	N/A	1.125	N/A	1.125	0.000	613	1.125	0.000	3.375	0.000	3.375
0341-034	Residential_Condo	N/A	1.125	N/A	1.125	0.000	741	1.125	0.000	3.375	0.000	3.375
0341-035	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,140	1.500	0.000	4.500	0.000	4.500
0341-036	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
0341-037	Residential_Condo	N/A	1.125	N/A	1.125	0.000	743	1.125	0.000	3.375	0.000	3.375
0341-038	Residential_Condo	N/A	1.125	N/A	1.125	0.000	613	1.125	0.000	3.375	0.000	3.375
0341-039	Residential_Condo	N/A	1.125	N/A	1.125	0.000	741	1.125	0.000	3.375	0.000	3.375
0341-040	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,140	1.500	0.000	4.500	0.000	4.500
0341-041	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
0341-042	Residential_Condo	N/A	1.125	N/A	1.125	0.000	743	1.125	0.000	3.375	0.000	3.375
0341-043	Residential_Condo	N/A	1.125	N/A	1.125	0.000	613	1.125	0.000	3.375	0.000	3.375
0341-044	Residential_Condo	N/A	1.125	N/A	1.125	0.000	741	1.125	0.000	3.375	0.000	3.375
0341-045	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,140	1.500	0.000	4.500	0.000	4.500
0355-003	Non-Residential	111.62	223.240	4,835	3.868	1.934	17,808	14.246	7.123	241.354	9.057	250.411
0355-004	Non-Residential	111.62	223.240	6,634	5.307	2.654	12,846	10.277	5.138	238.824	7.792	246.616
0355-005	Non-Residential	86.62	173.240	5,937	4.750	2.375	9,875	7.900	3.950	185.890	6.325	192.215
0355-006	Non-Residential	25.00	50.000	2,500	2.000	1.000	10,780	8.624	4.312	60.624	5.312	65.936
0355-007	Non-Residential	50.00	100.000	5,000	4.000	2.000	14,000	11.200	5.600	115.200	7.600	122.800
0355-008	Non-Residential	100.00	200.000	9,997	7.998	3.999	24,804	19.843	9.922	227.841	13.920	241.761
0355-009	Non-Residential	50.00	100.000	4,996	3.997	1.998	22,310	17.848	8.924	121.845	10.922	132.767
0355-010	Non-Residential	197.17	394.334	7,370	5.896	2.948	27,450	21.960	10.980	422.190	13.928	436.118
0355-011	Vacant/Parking Lot	146.38	109.781	5,911	1.773	1.182	0	0.000	0.000	111.555	1.182	112.737
0355-012	Vacant/Parking Lot	54.28	40.706	4,865	1.460	0.973	0	0.000	0.000	42.166	0.973	43.139

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
0355 -015	Non-Residential	154.31	308.628	3,035	2.428	1.214	6,070	4.856	2.428	315.912	3.642	319.554
3506 -002	Non-Profit	270.00	202.500	76,025	22.808	0.000	86,970	26.091	0.000	251.399	0.000	251.399
3506 -003	Non-Profit	218.82	164.115	34,747	10.424	0.000	28,890	8.667	0.000	183.206	0.000	183.206
3507 -042	Vacant/Parking Lot	313.66	235.244	24,631	7.389	4.926	0	0.000	0.000	242.633	4.926	247.559
3508 -018	Non-Residential	135.00	270.000	3,798	3.038	1.519	11,670	9.336	4.668	282.374	6.187	288.561
3508 -019	Non-Profit	40.00	30.000	3,798	1.139	0.000	5,320	1.596	0.000	32.735	0.000	32.735
3508 -022	Non-Profit	30.04	22.530	3,837	1.151	0.000	10,800	3.240	0.000	26.921	0.000	26.921
3508 -024	Non-Profit	85.00	63.750	9,347	2.804	0.000	37,400	11.220	0.000	77.774	0.000	77.774
3508 -025	Non-Profit	30.00	22.500	2,622	0.787	0.000	7,820	2.346	0.000	25.633	0.000	25.633
3508 -039	Vacant/Parking Lot	435.00	326.250	39,650	11.895	7.930	355,120	0.000	0.000	338.145	7.930	346.075
3508 -040	Residential_Condo	N/A	1.125	N/A	1.125	0.000	943	1.125	0.000	3.375	0.000	3.375
3508 -041	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,249	1.500	0.000	4.500	0.000	4.500
3508 -042	Residential_Condo	N/A	1.125	N/A	1.125	0.000	963	1.125	0.000	3.375	0.000	3.375
3508 -043	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,175	1.500	0.000	4.500	0.000	4.500
3508 -044	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,125	1.500	0.000	4.500	0.000	4.500
3508 -045	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,247	1.500	0.000	4.500	0.000	4.500
3508 -046	Residential_Condo	N/A	1.125	N/A	1.125	0.000	908	1.125	0.000	3.375	0.000	3.375
3508 -047	Residential_Condo	N/A	1.875	N/A	1.875	0.000	2,428	1.875	0.000	5.625	0.000	5.625
3508 -048	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,250	1.500	0.000	4.500	0.000	4.500
3508 -049	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,587	1.875	0.000	5.625	0.000	5.625
3508 -050	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,142	1.500	0.000	4.500	0.000	4.500
3508 -052	Non-Profit	24.76	18.570	3,095	0.929	0.000	3,095	0.929	0.000	20.427	0.000	20.427
3508 -053	Non-Profit	557.00	417.750	32,785	9.836	0.000	32,785	9.836	0.000	437.421	0.000	437.421
3508 -054	Non-Profit	248.00	186.000	12,760	3.828	0.000	12,760	3.828	0.000	193.656	0.000	193.656
3509 -018	Non-Profit	28.33	21.250	2,548	0.764	0.000	2,550	0.765	0.000	22.779	0.000	22.779
3509 -019	Non-Residential	30.00	60.000	3,280	2.624	1.312	3,288	2.630	1.315	65.254	2.627	67.881
3509 -036	Non-Residential	29.50	59.000	3,201	2.561	1.280	4,296	3.437	1.718	64.998	2.999	67.997
3509 -037	Non-Residential	25.50	51.000	2,291	1.833	0.916	6,873	5.498	2.749	58.331	3.666	61.997
3509 -040	Non-Residential	40.00	80.000	3,598	2.878	1.439	10,200	8.160	4.080	91.038	5.519	96.557
3509 -042	Vacant/Parking Lot	73.33	55.000	5,645	1.694	1.129	0	0.000	0.000	56.693	1.129	57.822
3509 -043	Vacant/Parking Lot	113.33	85.000	9,208	2.762	1.842	9,208	0.000	0.000	87.762	1.842	89.604
3510 -001	Vacant/Parking Lot	112.00	84.000	11,424	3.427	2.285	4,480	0.000	0.000	87.427	2.285	89.712
3510 -049	Non-Residential	133.33	266.666	21,331	17.065	8.532	63,852	51.082	25.541	334.812	34.073	368.885
3510 -057	Non-Profit	164.67	123.500	26,985	8.096	0.000	83,000	24.900	0.000	156.496	0.000	156.496
3511 -001	Non-Residential	90.04	180.084	7,261	5.809	2.904	14,522	11.618	5.809	197.510	8.713	206.223
3511 -074	Non-Residential	50.00	100.000	6,067	4.854	2.427	18,201	14.561	7.280	119.414	9.707	129.121
3511 -075	Non-Residential	75.00	150.000	12,292	9.834	4.917	36,876	29.501	14.750	189.334	19.667	209.001
3511 -080	Non-Residential	76.10	152.208	5,706	4.565	2.282	22,528	18.022	9.011	174.795	11.294	186.089
3511 -082	Vacant/Parking Lot	50.00	37.500	4,138	1.241	0.828	0	0.000	0.000	38.741	0.828	39.569
3701 -005	Vacant/Parking Lot	70.00	52.500	8,400	2.520	1.680	0	0.000	0.000	55.020	1.680	56.700
3701 -008	Non-Residential	56.00	112.000	5,710	4.568	2.284	11,420	9.136	4.568	125.704	6.852	132.556
3701 -010	Non-Residential	0.00	0.000	1,120	0.896	0.448	1,120	0.896	0.448	1.792	0.896	2.688
3701 -011	Residential	0.00	0.000	1,428	0.428	0.000	2,400	0.720	0.000	1.148	0.000	1.148
3701 -012	Vacant/Parking Lot	0.00	0.000	1,806	0.542	0.361	0	0.000	0.000	0.542	0.361	0.903
3701 -020	Vacant/Parking Lot	0.00	0.000	3,031	0.909	0.606	0	0.000	0.000	0.909	0.606	1.515
3701 -021	Non-Residential	92.50	185.000	13,189	10.551	5.276	1,192	0.954	0.477	196.505	5.752	202.257

**Central Market Community Benefit District  
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3701 -022	Non-Residential	175.00	350.000	7,500	6.000	3.000	27,072	21.658	10.829	377.658	13.829	391.487
3701 -023	Non-Residential	50.00	100.000	5,025	4.020	2.010	22,670	18.136	9.068	122.156	11.078	133.234
3701 -024	Non-Profit	50.00	37.500	5,022	1.507	0.000	9,880	2.964	0.000	41.971	0.000	41.971
3701 -050	Non-Residential	155.00	310.000	6,000	4.800	2.400	10,702	8.562	4.281	323.362	6.681	330.043
3701 -053	Non-Residential	430.17	860.340	44,614	35.691	17.846	44,614	35.691	17.846	931.722	35.691	967.413
3701 -059	Non-Residential	290.00	580.000	57,024	45.619	22.810	257,526	206.021	103.010	831.640	125.820	957.460
3701 -060	Non-Residential	116.83	233.660	36,342	29.074	14.537	202,661	162.129	81.064	424.862	95.601	520.463
3701 -065	Vacant/Parking Lot	475.00	356.250	59,196	17.759	11.839	334,407	0.000	0.000	374.009	11.839	385.848
3701 -066	Vacant/Parking Lot	175.42	131.563	35,800	10.740	7.160	0	0.000	0.000	142.303	7.160	149.463
3702 -001	Non-Profit	215.00	161.250	10,497	3.149	0.000	73,479	22.044	0.000	186.443	0.000	186.443
3702 -002	Non-Residential	100.00	200.000	1,873	1.498	0.749	5,625	4.500	2.250	205.998	2.999	208.997
3702 -044	Non-Residential	88.00	176.000	7,257	5.806	2.903	161,810	129.448	64.724	311.254	67.627	378.881
3702 -044A	Non-Residential	88.00	176.000	7,257	5.806	2.903	7,257	5.806	2.903	187.611	5.806	193.417
3702 -045	Non-Residential	110.00	220.000	9,075	7.260	3.630	27,225	21.780	10.890	249.040	14.520	263.560
3702 -046	Non-Profit	100.00	75.000	8,250	2.475	0.000	12,310	3.693	0.000	81.168	0.000	81.168
3702 -047	Vacant/Parking Lot	150.33	112.751	12,401	3.720	2.480	22,250	0.000	0.000	116.471	2.480	118.951
3702 -048	Non-Residential	74.83	149.668	6,172	4.938	2.469	24,688	19.750	9.875	174.356	12.344	186.700
3702 -048A	Non-Profit	74.83	56.126	6,187	1.856	0.000	18,040	5.412	0.000	63.394	0.000	63.394
3702 -053	Vacant/Parking Lot	61.50	46.125	8,028	2.408	1.606	0	0.000	0.000	48.533	1.606	50.139
3702 -054	Public	176.00	132.000	14,520	4.356	0.000	158,998	47.699	0.000	184.055	0.000	184.055
3702 -058	Non-Residential_Condo	N/A	15.000	176	0.141	0.070	1,040	0.832	0.416	15.973	0.486	16.459
3702 -059	Non-Residential_Condo	N/A	15.000	176	0.141	0.070	4,160	3.328	1.664	18.469	1.734	20.203
3702 -060	Non-Residential_Condo	N/A	15.000	176	0.141	0.070	43,750	35.000	17.500	50.141	17.570	67.711
3702 -061	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -062	Residential_Condo	N/A	1.125	N/A	1.125	0.000	784	1.125	0.000	3.375	0.000	3.375
3702 -063	Residential_Condo	N/A	1.125	N/A	1.125	0.000	755	1.125	0.000	3.375	0.000	3.375
3702 -064	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -065	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -066	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -067	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702 -068	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -069	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -070	Residential_Condo	N/A	1.125	N/A	1.125	0.000	755	1.125	0.000	3.375	0.000	3.375
3702 -071	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -072	Residential_Condo	N/A	1.125	N/A	1.125	0.000	658	1.125	0.000	3.375	0.000	3.375
3702 -073	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -074	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,331	1.500	0.000	4.500	0.000	4.500
3702 -075	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -076	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,295	1.500	0.000	4.500	0.000	4.500
3702 -077	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -078	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -079	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -080	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,301	1.500	0.000	4.500	0.000	4.500
3702 -081	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -082	Residential_Condo	N/A	1.125	N/A	1.125	0.000	755	1.125	0.000	3.375	0.000	3.375
3702 -083	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375

**Central Market Community Benefit District  
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3702 -084	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -085	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -086	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,051	1.500	0.000	4.500	0.000	4.500
3702 -087	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -088	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -089	Residential_Condo	N/A	1.125	N/A	1.125	0.000	755	1.125	0.000	3.375	0.000	3.375
3702 -090	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -091	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -092	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -093	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -094	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -095	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -096	Residential_Condo	N/A	1.125	N/A	1.125	0.000	755	1.125	0.000	3.375	0.000	3.375
3702 -097	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -098	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -099	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -100	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,051	1.500	0.000	4.500	0.000	4.500
3702 -101	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -102	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -103	Residential_Condo	N/A	1.125	N/A	1.125	0.000	755	1.125	0.000	3.375	0.000	3.375
3702 -104	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -105	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -106	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -107	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702 -108	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -109	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -110	Residential_Condo	N/A	1.125	N/A	1.125	0.000	755	1.125	0.000	3.375	0.000	3.375
3702 -111	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -112	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -113	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -114	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702 -115	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -116	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -117	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -118	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -119	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -120	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -121	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -122	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -123	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -124	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -125	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -126	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -127	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -128	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -129	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3702 -130	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -131	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -132	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -133	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -134	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -135	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -136	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,184	1.500	0.000	4.500	0.000	4.500
3702 -137	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -138	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -139	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -140	Residential_Condo	N/A	1.125	N/A	1.125	0.000	662	1.125	0.000	3.375	0.000	3.375
3702 -141	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -142	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -143	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -144	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -145	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -146	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -147	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -148	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -149	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -150	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -151	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -152	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -153	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -154	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -155	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -156	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -157	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -158	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -159	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -160	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -161	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -162	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -163	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702 -164	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -165	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -166	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -167	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -168	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -169	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -170	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702 -171	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -172	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -173	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -174	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -175	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3702 -176	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -177	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -178	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -179	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -180	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -181	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -182	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -183	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -184	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -185	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -186	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -187	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -188	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -189	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -190	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -191	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -192	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -193	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -194	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -195	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -196	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -197	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -198	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -199	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -200	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -201	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -202	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -203	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -204	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -205	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -206	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -207	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -208	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -209	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -210	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -211	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702 -212	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702 -213	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -214	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702 -215	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702 -216	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702 -217	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702 -218	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702 -219	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702 -220	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702 -221	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3702-222	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702-223	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-224	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-225	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702-226	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702-227	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702-228	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-229	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702-230	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-231	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-232	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702-233	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702-234	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702-235	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-236	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702-237	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-238	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-239	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702-240	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702-241	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702-242	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-243	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702-244	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-245	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-246	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702-247	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702-248	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,201	1.500	0.000	4.500	0.000	4.500
3702-249	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-250	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702-251	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-252	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-253	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702-254	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702-255	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,213	1.500	0.000	4.500	0.000	4.500
3702-256	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-257	Residential_Condo	N/A	1.125	N/A	1.125	0.000	756	1.125	0.000	3.375	0.000	3.375
3702-258	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-259	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-260	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702-261	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702-262	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,330	1.500	0.000	4.500	0.000	4.500
3702-263	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-264	Residential_Condo	N/A	1.125	N/A	1.125	0.000	626	1.125	0.000	3.375	0.000	3.375
3702-265	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-266	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-267	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3702-268	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,043	1.500	0.000	4.500	0.000	4.500
3702-269	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,327	1.500	0.000	4.500	0.000	4.500
3702-270	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-271	Residential_Condo	N/A	1.125	N/A	1.125	0.000	629	1.125	0.000	3.375	0.000	3.375
3702-272	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-273	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-274	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,146	1.500	0.000	4.500	0.000	4.500
3702-275	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702-276	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,330	1.500	0.000	4.500	0.000	4.500
3702-277	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-278	Residential_Condo	N/A	1.125	N/A	1.125	0.000	626	1.125	0.000	3.375	0.000	3.375
3702-279	Residential_Condo	N/A	1.125	N/A	1.125	0.000	765	1.125	0.000	3.375	0.000	3.375
3702-280	Residential_Condo	N/A	1.125	N/A	1.125	0.000	664	1.125	0.000	3.375	0.000	3.375
3702-281	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,131	1.500	0.000	4.500	0.000	4.500
3702-282	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,031	1.500	0.000	4.500	0.000	4.500
3702-283	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,213	1.500	0.000	4.500	0.000	4.500
3702-284	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-285	Residential_Condo	N/A	1.125	N/A	1.125	0.000	745	1.125	0.000	3.375	0.000	3.375
3702-286	Residential_Condo	N/A	1.125	N/A	1.125	0.000	848	1.125	0.000	3.375	0.000	3.375
3702-287	Residential_Condo	N/A	1.125	N/A	1.125	0.000	654	1.125	0.000	3.375	0.000	3.375
3702-288	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,523	1.875	0.000	5.625	0.000	5.625
3702-289	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,213	1.500	0.000	4.500	0.000	4.500
3702-290	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-291	Residential_Condo	N/A	1.125	N/A	1.125	0.000	745	1.125	0.000	3.375	0.000	3.375
3702-292	Residential_Condo	N/A	1.125	N/A	1.125	0.000	758	1.125	0.000	3.375	0.000	3.375
3702-293	Residential_Condo	N/A	1.125	N/A	1.125	0.000	654	1.125	0.000	3.375	0.000	3.375
3702-294	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,630	1.875	0.000	5.625	0.000	5.625
3702-295	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,213	1.500	0.000	4.500	0.000	4.500
3702-296	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-297	Residential_Condo	N/A	1.125	N/A	1.125	0.000	745	1.125	0.000	3.375	0.000	3.375
3702-298	Residential_Condo	N/A	1.125	N/A	1.125	0.000	758	1.125	0.000	3.375	0.000	3.375
3702-299	Residential_Condo	N/A	1.125	N/A	1.125	0.000	654	1.125	0.000	3.375	0.000	3.375
3702-300	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,613	1.875	0.000	5.625	0.000	5.625
3702-301	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,213	1.500	0.000	4.500	0.000	4.500
3702-302	Residential_Condo	N/A	1.125	N/A	1.125	0.000	764	1.125	0.000	3.375	0.000	3.375
3702-303	Residential_Condo	N/A	1.125	N/A	1.125	0.000	745	1.125	0.000	3.375	0.000	3.375
3702-304	Residential_Condo	N/A	1.125	N/A	1.125	0.000	758	1.125	0.000	3.375	0.000	3.375
3702-305	Residential_Condo	N/A	1.125	N/A	1.125	0.000	654	1.125	0.000	3.375	0.000	3.375
3702-306	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,613	1.875	0.000	5.625	0.000	5.625
3702-307	Non-Residential	51.00	102.000	14,792	11.834	5.917	309,000	247.200	123.600	361.034	129.517	490.551
3702-308	Vacant/Parking Lot	1,124.08	843.063	155,944	46.783	31.189	0	0.000	0.000	889.846	31.189	921.035
3703-001	Non-Residential	160.00	320.000	6,124	4.899	2.450	29,473	23.578	11.789	348.478	14.239	362.717
3703-002	Non-Residential	50.00	100.000	3,746	2.997	1.498	16,812	13.450	6.725	116.446	8.223	124.669
3703-003	Non-Residential	105.00	210.000	2,250	1.800	0.900	2,250	1.800	0.900	213.600	1.800	215.400
3703-004	Non-Residential	175.00	350.000	7,496	5.997	2.998	46,320	37.056	18.528	393.053	21.526	414.579
3703-005	Non-Residential	25.00	50.000	1,873	1.498	0.749	9,365	7.492	3.746	58.990	4.495	63.485



**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3703-006	Non-Residential	155.00	310.000	6,000	4.800	2.400	15,780	12.624	6.312	327.424	8.712	336.136
3703-007	Non-Profit	75.00	56.250	5,625	1.688	0.000	11,250	3.375	0.000	61.313	0.000	61.313
3703-010	Non-Residential	25.00	50.000	1,875	1.500	0.750	3,200	2.560	1.280	54.060	2.030	56.090
3703-011	Non-Residential	25.00	50.000	1,875	1.500	0.750	3,750	3.000	1.500	54.500	2.250	56.750
3703-012	Vacant/Parking Lot	142.00	106.500	10,646	3.194	2.129	42,600	0.000	0.000	109.694	2.129	111.823
3703-025	Non-Residential	31.25	62.500	2,343	1.874	0.937	2,343	1.874	0.937	66.249	1.874	68.123
3703-026	Vacant/Parking Lot	56.25	42.188	4,464	1.339	0.893	0	0.000	0.000	43.527	0.893	44.420
3703-027	Non-Residential	130.00	260.000	2,400	1.920	0.960	8,712	6.970	3.485	268.890	4.445	273.335
3703-028	Non-Residential	100.00	200.000	7,997	6.398	3.199	33,952	27.162	13.581	233.559	16.780	250.339
3703-029	Non-Profit	210.00	157.500	10,400	3.120	0.000	44,568	13.370	0.000	173.990	0.000	173.990
3703-033	Non-Residential	112.50	225.000	8,934	7.147	3.574	17,874	14.299	7.150	246.446	10.723	257.169
3703-050	Non-Residential	25.00	50.000	1,873	1.498	0.749	10,500	4.200	4.200	59.898	4.949	64.847
3703-053	Non-Residential	25.00	50.000	1,873	1.498	0.749	1,875	1.500	0.750	52.998	1.499	54.497
3703-054	Non-Profit	75.00	56.250	5,625	1.688	0.000	11,250	3.375	0.000	61.313	0.000	61.313
3703-056	Non-Residential	75.00	150.000	6,372	5.098	2.549	19,116	15.293	7.646	170.390	10.195	180.585
3703-058	Non-Residential	100.00	200.000	7,875	6.300	3.150	48,325	38.660	19.330	244.960	22.480	267.440
3703-059	Non-Residential	265.00	530.000	8,250	6.600	3.300	59,794	47.835	23.918	584.435	27.218	611.653
3703-060	Non-Residential	100.00	200.000	8,250	6.600	3.300	13,250	10.600	5.300	217.200	8.600	225.800
3703-061	Non-Residential	100.00	200.000	8,250	6.600	3.300	56,583	45.266	22.633	251.866	25.933	277.799
3703-062	Non-Residential	150.00	300.000	12,375	9.900	4.950	23,000	18.400	9.200	328.300	14.150	342.450
3703-063	Non-Residential	100.00	200.000	8,245	6.596	3.298	28,500	22.800	11.400	229.396	14.698	244.094
3703-064	Non-Residential	50.00	100.000	4,125	3.300	1.650	8,250	6.600	3.300	109.900	4.950	114.850
3703-065	Non-Residential	100.00	200.000	8,245	6.596	3.298	58,100	46.480	23.240	253.076	26.538	279.614
3703-066	Non-Residential	100.00	200.000	8,245	6.596	3.298	8,245	6.596	3.298	213.192	6.596	219.788
3703-067	Non-Residential	100.06	200.126	8,250	6.600	3.300	56,800	45.440	22.720	252.166	26.020	278.186
3703-068	Non-Residential	49.94	99.874	4,125	3.300	1.650	25,475	20.380	10.190	123.554	11.840	135.394
3703-070	Non-Residential	50.00	100.000	4,500	3.600	1.800	37,000	29.600	14.800	133.200	16.600	149.800
3703-075	Non-Profit	25.00	18.750	2,250	0.675	0.000	6,750	2.025	0.000	21.450	0.000	21.450
3703-076	Vacant/Parking Lot	125.00	93.750	10,123	3.037	2.025	77,225	0.000	0.000	96.787	2.025	98.812
3703-078	Non-Profit	25.00	18.750	2,125	0.638	0.000	6,125	1.838	0.000	21.225	0.000	21.225
3703-079	Vacant/Parking Lot	95.00	71.250	7,596	2.279	1.519	0	0.000	0.000	73.529	1.519	75.048
3703-080	Vacant/Parking Lot	95.00	71.250	7,596	2.279	1.519	0	0.000	0.000	73.529	1.519	75.048
3703-081	Non-Residential	50.00	100.000	4,247	3.398	1.699	21,235	16.988	8.494	120.386	10.193	130.579
3703-085	Non-Residential	51.14	102.270	3,835	3.068	1.534	14,500	11.600	5.800	116.938	7.334	124.272
3703-086	Non-Residential	53.00	106.000	5,925	4.740	2.370	11,700	9.360	4.680	120.100	7.050	127.150
3703-088	Non-Profit	150.00	112.500	12,375	3.713	0.000	17,300	5.190	0.000	121.403	0.000	121.403
3704-001	Non-Residential	515.00	1,030.000	28,875	23.100	11.550	217,707	174.166	87.083	1,227.266	98.633	1,325.899
3704-003	Non-Residential	125.00	250.000	3,746	2.997	1.498	17,790	14.232	7.116	267.229	8.614	275.843
3704-010	Non-Residential	50.00	100.000	1,873	1.498	0.749	3,746	2.997	1.498	104.495	2.248	106.743
3704-011	Public	872.00	654.000	47,510	14.253	0.000	47,510	14.253	0.000	682.506	0.000	682.506
3704-012	Non-Residential	210.00	420.000	3,998	3.198	1.599	8,000	6.400	3.200	429.598	4.799	434.397
3704-013	Non-Residential	100.00	200.000	7,997	6.398	3.199	47,982	38.386	19.193	244.783	22.392	267.175
3704-015	Vacant/Parking Lot	100.00	75.000	8,000	2.400	1.600	16,500	0.000	0.000	77.400	1.600	79.000
3704-017	Non-Residential	75.00	150.000	6,250	5.000	2.500	15,224	12.179	6.090	167.179	8.590	175.769
3704-018	Non-Residential	148.00	296.000	11,857	9.486	4.743	23,720	18.976	9.488	324.462	14.231	338.693
3704-019	Non-Residential	25.00	50.000	2,250	1.800	0.900	6,150	4.920	2.460	56.720	3.360	60.080

**Central Market Community Benefit District  
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3704 -020	Non-Residential	50.00	100.000	3,998	3.198	1.599	7,996	6.397	3.198	109.595	4.798	114.393
3704 -021	Non-Residential	150.00	300.000	12,000	9.600	4.800	60,000	48.000	24.000	357.600	28.800	386.400
3704 -022	Non-Residential	100.00	200.000	7,997	6.398	3.199	32,000	25.600	12.800	231.998	15.999	247.997
3704 -024	Non-Residential	100.00	200.000	8,000	6.400	3.200	41,500	33.200	16.600	239.600	19.800	259.400
3704 -025	Non-Residential	155.00	310.000	6,000	4.800	2.400	17,258	13.806	6.903	328.606	9.303	337.909
3704 -026	Non-Residential	155.00	310.000	6,000	4.800	2.400	12,000	9.600	4.800	324.400	7.200	331.600
3704 -028	Non-Residential	25.00	50.000	1,750	1.400	0.700	4,650	3.720	1.860	55.120	2.560	57.680
3704 -029	Non-Residential	27.00	54.000	1,886	1.509	0.754	5,650	4.520	2.260	60.029	3.014	63.043
3704 -034	Non-Residential	125.00	250.000	3,484	2.787	1.394	17,420	13.936	6.968	266.723	8.362	275.085
3704 -035	Non-Residential	114.50	229.000	8,934	7.147	3.574	14,347	11.478	5.739	247.625	9.312	256.937
3704 -038	Vacant/Parking Lot	93.50	70.125	7,239	2.172	1.448	0	0.000	0.000	72.297	1.448	73.745
3704 -039	Non-Residential	206.50	413.000	15,141	12.113	6.056	15,141	12.113	6.056	437.226	12.113	449.339
3704 -042	Vacant/Parking Lot	23.00	17.250	1,838	0.551	0.368	0	0.000	0.000	17.801	0.368	18.169
3704 -043	Vacant/Parking Lot	50.00	37.500	3,598	1.079	0.720	0	0.000	0.000	38.579	0.720	39.299
3704 -045	Vacant/Parking Lot	397.00	297.750	28,790	8.637	5.758	0	0.000	0.000	306.387	5.758	312.145
3704 -049	Vacant/Parking Lot	100.00	75.000	1,875	0.563	0.375	0	0.000	0.000	75.563	0.375	75.938
3704 -050	Non-Residential	50.00	100.000	3,746	2.997	1.498	24,150	19.320	9.660	122.317	11.158	133.475
3704 -051	Non-Residential	22.50	45.000	1,755	1.404	0.702	4,889	3.911	1.956	50.315	2.658	52.973
3704 -052	Non-Residential	22.50	45.000	1,755	1.404	0.702	5,265	4.212	2.106	50.616	2.808	53.424
3704 -053	Non-Residential	103.00	206.000	1,950	1.560	0.780	5,850	4.680	2.340	212.240	3.120	215.360
3704 -059	Non-Residential	22.50	45.000	1,687	1.350	0.675	3,374	2.699	1.350	49.049	2.024	51.073
3704 -062	Non-Residential	40.00	80.000	2,596	2.077	1.038	15,576	12.461	6.230	94.538	7.269	101.807
3704 -064	Non-Residential	20.00	40.000	1,300	1.040	0.520	2,600	2.080	1.040	43.120	1.560	44.680
3704 -067	Non-Residential	25.00	50.000	2,250	1.800	0.900	2,250	1.800	0.900	53.600	1.800	55.400
3704 -068	Non-Residential	197.00	394.000	16,745	13.396	6.698	97,512	78.010	39.005	485.406	45.703	531.109
3704 -069	Vacant/Parking Lot	98.50	73.875	8,372	2.512	1.674	58,450	0.000	0.000	76.387	1.674	78.061
3704 -070	Vacant/Parking Lot	98.50	73.875	8,352	2.506	1.670	17,731	0.000	0.000	76.381	1.670	78.051
3704 -071	Vacant/Parking Lot	280.00	210.000	23,374	7.012	4.675	43,978	0.000	0.000	217.012	4.675	221.687
3704 -072	Vacant/Parking Lot	95.00	71.250	7,837	2.351	1.567	10,988	0.000	0.000	73.601	1.567	75.168
3704 -073	Vacant/Parking Lot	180.00	135.000	14,850	4.455	2.970	74,700	0.000	0.000	139.455	2.970	142.425
3704 -074	Non-Residential	65.00	130.000	5,096	4.077	2.038	15,288	12.230	6.115	146.307	8.154	154.461
3704 -075	Non-Residential	25.00	50.000	2,500	2.000	1.000	10,000	8.000	4.000	60.000	5.000	65.000
3704 -076	Non-Residential	25.00	50.000	2,495	1.996	0.998	7,490	5.992	2.996	57.988	3.994	61.982
3704 -077	Non-Residential	25.00	50.000	2,495	1.996	0.998	9,980	7.984	3.992	59.980	4.990	64.970
3704 -078	Non-Residential	301.00	602.000	11,007	8.806	4.403	90,552	72.442	36.221	683.247	40.624	723.871
3704 -079	Non-Residential_Condo	N/A	15.000	134	0.107	0.054	3,505	2.804	1.402	17.911	1.456	19.367
3704 -080	Non-Residential_Condo	N/A	15.000	134	0.107	0.054	2,026	1.621	0.810	16.728	0.864	17.592
3704 -081	Non-Residential_Condo	N/A	15.000	134	0.107	0.054	1,295	1.036	0.518	16.143	0.572	16.715
3704 -085	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,428	1.500	0.000	4.500	0.000	4.500
3704 -086	Residential_Condo	N/A	1.875	N/A	1.875	0.000	2,018	1.875	0.000	5.625	0.000	5.625
3704 -087	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,270	1.500	0.000	4.500	0.000	4.500
3704 -088	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,363	1.500	0.000	4.500	0.000	4.500
3704 -089	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,428	1.500	0.000	4.500	0.000	4.500
3704 -090	Residential_Condo	N/A	1.875	N/A	1.875	0.000	2,018	1.875	0.000	5.625	0.000	5.625
3704 -091	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,270	1.500	0.000	4.500	0.000	4.500
3704 -092	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,363	1.500	0.000	4.500	0.000	4.500

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3704 -093	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,428	1.500	0.000	4.500	0.000	4.500
3704 -094	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,379	1.500	0.000	4.500	0.000	4.500
3704 -095	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,270	1.500	0.000	4.500	0.000	4.500
3704 -096	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,256	1.500	0.000	4.500	0.000	4.500
3704 -097	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,145	1.500	0.000	4.500	0.000	4.500
3704 -098	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,237	1.500	0.000	4.500	0.000	4.500
3704 -099	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,379	1.500	0.000	4.500	0.000	4.500
3704 -100	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,270	1.500	0.000	4.500	0.000	4.500
3704 -101	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,256	1.500	0.000	4.500	0.000	4.500
3704 -102	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,145	1.500	0.000	4.500	0.000	4.500
3704 -103	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,428	1.500	0.000	4.500	0.000	4.500
3704 -104	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,379	1.500	0.000	4.500	0.000	4.500
3704 -105	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,270	1.500	0.000	4.500	0.000	4.500
3704 -106	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,256	1.500	0.000	4.500	0.000	4.500
3704 -107	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,145	1.500	0.000	4.500	0.000	4.500
3704 -108	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,428	1.500	0.000	4.500	0.000	4.500
3704 -109	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,379	1.500	0.000	4.500	0.000	4.500
3704 -110	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,270	1.500	0.000	4.500	0.000	4.500
3704 -111	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,256	1.500	0.000	4.500	0.000	4.500
3704 -112	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,145	1.500	0.000	4.500	0.000	4.500
3704 -113	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,559	1.875	0.000	5.625	0.000	5.625
3704 -114	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,559	1.875	0.000	5.625	0.000	5.625
3704 -115	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,559	1.875	0.000	5.625	0.000	5.625
3704 -116	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,559	1.875	0.000	5.625	0.000	5.625
3704 -117	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,559	1.875	0.000	5.625	0.000	5.625
3704 -118	Residential_Condo	N/A	1.875	N/A	1.875	0.000	3,321	1.875	0.000	5.625	0.000	5.625
3704 -119	Non-Residential_Condo	N/A	15.000	134	0.107	0.054	2,441	1.953	0.976	17.060	1.030	18.090
3704 -120	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,229	1.500	0.000	4.500	0.000	4.500
3704 -121	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
3704 -122	Residential_Condo	N/A	1.125	N/A	1.125	0.000	568	1.125	0.000	3.375	0.000	3.375
3704 -123	Residential_Condo	N/A	1.125	N/A	1.125	0.000	726	1.125	0.000	3.375	0.000	3.375
3704 -124	Residential_Condo	N/A	0.750	N/A	0.750	0.000	498	0.750	0.000	2.250	0.000	2.250
3704 -125	Residential_Condo	N/A	1.125	N/A	1.125	0.000	775	1.125	0.000	3.375	0.000	3.375
3704 -126	Residential_Condo	N/A	1.125	N/A	1.125	0.000	671	1.125	0.000	3.375	0.000	3.375
3704 -127	Residential_Condo	N/A	1.125	N/A	1.125	0.000	836	1.125	0.000	3.375	0.000	3.375
3704 -128	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,244	1.500	0.000	4.500	0.000	4.500
3704 -129	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
3704 -130	Residential_Condo	N/A	1.125	N/A	1.125	0.000	568	1.125	0.000	3.375	0.000	3.375
3704 -131	Residential_Condo	N/A	1.125	N/A	1.125	0.000	726	1.125	0.000	3.375	0.000	3.375
3704 -132	Residential_Condo	N/A	0.750	N/A	0.750	0.000	498	0.750	0.000	2.250	0.000	2.250
3704 -133	Residential_Condo	N/A	1.125	N/A	1.125	0.000	775	1.125	0.000	3.375	0.000	3.375
3704 -134	Residential_Condo	N/A	1.125	N/A	1.125	0.000	658	1.125	0.000	3.375	0.000	3.375
3704 -135	Residential_Condo	N/A	1.125	N/A	1.125	0.000	836	1.125	0.000	3.375	0.000	3.375
3704 -136	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,244	1.500	0.000	4.500	0.000	4.500
3704 -137	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
3704 -138	Residential_Condo	N/A	1.125	N/A	1.125	0.000	568	1.125	0.000	3.375	0.000	3.375

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3704 -139	Residential_Condo	N/A	1.125	N/A	1.125	0.000	726	1.125	0.000	3.375	0.000	3.375
3704 -140	Residential_Condo	N/A	0.750	N/A	0.750	0.000	498	0.750	0.000	2.250	0.000	2.250
3704 -141	Residential_Condo	N/A	1.125	N/A	1.125	0.000	775	1.125	0.000	3.375	0.000	3.375
3704 -142	Residential_Condo	N/A	1.125	N/A	1.125	0.000	658	1.125	0.000	3.375	0.000	3.375
3704 -143	Residential_Condo	N/A	1.125	N/A	1.125	0.000	836	1.125	0.000	3.375	0.000	3.375
3704 -144	Non-Residential_Condo	N/A	15.000	208	0.166	0.083	4,728	3.782	1.891	18.949	1.974	20.923
3704 -145	Non-Residential_Condo	N/A	15.000	208	0.166	0.083	862	0.690	0.345	15.856	0.428	16.284
3704 -146	Residential_Condo	N/A	1.125	N/A	1.125	0.000	677	1.125	0.000	3.375	0.000	3.375
3704 -147	Residential_Condo	N/A	1.125	N/A	1.125	0.000	819	1.125	0.000	3.375	0.000	3.375
3704 -148	Residential_Condo	N/A	1.125	N/A	1.125	0.000	691	1.125	0.000	3.375	0.000	3.375
3704 -149	Residential_Condo	N/A	1.125	N/A	1.125	0.000	860	1.125	0.000	3.375	0.000	3.375
3704 -150	Residential_Condo	N/A	1.125	N/A	1.125	0.000	819	1.125	0.000	3.375	0.000	3.375
3704 -151	Residential_Condo	N/A	1.125	N/A	1.125	0.000	992	1.125	0.000	3.375	0.000	3.375
3704 -152	Residential_Condo	N/A	1.125	N/A	1.125	0.000	940	1.125	0.000	3.375	0.000	3.375
3704 -153	Residential_Condo	N/A	1.125	N/A	1.125	0.000	691	1.125	0.000	3.375	0.000	3.375
3704 -154	Residential_Condo	N/A	1.125	N/A	1.125	0.000	881	1.125	0.000	3.375	0.000	3.375
3704 -155	Residential_Condo	N/A	1.125	N/A	1.125	0.000	838	1.125	0.000	3.375	0.000	3.375
3704 -156	Residential_Condo	N/A	1.125	N/A	1.125	0.000	995	1.125	0.000	3.375	0.000	3.375
3704 -157	Residential_Condo	N/A	1.125	N/A	1.125	0.000	698	1.125	0.000	3.375	0.000	3.375
3704 -158	Residential_Condo	N/A	1.125	N/A	1.125	0.000	882	1.125	0.000	3.375	0.000	3.375
3704 -159	Residential_Condo	N/A	1.125	N/A	1.125	0.000	838	1.125	0.000	3.375	0.000	3.375
3704 -160	Residential_Condo	N/A	1.125	N/A	1.125	0.000	995	1.125	0.000	3.375	0.000	3.375
3704 -161	Residential_Condo	N/A	1.125	N/A	1.125	0.000	698	1.125	0.000	3.375	0.000	3.375
3704 -162	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,931	1.875	0.000	5.625	0.000	5.625
3704 -163	Residential_Condo	N/A	1.125	N/A	1.125	0.000	838	1.125	0.000	3.375	0.000	3.375
3704 -164	Residential_Condo	N/A	1.125	N/A	1.125	0.000	698	1.125	0.000	3.375	0.000	3.375
3704 -165	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,931	1.875	0.000	5.625	0.000	5.625
3704 -166	Residential_Condo	N/A	1.125	N/A	1.125	0.000	838	1.125	0.000	3.375	0.000	3.375
3704 -167	Residential_Condo	N/A	1.125	N/A	1.125	0.000	698	1.125	0.000	3.375	0.000	3.375
3704 -168	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,931	1.875	0.000	5.625	0.000	5.625
3704 -169	Residential_Condo	N/A	1.125	N/A	1.125	0.000	845	1.125	0.000	3.375	0.000	3.375
3704 -170	Residential_Condo	N/A	1.875	N/A	1.875	0.000	3,390	1.875	0.000	5.625	0.000	5.625
3725 -014	Non-Residential	125.00	250.000	3,666	2.933	1.466	10,998	8.798	4.399	261.731	5.866	267.597
3725 -015	Non-Residential	138.10	276.200	11,011	8.809	4.404	25,500	20.400	10.200	305.409	14.604	320.013
3725 -017	Non-Residential	25.00	50.000	2,250	1.800	0.900	4,100	3.280	1.640	55.080	2.540	57.620
3725 -018	Non-Residential	25.00	50.000	2,247	1.798	0.899	4,494	3.595	1.798	55.393	2.696	58.089
3725 -019	Non-Residential	131.25	262.500	10,249	8.199	4.100	10,249	8.199	4.100	278.898	8.199	287.097
3725 -020	Non-Residential	31.25	62.500	2,500	2.000	1.000	5,790	4.632	2.316	69.132	3.316	72.448
3725 -021	Vacant/Parking Lot	100.00	75.000	7,997	2.399	1.599	0	0.000	0.000	77.399	1.599	78.998
3725 -025	Public	185.00	138.750	8,400	2.520	0.000	15,360	4.608	0.000	145.878	0.000	145.878
3725 -026	Non-Residential	150.00	300.000	5,625	4.500	2.250	26,125	20.900	10.450	325.400	12.700	338.100
3725 -029	Non-Residential	37.50	75.000	3,000	2.400	1.200	5,314	4.251	2.126	81.651	3.326	84.977
3725 -031	Non-Residential	25.00	50.000	1,746	1.397	0.698	1,750	1.400	0.700	52.797	1.398	54.195
3725 -033	Non-Residential	102.00	204.000	2,517	2.014	1.007	7,551	6.041	3.020	212.054	4.027	216.081
3725 -035	Residential	40.00	30.000	2,400	0.720	0.000	2,400	0.720	0.000	31.440	0.000	31.440
3725 -048	Non-Residential	23.17	46.334	1,851	1.481	0.740	1,840	1.472	0.736	49.287	1.476	50.763

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3725 -049	Non-Residential	50.00	100.000	4,000	3.200	1.600	9,100	7.280	3.640	110.480	5.240	115.720
3725 -051	Non-Residential	57.50	115.000	4,599	3.679	1.840	4,600	3.680	1.840	122.359	3.680	126.039
3725 -060	Non-Residential	105.00	210.000	2,250	1.800	0.900	6,750	5.400	2.700	217.200	3.600	220.800
3725 -061	Non-Residential	25.00	50.000	1,875	1.500	0.750	6,505	5.204	2.602	56.704	3.352	60.056
3725 -062	Non-Residential	25.00	50.000	1,875	1.500	0.750	1,500	1.200	0.600	52.700	1.350	54.050
3725 -063	Non-Residential	50.00	100.000	3,750	3.000	1.500	15,000	12.000	6.000	115.000	7.500	122.500
3725 -064	Non-Residential	125.00	250.000	3,746	2.997	1.498	13,900	11.120	5.560	264.117	7.058	271.175
3725 -066	Non-Residential	75.00	150.000	5,625	4.500	2.250	13,305	10.644	5.322	165.144	7.572	172.716
3725 -068	Vacant/Parking Lot	30.33	22.750	2,274	0.682	0.455	0	0.000	0.000	23.432	0.455	23.887
3725 -069	Vacant/Parking Lot	19.67	14.750	1,474	0.442	0.295	0	0.000	0.000	15.192	0.295	15.487
3725 -070	Vacant/Parking Lot	25.00	18.750	1,875	0.563	0.375	0	0.000	0.000	19.313	0.375	19.688
3725 -071	Non-Residential	71.50	143.000	5,362	4.290	2.145	7,510	6.008	3.004	153.298	5.149	158.447
3725 -074	Non-Residential	36.00	72.000	2,700	2.160	1.080	2,700	2.160	1.080	76.320	2.160	78.480
3725 -075	Residential	20.00	15.000	1,498	0.449	0.000	1,968	0.590	0.000	16.040	0.000	16.040
3725 -078	Vacant/Parking Lot	190.00	142.500	15,200	4.560	3.040	19,075	0.000	0.000	147.060	3.040	150.100
3725 -079	Non-Profit	205.00	153.750	10,000	3.000	0.000	39,536	11.861	0.000	168.611	0.000	168.611
3725 -081	Non-Residential	155.00	310.000	5,998	4.798	2.399	5,998	4.798	2.399	319.597	4.798	324.395
3725 -082	Non-Residential	50.00	100.000	3,998	3.198	1.599	7,750	6.200	3.100	109.398	4.699	114.097
3725 -086	Vacant/Parking Lot	109.77	82.328	8,777	2.633	1.755	0	0.000	0.000	84.961	1.755	86.716
3725 -087	Non-Residential	135.23	270.460	10,846	8.677	4.338	72,991	58.393	29.196	337.530	33.535	371.065
3725 -088	Non-Residential	160.73	321.460	12,857	10.286	5.143	56,910	45.528	22.764	377.274	27.907	405.181
3725 -101	Non-Profit	150.00	112.500	11,875	3.563	0.000	0	0.000	0.000	116.063	0.000	116.063
3725 -102	Non-Profit	150.00	112.500	11,850	3.555	0.000	46,655	13.997	0.000	130.052	0.000	130.052
3725 -103	Non-Profit	125.00	93.750	10,125	3.038	0.000	35,352	10.606	0.000	107.393	0.000	107.393
3725 -104	Residential_Condo	N/A	1.125	N/A	1.125	0.000	769	1.125	0.000	3.375	0.000	3.375
3725 -105	Residential_Condo	N/A	1.125	N/A	1.125	0.000	946	1.125	0.000	3.375	0.000	3.375
3725 -106	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,021	1.500	0.000	4.500	0.000	4.500
3725 -107	Residential_Condo	N/A	1.125	N/A	1.125	0.000	744	1.125	0.000	3.375	0.000	3.375
3725 -108	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,021	1.500	0.000	4.500	0.000	4.500
3725 -109	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,021	1.500	0.000	4.500	0.000	4.500
3725 -110	Residential_Condo	N/A	1.125	N/A	1.125	0.000	744	1.125	0.000	3.375	0.000	3.375
3725 -111	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,021	1.500	0.000	4.500	0.000	4.500
3725 -112	Residential_Condo	N/A	1.125	N/A	1.125	0.000	949	1.125	0.000	3.375	0.000	3.375
3725 -113	Residential_Condo	N/A	1.125	N/A	1.125	0.000	751	1.125	0.000	3.375	0.000	3.375
3725 -114	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,353	1.500	0.000	4.500	0.000	4.500
3725 -115	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,458	1.500	0.000	4.500	0.000	4.500
3725 -116	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,370	1.500	0.000	4.500	0.000	4.500
3725 -117	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,276	1.500	0.000	4.500	0.000	4.500
3725 -118	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,370	1.500	0.000	4.500	0.000	4.500
3725 -119	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,370	1.500	0.000	4.500	0.000	4.500
3725 -120	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,276	1.500	0.000	4.500	0.000	4.500
3725 -121	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,370	1.500	0.000	4.500	0.000	4.500
3725 -122	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,465	1.500	0.000	4.500	0.000	4.500
3725 -123	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,353	1.500	0.000	4.500	0.000	4.500
3726 -001	Non-Residential	100.00	200.000	1,875	1.500	0.750	5,445	4.356	2.178	205.856	2.928	208.784
3726 -002	Non-Residential	60.00	120.000	4,499	3.599	1.800	31,493	25.194	12.597	148.794	14.397	163.191

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3726 -003	Non-Residential	25.00	50.000	1,873	1.498	0.749	1,873	1.498	0.749	52.997	1.498	54.495
3726 -005	Non-Residential	30.00	60.000	2,250	1.800	0.900	6,750	5.400	2.700	67.200	3.600	70.800
3726 -006	Non-Residential	50.00	100.000	5,750	4.600	2.300	20,545	16.436	8.218	121.036	10.518	131.554
3726 -007	Vacant/Parking Lot	25.00	18.750	3,746	1.124	0.749	0	0.000	0.000	19.874	0.749	20.623
3726 -008	Non-Residential	50.00	100.000	3,746	2.997	1.498	7,185	5.748	2.874	108.745	4.372	113.117
3726 -009	Non-Residential	45.00	90.000	3,371	2.697	1.348	10,113	8.090	4.045	100.787	5.394	106.181
3726 -010	Non-Profit	48.00	36.000	7,348	2.204	0.000	38,850	11.655	0.000	49.859	0.000	49.859
3726 -011	Non-Residential	72.00	144.000	8,772	7.018	3.509	31,680	25.344	12.672	176.362	16.181	192.543
3726 -105	Non-Profit	160.00	120.000	6,398	1.919	0.000	28,480	8.544	0.000	130.463	0.000	130.463
3726 -106	Non-Residential	25.00	50.000	2,125	1.700	0.850	4,125	3.300	1.650	55.000	2.500	57.500
3726 -107	Non-Residential	35.00	70.000	2,970	2.376	1.188	8,400	6.720	3.360	79.096	4.548	83.644
3726 -108	Non-Residential	45.00	90.000	3,824	3.059	1.530	5,218	4.174	2.087	97.234	3.617	100.851
3726 -109	Non-Residential	365.00	730.000	61,212	48.970	24.485	147,331	117.865	58.932	896.834	83.417	980.251
3726 -110	Non-Residential	100.00	200.000	6,000	4.800	2.400	12,000	9.600	4.800	214.400	7.200	221.600
3726 -111	Non-Residential	25.00	50.000	4,000	3.200	1.600	12,000	9.600	4.800	62.800	6.400	69.200
3726 -112	Non-Residential	25.00	50.000	2,121	1.697	0.848	2,125	1.700	0.850	53.397	1.698	55.095
3726 -152	Non-Profit	50.00	37.500	10,225	3.068	0.000	50,697	15.209	0.000	55.777	0.000	55.777
3726 -172	Residential_Condo	N/A	1.125	N/A	1.125	0.000	985	1.125	0.000	3.375	0.000	3.375
3726 -173	Residential_Condo	N/A	1.125	N/A	1.125	0.000	596	1.125	0.000	3.375	0.000	3.375
3726 -174	Residential_Condo	N/A	1.125	N/A	1.125	0.000	985	1.125	0.000	3.375	0.000	3.375
3726 -175	Residential_Condo	N/A	1.125	N/A	1.125	0.000	910	1.125	0.000	3.375	0.000	3.375
3726 -176	Residential_Condo	N/A	1.125	N/A	1.125	0.000	985	1.125	0.000	3.375	0.000	3.375
3726 -177	Residential_Condo	N/A	1.125	N/A	1.125	0.000	910	1.125	0.000	3.375	0.000	3.375
3726 -178	Residential_Condo	N/A	1.125	N/A	1.125	0.000	985	1.125	0.000	3.375	0.000	3.375
3726 -179	Residential_Condo	N/A	1.125	N/A	1.125	0.000	910	1.125	0.000	3.375	0.000	3.375
3727 -001	Non-Residential	310.00	620.000	22,125	17.700	8.850	45,945	36.756	18.378	674.456	27.228	701.684
3727 -091	Non-Residential	75.00	150.000	12,000	9.600	4.800	24,000	19.200	9.600	178.800	14.400	193.200
3727 -094	Non-Residential	24.67	49.334	3,945	3.156	1.578	13,400	10.720	5.360	63.210	6.938	70.148
3727 -096	Non-Profit	50.33	37.750	6,150	1.845	0.000	0	0.000	0.000	39.595	0.000	39.595
3727 -097	Non-Profit	25.00	18.750	3,998	1.199	0.000	11,994	3.598	0.000	23.548	0.000	23.548
3727 -101	Non-Residential	25.00	50.000	4,000	3.200	1.600	8,000	6.400	3.200	59.600	4.800	64.400
3727 -102	Non-Residential	25.00	50.000	3,998	3.198	1.599	8,000	6.400	3.200	59.598	4.799	64.397
3727 -103	Non-Residential	75.00	150.000	12,000	9.600	4.800	74,000	59.200	29.600	218.800	34.400	253.200
3727 -109	Non-Profit	80.00	60.000	9,596	2.879	0.000	22,290	6.687	0.000	69.566	0.000	69.566
3727 -117	Non-Profit	20.00	15.000	1,600	0.480	0.000	0	0.000	0.000	15.480	0.000	15.480
3727 -118	Non-Profit	40.00	30.000	3,200	0.960	0.000	3,200	0.960	0.000	31.920	0.000	31.920
3727 -120	Non-Profit	50.00	37.500	8,000	2.400	0.000	32,000	9.600	0.000	49.500	0.000	49.500
3727 -130	Non-Profit	25.00	18.750	2,125	0.638	0.000	4,000	1.200	0.000	20.588	0.000	20.588
3727 -134	Non-Profit	65.00	48.750	2,600	0.780	0.000	0	0.000	0.000	49.530	0.000	49.530
3727 -168	Vacant/Parking Lot	75.00	56.250	6,750	2.025	1.350	0	0.000	0.000	58.275	1.350	59.625
3728 -001	Vacant/Parking Lot	100.00	75.000	8,000	2.400	1.600	0	0.000	0.000	77.400	1.600	79.000
3728 -072	Non-Residential	90.00	180.000	8,942	7.154	3.577	17,884	14.307	7.154	201.461	10.730	212.191
3728 -075	Non-Residential	34.92	69.834	2,968	2.374	1.187	5,830	4.664	2.332	76.872	3.519	80.391
3728 -076	Non-Residential	39.59	79.188	6,359	5.087	2.544	25,456	20.365	10.182	104.640	12.726	117.366
3728 -081	Public	25.00	18.750	2,000	0.600	0.000	1,875	0.563	0.000	19.913	0.000	19.913
3728 -082	Non-Residential	25.00	50.000	1,999	1.599	0.800	2,000	1.600	0.800	53.199	1.600	54.799

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3728 -083	Public	25.00	18.750	2,000	0.600	0.000	0	0.000	0.000	19.350	0.000	19.350
3728 -089	Public	179.49	134.617	36,350	10.905	0.000	118,400	35.520	0.000	181.042	0.000	181.042
3728 -103	Non-Residential	31.00	62.000	2,635	2.108	1.054	5,270	4.216	2.108	68.324	3.162	71.486
3731 -001	Vacant/Parking Lot	125.00	93.750	9,997	2.999	1.999	0	0.000	0.000	96.749	1.999	98.748
3731 -002	Non-Profit	25.00	18.750	3,875	1.163	0.000	8,100	2.430	0.000	22.343	0.000	22.343
3731 -003	Non-Residential	50.00	100.000	4,000	3.200	1.600	11,000	8.800	4.400	112.000	6.000	118.000
3731 -004	Non-Residential	50.00	100.000	9,625	7.700	3.850	11,500	9.200	4.600	116.900	8.450	125.350
3731 -010	Public	75.00	56.250	7,871	2.361	0.000	0	0.000	0.000	58.611	0.000	58.611
3731 -011	Public	75.00	56.250	2,247	0.674	0.000	2,247	0.674	0.000	57.598	0.000	57.598
3731 -111	Public	150.00	112.500	21,375	6.413	0.000	85,500	25.650	0.000	144.563	0.000	144.563
3732 -023	Non-Residential	50.00	100.000	7,997	6.398	3.199	8,000	6.400	3.200	112.798	6.399	119.197
3732 -025	Non-Residential	50.00	100.000	5,871	4.697	2.348	8,375	6.700	3.350	111.397	5.698	117.095
3732 -029	Non-Residential	48.00	96.000	7,680	6.144	3.072	22,240	17.792	8.896	119.936	11.968	131.904
3732 -030	Non-Residential	60.00	120.000	5,050	4.040	2.020	1,870	1.496	0.748	125.536	2.768	128.304
3732 -031	Vacant/Parking Lot	25.00	18.750	1,437	0.431	0.287	0	0.000	0.000	19.181	0.287	19.468
3732 -032	Vacant/Parking Lot	25.00	18.750	1,437	0.431	0.287	0	0.000	0.000	19.181	0.287	19.468
3732 -033	Non-Residential	127.50	255.000	4,475	3.580	1.790	4,475	3.580	1.790	262.160	3.580	265.740
3732 -035	Non-Residential	21.63	43.250	1,729	1.383	0.692	1,720	1.376	0.688	46.009	1.380	47.389
3732 -040	Non-Residential	45.00	90.000	3,375	2.700	1.350	2,259	1.807	0.904	94.507	2.254	96.761
3732 -044	Vacant/Parking Lot	30.00	22.500	2,250	0.675	0.450	0	0.000	0.000	23.175	0.450	23.625
3732 -045	Non-Residential	25.00	50.000	6,124	4.899	2.450	10,300	8.240	4.120	63.139	6.570	69.709
3732 -048	Vacant/Parking Lot	25.00	18.750	18,750	5.625	3.750	0	0.000	0.000	24.375	3.750	28.125
3732 -062	Non-Residential	75.00	150.000	5,625	4.500	2.250	22,291	17.833	8.916	172.333	11.166	183.499
3732 -064	Non-Residential	50.00	100.000	3,750	3.000	1.500	3,750	3.000	1.500	106.000	3.000	109.000
3732 -066	Non-Residential	25.00	50.000	1,873	1.498	0.749	3,746	2.997	1.498	54.495	2.248	56.743
3732 -067	Non-Residential	25.00	50.000	1,875	1.500	0.750	3,650	2.920	1.460	54.420	2.210	56.630
3732 -068	Non-Residential	50.00	100.000	3,746	2.997	1.498	4,950	3.960	1.980	106.957	3.478	110.435
3732 -071	Non-Residential	100.00	200.000	7,274	5.819	2.910	14,548	11.638	5.819	217.458	8.729	226.187
3732 -074	Non-Residential	152.50	305.000	11,042	8.834	4.417	22,084	17.667	8.834	331.501	13.250	344.751
3732 -076	Non-Residential	115.50	231.000	2,817	2.254	1.127	4,250	3.400	1.700	236.654	2.827	239.481
3732 -078	Non-Profit	180.00	135.000	8,000	2.400	0.000	54,450	16.335	0.000	153.735	0.000	153.735
3732 -080	Non-Residential	25.00	50.000	2,000	1.600	0.800	1,800	1.440	0.720	53.040	1.520	54.560
3732 -087	Non-Residential	37.50	75.000	2,996	2.397	1.198	6,000	4.800	2.400	82.197	3.598	85.795
3732 -088	Non-Residential	37.24	74.480	2,975	2.380	1.190	3,974	3.179	1.590	80.039	2.780	82.819
3732 -089	Non-Residential	50.26	100.520	4,020	3.216	1.608	5,940	4.752	2.376	108.488	3.984	112.472
3732 -090	Non-Residential	25.00	50.000	2,000	1.600	0.800	5,833	4.666	2.333	56.266	3.133	59.399
3732 -090A	Residential	25.00	18.750	2,000	0.600	0.000	3,190	0.957	0.000	20.307	0.000	20.307
3732 -091	Non-Residential	25.00	50.000	2,000	1.600	0.800	2,454	1.963	0.982	53.563	1.782	55.345
3732 -094	Non-Residential	50.00	100.000	4,000	3.200	1.600	7,715	6.172	3.086	109.372	4.686	114.058
3732 -095	Residential	56.33	42.250	2,906	0.872	0.000	5,279	1.584	0.000	44.705	0.000	44.705
3732 -096	Non-Residential	32.17	64.334	2,580	2.064	1.032	5,455	4.364	2.182	70.762	3.214	73.976
3732 -097	Residential	26.50	19.875	2,120	0.636	0.000	4,670	1.401	0.000	21.912	0.000	21.912
3732 -099	Vacant/Parking Lot	25.00	18.750	1,875	0.563	0.375	0	0.000	0.000	19.313	0.375	19.688
3732 -100	Non-Residential	94.67	189.334	7,305	5.844	2.922	14,618	11.694	5.847	206.872	8.769	215.641
3732 -101	Residential	22.00	16.500	1,875	0.563	0.000	2,436	0.731	0.000	17.793	0.000	17.793
3732 -102	Residential	25.00	18.750	1,875	0.563	0.000	1,597	0.479	0.000	19.792	0.000	19.792

**Central Market Community Benefit District  
Special Benefit Points Assignment**

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3732 -103	Non-Residential	75.00	150.000	5,875	4.700	2.350	8,000	5,875	6.400	3.200	161.100	166.650
3732 -106	Non-Residential	25.00	50.000	1,875	1.500	0.750	3,600	2,880	1.440	54.380	2.190	56.570
3732 -107	Non-Residential	28.08	56.166	2,103	1.682	0.841	2,106	1.685	0.842	59.533	1.684	61.217
3732 -108	Residential	21.92	16.438	1,642	0.493	0.000	1,575	0.473	0.000	17.403	0.000	17.403
3732 -109	Non-Residential	50.00	100.000	3,872	3.098	1.549	8,198	6.558	3.279	109.656	4.828	114.484
3732 -110	Non-Residential	125.00	250.000	9,748	7.798	3.899	13,050	10.440	5.220	268.238	9.119	277.357
3732 -111	Vacant/Parking Lot	75.00	56.250	5,749	1.725	1.150	0	0.000	0.000	57.975	1.150	59.125
3732 -112	Non-Residential	62.50	125.000	4,874	3.899	1.950	5,805	4.644	2.322	133.543	4.272	137.815
3732 -114	Residential	62.50	46.875	4,874	1.462	0.000	4,280	1.284	0.000	49.621	0.000	49.621
3732 -117	Non-Residential	25.00	50.000	1,873	1.498	0.749	3,030	2.424	1.212	53.922	1.961	55.883
3732 -119	Non-Residential	125.00	250.000	9,625	7.700	3.850	19,250	15.400	7.700	273.100	11.550	284.650
3732 -122	Non-Residential	150.00	300.000	5,619	4.495	2.248	11,238	8.990	4.495	313.486	6.743	320.229
3732 -123	Non-Profit	25.00	18.750	1,877	0.563	0.000	7,508	2.252	0.000	21.566	0.000	21.566
3732 -124	Non-Residential	130.00	260.000	3,998	3.198	1.599	15,992	12.794	6.397	275.992	7.996	283.988
3732 -125	Non-Residential	25.17	50.334	2,012	1.610	0.805	2,013	1.610	0.805	53.554	1.610	55.164
3732 -126	Non-Residential	24.50	49.000	1,955	1.564	0.782	3,910	3.128	1.564	53.692	2.346	56.038
3732 -127	Non-Residential	25.33	50.666	2,038	1.630	0.815	5,319	4.255	2.128	56.552	2.943	59.495
3732 -129	Non-Residential	25.00	50.000	2,000	1.600	0.800	3,675	2.940	1.470	54.540	2.270	56.810
3732 -130	Non-Residential	25.00	50.000	1,999	1.599	0.800	5,997	4.798	2.399	56.397	3.198	59.595
3732 -137	Vacant/Parking Lot	25.00	18.750	1,999	0.600	0.400	0	0.000	0.000	19.350	0.400	19.750
3732 -138	Non-Residential	25.00	50.000	1,999	1.599	0.800	3,000	2.400	1.200	53.999	2.000	55.999
3732 -139	Residential	25.00	18.750	2,000	0.600	0.000	4,030	1.209	0.000	20.559	0.000	20.559
3732 -140	Non-Residential	50.00	100.000	3,875	3.100	1.550	2,500	2.000	1.000	105.100	2.550	107.650
3732 -143	Non-Residential	25.00	50.000	2,000	1.600	0.800	4,815	3.852	1.926	55.452	2.726	58.178
3732 -145A	Non-Residential	50.00	100.000	4,000	3.200	1.600	5,250	4.200	2.100	107.400	3.700	111.100
3732 -146	Vacant/Parking Lot	33.33	25.000	2,666	0.800	0.533	0	0.000	0.000	25.800	0.533	26.333
3732 -147	Vacant/Parking Lot	50.00	37.500	8,000	2.400	1.600	0	0.000	0.000	39.900	1.600	41.500
3732 -153	Residential_Condo	N/A	1.125	N/A	1.125	0.000	622	1.125	0.000	3.375	0.000	3.375
3732 -154	Residential_Condo	N/A	1.125	N/A	1.125	0.000	622	1.125	0.000	3.375	0.000	3.375
3732 -155	Residential_Condo	N/A	1.125	N/A	1.125	0.000	622	1.125	0.000	3.375	0.000	3.375
3732 -156	Residential_Condo	N/A	1.125	N/A	1.125	0.000	622	1.125	0.000	3.375	0.000	3.375
3732 -157	Residential_Condo	N/A	1.125	N/A	1.125	0.000	658	1.125	0.000	3.375	0.000	3.375
3732 -158	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -159	Residential_Condo	N/A	1.125	N/A	1.125	0.000	582	1.125	0.000	3.375	0.000	3.375
3732 -160	Residential_Condo	N/A	1.125	N/A	1.125	0.000	563	1.125	0.000	3.375	0.000	3.375
3732 -161	Residential_Condo	N/A	1.125	N/A	1.125	0.000	597	1.125	0.000	3.375	0.000	3.375
3732 -162	Residential_Condo	N/A	1.125	N/A	1.125	0.000	582	1.125	0.000	3.375	0.000	3.375
3732 -163	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -164	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -165	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -166	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -167	Residential_Condo	N/A	1.125	N/A	1.125	0.000	636	1.125	0.000	3.375	0.000	3.375
3732 -168	Residential_Condo	N/A	1.125	N/A	1.125	0.000	632	1.125	0.000	3.375	0.000	3.375
3732 -169	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -170	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -171	Residential_Condo	N/A	1.125	N/A	1.125	0.000	658	1.125	0.000	3.375	0.000	3.375



**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3732-172	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732-173	Residential	6.25	4.688	500	0.150	0.000	762	0.229	0.000	5.066	0.000	5.066
3732-174	Residential	6.25	4.688	500	0.150	0.000	678	0.203	0.000	5.041	0.000	5.041
3732-175	Residential	6.25	4.688	500	0.150	0.000	762	0.229	0.000	5.066	0.000	5.066
3732-176	Residential	6.25	4.688	500	0.150	0.000	745	0.224	0.000	5.061	0.000	5.061
3732-177	Residential	8.33	6.250	667	0.200	0.000	1,334	0.400	0.000	6.850	0.000	6.850
3732-178	Residential	8.33	6.250	667	0.200	0.000	1,601	0.480	0.000	6.930	0.000	6.930
3732-179	Residential	8.33	6.250	667	0.200	0.000	2,026	0.608	0.000	7.058	0.000	7.058
3732-180	Residential_Condo	N/A	1.125	N/A	1.125	0.000	926	1.125	0.000	3.375	0.000	3.375
3732-181	Residential_Condo	N/A	1.125	N/A	1.125	0.000	785	1.125	0.000	3.375	0.000	3.375
3732-182	Residential_Condo	N/A	1.125	N/A	1.125	0.000	921	1.125	0.000	3.375	0.000	3.375
3732-183	Residential_Condo	N/A	1.125	N/A	1.125	0.000	959	1.125	0.000	3.375	0.000	3.375
3732-184	Residential_Condo	N/A	1.875	N/A	1.875	0.000	1,609	1.875	0.000	5.625	0.000	5.625
3732-185	Residential_Condo	N/A	1.125	N/A	1.125	0.000	932	1.125	0.000	3.375	0.000	3.375
3732-186	Residential_Condo	N/A	1.125	N/A	1.125	0.000	922	1.125	0.000	3.375	0.000	3.375
3732-187	Residential_Condo	N/A	1.125	N/A	1.125	0.000	819	1.125	0.000	3.375	0.000	3.375
3732-188	Residential_Condo	N/A	1.125	N/A	1.125	0.000	921	1.125	0.000	3.375	0.000	3.375
3732-189	Residential_Condo	N/A	1.125	N/A	1.125	0.000	959	1.125	0.000	3.375	0.000	3.375
3732-190	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,151	1.500	0.000	4.500	0.000	4.500
3732-191	Residential_Condo	N/A	1.125	N/A	1.125	0.000	932	1.125	0.000	3.375	0.000	3.375
3732-192	Residential	8.33	6.250	625	0.188	0.000	1,097	0.329	0.000	6.766	0.000	6.766
3732-193	Residential	8.33	6.250	625	0.188	0.000	1,997	0.599	0.000	7.036	0.000	7.036
3732-194	Residential	8.33	6.250	625	0.188	0.000	1,782	0.535	0.000	6.972	0.000	6.972
3732-195	Residential_Condo	N/A	1.125	N/A	1.125	0.000	644	1.125	0.000	3.375	0.000	3.375
3732-196	Residential_Condo	N/A	0.750	N/A	0.750	0.000	462	0.750	0.000	2.250	0.000	2.250
3732-197	Residential_Condo	N/A	1.125	N/A	1.125	0.000	538	1.125	0.000	3.375	0.000	3.375
3732-198	Residential_Condo	N/A	0.750	N/A	0.750	0.000	493	0.750	0.000	2.250	0.000	2.250
3732-199	Residential_Condo	N/A	1.125	N/A	1.125	0.000	538	1.125	0.000	3.375	0.000	3.375
3732-200	Residential_Condo	N/A	0.750	N/A	0.750	0.000	493	0.750	0.000	2.250	0.000	2.250
3732-202	Residential_Condo	N/A	1.125	N/A	1.125	0.000	695	1.125	0.000	3.375	0.000	3.375
3732-203	Residential_Condo	N/A	1.125	N/A	1.125	0.000	511	1.125	0.000	3.375	0.000	3.375
3732-204	Residential_Condo	N/A	1.125	N/A	1.125	0.000	583	1.125	0.000	3.375	0.000	3.375
3732-205	Residential_Condo	N/A	1.125	N/A	1.125	0.000	544	1.125	0.000	3.375	0.000	3.375
3732-206	Residential_Condo	N/A	1.125	N/A	1.125	0.000	583	1.125	0.000	3.375	0.000	3.375
3732-207	Residential_Condo	N/A	1.125	N/A	1.125	0.000	544	1.125	0.000	3.375	0.000	3.375
3732-208	Residential_Condo	N/A	1.125	N/A	1.125	0.000	577	1.125	0.000	3.375	0.000	3.375
3732-209	Residential_Condo	N/A	1.125	N/A	1.125	0.000	575	1.125	0.000	3.375	0.000	3.375
3732-210	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,108	1.500	0.000	4.500	0.000	4.500
3732-211	Residential_Condo	N/A	1.125	N/A	1.125	0.000	534	1.125	0.000	3.375	0.000	3.375
3732-212	Residential_Condo	N/A	1.125	N/A	1.125	0.000	577	1.125	0.000	3.375	0.000	3.375
3732-213	Residential_Condo	N/A	1.125	N/A	1.125	0.000	605	1.125	0.000	3.375	0.000	3.375
3732-214	Residential_Condo	N/A	1.125	N/A	1.125	0.000	618	1.125	0.000	3.375	0.000	3.375
3732-215	Residential_Condo	N/A	1.125	N/A	1.125	0.000	564	1.125	0.000	3.375	0.000	3.375
3732-216	Residential_Condo	N/A	1.125	N/A	1.125	0.000	577	1.125	0.000	3.375	0.000	3.375
3732-217	Residential_Condo	N/A	1.125	N/A	1.125	0.000	605	1.125	0.000	3.375	0.000	3.375
3732-218	Residential_Condo	N/A	1.125	N/A	1.125	0.000	618	1.125	0.000	3.375	0.000	3.375

**Central Market Community Benefit District  
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Cleaning and Public Safety Linear Benefit Points	Lot Square Footage	Cleaning and Public Safety Lot Benefit Points	Marketing and Economic Activity Lot Benefit Points	Building Square Footage	Cleaning and Public Safety Building Benefit Points	Marketing and Economic Activity Building Benefit Points	Total Cleaning and Public Safety Points	Total Marketing and Economic Activity Points	Total Special Benefit Points
3732 -219	Residential_Condo	N/A	1.125	N/A	1.125	0.000	564	1.125	0.000	3.375	0.000	3.375
3732 -220	Residential_Condo	N/A	1.125	N/A	1.125	0.000	562	1.125	0.000	3.375	0.000	3.375
3732 -221	Residential_Condo	N/A	1.125	N/A	1.125	0.000	560	1.125	0.000	3.375	0.000	3.375
3732 -222	Residential_Condo	N/A	1.500	N/A	1.500	0.000	1,072	1.500	0.000	4.500	0.000	4.500
3732 -223	Residential_Condo	N/A	1.125	N/A	1.125	0.000	583	1.125	0.000	3.375	0.000	3.375
3732 -224	Residential_Condo	N/A	1.125	N/A	1.125	0.000	562	1.125	0.000	3.375	0.000	3.375
3732 -225	Residential_Condo	N/A	1.125	N/A	1.125	0.000	598	1.125	0.000	3.375	0.000	3.375
3732 -226	Residential_Condo	N/A	1.125	N/A	1.125	0.000	572	1.125	0.000	3.375	0.000	3.375
3732 -227	Residential_Condo	N/A	1.125	N/A	1.125	0.000	625	1.125	0.000	3.375	0.000	3.375
3732 -228	Residential_Condo	N/A	1.125	N/A	1.125	0.000	562	1.125	0.000	3.375	0.000	3.375
3732 -229	Residential_Condo	N/A	1.125	N/A	1.125	0.000	600	1.125	0.000	3.375	0.000	3.375
3732 -230	Residential_Condo	N/A	1.125	N/A	1.125	0.000	572	1.125	0.000	3.375	0.000	3.375
3732 -231	Residential_Condo	N/A	1.125	N/A	1.125	0.000	618	1.125	0.000	3.375	0.000	3.375
3732 -234	Residential_Condo	N/A	1.125	N/A	1.125	0.000	807	1.125	0.000	3.375	0.000	3.375
3732 -235	Residential_Condo	N/A	1.125	N/A	1.125	0.000	807	1.125	0.000	3.375	0.000	3.375
3732 -236	Residential_Condo	N/A	1.125	N/A	1.125	0.000	836	1.125	0.000	3.375	0.000	3.375
3732 -237	Residential_Condo	N/A	1.125	N/A	1.125	0.000	836	1.125	0.000	3.375	0.000	3.375
3732 -238	Residential_Condo	N/A	1.125	N/A	1.125	0.000	836	1.125	0.000	3.375	0.000	3.375
3732 -239	Residential_Condo	N/A	1.125	N/A	1.125	0.000	836	1.125	0.000	3.375	0.000	3.375
3732 -261	Non-Residential	16.50	33.000	2,200	1.760	0.880	3,162	2.530	1.265	37.290	2.145	39.435
3732 -262	Residential	16.50	12.375	2,200	0.660	0.000	5,007	1.502	0.000	14.537	0.000	14.537
3732 -263	Residential	8.33	6.250	667	0.200	0.000	736	0.221	0.000	6.671	0.000	6.671
3732 -264	Residential	8.33	6.250	667	0.200	0.000	992	0.298	0.000	6.747	0.000	6.747
3732 -265	Residential	8.33	6.250	667	0.200	0.000	978	0.293	0.000	6.743	0.000	6.743
<b>Totals:</b>			<b>43,431.720</b>		<b>1,967.382</b>	<b>630.151</b>		<b>4,582.191</b>	<b>1,782.269</b>	<b>49,981.293</b>	<b>2,412.420</b>	<b>52,393.713</b>

## **8. ASSESSMENT DIAGRAM**

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

# **Assessment Diagram for the assessment district known as the Central Market Community Benefit District**

A Property and Business Improvement District  
Established in the City and County of San Francisco, State of California,  
Under Part 7 of the California Streets and Highways Code  
("Property and Business Improvement District Law of 1994," §§36600 et seq.)  
and Article 15 of the San Francisco Business and Tax Regulations Code

(1) An assessment was levied by the Board of Supervisors for the City and County of San Francisco, State of California, on the lots, pieces, and parcels of land shown on this Assessment Diagram. The levy of assessment was approved by the Board of Supervisors on \_\_\_\_\_, 20\_\_\_\_, and signed by the Mayor on \_\_\_\_\_, 20\_\_\_\_. Resolution No. \_\_\_\_\_. The Assessment Diagram was filed in the Office of the Clerk of the Board of Supervisors for the City and County of San Francisco, on \_\_\_\_\_, 20\_\_\_\_.

Said Resolution No. \_\_\_\_\_, together with the statutorily required Management District Plan and certified Engineer's Report for this District as also approved by the Board of Supervisors, are on file with the Board of Supervisors and are submitted with the Assessment Diagram to the Office of the Assessor-Recorder for the City and County of San Francisco for recording. Reference is made to the Management District Plan, certified Engineer's Report and Assessment Diagram, for the amount of each assessment levied against each parcel of land shown on this Assessment Diagram.

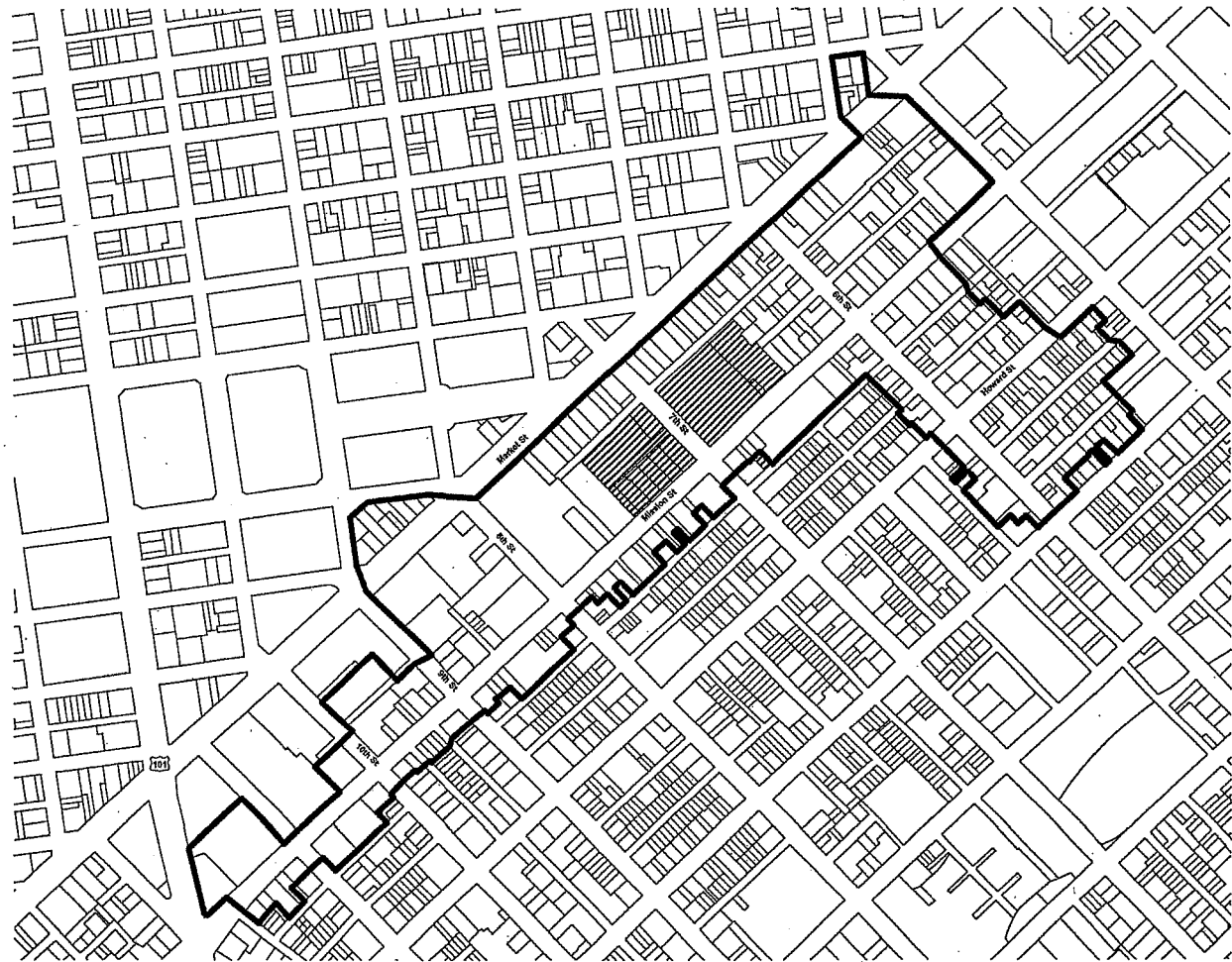
Upon recordation by the County Assessor-Recorder, a conformed copy of the Assessment Diagram will be filed with the Clerk of the Board of Supervisors for the City and County of San Francisco, and a Notice of Assessment will be issued pursuant to California Streets and Highways Code §§3114 and 36627.

Angela Calvillo, Clerk of the Board of Supervisors, City and County of San Francisco

(2) The Assessment Diagram and Resolution No. \_\_\_\_\_, together with the Management District Plan and Engineer's Report for this assessment district, that were submitted for recording by the Clerk of the Board of Supervisors (see Paragraph No. 1, above), was recorded by the Assessor-Recorder for the City and County of San Francisco, State of California on \_\_\_\_\_, 20\_\_\_\_. The Assessment Diagram was filed in Book \_\_\_\_\_ of Maps of Assessment and Community Facilities Districts at Page(s) \_\_\_\_\_ in the Office of the Assessor-Recorder, City and County of San Francisco, State of California, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_, on this same date.

\_\_\_\_\_ Assessor-Recorder, City and County of San Francisco

NOTES:  
1. FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSORS PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE CITY AND COUNTY OF SAN FRANCISCO



## **Legend**



- District Parcels
- District Boundary
- NOT A PART

Prepared by

**NBS**

0 0.0328.065 0.13 0.195 0.26  
Miles

1792

# **Assessment Diagram for the assessment district known as the Central Market Community Benefit District**

A Property and Business Improvement District  
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Legend

- 1 District Parcels
- District Boundary

0 0.01 0.02 0.04 0.06 0.08 Miles

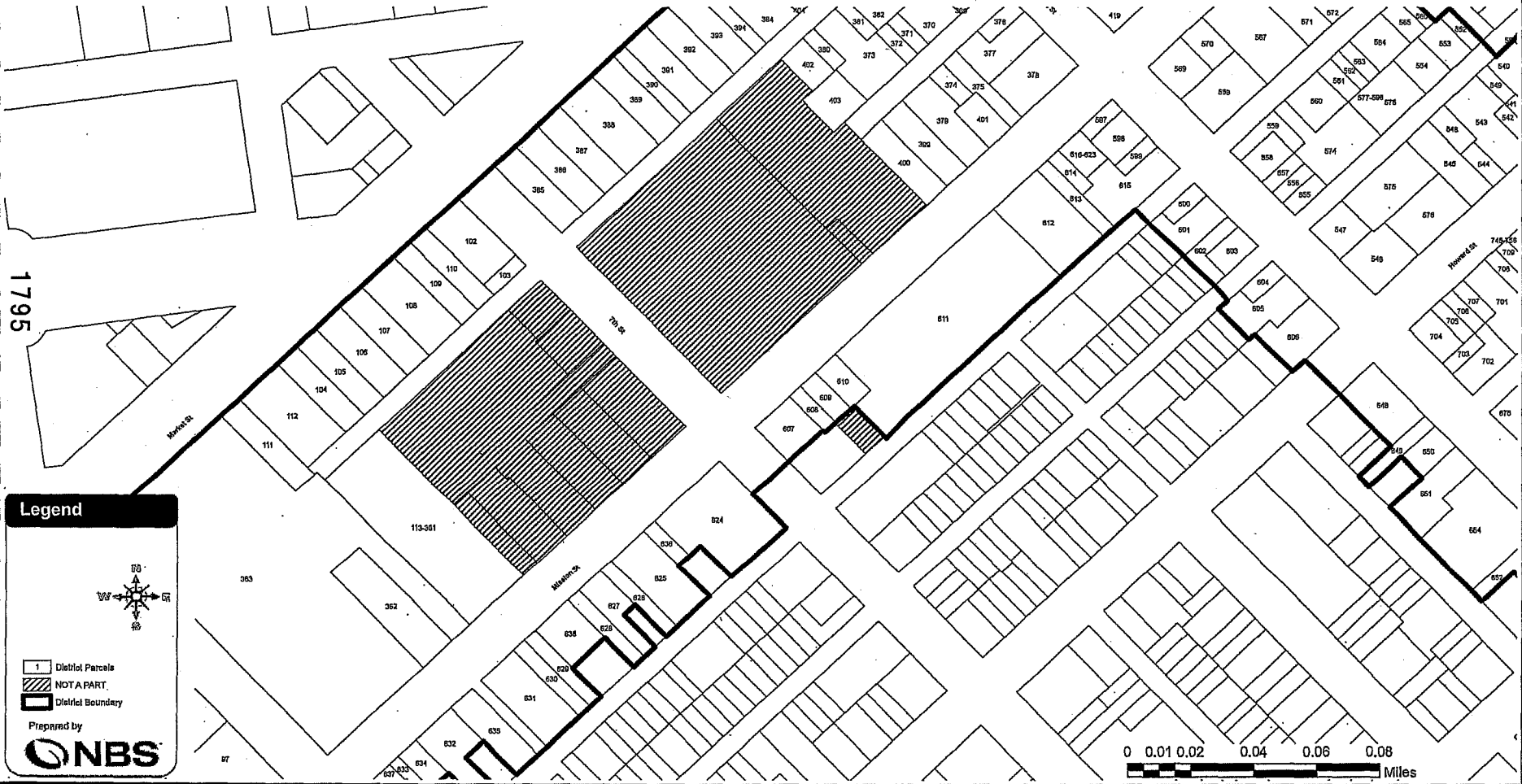
# Assessment Diagram for the assessment district known as the Central Market Community Benefit District

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**Assessment Diagram**  
**for the assessment district known as the**  
**Central Market Community Benefit District**

A Property and Business Improvement District  
Established in the City and County of San Francisco, State of California,  
Under Part 7 of the California Streets and Highways Code  
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# **Assessment Diagram for the assessment district known as the Central Market Community Benefit District**

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# **Assessment Diagram for the assessment district known as the Central Market Community Benefit District**

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Sheet 6 of 9

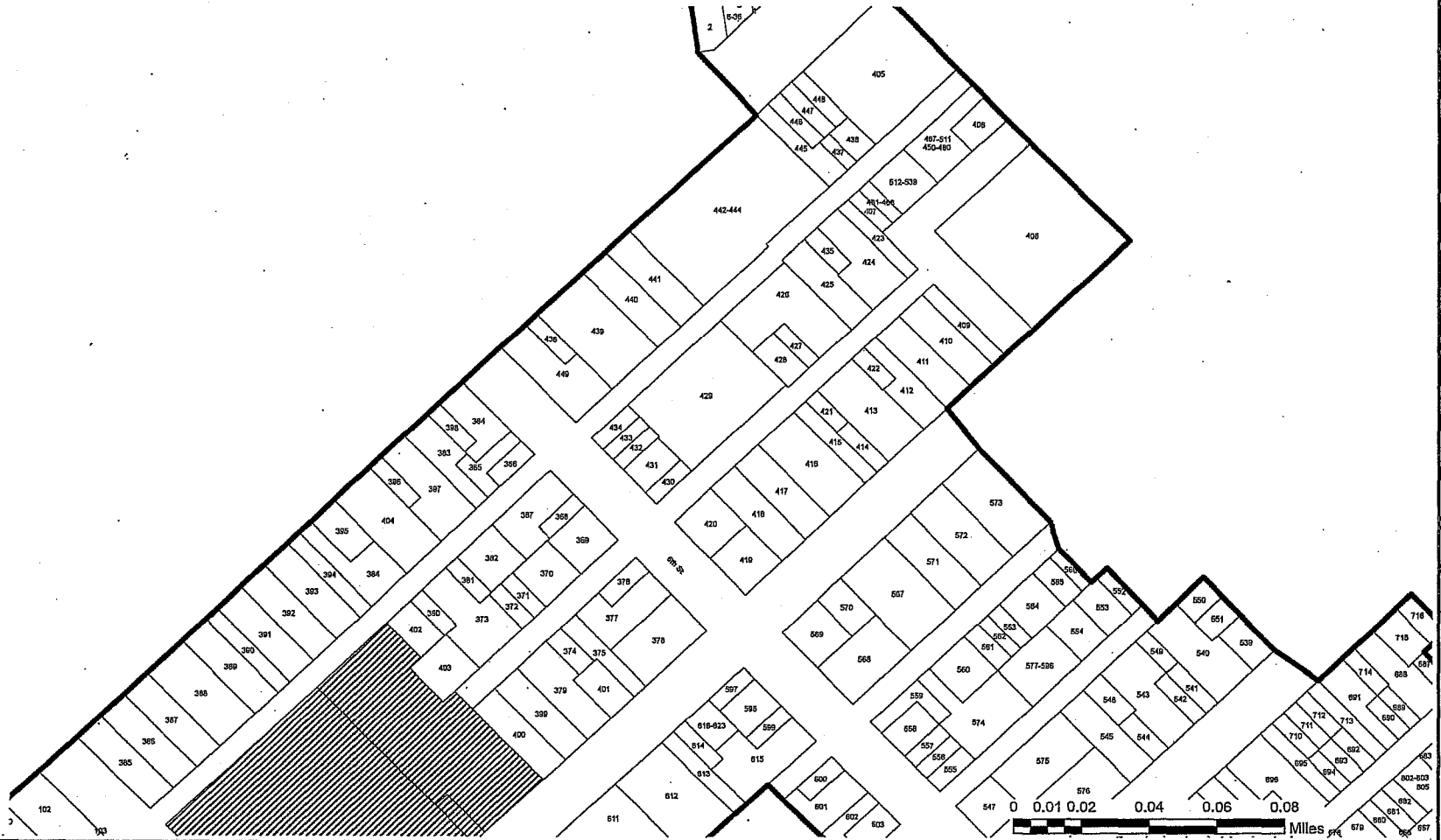
1797

## **Legend**



- District Parcels
- NOT A PART
- District Boundary

Prepared by



# **Assessment Diagram for the assessment district known as the Central Market Community Benefit District**

A Property and Business Improvement District  
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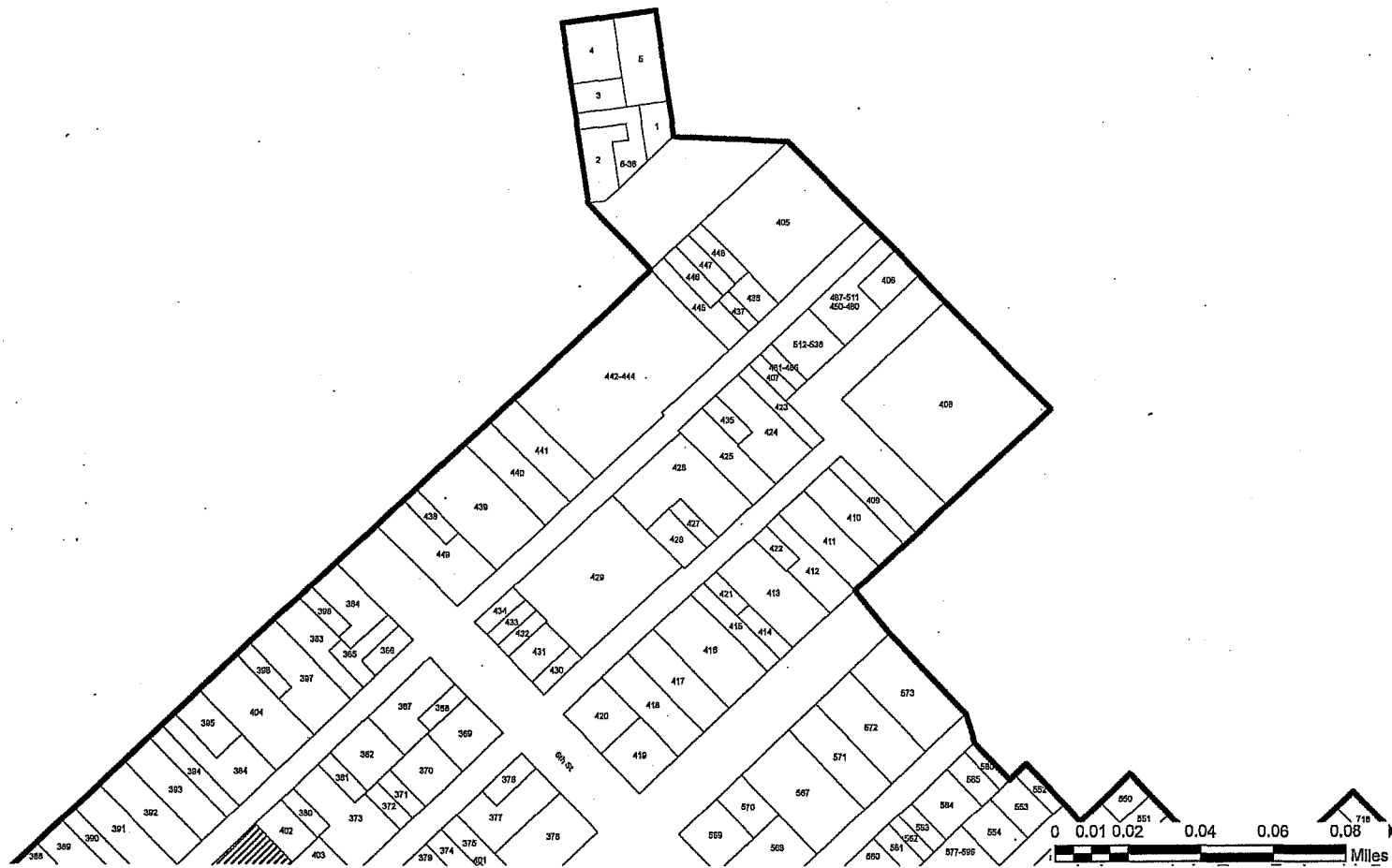
1798

## **Legend**



- 1 District Parcels
- NOT A PART
- District Boundary

Prepared by  
**NBS**



# **Assessment Diagram** **for the assessment district known as the** **Central Market Community Benefit District**

A Property and Business Improvement District  
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APN	District ID	APN	District ID	APN	District ID	APN	District ID	APN	District ID	APN	District ID	APN	District ID	APN	District ID
0341-004	1	3508-018	51	3701-058	101	3702-098	151	3702-148	201	3702-198	251	3702-248	301	3702-298	351
0341-008	2	3508-019	52	3702-001	102	3702-097	152	3702-147	202	3702-197	252	3702-247	302	3702-297	352
0341-007	3	3508-022	53	3702-002	103	3702-098	153	3702-148	203	3702-198	253	3702-248	303	3702-298	353
0341-006	4	3508-024	54	3702-044	104	3702-099	154	3702-149	204	3702-199	254	3702-249	304	3702-299	354
0341-009	5	3508-025	55	3702-044A	105	3702-100	155	3702-150	205	3702-200	255	3702-250	305	3702-300	355
0341-016	6	3508-039	66	3702-045	106	3702-101	156	3702-151	206	3702-201	256	3702-251	306	3702-301	356
0341-018	7	3508-040	67	3702-046	107	3702-102	157	3702-152	207	3702-202	257	3702-252	307	3702-302	357
0341-017	8	3508-041	68	3702-047	108	3702-103	158	3702-153	208	3702-203	258	3702-253	308	3702-303	358
0341-016	8	3508-042	69	3702-048	109	3702-104	159	3702-154	209	3702-204	259	3702-254	309	3702-304	359
0341-019	10	3508-043	70	3702-048A	110	3702-105	160	3702-155	210	3702-205	260	3702-255	310	3702-305	360
0341-020	11	3508-044	71	3702-053	111	3702-106	161	3702-156	211	3702-206	261	3702-256	311	3702-306	361
0341-021	12	3508-045	72	3702-054	112	3702-107	162	3702-157	212	3702-207	262	3702-257	312	3702-307	362
0341-022	13	3508-046	73	3702-055	113	3702-108	163	3702-158	213	3702-208	263	3702-258	313	3702-308	363
0341-023	14	3508-047	74	3702-059	114	3702-109	164	3702-159	214	3702-209	264	3702-259	314	3702-309	364
0341-024	15	3508-048	75	3702-060	115	3702-110	165	3702-160	215	3702-210	265	3702-260	315	3702-310	365
0341-025	16	3508-049	76	3702-061	116	3702-111	166	3702-161	216	3702-211	266	3702-261	316	3702-311	366
0341-026	17	3508-050	77	3702-062	117	3702-112	167	3702-162	217	3702-212	267	3702-262	317	3702-312	367
0341-027	18	3508-052	78	3702-063	118	3702-113	168	3702-163	218	3702-213	268	3702-263	318	3702-313	368
0341-028	19	3508-053	79	3702-064	119	3702-114	169	3702-164	219	3702-214	269	3702-264	319	3702-314	369
0341-029	20	3508-054	80	3702-065	120	3702-115	170	3702-165	220	3702-215	270	3702-265	320	3702-315	370
0341-030	21	3508-015	71	3702-066	121	3702-116	171	3702-166	221	3702-216	271	3702-266	321	3702-316	371
0341-031	22	3508-016	72	3702-067	122	3702-117	172	3702-167	222	3702-217	272	3702-267	322	3702-317	372
0341-032	23	3508-038	73	3702-068	123	3702-118	173	3702-168	223	3702-218	273	3702-268	323	3702-318	373
0341-033	24	3508-037	74	3702-069	124	3702-119	174	3702-169	224	3702-219	274	3702-269	324	3702-319	374
0341-034	25	3508-040	75	3702-070	125	3702-120	175	3702-170	225	3702-220	275	3702-270	325	3702-320	375
0341-035	26	3508-042	76	3702-071	126	3702-121	176	3702-171	226	3702-221	276	3702-271	326	3702-321	376
0341-036	27	3508-043	77	3702-072	127	3702-122	177	3702-172	227	3702-222	277	3702-272	327	3702-322	377
0341-037	28	3510-001	78	3702-073	128	3702-123	178	3702-173	228	3702-223	278	3702-273	328	3702-323	378
0341-038	29	3510-049	79	3702-074	129	3702-124	179	3702-174	229	3702-224	279	3702-274	329	3702-324	379
0341-039	30	3510-057	80	3702-075	130	3702-125	180	3702-175	230	3702-225	280	3702-275	330	3702-325	380
0341-040	31	3511-001	81	3702-076	131	3702-126	181	3702-176	231	3702-226	281	3702-276	331	3702-326	381
0341-041	32	3511-074	82	3702-077	132	3702-127	182	3702-177	232	3702-227	282	3702-277	332	3702-327	382
0341-042	33	3511-075	83	3702-078	133	3702-128	183	3702-178	233	3702-228	283	3702-278	333	3702-328	383
0341-043	34	3511-080	84	3702-079	134	3702-129	184	3702-179	234	3702-229	284	3702-279	334	3702-329	384
0341-044	35	3511-082	85	3702-080	135	3702-130	185	3702-180	235	3702-230	285	3702-280	335	3702-330	385
0341-045	36	3701-005	86	3702-081	136	3702-131	186	3702-181	236	3702-231	286	3702-281	336	3702-331	386
0355-003	37	3701-006	87	3702-082	137	3702-132	187	3702-182	237	3702-232	287	3702-282	337	3702-332	387
0355-004	38	3701-010	88	3702-083	138	3702-133	188	3702-183	238	3702-233	288	3702-283	338	3702-333	388
0355-005	39	3701-011	89	3702-084	139	3702-134	189	3702-184	239	3702-234	289	3702-284	339	3702-334	389
0355-006	40	3701-012	90	3702-085	140	3702-135	190	3702-185	240	3702-235	290	3702-285	340	3702-335	390
0355-007	41	3701-020	91	3702-086	141	3702-136	191	3702-186	241	3702-236	291	3702-286	341	3702-336	391
0355-008	42	3701-021	92	3702-087	142	3702-137	192	3702-187	242	3702-237	292	3702-287	342	3702-337	392
0355-009	43	3701-022	93	3702-088	143	3702-138	193	3702-188	243	3702-238	293	3702-288	343	3702-338	393
0355-010	44	3701-023	94	3702-089	144	3702-139	194	3702-189	244	3702-239	294	3702-289	344	3702-339	394
0355-011	45	3701-024	95	3702-090	145	3702-140	195	3702-190	245	3702-240	295	3702-290	345	3702-340	395
0355-012	46	3701-050	96	3702-091	146	3702-141	196	3702-191	246	3702-241	296	3702-291	346	3702-341	396
0355-015	47	3701-053	97	3702-092	147	3702-142	197	3702-192	247	3702-242	297	3702-292	347	3702-342	397
3506-006	48	3701-058	98	3702-093	148	3702-143	198	3702-193	248	3702-243	298	3702-293	348	3702-343	398
3506-007	49	3701-060	99	3702-094	149	3702-144	199	3702-194	249	3702-244	299	3702-294	349	3702-344	399
3507-042	50	3701-065	100	3702-095	150	3702-145	200	3702-195	250	3702-245	300	3702-295	350	3702-345	400

## Sheet 8 of 8

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## 9. ASSESSMENT ROLL

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

Property Land Use Type	Parcel Count	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
Non-Residential/ Non-Residential Condominium Property	212	40,023.413	\$812,584.55	\$98,581.26	\$911,165.81
Non-Profit/Public/Institution Property	48	5,011.222	107,891.58	0.00	107,891.58
Residential/Residential Condominium Property	495	2,159.514	46,494.13	0.00	46,494.13
Parking Lot/Vacant Property	51	5,199.564	109,126.71	5,659.40	114,786.11
<b>Totals:</b>	<b>806</b>	<b>52,393.713</b>	<b>\$1,076,096.97</b>	<b>\$104,240.66</b>	<b>\$1,180,337.63</b>

Note: During the petition phase of the District renewal and expansion campaign a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

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

**Central Market Community Benefit District  
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
0341 -004	934 MARKET ST	228.457	\$4,864.12	\$109.49	\$4,973.61
0341 -006	948 MARKET ST	389.561	7,968.77	839.87	8,808.64
0341 -007	34 - 38 MASON ST	108.570	2,204.24	267.47	2,471.71
0341 -008	50 - 68 MASON ST	386.053	7,945.32	735.35	8,680.67
0341 -009	25 CYRIL MAGNIN ST	503.611	10,099.16	1,492.34	11,591.50
0341 -015	30 MASON STREET C101	15.523	330.46	7.52	337.98
0341 -016	938 MARKET ST C-109	17.421	357.70	34.87	392.57
0341 -017	940 MARKET ST C-111	16.803	348.83	25.97	374.80
0341 -018	30 MASON STREET UNIT 201	3.375	72.66	0.00	72.66
0341 -019	30 MASON STREET UNIT 202	3.375	72.66	0.00	72.66
0341 -020	30 MASON STREET UNIT 204	4.500	96.89	0.00	96.89
0341 -021	30 MASON STREET UNIT 205	4.500	96.89	0.00	96.89
0341 -022	30 MASON STREET UNIT 301	3.375	72.66	0.00	72.66
0341 -023	30 MASON STREET UNIT 302	3.375	72.66	0.00	72.66
0341 -024	30 MASON STREET UNIT 304	4.500	96.89	0.00	96.89
0341 -025	30 MASON STREET UNIT 305	4.500	96.89	0.00	96.89
0341 -026	30 MASON STREET UNIT 401	3.375	72.66	0.00	72.66
0341 -027	30 MASON STREET UNIT 402	3.375	72.66	0.00	72.66
0341 -028	30 MASON STREET UNIT 403	3.375	72.66	0.00	72.66
0341 -029	30 MASON STREET UNIT 404	3.375	72.66	0.00	72.66
0341 -030	30 MASON STREET UNIT 405	4.500	96.89	0.00	96.89
0341 -031	30 MASON STREET UNIT 501	3.375	72.66	0.00	72.66
0341 -032	30 MASON STREET UNIT 502	3.375	72.66	0.00	72.66
0341 -033	30 MASON STREET UNIT 503	3.375	72.66	0.00	72.66
0341 -034	30 MASON STREET UNIT 504	3.375	72.66	0.00	72.66
0341 -035	942 MARKET STREET UNIT 505	4.500	96.89	0.00	96.89
0341 -036	30 MASON STREET UNIT 601	3.375	72.66	0.00	72.66
0341 -037	30 MASON STREET UNIT 602	3.375	72.66	0.00	72.66
0341 -038	30 MASON STREET UNIT 603	3.375	72.66	0.00	72.66
0341 -039	30 MASON STREET UNIT 604	3.375	72.66	0.00	72.66
0341 -040	30 MASON STREET UNIT 605	4.500	96.89	0.00	96.89
0341 -041	30 MASON STREET UNIT 701	3.375	72.66	0.00	72.66
0341 -042	30 MASON STREET UNIT 702	3.375	72.66	0.00	72.66
0341 -043	30 MASON STREET UNIT 703	3.375	72.66	0.00	72.66
0341 -044	30 MASON STREET UNIT 704	3.375	72.66	0.00	72.66
0341 -045	30 MASON STREET UNIT 705	4.500	96.89	0.00	96.89
0355 -003	1212 MARKET ST	250.411	5,196.35	391.35	5,587.70
0355 -004	1230 MARKET ST	246.616	5,141.88	336.69	5,478.57
0355 -005	1236 MARKET ST	192.215	4,002.21	273.30	4,275.51
0355 -006	1240 - 1242 MARKET ST	65.936	1,305.23	229.53	1,534.76
0355 -007	1244 MARKET ST	122.800	2,480.26	328.40	2,808.66
0355 -008	1256 - 1264 MARKET ST	241.761	4,905.42	601.48	5,506.90
0355 -009	1272 - 1276 MARKET ST	132.767	2,623.32	471.94	3,095.26
0355 -010	1278 - 1298 MARKET ST	436.118	9,089.75	601.83	9,691.58
0355 -011	30 LARKIN ST	112.737	2,401.78	51.07	2,452.85
0355 -012	41 GROVE ST	43.139	907.83	42.04	949.87
0355 -015	1200 - 1208 MARKET ST	319.554	6,801.59	157.37	6,958.96
3506 -002	1500 - 1560 MISSION ST	251.399	5,412.62	0.00	5,412.62

**Central Market Community Benefit District  
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
3506 -003	1500 - 1560 MISSION ST	183.206	3,944.43	0.00	3,944.43
3507 -042	SITUS TO BE ASSIGNED ST	247.559	5,223.89	212.85	5,436.74
3508 -018	80 - 98 09TH ST	288.561	6,079.51	267.34	6,346.85
3508 -019	1310 MISSION ST	32.735	704.78	0.00	704.78
3508 -022	1338 MISSION ST	26.921	579.61	0.00	579.61
3508 -024	1360 MISSION ST	77.774	1,674.47	0.00	1,674.47
3508 -025	1366 - 1370 MISSION ST	25.633	551.88	0.00	551.88
3508 -039	875 STEVENSON ST	346.075	7,280.26	342.66	7,622.92
3508 -040	1328 MISSION ST #1	3.375	72.66	0.00	72.66
3508 -041	1328 MISSION ST #2	4.500	96.89	0.00	96.89
3508 -042	1328 MISSION ST #3	3.375	72.66	0.00	72.66
3508 -043	1328 MISSION ST #4	4.500	96.89	0.00	96.89
3508 -044	1328 MISSION ST #5	4.500	96.89	0.00	96.89
3508 -045	1328 MISSION ST #6	4.500	96.89	0.00	96.89
3508 -046	1328 MISSION ST #7	3.375	72.66	0.00	72.66
3508 -047	1328 MISSION ST #8	5.625	121.11	0.00	121.11
3508 -048	1328 MISSION ST #9	4.500	96.89	0.00	96.89
3508 -049	1328 MISSION ST #10	5.625	121.11	0.00	121.11
3508 -050	1328 MISSION ST #11	4.500	96.89	0.00	96.89
3508 -052	1340 MISSION ST	20.427	439.79	0.00	439.79
3508 -053	1390 MISSION ST	437.421	9,417.67	0.00	9,417.67
3508 -054	66 09TH ST	193.656	4,169.41	0.00	4,169.41
3509 -018	1349 - 1351 MISSION ST	22.779	490.43	0.00	490.43
3509 -019	1345 MISSION ST	67.881	1,404.92	113.51	1,518.43
3509 -036	1339 MISSION ST	67.997	1,399.41	129.59	1,529.00
3509 -037	1337 MISSION ST	61.997	1,255.87	158.41	1,414.28
3509 -040	1375 MISSION ST	96.557	1,960.05	238.48	2,198.53
3509 -042	113 - 115 10TH ST	57.822	1,220.60	48.78	1,269.38
3509 -043	104 - 112 09TH ST	89.604	1,889.52	79.59	1,969.11
3510 -001	1415 MISSION ST	89.712	1,882.30	98.73	1,981.03
3510 -049	1475 MISSION ST	368.885	7,208.50	1,472.29	8,680.79
3510 -057	1453 MISSION ST	156.496	3,369.36	0.00	3,369.36
3511 -001	1513 MISSION ST	206.223	4,252.39	376.49	4,628.88
3511 -074	1517 - 1519 MISSION ST	129.121	2,570.98	419.44	2,990.42
3511 -075	1525 - 1535 MISSION ST	209.001	4,076.36	849.81	4,926.17
3511 -080	1543 MISSION ST	186.089	3,763.34	488.01	4,251.35
3511 -082	1537 - 1543 MISSION ST	39.569	834.09	35.78	869.87
3701 -005	38V 08TH ST	56.700	1,184.58	72.59	1,257.17
3701 -008	1254 - 1260 MISSION ST	132.556	2,706.41	296.07	3,002.48
3701 -010	30 LASKIE ST	2.688	38.58	38.72	77.30
3701 -011	36 - 38 LASKIE ST	1.148	24.72	0.00	24.72
3701 -012	44V LASKIE ST	0.903	11.67	15.60	27.27
3701 -020	35V LASKIE ST	1.515	19.57	26.19	45.76
3701 -021	1270 - 1278 MISSION ST	202.257	4,230.75	248.54	4,479.29
3701 -022	1284 - 1288 MISSION ST	391.487	8,130.98	597.55	8,728.53
3701 -023	77 - 83 09TH ST	133.234	2,630.02	478.68	3,108.70
3701 -024	65 09TH ST	41.971	903.64	0.00	903.64
3701 -050	1201 MARKET ST	330.043	6,961.98	288.69	7,250.67

**Central Market Community Benefit District  
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
3701 -053		967.413	20,059.97	1,542.21	21,602.18
3701 -059	1215 - 1231 MARKET ST	957.460	17,905.21	5,436.68	23,341.89
3701 -060	50 08TH ST	520.463	9,147.28	4,130.92	13,278.20
3701 -065	1275 MARKET ST	385.848	8,052.41	511.56	8,563.97
3701 -066	55 09TH ST	149.463	3,063.78	309.38	3,373.16
3702 -001	6 - 26 07TH ST	186.443	4,014.12	0.00	4,014.12
3702 -002	30 - 34 07TH ST	208.997	4,435.14	129.59	4,564.73
3702 -044	1145 MARKET ST	378.881	6,701.30	2,922.16	9,623.46
3702 -044A	1141 MARKET ST	193.417	4,039.26	250.88	4,290.14
3702 -045	1133 - 1139 MARKET ST	263.560	5,361.83	627.41	5,989.24
3702 -046	1127 MARKET ST	81.168	1,747.55	0.00	1,747.55
3702 -047	1125 MARKET ST	118.951	2,507.62	107.16	2,614.78
3702 -048	1115 - 1117 MARKET ST	186.700	3,753.88	533.38	4,287.26
3702 -048A	1111 - 1113 MARKET ST	63.394	1,364.87	0.00	1,364.87
3702 -053	1167 - 1171 MARKET ST	50.139	1,044.92	69.40	1,114.32
3702 -054	1155 MARKET ST	184.055	3,962.70	0.00	3,962.70
3702 -058	1160 MISSION ST UNIT B	16.459	343.90	21.00	364.90
3702 -059	1160 MISSION ST UNIT C	20.203	397.64	74.93	472.57
3702 -060	1146-1160 MISSION ST.	67.711	1,079.54	759.20	1,838.74
3702 -061	1160 MISSION ST #501	4.500	96.89	0.00	96.89
3702 -062	1160 MISSION ST #502	3.375	72.66	0.00	72.66
3702 -063	1160 MISSION ST #503	3.375	72.66	0.00	72.66
3702 -064	1160 MISSION ST #504	3.375	72.66	0.00	72.66
3702 -065	1160 MISSION ST #505	3.375	72.66	0.00	72.66
3702 -066	1160 MISSION ST #506	4.500	96.89	0.00	96.89
3702 -067	1160 MISSION ST #507	4.500	96.89	0.00	96.89
3702 -068	1160 MISSION ST #508	4.500	96.89	0.00	96.89
3702 -069	1160 MISSION ST #509	3.375	72.66	0.00	72.66
3702 -070	1160 MISSION ST #510	3.375	72.66	0.00	72.66
3702 -071	1160 MISSION ST #511	3.375	72.66	0.00	72.66
3702 -072	1160 MISSION ST #512	3.375	72.66	0.00	72.66
3702 -073	1160 MISSION ST #513	4.500	96.89	0.00	96.89
3702 -074	1160 MISSION ST #601	4.500	96.89	0.00	96.89
3702 -075	1160 MISSION ST #602	3.375	72.66	0.00	72.66
3702 -076	1160 MISSION ST #603	4.500	96.89	0.00	96.89
3702 -077	1160 MISSION ST #604	3.375	72.66	0.00	72.66
3702 -078	1160 MISSION ST #605	4.500	96.89	0.00	96.89
3702 -079	1160 MISSION ST 606	4.500	96.89	0.00	96.89
3702 -080	1160 MISSION ST #608	4.500	96.89	0.00	96.89
3702 -081	1160 MISSION ST 609	3.375	72.66	0.00	72.66
3702 -082	1160 MISSION ST #610	3.375	72.66	0.00	72.66
3702 -083	1160 MISSION ST #611	3.375	72.66	0.00	72.66
3702 -084	1160 MISSION ST #612	3.375	72.66	0.00	72.66
3702 -085	1160 MISSION ST #613	4.500	96.89	0.00	96.89
3702 -086	1160 MISSION ST #614	4.500	96.89	0.00	96.89
3702 -087	1160 MISSION ST #701	4.500	96.89	0.00	96.89
3702 -088	1160 MISSION ST #702	3.375	72.66	0.00	72.66
3702 -089	1160 MISSION ST #703	3.375	72.66	0.00	72.66



**Central Market Community Benefit District  
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
3702 -090	1160 MISSION ST #704	3.375	72.66	0.00	72.66
3702 -091	1160 MISSION ST #705	3.375	72.66	0.00	72.66
3702 -092	1160 MISSION ST #706	4.500	96.89	0.00	96.89
3702 -093	1160 MISSION ST #707	4.500	96.89	0.00	96.89
3702 -094	1160 MISSION ST #708	4.500	96.89	0.00	96.89
3702 -095	1160 MISSION ST #709	3.375	72.66	0.00	72.66
3702 -096	1160 MISSION ST #710	3.375	72.66	0.00	72.66
3702 -097	1160 MISSION ST #711	3.375	72.66	0.00	72.66
3702 -098	1160 MISSION ST #712	3.375	72.66	0.00	72.66
3702 -099	1160 MISSION ST #713	4.500	96.89	0.00	96.89
3702 -100	1160 MISSION ST #714	4.500	96.89	0.00	96.89
3702 -101	1160 MISSION ST #801	4.500	96.89	0.00	96.89
3702 -102	1160 MISSION ST #802	3.375	72.66	0.00	72.66
3702 -103	1160 MISSION ST #803	3.375	72.66	0.00	72.66
3702 -104	1160 MISSION ST #804	3.375	72.66	0.00	72.66
3702 -105	1160 MISSION ST #805	3.375	72.66	0.00	72.66
3702 -106	1160 MISSION ST #806	4.500	96.89	0.00	96.89
3702 -107	1160 MISSION ST 807	4.500	96.89	0.00	96.89
3702 -108	1160 MISSION ST #808	4.500	96.89	0.00	96.89
3702 -109	1160 MISSION ST #809	3.375	72.66	0.00	72.66
3702 -110	1160 MISSION ST #810	3.375	72.66	0.00	72.66
3702 -111	1160 MISSION ST #811	3.375	72.66	0.00	72.66
3702 -112	1160 MISSION ST #812	3.375	72.66	0.00	72.66
3702 -113	1160 MISSION ST #813	4.500	96.89	0.00	96.89
3702 -114	1160 MISSION ST #814	4.500	96.89	0.00	96.89
3702 -115	1160 MISSION ST #901	4.500	96.89	0.00	96.89
3702 -116	1160 MISSION ST #902	3.375	72.66	0.00	72.66
3702 -117	1160 MISSION ST #903	3.375	72.66	0.00	72.66
3702 -118	1160 MISSION ST #904	3.375	72.66	0.00	72.66
3702 -119	1160 MISSION ST #905	3.375	72.66	0.00	72.66
3702 -120	1160 MISSION ST #906	4.500	96.89	0.00	96.89
3702 -121	1160 MISSION ST #907	4.500	96.89	0.00	96.89
3702 -122	1160 MISSION ST #908	4.500	96.89	0.00	96.89
3702 -123	1160 MISSION ST #909	3.375	72.66	0.00	72.66
3702 -124	1160 MISSION ST #910	3.375	72.66	0.00	72.66
3702 -125	1160 MISSION ST #911	3.375	72.66	0.00	72.66
3702 -126	1160 MISSION ST #912	3.375	72.66	0.00	72.66
3702 -127	1160 MISSION ST #913	4.500	96.89	0.00	96.89
3702 -128	1160 MISSION ST #914	4.500	96.89	0.00	96.89
3702 -129	1160 MISSION ST #1001	4.500	96.89	0.00	96.89
3702 -130	1160 MISSION ST #1002	3.375	72.66	0.00	72.66
3702 -131	1160 MISSION ST #1003	3.375	72.66	0.00	72.66
3702 -132	1160 MISSION ST #1004	3.375	72.66	0.00	72.66
3702 -133	1160 MISSION ST #1005	3.375	72.66	0.00	72.66
3702 -134	1160 MISSION ST #1006	4.500	96.89	0.00	96.89
3702 -135	1160 MISSION ST #1007	4.500	96.89	0.00	96.89
3702 -136	1160 MISSION ST #1008	4.500	96.89	0.00	96.89
3702 -137	1160 MISSION ST #1009	3.375	72.66	0.00	72.66

**Central Market Community Benefit District  
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3702 -138	1160 MISSION ST #1010	3.375	72.66	0.00	72.66
3702 -139	1160 MISSION ST #1011	3.375	72.66	0.00	72.66
3702 -140	1160 MISSION ST #1012	3.375	72.66	0.00	72.66
3702 -141	1160 MISSION ST #1013	4.500	96.89	0.00	96.89
3702 -142	1160 MISSION ST #1014	4.500	96.89	0.00	96.89
3702 -143	1160 MISSION ST #1101	4.500	96.89	0.00	96.89
3702 -144	1160 MISSION ST #1102	3.375	72.66	0.00	72.66
3702 -145	1160 MISSION ST #1103	3.375	72.66	0.00	72.66
3702 -146	1160 MISSION ST #1104	3.375	72.66	0.00	72.66
3702 -147	1160 MISSION ST #1105	3.375	72.66	0.00	72.66
3702 -148	1160 MISSION ST #1106	4.500	96.89	0.00	96.89
3702 -149	1160 MISSION ST #1107	4.500	96.89	0.00	96.89
3702 -150	1160 MISSION ST #1108	4.500	96.89	0.00	96.89
3702 -151	1160 MISSION ST #1109	3.375	72.66	0.00	72.66
3702 -152	1160 MISSION ST #1110	3.375	72.66	0.00	72.66
3702 -153	1160 MISSION ST #1111	3.375	72.66	0.00	72.66
3702 -154	1160 MISSION ST #1112	3.375	72.66	0.00	72.66
3702 -155	1160 MISSION ST #1113	4.500	96.89	0.00	96.89
3702 -156	1160 MISSION ST #1114	4.500	96.89	0.00	96.89
3702 -157	1160 MISSION ST #1201	4.500	96.89	0.00	96.89
3702 -158	1160 MISSION ST #1202	3.375	72.66	0.00	72.66
3702 -159	1160 MISSION ST #1203	3.375	72.66	0.00	72.66
3702 -160	1160 MISSION ST #1204	3.375	72.66	0.00	72.66
3702 -161	1160 MISSION ST #1205	3.375	72.66	0.00	72.66
3702 -162	1160 MISSION ST #1206	4.500	96.89	0.00	96.89
3702 -163	1160 MISSION ST #1207	4.500	96.89	0.00	96.89
3702 -164	1160 MISSION ST #1208	4.500	96.89	0.00	96.89
3702 -165	1160 MISSION ST #1209	3.375	72.66	0.00	72.66
3702 -166	1160 MISSION ST #1210	3.375	72.66	0.00	72.66
3702 -167	1160 MISSION ST #1211	3.375	72.66	0.00	72.66
3702 -168	1160 MISSION ST #1212	3.375	72.66	0.00	72.66
3702 -169	1160 MISSION ST #1213	4.500	96.89	0.00	96.89
3702 -170	1160 MISSION ST #1214	4.500	96.89	0.00	96.89
3702 -171	1160 MISSION ST #1401	4.500	96.89	0.00	96.89
3702 -172	1160 MISSION ST 1402	3.375	72.66	0.00	72.66
3702 -173	1160 MISSION ST #1403	3.375	72.66	0.00	72.66
3702 -174	1160 MISSION ST #1404	3.375	72.66	0.00	72.66
3702 -175	1160 MISSION ST #1405	3.375	72.66	0.00	72.66
3702 -176	1160 MISSION ST #1406	4.500	96.89	0.00	96.89
3702 -177	1160 MISSION ST 1407	4.500	96.89	0.00	96.89
3702 -178	1160 MISSION ST #1408	4.500	96.89	0.00	96.89
3702 -179	1160 MISSION ST #1409	3.375	72.66	0.00	72.66
3702 -180	1160 MISSION ST #1410	3.375	72.66	0.00	72.66
3702 -181	1160 MISSION ST #1411	3.375	72.66	0.00	72.66
3702 -182	1160 MISSION ST #1412	3.375	72.66	0.00	72.66
3702 -183	1160 MISSION ST #1413	4.500	96.89	0.00	96.89
3702 -184	1160 MISSION ST #1414	4.500	96.89	0.00	96.89
3702 -185	1160 MISSION ST #1501	4.500	96.89	0.00	96.89

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Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity	2013/14 Maximum Annual
				Assessment	Assessment
3702 -186	1160 MISSION ST #1502	3.375	72.66	0.00	72.66
3702 -187	1160 MISSION ST #1503	3.375	72.66	0.00	72.66
3702 -188	1160 MISSION ST #1504	3.375	72.66	0.00	72.66
3702 -189	1160 MISSION ST 1505	3.375	72.66	0.00	72.66
3702 -190	1160 MISSION ST #1506	4.500	96.89	0.00	96.89
3702 -191	1160 MISSION ST #1507	4.500	96.89	0.00	96.89
3702 -192	1160 MISSION ST #1508	4.500	96.89	0.00	96.89
3702 -193	1160 MISSION ST #1509	3.375	72.66	0.00	72.66
3702 -194	1160 MISSION ST 1510	3.375	72.66	0.00	72.66
3702 -195	1160 MISSION ST #1511	3.375	72.66	0.00	72.66
3702 -196	1160 MISSION ST #1512	3.375	72.66	0.00	72.66
3702 -197	1160 MISSION ST #1513	4.500	96.89	0.00	96.89
3702 -198	1160 MISSION ST #1514	4.500	96.89	0.00	96.89
3702 -199	1160 MISSION ST #1601	4.500	96.89	0.00	96.89
3702 -200	1160 MISSION ST #1602	3.375	72.66	0.00	72.66
3702 -201	1160 MISSION ST #1603	3.375	72.66	0.00	72.66
3702 -202	1160 MISSION ST #1604	3.375	72.66	0.00	72.66
3702 -203	1160 MISSION ST #1605	3.375	72.66	0.00	72.66
3702 -204	1160 MISSION ST #1606	4.500	96.89	0.00	96.89
3702 -205	1160 MISSION ST #1607	4.500	96.89	0.00	96.89
3702 -206	1160 MISSION ST #1608	4.500	96.89	0.00	96.89
3702 -207	1160 MISSION ST #1609	3.375	72.66	0.00	72.66
3702 -208	1160 MISSION ST #1610	3.375	72.66	0.00	72.66
3702 -209	1160 MISSION ST #1611	3.375	72.66	0.00	72.66
3702 -210	1160 MISSION ST #1612	3.375	72.66	0.00	72.66
3702 -211	1160 MISSION ST #1613	4.500	96.89	0.00	96.89
3702 -212	1160 MISSION ST #1614	4.500	96.89	0.00	96.89
3702 -213	1160 MISSION ST #1701	4.500	96.89	0.00	96.89
3702 -214	1160 MISSION ST #1702	3.375	72.66	0.00	72.66
3702 -215	1160 MISSION ST #1703	3.375	72.66	0.00	72.66
3702 -216	1160 MISSION ST #1704	3.375	72.66	0.00	72.66
3702 -217	1160 MISSION ST #1705	3.375	72.66	0.00	72.66
3702 -218	1160 MISSION ST #1706	4.500	96.89	0.00	96.89
3702 -219	1160 MISSION ST #1707	4.500	96.89	0.00	96.89
3702 -220	1160 MISSION ST #1708	4.500	96.89	0.00	96.89
3702 -221	1160 MISSION ST #1709	3.375	72.66	0.00	72.66
3702 -222	1160 MISSION ST #1710	3.375	72.66	0.00	72.66
3702 -223	1160 MISSION ST #1711	3.375	72.66	0.00	72.66
3702 -224	1160 MISSION ST #1712	3.375	72.66	0.00	72.66
3702 -225	1160 MISSION ST #1713	4.500	96.89	0.00	96.89
3702 -226	1160 MISSION ST #1714	4.500	96.89	0.00	96.89
3702 -227	1160 MISSION ST #1801	4.500	96.89	0.00	96.89
3702 -228	1160 MISSION ST #1802	3.375	72.66	0.00	72.66
3702 -229	1160 MISSION ST #1803	3.375	72.66	0.00	72.66
3702 -230	1160 MISSION ST #1804	3.375	72.66	0.00	72.66
3702 -231	1160 MISSION ST #1805	3.375	72.66	0.00	72.66
3702 -232	1160 MISSION ST #1806	4.500	96.89	0.00	96.89
3702 -233	1160 MISSION ST #1807	4.500	96.89	0.00	96.89

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Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
3702 -234	1160 MISSION ST #1808	4.500	96.89	0.00	96.89
3702 -235	1160 MISSION ST #1809	3.375	72.66	0.00	72.66
3702 -236	1160 MISSION ST #1810	3.375	72.66	0.00	72.66
3702 -237	1160 MISSION ST #1811	3.375	72.66	0.00	72.66
3702 -238	1160 MISSION ST #1812	3.375	72.66	0.00	72.66
3702 -239	1160 MISSION ST #1813	4.500	96.89	0.00	96.89
3702 -240	1160 MISSION ST #1814	4.500	96.89	0.00	96.89
3702 -241	1160 MISSION ST #1901	4.500	96.89	0.00	96.89
3702 -242	1160 MISSION ST #1902	3.375	72.66	0.00	72.66
3702 -243	1160 MISSION ST #1903	3.375	72.66	0.00	72.66
3702 -244	1160 MISSION ST #1904	3.375	72.66	0.00	72.66
3702 -245	1160 MISSION ST #1905	3.375	72.66	0.00	72.66
3702 -246	1160 MISSION ST #1906	4.500	96.89	0.00	96.89
3702 -247	1160 MISSION ST #1907	4.500	96.89	0.00	96.89
3702 -248	1160 MISSION ST #1908	4.500	96.89	0.00	96.89
3702 -249	1160 MISSION ST #1909	3.375	72.66	0.00	72.66
3702 -250	1160 MISSION ST #1910	3.375	72.66	0.00	72.66
3702 -251	1160 MISSION ST #1911	3.375	72.66	0.00	72.66
3702 -252	1160 MISSION ST #1912	3.375	72.66	0.00	72.66
3702 -253	1160 MISSION ST #1913	4.500	96.89	0.00	96.89
3702 -254	1160 MISSION ST #1914	4.500	96.89	0.00	96.89
3702 -255	1160 MISSION ST #2001	4.500	96.89	0.00	96.89
3702 -256	1160 MISSION ST #2002	3.375	72.66	0.00	72.66
3702 -257	1160 MISSION ST #2003	3.375	72.66	0.00	72.66
3702 -258	1160 MISSION ST #2004	3.375	72.66	0.00	72.66
3702 -259	1160 MISSION ST #2005	3.375	72.66	0.00	72.66
3702 -260	1160 MISSION ST #2006	4.500	96.89	0.00	96.89
3702 -261	1160 MISSION ST #2007	4.500	96.89	0.00	96.89
3702 -262	1160 MISSION ST #2008	4.500	96.89	0.00	96.89
3702 -263	1160 MISSION ST #2009	3.375	72.66	0.00	72.66
3702 -264	1160 MISSION ST #2010	3.375	72.66	0.00	72.66
3702 -265	1160 MISSION ST #2011	3.375	72.66	0.00	72.66
3702 -266	1160 MISSION ST #2012	3.375	72.66	0.00	72.66
3702 -267	1160 MISSION ST #2013	4.500	96.89	0.00	96.89
3702 -268	1160 MISSION ST #2014	4.500	96.89	0.00	96.89
3702 -269	1160 MISSION ST #2101	4.500	96.89	0.00	96.89
3702 -270	1160 MISSION ST #2102	3.375	72.66	0.00	72.66
3702 -271	1160 MISSION ST #2103	3.375	72.66	0.00	72.66
3702 -272	1160 MISSION ST #2104	3.375	72.66	0.00	72.66
3702 -273	1160 MISSION ST #2105	3.375	72.66	0.00	72.66
3702 -274	1160 MISSION ST #2106	4.500	96.89	0.00	96.89
3702 -275	1160 MISSION ST #2107	4.500	96.89	0.00	96.89
3702 -276	1160 MISSION ST #2108	4.500	96.89	0.00	96.89
3702 -277	1160 MISSION ST #2109	3.375	72.66	0.00	72.66
3702 -278	1160 MISSION ST #2110	3.375	72.66	0.00	72.66
3702 -279	1160 MISSION ST #2111	3.375	72.66	0.00	72.66
3702 -280	1160 MISSION ST #2112	3.375	72.66	0.00	72.66
3702 -281	1160 MISSION ST #2113	4.500	96.89	0.00	96.89

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Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
3702 -282	1160 MISSION ST #2114	4.500	96.89	0.00	96.89
3702 -283	1160 MISSION ST #2201	4.500	96.89	0.00	96.89
3702 -284	1160 MISSION ST #2202	3.375	72.66	0.00	72.66
3702 -285	1160 MISSION ST #2203	3.375	72.66	0.00	72.66
3702 -286	1160 MISSION ST #2204	3.375	72.66	0.00	72.66
3702 -287	1160 MISSION ST #2205	3.375	72.66	0.00	72.66
3702 -288	1160 MISSION ST #2206	5.625	121.11	0.00	121.11
3702 -289	1160 MISSION ST #2208	4.500	96.89	0.00	96.89
3702 -290	1160 MISSION ST #2209	3.375	72.66	0.00	72.66
3702 -291	1160 MISSION ST #2210	3.375	72.66	0.00	72.66
3702 -292	1160 MISSION ST #2211	3.375	72.66	0.00	72.66
3702 -293	1160 MISSION ST #2212	3.375	72.66	0.00	72.66
3702 -294	1160 MISSION ST #2213	5.625	121.11	0.00	121.11
3702 -295	1160 MISSION ST #2301	4.500	96.89	0.00	96.89
3702 -296	1160 MISSION ST #2302	3.375	72.66	0.00	72.66
3702 -297	1160 MISSION ST #2303	3.375	72.66	0.00	72.66
3702 -298	1160 MISSION ST #2304	3.375	72.66	0.00	72.66
3702 -299	1160 MISSION ST #2305	3.375	72.66	0.00	72.66
3702 -300	1160 MISSION ST #2306	5.625	121.11	0.00	121.11
3702 -301	1160 MISSION ST #2308	4.500	96.89	0.00	96.89
3702 -302	1160 MISSION ST #2309	3.375	72.66	0.00	72.66
3702 -303	1160 MISSION ST #2310	3.375	72.66	0.00	72.66
3702 -304	1160 MISSION ST #2311	3.375	72.66	0.00	72.66
3702 -305	1160 MISSION ST #2312	3.375	72.66	0.00	72.66
3702 -306	1160 MISSION ST #2313	5.625	121.11	0.00	121.11
3702 -307	1188 MISSION ST	490.551	7,773.06	5,596.43	13,369.49
3702 -308	33 8TH ST	921.035	19,158.38	1,347.68	20,506.06
3703 -001	1001 - 1005 MARKET ST	362.717	7,502.73	615.27	8,118.00
3703 -002	20 - 22 06TH ST	124.669	2,507.08	355.32	2,862.40
3703 -003	26 - 28 06TH ST	215.400	4,598.81	77.78	4,676.59
3703 -004	32 - 40 06TH ST	414.579	8,462.43	930.14	9,392.57
3703 -005	42 - 46 06TH ST	63.485	1,270.05	194.23	1,464.28
3703 -006	48 - 62 06TH ST	336.136	7,049.44	376.45	7,425.89
3703 -007	520 JESSIE ST	61.313	1,320.07	0.00	1,320.07
3703 -010	532 - 536 JESSIE ST	56.090	1,163.91	87.72	1,251.63
3703 -011	532 - 536 JESSIE ST	56.750	1,173.39	97.22	1,270.61
3703 -012	527 - 529 STEVENSON ST	111.823	2,361.71	91.99	2,453.70
3703 -025	531 - 537 JESSIE ST	68.123	1,426.34	80.98	1,507.32
3703 -026	1010V MISSION ST	44.420	937.14	38.59	975.73
3703 -027	64 - 68 06TH ST	273.335	5,789.20	192.07	5,981.27
3703 -028	72 - 76 06TH ST	250.339	5,028.53	725.06	5,753.59
3703 -029	80 - 96 06TH ST	173.990	3,746.00	0.00	3,746.00
3703 -033	1026 MISSION ST	257.169	5,305.98	463.34	5,769.32
3703 -050	535 STEVENSON ST	64.847	1,289.60	213.85	1,503.45
3703 -053	527 STEVENSON ST	54.497	1,141.05	64.77	1,205.82
3703 -054	519 STEVENSON ST	61.313	1,320.07	0.00	1,320.07
3703 -056	1011 - 1013 MARKET ST	180.585	3,668.50	440.53	4,109.03
3703 -058	1035 MARKET ST	267.440	5,273.99	971.36	6,245.35

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3703 -059	1095 - 1097 MARKET ST	611.653	12,582.89	1,176.09	13,758.98
3703 -060	1089 - 1093 MARKET ST	225.800	4,676.32	371.61	5,047.93
3703 -061	1083 - 1087 MARKET ST	277.799	5,422.67	1,120.56	6,543.23
3703 -062	1075 MARKET ST	342.450	7,068.30	611.42	7,679.72
3703 -063	1067 - 1071 MARKET ST	244.094	4,938.90	635.10	5,574.00
3703 -064	1063 MARKET ST	114.850	2,366.15	213.89	2,580.04
3703 -065	1059 - 1061 MARKET ST	279.614	5,448.73	1,146.71	6,595.44
3703 -066	1053 - 1055 MARKET ST	219.788	4,590.02	285.01	4,875.03
3703 -067	1049 MARKET ST	278.186	5,429.13	1,124.32	6,553.45
3703 -068	1043 - 1045 MARKET ST	135.394	2,660.12	511.61	3,171.73
3703 -070	1035 MARKET ST	149.800	2,867.80	717.29	3,585.09
3703 -075	1023 MARKET ST	21.450	461.82	0.00	461.82
3703 -076	1019 - 1021 MARKET ST	98.812	2,083.82	87.50	2,171.32
3703 -078	1007 - 1009 MARKET ST	21.225	456.97	0.00	456.97
3703 -079	P	75.048	1,583.08	65.64	1,648.72
3703 -080	P	75.048	1,583.08	65.64	1,648.72
3703 -081	1018 - 1024 MISSION ST	130.579	2,591.91	440.44	3,032.35
3703 -085	537 STEVENSON ST	124.272	2,517.68	316.90	2,834.58
3703 -086	570 JESSIE ST	127.150	2,585.75	304.63	2,890.38
3703 -088	1025 MARKET ST	121.403	2,613.81	0.00	2,613.81
3704 -001	901 - 919 MARKET ST	1,325.899	26,423.04	4,261.93	30,684.97
3704 -003	40 - 48 05TH ST	275.843	5,753.44	372.21	6,125.65
3704 -010	12 MINT PLZ	106.743	2,249.78	97.14	2,346.92
3704 -011		682.506	14,694.35	0.00	14,694.35
3704 -012	66 MINT ST	434.397	9,249.24	207.36	9,456.60
3704 -013	936 - 940 MISSION ST	267.175	5,270.18	967.56	6,237.74
3704 -015	942 - 946 MISSION ST	79.000	1,666.42	69.14	1,735.56
3704 -017	948 - 952 MISSION ST	175.769	3,599.36	371.17	3,970.53
3704 -018	956 - 960 MISSION ST	338.693	6,985.67	614.92	7,600.59
3704 -019	966 MISSION ST	60.080	1,221.18	145.19	1,366.37
3704 -020	968 MISSION ST	114.393	2,359.58	207.32	2,566.90
3704 -021	972 - 976 MISSION ST	386.400	7,699.13	1,244.45	8,943.58
3704 -022	980 - 984 MISSION ST	247.997	4,994.92	691.32	5,686.24
3704 -024	481 - 483 JESSIE ST	259.400	5,158.59	855.56	6,014.15
3704 -025	87 - 99 06TH ST	337.909	7,074.89	401.98	7,476.87
3704 -026	65 - 83 06TH ST	331.600	6,984.33	311.11	7,295.44
3704 -028	471 JESSIE ST	57.680	1,186.73	110.62	1,297.35
3704 -029	431 JESSIE ST	63.043	1,292.42	130.23	1,422.65
3704 -034	14 MINT PLZ	275.085	5,742.55	361.32	6,103.87
3704 -035	439 - 441 STEVENSON ST	256.937	5,331.37	402.37	5,733.74
3704 -038	P	73.745	1,556.55	62.57	1,619.12
3704 -039		449.339	9,413.48	523.40	9,936.88
3704 -042	P V	18.169	383.26	15.90	399.16
3704 -043	460 JESSIE ST	39.299	830.61	31.11	861.72
3704 -045	469 - 479 STEVENSON ST	312.145	6,596.51	248.80	6,845.31
3704 -049	V 06TH ST	75.938	1,626.87	16.20	1,643.07
3704 -050	47 - 55 06TH ST	133.475	2,633.49	482.14	3,115.63
3704 -051	43 - 45 06TH ST	52.973	1,083.28	114.85	1,198.13

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Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
3704 -052	39 - 41 06TH ST	53.424	1,089.76	121.33	1,211.09
3704 -053	35 - 37 06TH ST	215.360	4,569.53	134.82	4,704.35
3704 -059	443 - 447 STEVENSON ST	51.073	1,056.02	87.46	1,143.48
3704 -062	422 STEVENSON ST	101.807	2,035.40	314.09	2,349.49
3704 -064	929 MARKET ST	44.680	928.37	67.41	995.78
3704 -067	993 MARKET ST	55.400	1,154.01	77.78	1,231.79
3704 -068	979 - 989 MARKET ST	531.109	10,450.79	1,974.83	12,425.62
3704 -069	973 - 977 MARKET ST	78.061	1,644.61	72.33	1,716.94
3704 -070	969 MARKET ST	78.051	1,644.48	72.16	1,716.64
3704 -071	949 - 961 MARKET ST	221.687	4,672.27	202.01	4,874.28
3704 -072	943 MARKET ST	75.168	1,584.63	67.71	1,652.34
3704 -073	935 - 939 MARKET ST	142.425	3,002.47	128.33	3,130.80
3704 -074	931 - 933 MARKET ST	154.461	3,149.99	352.33	3,502.32
3704 -075	929 MARKET ST	65.000	1,291.80	216.05	1,507.85
3704 -076	925 MARKET ST	61.982	1,248.48	172.58	1,421.06
3704 -077	923 MARKET ST	64.970	1,291.37	215.62	1,506.99
3704 -078	995 - 997 MARKET ST	723.871	14,710.31	1,755.36	16,465.67
3704 -079	410 JESSIE ST #1	19.367	385.62	62.91	448.53
3704 -080	410 JESSIE ST #101	17.592	360.15	37.33	397.48
3704 -081	410 JESSIE ST #102	16.715	347.56	24.72	372.28
3704 -085	410 JESSIE ST #501	4.500	96.89	0.00	96.89
3704 -086	410 JESSIE ST #502	5.625	121.11	0.00	121.11
3704 -087	410 JESSIE ST #503	4.500	96.89	0.00	96.89
3704 -088	410 JESSIE ST #504	4.500	96.89	0.00	96.89
3704 -089	410 JESSIE ST #601	4.500	96.89	0.00	96.89
3704 -090	410 JESSIE ST #602	5.625	121.11	0.00	121.11
3704 -091	410 JESSIE ST #603	4.500	96.89	0.00	96.89
3704 -092	410 JESSIE ST #604	4.500	96.89	0.00	96.89
3704 -093	410 JESSIE ST #701	4.500	96.89	0.00	96.89
3704 -094	410 JESSIE ST #702	4.500	96.89	0.00	96.89
3704 -095	410 JESSIE ST #703	4.500	96.89	0.00	96.89
3704 -096	410 JESSIE ST #704	4.500	96.89	0.00	96.89
3704 -097	410 JESSIE ST #705	4.500	96.89	0.00	96.89
3704 -098	410 JESSIE ST #801	4.500	96.89	0.00	96.89
3704 -099	410 JESSIE ST #802	4.500	96.89	0.00	96.89
3704 -100	410 JESSIE ST #803	4.500	96.89	0.00	96.89
3704 -101	410 JESSIE ST #804	4.500	96.89	0.00	96.89
3704 -102	410 JESSIE ST #805	4.500	96.89	0.00	96.89
3704 -103	410 JESSIE ST #901	4.500	96.89	0.00	96.89
3704 -104	410 JESSIE ST #902	4.500	96.89	0.00	96.89
3704 -105	410 JESSIE ST #903	4.500	96.89	0.00	96.89
3704 -106	410 JESSIE ST #904	4.500	96.89	0.00	96.89
3704 -107	410 JESSIE ST #905	4.500	96.89	0.00	96.89
3704 -108	410 JESSIE ST #1001	4.500	96.89	0.00	96.89
3704 -109	410 JESSIE ST #1002	4.500	96.89	0.00	96.89
3704 -110	410 JESSIE ST #1003	4.500	96.89	0.00	96.89
3704 -111	410 JESSIE ST #1004	4.500	96.89	0.00	96.89
3704 -112	410 JESSIE ST #1005	4.500	96.89	0.00	96.89

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3704 -113	10 MINT PLZ #1	5.625	121.11	0.00	121.11
3704 -114	10 MINT PLZ #2	5.625	121.11	0.00	121.11
3704 -115	10 MINT PLZ #3	5.625	121.11	0.00	121.11
3704 -116	10 MINT PLZ #4	5.625	121.11	0.00	121.11
3704 -117	10 MINT PLZ #5	5.625	121.11	0.00	121.11
3704 -118	10 MINT PLZ #6	5.625	121.11	0.00	121.11
3704 -119	410 JESSIE ST #103	18.090	367.30	44.51	411.81
3704 -120	410 JESSIE ST #201	4.500	96.89	0.00	96.89
3704 -121	410 JESSIE ST #202	3.375	72.66	0.00	72.66
3704 -122	410 JESSIE ST #203	3.375	72.66	0.00	72.66
3704 -123	410 JESSIE ST #204	3.375	72.66	0.00	72.66
3704 -124	410 JESSIE ST #205	2.250	48.44	0.00	48.44
3704 -125	410 JESSIE ST #206	3.375	72.66	0.00	72.66
3704 -126	410 JESSIE ST #207	3.375	72.66	0.00	72.66
3704 -127	410 JESSIE ST #208	3.375	72.66	0.00	72.66
3704 -128	410 JESSIE ST #301	4.500	96.89	0.00	96.89
3704 -129	410 JESSIE ST #302	3.375	72.66	0.00	72.66
3704 -130	410 JESSIE ST #303	3.375	72.66	0.00	72.66
3704 -131	410 JESSIE ST #304	3.375	72.66	0.00	72.66
3704 -132	410 JESSIE ST #305	2.250	48.44	0.00	48.44
3704 -133	410 JESSIE ST #306	3.375	72.66	0.00	72.66
3704 -134	410 JESSIE ST #307	3.375	72.66	0.00	72.66
3704 -135	410 JESSIE ST #308	3.375	72.66	0.00	72.66
3704 -136	410 JESSIE ST #401	4.500	96.89	0.00	96.89
3704 -137	410 JESSIE ST #402	3.375	72.66	0.00	72.66
3704 -138	410 JESSIE ST #403	3.375	72.66	0.00	72.66
3704 -139	410 JESSIE ST #404	3.375	72.66	0.00	72.66
3704 -140	410 JESSIE ST #405	2.250	48.44	0.00	48.44
3704 -141	410 JESSIE ST #406	3.375	72.66	0.00	72.66
3704 -142	410 JESSIE ST #407	3.375	72.66	0.00	72.66
3704 -143	410 JESSIE ST #408	3.375	72.66	0.00	72.66
3704 -144	418 JESSIE ST #101A	20.923	407.97	85.30	493.27
3704 -145	418 JESSIE ST #102A	16.284	341.38	18.49	359.87
3704 -146	418 JESSIE ST #201A	3.375	72.66	0.00	72.66
3704 -147	418 JESSIE ST #203A	3.375	72.66	0.00	72.66
3704 -148	418 JESSIE ST #301A	3.375	72.66	0.00	72.66
3704 -149	418 JESSIE ST #302A	3.375	72.66	0.00	72.66
3704 -150	418 JESSIE ST #303A	3.375	72.66	0.00	72.66
3704 -151	418 JESSIE ST #304A	3.375	72.66	0.00	72.66
3704 -152	418 JESSIE ST #306A	3.375	72.66	0.00	72.66
3704 -153	418 JESSIE ST #401A	3.375	72.66	0.00	72.66
3704 -154	418 JESSIE ST #402A	3.375	72.66	0.00	72.66
3704 -155	418 JESSIE ST #403A	3.375	72.66	0.00	72.66
3704 -156	418 JESSIE ST #404A	3.375	72.66	0.00	72.66
3704 -157	418 JESSIE ST #501A	3.375	72.66	0.00	72.66
3704 -158	418 JESSIE ST #502A	3.375	72.66	0.00	72.66
3704 -159	418 JESSIE ST #503A	3.375	72.66	0.00	72.66
3704 -160	418 JESSIE ST #504A	3.375	72.66	0.00	72.66



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3704 -161	418 JESSIE ST #601A	3.375	72.66	0.00	72.66
3704 -162	418 JESSIE ST #602A	5.625	121.11	0.00	121.11
3704 -163	418 JESSIE ST #603A	3.375	72.66	0.00	72.66
3704 -164	418 JESSIE ST #701A	3.375	72.66	0.00	72.66
3704 -165	418 JESSIE ST #702A	5.625	121.11	0.00	121.11
3704 -166	418 JESSIE ST #703A	3.375	72.66	0.00	72.66
3704 -167	418 JESSIE ST #801A	3.375	72.66	0.00	72.66
3704 -168	418 JESSIE #802A	5.625	121.11	0.00	121.11
3704 -169	418 JESSIE ST #803A	3.375	72.66	0.00	72.66
3704 -170	418 JESSIE ST #900A	5.625	121.11	0.00	121.11
3725 -014	934 HOWARD ST	267.597	5,635.07	253.47	5,888.54
3725 -015	938 - 946 HOWARD ST	320.013	6,575.46	631.04	7,206.50
3725 -017	948 - 950 HOWARD ST	57.620	1,185.87	109.75	1,295.62
3725 -018	952 - 954 HOWARD ST	58.089	1,192.61	116.49	1,309.10
3725 -019	960 HOWARD ST	287.097	6,004.67	354.28	6,358.95
3725 -020	964 HOWARD ST	72.448	1,488.41	143.28	1,631.69
3725 -021	970V HOWARD ST	78.998	1,666.40	69.09	1,735.49
3725 -025	988 - 992 HOWARD ST	145.878	3,140.75	0.00	3,140.75
3725 -026	169 - 183 06TH ST	338.100	7,005.86	548.77	7,554.63
3725 -029	465 NATOMA ST	84.977	1,757.95	143.72	1,901.67
3725 -031	445 NATOMA ST	54.195	1,136.72	60.41	1,197.13
3725 -033	433 NATOMA ST	216.081	4,565.52	174.01	4,739.53
3725 -035	82 MARY ST	31.440	676.90	0.00	676.90
3725 -048	442 NATOMA ST	50.763	1,061.15	63.78	1,124.93
3725 -049	444 NATOMA ST	115.720	2,378.63	226.42	2,605.05
3725 -051	454 - 458 NATOMA ST	126.039	2,634.39	159.01	2,793.40
3725 -060	498 NATOMA ST	220.800	4,676.32	155.56	4,831.88
3725 -061	157 - 161 06TH ST	60.056	1,220.84	144.84	1,365.68
3725 -062	151 - 155 06TH ST	54.050	1,134.63	58.33	1,192.96
3725 -063	139 - 149 06TH ST	122.500	2,475.95	324.08	2,800.03
3725 -064	495 MINNA ST	271.175	5,686.44	304.98	5,991.42
3725 -066	481 MINNA ST	172.716	3,555.55	327.19	3,882.74
3725 -068	475V MINNA ST	23.887	504.49	19.66	524.15
3725 -069	475V V	15.487	327.08	12.75	339.83
3725 -070	475V V	19.688	415.81	16.20	432.01
3725 -071	457 MINNA ST	158.447	3,300.51	222.49	3,523.00
3725 -074	455 MINNA ST	78.480	1,643.17	93.33	1,736.50
3725 -075	453 MINNA ST	16.040	345.34	0.00	345.34
3725 -078	476 - 480 MINNA ST	150.100	3,166.20	131.36	3,297.56
3725 -079	117 06TH ST	168.611	3,630.19	0.00	3,630.19
3725 -081	101 - 115 06TH ST	324.395	6,880.92	207.32	7,088.24
3725 -082	987 - 991 MISSION ST	114.097	2,355.34	203.04	2,558.38
3725 -086	967V - 971 MISSION ST	86.716	1,829.21	75.83	1,905.04
3725 -087	959 - 965 MISSION ST	371.065	7,267.02	1,449.05	8,716.07
3725 -088	951 - 957 MISSION ST	405.181	8,122.71	1,205.86	9,328.57
3725 -101	474 NATOMA ST	116.063	2,498.84	0.00	2,498.84
3725 -102	479 NATOMA ST	130.052	2,800.02	0.00	2,800.02
3725 -103	974 - 980 HOWARD ST	107.393	2,312.17	0.00	2,312.17

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3725 -104	460 NATOMA ST #1	3.375	72.66	0.00	72.66
3725 -105	460 NATOMA ST #2	3.375	72.66	0.00	72.66
3725 -106	460 NATOMA ST #3	4.500	96.89	0.00	96.89
3725 -107	460 NATOMA ST #4	3.375	72.66	0.00	72.66
3725 -108	460 NATOMA ST #5	4.500	96.89	0.00	96.89
3725 -109	460 NATOMA ST #6	4.500	96.89	0.00	96.89
3725 -110	460 NATOMA ST #7	3.375	72.66	0.00	72.66
3725 -111	460 NATOMA ST #8	4.500	96.89	0.00	96.89
3725 -112	460 NATOMA ST #9	3.375	72.66	0.00	72.66
3725 -113	460 NATOMA ST #10	3.375	72.66	0.00	72.66
3725 -114	460 NATOMA ST #11	4.500	96.89	0.00	96.89
3725 -115	460 NATOMA ST #12	4.500	96.89	0.00	96.89
3725 -116	460 NATOMA ST #13	4.500	96.89	0.00	96.89
3725 -117	460 NATOMA ST #14	4.500	96.89	0.00	96.89
3725 -118	460 NATOMA ST #15	4.500	96.89	0.00	96.89
3725 -119	460 NATOMA ST #16	4.500	96.89	0.00	96.89
3725 -120	460 NATOMA ST #17	4.500	96.89	0.00	96.89
3725 -121	460 NATOMA ST #18	4.500	96.89	0.00	96.89
3725 -122	460 NATOMA ST #19	4.500	96.89	0.00	96.89
3725 -123	460 NATOMA ST #20	4.500	96.89	0.00	96.89
3726 -001	100 06TH ST	208.784	4,432.08	126.52	4,558.60
3726 -002	106 - 112 06TH ST	163.191	3,203.53	622.09	3,825.62
3726 -003	118 - 120 06TH ST	54.495	1,141.03	64.73	1,205.76
3726 -005	132 - 136 06TH ST	70.800	1,446.82	155.56	1,602.38
3726 -006	138 - 144 06TH ST	131.554	2,605.91	454.48	3,060.39
3726 -007	148 - 150 06TH ST	20.623	427.89	32.36	460.25
3726 -008	152 - 160 06TH ST	113.117	2,341.28	188.91	2,530.19
3726 -009	162 - 170 06TH ST	106.181	2,169.94	233.07	2,403.01
3726 -010	172 - 180 06TH ST	49.859	1,073.46	0.00	1,073.46
3726 -011	1000 HOWARD ST	192.543	3,797.07	699.18	4,496.25
3726 -105	1091 - 1099 MISSION ST	130.463	2,808.87	0.00	2,808.87
3726 -106	1087 - 1089 MISSION ST	57.500	1,184.15	108.03	1,292.18
3726 -107	1083 MISSION ST	83.644	1,702.94	196.52	1,899.46
3726 -108	1077 - 1081 MISSION ST	100.851	2,093.45	156.29	2,249.74
3726 -109	1045 MISSION ST	980.251	19,308.84	3,604.45	22,913.29
3726 -110	1023 MISSION ST	221.600	4,616.03	311.11	4,927.14
3726 -111	1019 MISSION ST	69.200	1,352.08	276.54	1,628.62
3726 -112	1013 MISSION ST	55.095	1,149.64	73.37	1,223.01
3726 -152	518 MINNA ST	55.777	1,200.88	0.00	1,200.88
3726 -172	1009 MISSION ST UNIT A	3.375	72.66	0.00	72.66
3726 -173	1009 MISSION ST UNIT B	3.375	72.66	0.00	72.66
3726 -174	1009 MISSION ST UNIT C	3.375	72.66	0.00	72.66
3726 -175	1009 MISSION ST UNIT D	3.375	72.66	0.00	72.66
3726 -176	1009 MISSION ST UNIT E	3.375	72.66	0.00	72.66
3726 -177	1009 MISSION ST UNIT F	3.375	72.66	0.00	72.66
3726 -178	1009 MISSION ST UNIT G	3.375	72.66	0.00	72.66
3726 -179	1009 MISSION ST UNIT H	3.375	72.66	0.00	72.66
3727 -001	114 7TH ST	701.684	14,521.04	1,176.52	15,697.56

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3727 -091	1125 - 1127 MISSION ST	193.200	3,849.56	622.22	4,471.78
3727 -094	1131 MISSION ST	70.148	1,360.91	299.79	1,660.70
3727 -096	1133 - 1137 MISSION ST	39.595	852.48	0.00	852.48
3727 -097	1139 MISSION ST	23.548	506.99	0.00	506.99
3727 -101	1151 - 1153 MISSION ST	64.400	1,283.19	207.41	1,490.60
3727 -102	652 - 654 MINNA ST	64.397	1,283.14	207.36	1,490.50
3727 -103	1161 MISSION ST	253.200	4,710.76	1,486.42	6,197.18
3727 -109	1171 - 1179 MISSION ST	69.566	1,497.76	0.00	1,497.76
3727 -117	1187V MISSION ST	15.480	333.28	0.00	333.28
3727 -118	1183 - 1185 MISSION ST	31.920	687.24	0.00	687.24
3727 -120	1167 - 1169 MISSION ST	49.500	1,065.74	0.00	1,065.74
3727 -130	1119 - 1121 MISSION ST	20.588	443.26	0.00	443.26
3727 -134	1119 V	49.530	1,066.38	0.00	1,066.38
3727 -168	1149 - 1145 MISSION ST	59.625	1,254.66	58.33	1,312.99
3728 -001	1201V MISSION ST	79.000	1,666.42	69.14	1,735.56
3728 -072	101 - 119 09TH ST	212.191	4,337.46	463.64	4,801.10
3728 -075	1271 - 1275 MISSION ST	80.391	1,655.05	152.06	1,807.11
3728 -076	1263 - 1267 MISSION ST	117.366	2,252.90	549.89	2,802.79
3728 -081	1225 MISSION ST	19.913	428.73	0.00	428.73
3728 -082	1221 MISSION ST	54.799	1,145.37	69.14	1,214.51
3728 -083	1217V MISSION ST	19.350	416.61	0.00	416.61
3728 -089	1235 MISSION ST	181.042	3,897.83	0.00	3,897.83
3728 -103	1277 - 1281 MISSION ST	71.486	1,471.02	136.63	1,607.65
3731 -001	200 - 214 06TH ST	98.748	2,083.01	86.38	2,169.39
3731 -002	220 - 224 06TH ST	22.343	481.04	0.00	481.04
3731 -003	226 - 232 06TH ST	118.000	2,411.36	259.26	2,670.62
3731 -004	240 06TH ST	125.350	2,516.86	365.12	2,881.98
3731 -010	270 06TH ST	58.611	1,261.89	0.00	1,261.89
3731 -011	286V - 298 06TH ST	57.598	1,240.08	0.00	1,240.08
3731 -111	248 - 270 06TH ST	144.563	3,112.44	0.00	3,112.44
3732 -023	948 - 952 FOLSOM ST	119.197	2,428.54	276.50	2,705.04
3732 -025	960 FOLSOM ST	117.095	2,398.38	246.21	2,644.59
3732 -029	984 FOLSOM ST	131.904	2,582.22	517.14	3,099.36
3732 -030	998 FOLSOM ST	128.304	2,702.79	119.61	2,822.40
3732 -031	279V 06TH ST	19.468	412.97	12.40	425.37
3732 -032	277 06TH ST	19.468	412.97	12.40	425.37
3732 -033	275 06TH ST	265.740	5,644.30	154.69	5,798.99
3732 -035	980 FOLSOM ST	47.389	990.57	59.63	1,050.20
3732 -040	459 CLEMENTINA ST	96.761	2,034.74	97.40	2,132.14
3732 -044	443V CLEMENTINA ST	23.625	498.96	19.44	518.40
3732 -045	944 FOLSOM ST	69.709	1,359.38	283.89	1,643.27
3732 -048	423V CLEMENTINA ST	28.125	524.79	162.04	686.83
3732 -062	436 CLEMENTINA ST	183.499	3,710.33	482.48	4,192.81
3732 -064	444 CLEMENTINA ST	109.000	2,282.18	129.63	2,411.81
3732 -066	450 CLEMENTINA ST	56.743	1,173.28	97.14	1,270.42
3732 -067	452 - 454 CLEMENTINA ST	56.630	1,171.66	95.49	1,267.15
3732 -068	456 - 458 CLEMENTINA ST	110.435	2,302.78	150.28	2,453.06
3732 -071	465 TEHAMA ST	226.187	4,681.87	377.18	5,059.05

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3732 -074	251 06TH ST	344.751	7,137.22	572.53	7,709.75
3732 -076	261 06TH ST	239.481	5,095.16	122.15	5,217.31
3732 -078	241 06TH ST	153.735	3,309.91	0.00	3,309.91
3732 -080	481 - 483 TEHAMA ST	54.560	1,141.95	65.68	1,207.63
3732 -087	457 TEHAMA ST	85.795	1,769.70	155.47	1,925.17
3732 -088	451 - 453 TEHAMA ST	82.819	1,723.24	120.12	1,843.36
3732 -089	445 - 449 TEHAMA ST	112.472	2,335.75	172.15	2,507.90
3732 -090	443 TEHAMA ST	59.399	1,211.41	135.38	1,346.79
3732 -090A	439 - 441 TEHAMA ST	20.307	437.21	0.00	437.21
3732 -091	435 - 437 TEHAMA ST	55.345	1,153.21	77.00	1,230.21
3732 -094	423 TEHAMA ST	114.058	2,354.78	202.48	2,557.26
3732 -095	421 TEHAMA ST	44.705	962.50	0.00	962.50
3732 -096	415 TEHAMA ST	73.976	1,523.51	138.88	1,662.39
3732 -097	409 - 413 TEHAMA ST	21.912	471.77	0.00	471.77
3732 -099	414 - 416 TEHAMA ST	19.688	415.81	16.20	432.01
3732 -100	921 HOWARD ST	215.641	4,453.95	378.91	4,832.86
3732 -101	420 TEHAMA ST	17.793	383.08	0.00	383.08
3732 -102	424 TEHAMA ST	19.792	426.12	0.00	426.12
3732 -103	927 - 931 HOWARD ST	166.650	3,468.48	239.82	3,708.30
3732 -106	436 - 438 TEHAMA ST	56.570	1,170.80	94.63	1,265.43
3732 -107	440 TEHAMA ST	61.217	1,281.75	72.77	1,354.52
3732 -108	442 TEHAMA ST	17.403	374.69	0.00	374.69
3732 -109	943 HOWARD ST	114.484	2,360.89	208.62	2,569.51
3732 -110	951 - 955 HOWARD ST	277.357	5,775.16	394.03	6,169.19
3732 -111	448 TEHAMA ST	59.125	1,248.20	49.69	1,297.89
3732 -112	452 - 454 TEHAMA ST	137.815	2,875.18	184.59	3,059.77
3732 -114	967 HOWARD ST	49.621	1,068.34	0.00	1,068.34
3732 -117	472 TEHAMA ST	55.883	1,160.94	84.73	1,245.67
3732 -119	981 HOWARD ST	284.650	5,879.84	499.08	6,378.92
3732 -122	225 - 231 06TH ST	320.229	6,749.35	291.37	7,040.72
3732 -123	219 - 221 06TH ST	21.566	464.32	0.00	464.32
3732 -124	201 - 211 06TH ST	283.988	5,942.11	345.51	6,287.62
3732 -125	991 - 993 HOWARD ST	55.164	1,153.02	69.57	1,222.59
3732 -126	989 HOWARD ST	56.038	1,155.99	101.37	1,257.36
3732 -127	985 - 987 HOWARD ST	59.495	1,217.56	127.17	1,344.73
3732 -129	977 HOWARD ST	56.810	1,174.25	98.09	1,272.34
3732 -130	973 - 975 HOWARD ST	59.595	1,214.23	138.19	1,352.42
3732 -137	943 HOWARD ST	19.750	416.61	17.28	433.89
3732 -138	939 HOWARD ST	55.999	1,162.60	86.42	1,249.02
3732 -139	937 HOWARD ST	20.559	442.64	0.00	442.64
3732 -140	933 - 935 HOWARD ST	107.650	2,262.80	110.19	2,372.99
3732 -143	925 HOWARD ST	58.178	1,193.88	117.79	1,311.67
3732 -145A	915 - 917 HOWARD ST	111.100	2,312.32	159.88	2,472.20
3732 -146	909 HOWARD ST	26.333	555.47	23.03	578.50
3732 -147	928 FOLSOM ST	41.500	859.05	69.14	928.19
3732 -153	469 CLEMENTINA ST 1	3.375	72.66	0.00	72.66
3732 -154	469 CLEMENTINA ST 2	3.375	72.66	0.00	72.66
3732 -155	469 CLEMENTINA ST 3	3.375	72.66	0.00	72.66

**Central Market Community Benefit District  
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3732 -156	469 CLEMENTINA ST 4	3.375	72.66	0.00	72.66
3732 -157	469 CLEMENTINA ST 5	3.375	72.66	0.00	72.66
3732 -158	469 CLEMENTINA ST 6	3.375	72.66	0.00	72.66
3732 -159	469 CLEMENTINA ST 7	3.375	72.66	0.00	72.66
3732 -160	469 CLEMENTINA ST 8	3.375	72.66	0.00	72.66
3732 -161	469 CLEMENTINA ST 9	3.375	72.66	0.00	72.66
3732 -162	469 CLEMENTINA ST 10	3.375	72.66	0.00	72.66
3732 -163	469 CLEMENTINA ST 11	3.375	72.66	0.00	72.66
3732 -164	469 CLEMENTINA ST 12	3.375	72.66	0.00	72.66
3732 -165	469 CLEMENTINA ST 13	3.375	72.66	0.00	72.66
3732 -166	469 CLEMENTINA ST 14	3.375	72.66	0.00	72.66
3732 -167	469 CLEMENTINA ST 15	3.375	72.66	0.00	72.66
3732 -168	469 CLEMENTINA ST 16	3.375	72.66	0.00	72.66
3732 -169	469 CLEMENTINA ST #17	3.375	72.66	0.00	72.66
3732 -170	469 CLEMENTINA ST 18	3.375	72.66	0.00	72.66
3732 -171	469 CLEMENTINA ST 19	3.375	72.66	0.00	72.66
3732 -172	469 CLEMENTINA ST 20	3.375	72.66	0.00	72.66
3732 -173	485 TEHAMA ST 1	5.066	109.07	0.00	109.07
3732 -174	485 TEHAMA ST 2	5.041	108.53	0.00	108.53
3732 -175	485 TEHAMA ST 3	5.066	109.07	0.00	109.07
3732 -176	485 TEHAMA ST 4	5.061	108.96	0.00	108.96
3732 -177	479 TEHAMA ST 1	6.850	147.48	0.00	147.48
3732 -178	479 TEHAMA ST 2	6.930	149.20	0.00	149.20
3732 -179	479 TEHAMA ST 3	7.058	151.96	0.00	151.96
3732 -180	468 TEHAMA ST #1	3.375	72.66	0.00	72.66
3732 -181	468 TEHAMA ST #2	3.375	72.66	0.00	72.66
3732 -182	468 TEHAMA ST #3	3.375	72.66	0.00	72.66
3732 -183	468 TEHAMA ST #4	3.375	72.66	0.00	72.66
3732 -184	468 TEHAMA ST #5	5.625	121.11	0.00	121.11
3732 -185	468 TEHAMA ST #6	3.375	72.66	0.00	72.66
3732 -186	468 TEHAMA ST #7	3.375	72.66	0.00	72.66
3732 -187	468 TEHAMA ST #8	3.375	72.66	0.00	72.66
3732 -188	468 TEHAMA ST #9	3.375	72.66	0.00	72.66
3732 -189	468 TEHAMA ST #10	3.375	72.66	0.00	72.66
3732 -190	971 HOWARD ST #11	4.500	96.89	0.00	96.89
3732 -191	468 TEHAMA ST #12	3.375	72.66	0.00	72.66
3732 -192	476 - 478 TEHAMA ST	6.766	145.67	0.00	145.67
3732 -193	476 - 478 TEHAMA ST	7.036	151.49	0.00	151.49
3732 -194	476 - 478 TEHAMA ST	6.972	150.11	0.00	150.11
3732 -195	466 CLEMENTINA ST #1	3.375	72.66	0.00	72.66
3732 -196	466 CLEMENTINA ST #2	2.250	48.44	0.00	48.44
3732 -197	466 CLEMENTINA ST #3	3.375	72.66	0.00	72.66
3732 -198	466 CLEMENTINA ST #4	2.250	48.44	0.00	48.44
3732 -199	466 CLEMENTINA ST #5	3.375	72.66	0.00	72.66
3732 -200	466 CLEMENTINA ST #6	2.250	48.44	0.00	48.44
3732 -202	469 TEHAMA ST #1	3.375	72.66	0.00	72.66
3732 -203	469 TEHAMA ST #2	3.375	72.66	0.00	72.66
3732 -204	469 TEHAMA ST #3	3.375	72.66	0.00	72.66

**Central Market Community Benefit District  
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14 Marketing and Economic Activity Assessment	2013/14 Maximum Annual Assessment
3732 -205	469 TEHAMA ST #4	3.375	72.66	0.00	72.66
3732 -206	469 TEHAMA ST #5	3.375	72.66	0.00	72.66
3732 -207	469 TEHAMA ST #6	3.375	72.66	0.00	72.66
3732 -208	475 TEHAMA ST 101	3.375	72.66	0.00	72.66
3732 -209	475 TEHAMA ST 102	3.375	72.66	0.00	72.66
3732 -210	475 TEHAMA ST 103	4.500	96.89	0.00	96.89
3732 -211	475 TEHAMA ST 104	3.375	72.66	0.00	72.66
3732 -212	475 TEHAMA ST 201	3.375	72.66	0.00	72.66
3732 -213	475 TEHAMA ST 202	3.375	72.66	0.00	72.66
3732 -214	475 TEHAMA ST #203	3.375	72.66	0.00	72.66
3732 -215	475 TEHAMA ST 204	3.375	72.66	0.00	72.66
3732 -216	475 TEHAMA ST 301	3.375	72.66	0.00	72.66
3732 -217	475 TEHAMA ST 302	3.375	72.66	0.00	72.66
3732 -218	475 TEHAMA ST 303	3.375	72.66	0.00	72.66
3732 -219	475 TEHAMA ST #304	3.375	72.66	0.00	72.66
3732 -220	470 CLEMENTINA ST 101	3.375	72.66	0.00	72.66
3732 -221	470 CLEMENTINA ST 102	3.375	72.66	0.00	72.66
3732 -222	470 CLEMENTINA ST 103	4.500	96.89	0.00	96.89
3732 -223	470 CLEMENTINA ST 104	3.375	72.66	0.00	72.66
3732 -224	470 CLEMENTINA ST 201	3.375	72.66	0.00	72.66
3732 -225	470 CLEMENTINA ST 202	3.375	72.66	0.00	72.66
3732 -226	470 CLEMENTINA ST 203	3.375	72.66	0.00	72.66
3732 -227	470 CLEMENTINA ST 204	3.375	72.66	0.00	72.66
3732 -228	470 CLEMENTINA ST 301	3.375	72.66	0.00	72.66
3732 -229	470 CLEMENTINA ST 302	3.375	72.66	0.00	72.66
3732 -230	470 CLEMENTINA ST 303	3.375	72.66	0.00	72.66
3732 -231	470 CLEMENTINA ST 304	3.375	72.66	0.00	72.66
3732 -234	481 CLEMENTINA ST UNIT A	3.375	72.66	0.00	72.66
3732 -235	481 CLEMENTINA ST UNIT B	3.375	72.66	0.00	72.66
3732 -236	481 CLEMENTINA ST UNIT C	3.375	72.66	0.00	72.66
3732 -237	481 CLEMENTINA ST UNIT D	3.375	72.66	0.00	72.66
3732 -238	481 CLEMENTINA ST UNIT E	3.375	72.66	0.00	72.66
3732 -239	481 CLEMENTINA ST UNIT F	3.375	72.66	0.00	72.66
3732 -261	431 TEHAMA ST #1	39.435	802.85	92.69	895.54
3732 -262	431 TEHAMA ST #2	14.537	312.98	0.00	312.98
3732 -263	473 TEHAMA ST	6.671	143.63	0.00	143.63
3732 -264	473B TEHAMA ST	6.747	145.26	0.00	145.26
3732 -265	473A TEHAMA ST	6.743	145.18	0.00	145.18
<b>Totals:</b>		<b>52,393.713</b>	<b>\$1,076,096.97</b>	<b>\$104,240.66</b>	<b>\$1,180,337.63</b>

## 10. REFERENCES

- Davis, K. (2012). *Complete Streets Spark Economic Development*. Retrieved from Smart Growth America website: <http://www.smartgrowthamerica.org/complete-streets/complete-streets-fundamentals/factsheets/economic-revitalization>
- Ellicott, S., & Pagan, L. (2012). *Impact Analysis of San Francisco's Property & Business Improvement Districts (CBDs/BIDs)*. San Francisco Office of Economic and Workforce Development.
- U.S Department of Transportation. Federal Highway Administration. (n.d). *Safety Benefits of Walkways, Sidewalks, and Paved Shoulders*. Retrieved from <http://safety.fhwa.dot.gov>.
- U.S Department of Transportation. Federal Highway Administration. (2011). *Summary of Travel Trends: 2009 National Household Travel Survey*. (Report No. FHWA-PL-11-022). Retrieved from <http://nhts.ornl.gov/>.
- Victoria Transport Policy Institute. (2011). *Community Livability. Helping to Create Attractive, Safe, Cohesive Communities*. Retrieved from <http://www.vtpi.org/tdm/tdm97.htm>.



## MEMORANDUM

TO: Jane Kim, District 6 Supervisor  
FROM: Chris Corgas, Project Manager  
DATE: September 6, 2016  
RE: Modification of the Management District Plan and Engineer's Report for the Central Market Community Benefit District

---

Dear Supervisor Kim,

Enclosed for your review and legislative submittal are the materials related to the proposed modification of the Management District Plan and Engineer's Report of the Central Market Community Benefit District, those materials include:

- Resolution to Modify the Management District Plan and Engineer's Report for the Central Market CBD
- Central Market CBD Management District Plan
- Central Market CBD Engineer's Report

If you should have any questions regarding the materials enclosed or the modification process please do not hesitate to contact me. I look forward to the introduction of the Resolution on Tuesday September 13, 2016.



BOARD of SUPERVISORS



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

September 16, 2016

File No. 160988

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Gibson:

On September 13, 2016, Supervisor Kim introduced the following legislation:

File No. 160793

**Resolution modifying the Management District Plan and Engineer's Report to remove the district-wide cap on annual assessment revenues levied on properties located in the property-based business improvement district (community benefit district) known as the "Central Market Community Benefit District;" and making environmental findings.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

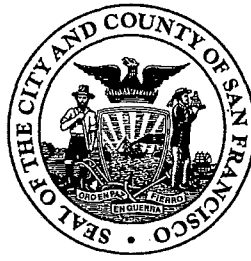
By: Erica Major, Assistant Clerk  
Board of Supervisors

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

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

BOARD of SUPERVISORS



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

September 16, 2016

File No. 160988

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Gibson:

On September 13, 2016, Supervisor Kim introduced the following legislation:

**File No. 160793**

**Resolution modifying the Management District Plan and Engineer's Report to remove the district-wide cap on annual assessment revenues levied on properties located in the property-based business improvement district (community benefit district) known as the "Central Market Community Benefit District;" and making environmental findings.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Board of Supervisors

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

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

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

RECEIVED  
COAST GUARDIAN  
SAN FRANCISCO  
2016 SEP 13 PM 2:51  
BY [ ]

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

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

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

**Sponsor(s):**

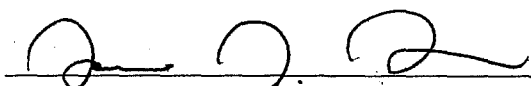
Kim

**Subject:**

Modification of the Management District Plan and Engineer's Report for the Central Market Community Benefit District

**The text is listed below or attached:**

See attached.

Signature of Sponsoring Supervisor: 

**For Clerk's Use Only:**

