File No.	190427	Committee Item No.	4
-		Board Item No.	23

#### COMMITTEE/BOARD OF SUPERVISORS

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	pervisors Meeting Date With 1,009
Cmte Board	Motion
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	Budget and Legislative Analyst Report
	Youth Commission Report
	Introduction Form
	Department/Agency Cover Letter and/or Report
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	Engineer Rpt Jan 2019
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[Resolution of Intention - Renewal and Expansion - Union Square Business Improvement District]

Resolution declaring the intention of the Board of Supervisors to renew and expand a property-based business improvement district known as the "Union Square Business Improvement District" and levy a multi-year assessment on all parcels in the District; approving the management district plan, engineer's report, and proposed boundaries map for the District; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on July 9, 2019, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

WHEREAS, The Property and Business Improvement District Law of 1994 (California Streets and Highways Code, Sections 36600 et seq., "1994 Act"), authorizes cities to establish property and business improvement districts within business districts to promote the economic revitalization and physical maintenance of such business districts; and

WHEREAS, Section 36603 of the 1994 Act recognizes the authority of Charter cities to adopt Ordinances providing for different methods of levying assessments for similar or additional purposes from those set forth in the 1994 Act; and

WHEREAS, Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15") augments certain procedural and substantive requirements relating to the formation of property and business improvement districts and the assessments on real property or businesses within such districts; and

WHEREAS, The 1994 Act and Article 15 authorize the City to levy and collect assessments on real property within such districts for the purpose of providing improvements and promoting activities and property-related services that specially benefit parcels of real property located within such districts; and

WHEREAS, Article XIIID of the California Constitution and Section 53753 of the California Government Code impose certain procedural and substantive requirements relating to assessments on real property; and

WHEREAS, The 1994 Act and Article 15 impose additional procedural and substantive requirements relating to assessments on real property within a proposed property and business improvement district, also known as a community benefit district ("CBD"); and

WHEREAS, The Board of Supervisors finds that the property-related services, activities and improvements to be funded with assessments on real property within the proposed district will confer special benefits on the assessed properties over and above the general benefit to the public at large from such services, activities and improvements; and

WHEREAS, The property owners who will pay 30% or more of the total amount of assessments on properties within the proposed district signed and submitted to the Clerk of the Board of Supervisors a petition ("Petition") requesting that the Board of Supervisors renew and expand the property-based community benefit district known as the "Union Square Business Improvement District," and levy assessments on properties located in the proposed district to fund property-related services, activities, and improvements within the district; and

WHEREAS, A Management District Plan entitled "Union Square Business Improvement District Management Plan" ("Management District Plan") containing information about the proposed district and assessments required by Section 36622 of the 1994 Act, including but not limited to a map showing all parcels located in the district, a description of the boundaries of the district, the name of the district, the amount of the proposed assessment

for each parcel, the total annual amount chargeable to the entire district, the duration of the payments, the property-related services, activities and improvements to be funded by the assessments for each year and the maximum cost thereof, the method and basis upon which the assessments are calculated in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property, a statement that no bonds will be issued, the time and manner of collecting the assessments, and a list of the properties to be assessed (including assessor parcel numbers), is on file with the Clerk of the Board of Supervisors in File No. 190427, which is hereby declared to be a part of this Resolution as if set forth fully herein; and

WHEREAS, A detailed engineer's report supporting the assessments within the proposed district, prepared by John G. Egan, California Registered Professional Engineer No. 14853, entitled "Union Square Business Improvement District Engineer's Report" ("Engineer's Report") is on file with the Clerk of the Board of Supervisors in File No. 190427, which is hereby declared to be a part of this Resolution as if set forth fully herein; and

WHEREAS, A Proposed Boundaries Map, submitted pursuant to California Streets and Highways Code, Section 3110, is on file with the Clerk of the Board of Supervisors in File No. 190427, which is hereby declared to be a part of this Resolution as if set forth fully herein; now, therefore, be it

RESOLVED, That the Board of Supervisors declares as follows:

Section 1. Pursuant to Section 36621(a) of the 1994 Act and Article 15, the Board of Supervisors declares its intention to renew and expand the property and business improvement district known as the "Union Square Business Improvement District" ("District") for a period of ten and one half years, and to levy and collect assessments against all parcels of real property in the District for ten of those years, commencing with FY2019-2020, subject to approval by a majority of the property owners in the District who cast assessment ballots,

which ballots shall be weighted according to the proportional financial obligations of the affected properties. No bonds will be issued. District operations are expected to commence on or about January 1, 2020, following collection of the assessments for FY2019-2020 and disbursement of the assessment proceeds to the nonprofit owners' association that will administer the property-related services, activities and improvements in the District pursuant to Section 36651 of the 1994 Act and a written agreement with the City.

Section 2. Nonpayment of assessments will have the same lien priority and delinquent payment penalties and be subject to the same enforcement procedures and remedies as the ad valorem property tax. All delinquent payment of assessments will be subject to interest and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and penalties and collection of assessments pursuant to the 1994 Act, Article 15 and the San Francisco Business and Tax Regulation Code, Article 6, as each may be amended from time to time.

Section 3. The Board of Supervisors hereby approves the Management District Plan and Engineer's Report, including the estimates of the costs of the property-related services, activities and improvements set forth in the plan, and the assessment of said costs on the properties that will specially benefit from such services, activities and improvements. The Clerk of the Board shall make the Management District Plan, Engineer's Report and other documents related to the District and included in the record before the Board of Supervisors available to the public for review during normal business hours, Monday through Friday 8:00 a.m. through 5:00 p.m., excluding legal holidays.

Section 4. The Board of Supervisors hereby approves the Proposed Boundaries Map showing the boundaries of the District. The proposed District contains approximately 800 identified parcels located on approximately 27 whole or partial blocks.

Specifically, the exterior District boundaries are:

- South side of Geary Street from Shannon Alley to Taylor Street
- South side of Post Street from Taylor Street to Mason Street
- South side of Bush Street from Mason Street to the west side of Kearney Street
- North side of Market Street from Kearney Street to Cyril Magnin including parcel
   0341 -013 on the West intersection of Cyril Magnin and Market Streets
- South side of Market Street from 4th street to 5th street including parcel 3706 -047
   on the east corner of 4th and Market Streets
- West side of Kearney Street from Market Street to Bush Street
- East side of Mason Street from Eddy Street to O'Farrell Street
- East side of Mason Street from Post Street to Bush Street
- East side of Taylor Street from Geary Street to Post Street
- East side of Shannon Alley from O'Farrell Street & Geary Street (0317 -002, 0317 -026, and 0317 -027).

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 Union Square Business Improvement District.

Section 5. A public hearing on the renewal and expansion of the District, and the levy and collection of assessments starting with FY2019-2020 and continuing through FY2028-2029, shall be conducted before the Board of Supervisors sitting as a Committee of the Whole on July 9, 2019 at 3:00 p.m., or as soon thereafter as the matter may be heard in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this public hearing, the Board of Supervisors will hear public testimony regarding the proposed formation of the District, assessments, and boundaries of the District, including testimony from all interested persons for or against renewal and

expansion of the District, the extent of the District, the levy of the assessments, the furnishing of specific types of property-related services, improvements and activities, and other matters related to the District. The Board of Supervisors may waive any irregularity in the form or content of any written protest, and at the public hearing may correct minor defects in the proceedings. All protests submitted by affected property owners and received prior to the conclusion of the public testimony portion of the public hearing shall be tabulated to determine whether a majority protest exists.

Section 6. The Board of Supervisors hereby approves the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot, which are on file with the Clerk of the Board of Supervisors in File No. 190427; which are hereby declared to be a part of this Resolution as if set forth fully herein.

Section 7. The proposed property-related services, improvements and activities for the District include a Clean and Safe program, a Marketing program, and Administration.

Clean and Safe: The Clean portion of this program includes, but is not limited to, sidewalk cleaning, sidewalk pressure washing, trash collection, graffiti removal, landscape maintenance. The Safe portion of this program includes, but is not limited to, Community Service Ambassadors, and security cameras.

**Marketing**: Marketing includes, but is not limited to, destination marketing, wayfinding and district signage, branding, public space activations, media relations, website, streetscape improvements, advocacy, and district stakeholder outreach.

Administration: Administration includes, but is not limited to, a professional staff to properly manage programs, communicate with stakeholders, to provide leadership, and represent the community with one clear voice. Also included are office expenses, professional

services, organizational expenses such as insurance, the cost to conduct a yearly financial review, and other services related to organizational activities.

Section 8. Within the area encompassed by the proposed District, the City currently provides services at the same level provided to other similar areas of the City. It is the intent of the Board of Supervisors to continue to provide the area encompassed by the District with the same level of services provided to other similar areas of the City; formation of the District will not affect the City's policy to continue to provide the same level of service to the areas encompassed by the District as it provides to other similar areas of the City during the term of the District.

Section 9. The annual total assessments proposed to be levied and collected for the first year of the District (FY2019-2020) is estimated to be \$6,036,110.88. The amount of the total annual assessments to be levied and collected for years two through ten (FYs 2020-2021 through 2028-2029) may be increased from one year to the next due to changes to the consumer price index (CPI) or by 5%, whichever is greater. Assessments may also increase based on development in the District. The determination of annual adjustments in assessment rates will be subject to the approval of the Union Square Business Improvement District Owners' Association. Assessment rates may not increase by more than 5% or the CPI annual increase, whichever is greater.

Section 10. Environmental Findings. Following the approval of this Resolution, the Planning Department shall determine whether the actions contemplated in this Resolution are in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.), and respond in writing to the Clerk of the Board of Supervisors prior to the Board's public hearing on the renewal and expansion of the District on July 9, 2019, at 3:00 p.m.

Section 11. The Clerk of the Board is directed to give notice of the public hearing as provided in California Streets and Highways Code, Section 36623, California Government Code, Section 53753, California Constitution Article XIIID, Section 4, San Francisco Charter, Section 16.112, and San Francisco Administrative Code, Section 67.7-1.

Supervisor Peskin BOARD OF SUPERVISORS

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UNION SOUARE

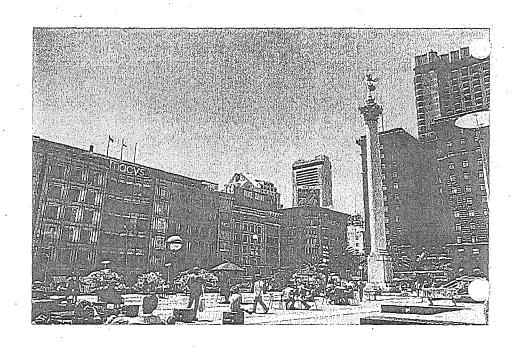
UNION SOUARE
BUSINESS IMPROVEMENT
DISTRICT

RENEWAL (2019-2029)

City and County of San Francisco Land Use & Transportation Committee APRIL 29

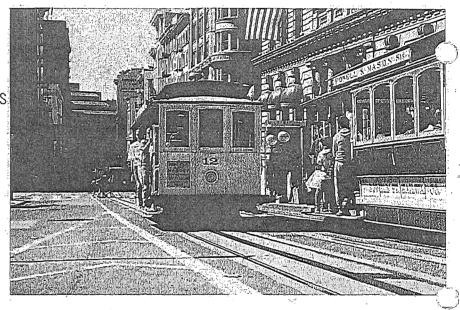
#### About the Union Square BID

- 501(C)4 Non-Profit Organization
- Founded in 1999
- · Provide Supplemental Services to City
- 27-Block District
  - (622 Parcels & 1,000 Storefronts)
- Funding Proportionally Shared by Property Owners
- 3 ~\$3.7 mil Assessment Budget (18-19FY)
- Raised over \$12mil of other funds since 2010
- Board of Directors
  - 23 Board Members
  - Majority (50%+1) Property Owners
  - 20% from Businesses
  - Elected by members



#### Union Square BID Renewal

- New 10- year term (July 1, 2019 June 30, 2029)
- Minimal changes to current boundaries
- Enhancements to the following services based on 18 months community outreach and comprehensive survey:
  - 24/7/365 Member Serices
  - Cleaning
  - Safety
  - Security Camera Program
  - Public Realm & Beautification
- Proposed Assessment: \$6mil



To date 46.35% of assessed property owners submitted favorable petitions!

### Proposed Boundaries



## Assessment Methodology

## Based on Benefit Point System

	Aesthetic	Safety	Economic	Total Land Use
Land Use Type	Benefit Points	Benefit Points	Benefit Points	Benefit Points
Non-Residential Property	100	1,00	2.00	4.00
Apartment Property	1:00	1.00	41.00	3.00
Condominium Property	1.00	00.1	0.00	2.00
Public Property	1.00	: - 1 <b>:00</b>	0.00	2.00

Table 6 1st Penelit Point Table

		Marketing Activities	
Clean Activities	Safe Activities		
Improved Aesthetics	Increased Safety		
		Increased Economic Activity	
	conomic Activity		

Table 6.1 b: Benefit Point Breakdown

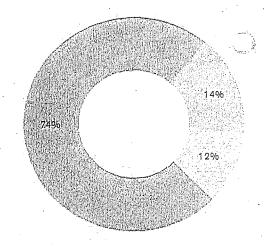
Factor	Weight
Lot	15%
Building	15%
Frontage	70%

## Renewal Budget

Budget Expenses

#### BUDGET CHARTS & TABLES

	Amount	Revenue (%)
Assessments \$	6,036,111	92%
Other (General Benefit) \$	524,879	8%
Total Revenue \$	6,560,990	10.0%
Budget Revenue	المناسو و الشار و المراز المار	The second of th
	Amount	Assessment Exp. (%)
→ Clean: & Safe \$	4,868,481	74%
⊃ Public Realm, Marketing Events, & Advocacy \$	754,601	12%
Management & Admin. \$	937,908	14%
Total Expenses \$		



Budget Expenses Pie Chart

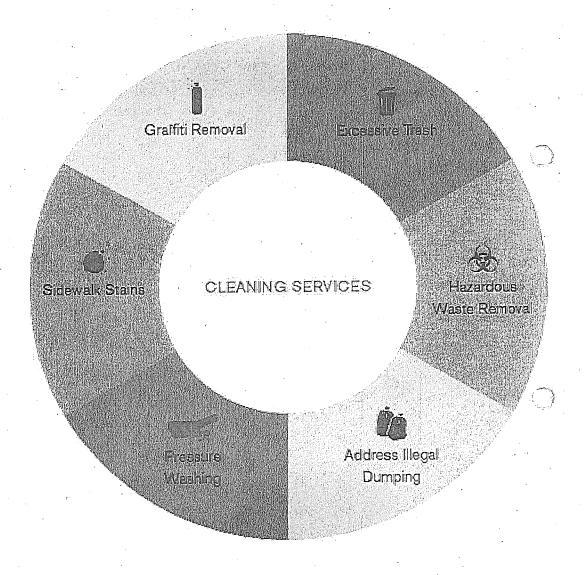


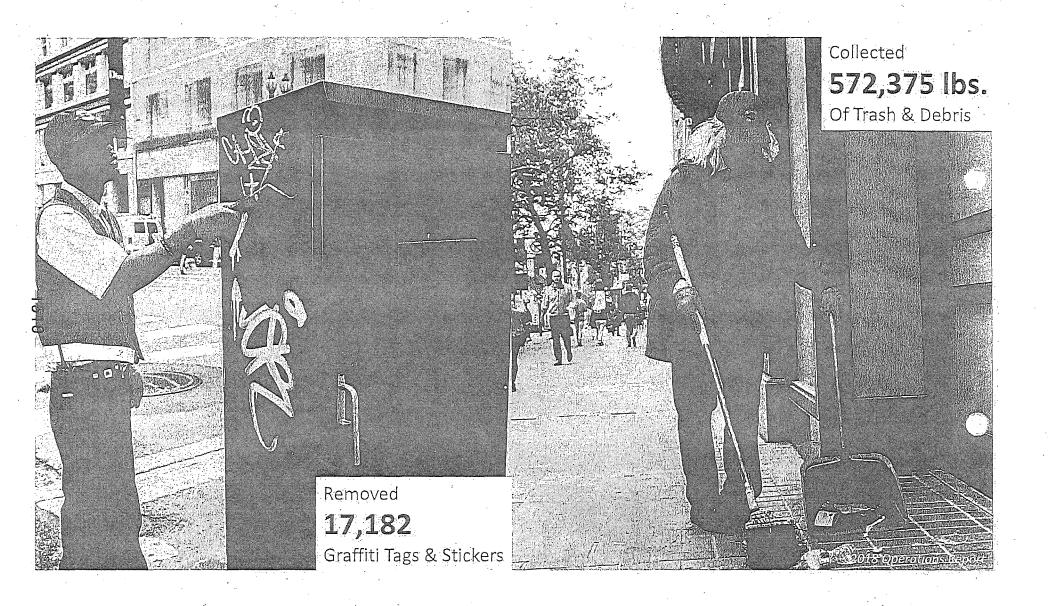
Management & Admin.

Public Realm, Marketing, Events, & Advocacy

## Services

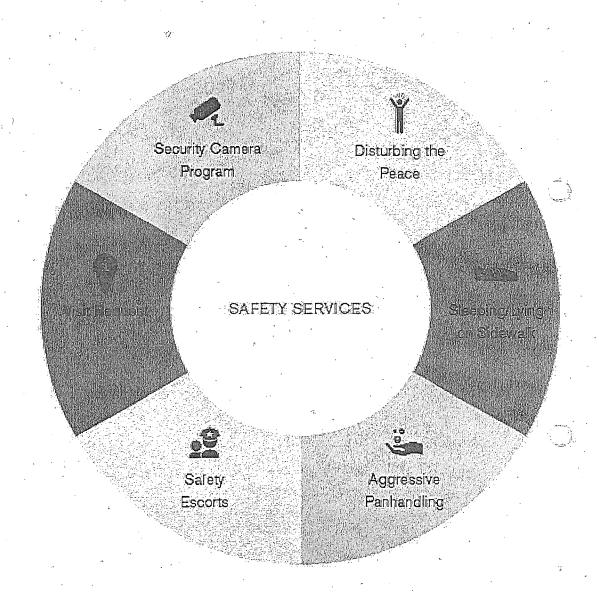
SERVICES	ZONE:1	ZONE 2	
Cleaning Ambassadors	4 Cleanings/Day	3 Cleanings/Day	
Overnight Sidewalk Vacuum	Yes	Yes	
Pressure Washing	HEVery week	Every 2 weeks	
Safety and Hospitality Ambassadors	Min. 4 Visits/Dáy	Min: 2: Visits/Day	
Member Services/Dispatch	24/7/365 Operation +	24/7/365 Operation	
2 SFPD 10B Officers/ Private Security	:12.5 Hours of Patrol	.75 Hours of Patrol	
Security Camera Program	Security Camera Program to expand from 60% of the district covered to 100% over the next decade term.		
Overnight Camera Monitoring	10рм-бам		
Overnight Security	Patrol Теал (10РМ-бам)		







\*24/7/365 Member Services





#### Economic Impact



- 34% of the City's generated general consumer goods

Union Square 0.35%



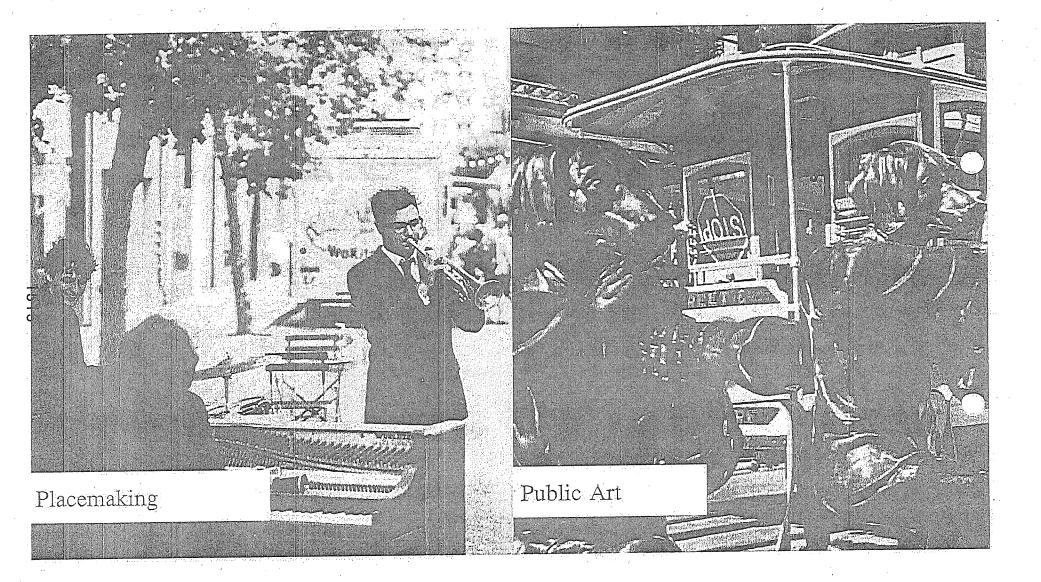
24% of the City's transient occupancy (hotel) tax



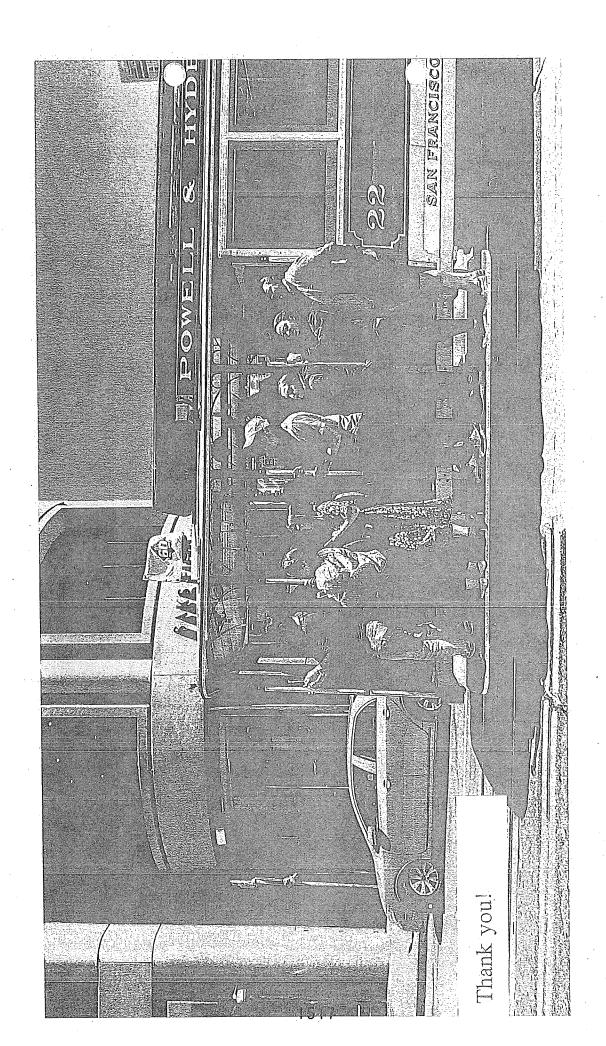
33,000 workers

4 million visitors to Union Square per month.

\$6,200,000,000 in assessed property value









City and County of San Francisco: Office of Mayor London N. Breed Economic and Workforce Development: Joaquín Torres, Director

#### **MEMO**

TO:

Angela Calvillo, Clerk of the Board

FROM:

Chris Corgas, Senior Program Manager

DATE:

April 14, 2019

RE:

Union Square Business Improvement District - Proposed Renewal and Expansion

Enclosed please find the petitions representing 35.95% weighted support for the renewal and expansion of the Union Square Business Improvement District (USBID). The petitions enclosed are consistent with the requirements of the City.





#### MEMO

To: Chris Corgas, Senior Program Manager

Office of Economic and Workforce Development

City and County of San Francisco

From: Karin Flood, Executive Director

Union Square Business Improvement District (USBID)

RE: Submission of Petitions for the Renewal of the USBID

Date: April 12, 2019

On behalf of the Board of Directors of the Union Square Business Improvement District we are pleased to provide the attached signed petitions that surpass the 30% threshold to initiate legislative proceedings to renew the Union Square Business Improvement District.

While we expect to receive additional petitions in the coming weeks (and will update you accordingly), the petition count (as a percentage of total assessments) as of April 12, 2019 is summarized in the table below.

YES	35.946%
NO	0.452%
TOTAL	36.398%

The USBID began a community-based renewal process in the fall of 2017, conducted a survey with all members in 2018, formed and met regularly with a Renewal Committee made up of 30 owner representatives and community members, and held numerous stakeholder meetings. We look forward to working with you and our elected officials to complete the renewal of the USBID for a new 10 year term. We respectfully request that the City of San Francisco initiate the legislative process and balloting to renew the USBID.

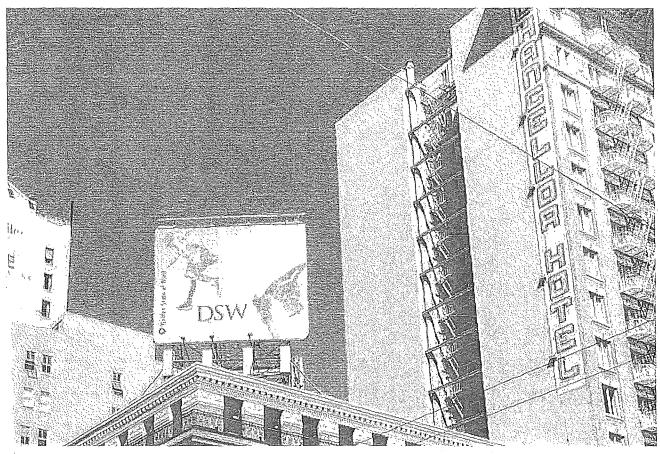
Sincerely,

Karin Flood

**Executive Director** 

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT 2019-2029







## UNION SQUARE BUSINESS IMPROVEMENT DISTRICT MANAGEMENT PLAN

San Francisco, CA January 2019

Prepared by the Union Square Business Improvement District Renewal Steering Committee and staff. Engineer's Report prepared by NBS.

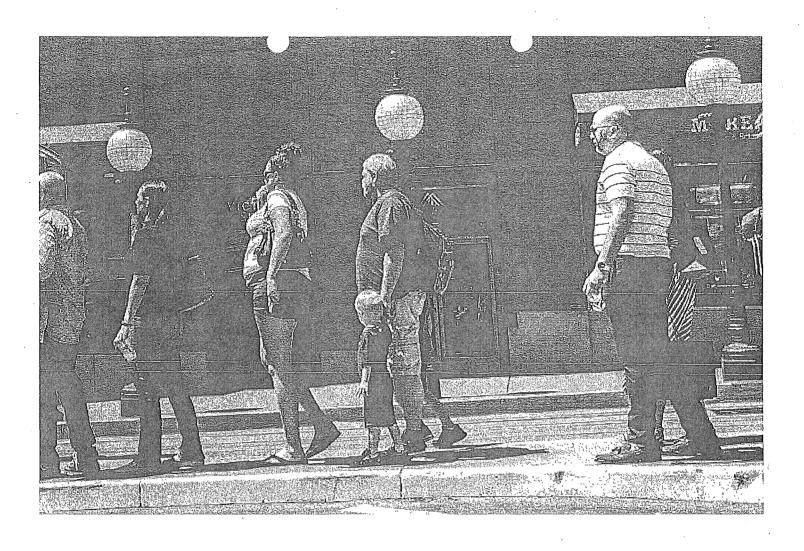
Prepared for the property owners, businesses and residents of the proposed renewed Union Square Business Improvement District, San Francisco Board of Supervisors, and the Mayor's Office.

[And] pursuant to the State of California and Business Improvement District Law of 1994 and augmented by Article 15 of the San Francisco Business and Tax Regulations Code to reauthorize a business improvement district for the Union Square area in San Francisco, California.

USBID Staff:
Karin Flood, Executive Director
Ben Horne, Deputy Director
Robbie Silver, Director of Marketing and Public Realm
Chris Boss, Director of Services
Joshua Chan, Project Coordinator
Bri Caspersen, Project Coordinator



# CONTENT



O VISION & MISSION

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C. ENGINEER'S REPORT • 61 (ATTACHED SEPARATELY)

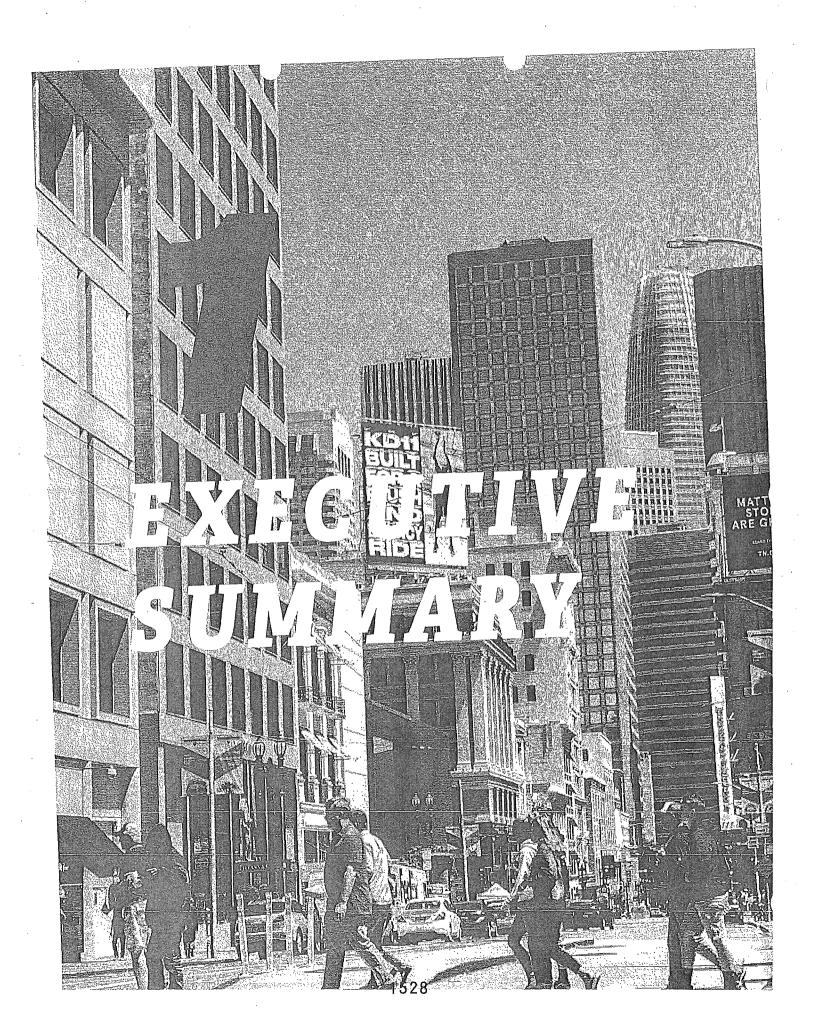
#### MISSION STATEMENT

THE UNION SQUARE BUSINESS IMPROVEN CREATES A HIGH QUALITY VISITOR EXPER PUBLIC SPACES, ATTRACTING NEW INVESTIDISTRICT'S FUTURE SUCCESS.

MENT DISTRICT SERVES MEMBERS AND IENCE BY MANAGING AND ACTIVATING IMENT, AND ADVOCATING FOR THE

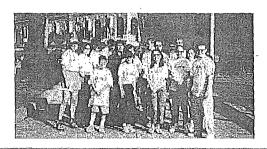
#### VISION

UNION SQUARE IS THE VIBRANT
HEART OF SAN FRANCISCO AND
AN INTERNATIONAL DESTINATION
WHERE VISITORS COME TO
ENJOY EXCEPTIONAL RETAIL
EXPERIENCES, LUXURY HOTELS,
WORLD-CLASS CULTURAL
INSTITUTIONS, AND GREAT PUBLIC
SPACES FOUND ONLY IN THE
CITY BY THE BAY.



Union Square
Association Formed

1980'5



FIRST RENEWAL

2005

1999

Union Square BID Formed



# 1 EXECUTIVE SUMMARY

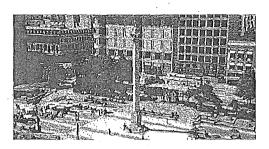
HISTORY OF THE UNION SQUARE BID

Property owners and the San Francisco Board of Supervisors initially approved the formation of the Union Square Business Improvement District (USBID) in 1999 (the first BID established in San Francisco) for a five year term to enhance the quality of life for the business community, residents, stakeholders, and visitors. The original primary services were cleaning and safety within 10 blocks surrounding Union Square.

The Union Square Business Improvement District successfully renewed for an additional five year term starting in 2005. In 2009, the USBID renewed a second time and expanded its services to include marketing, public realm beautification, and advocacy. The USBID also expanded geographically to 27 blocks, creating a more vibrant community for those who live, work, and play in the heart of San Francisco.

In July 2017, the Union Square
Business Improvement District
formed the Union Square
Foundation, a 501C3 non-profit
organization to raise additional
funds for public realm improvements
and homeless outreach services.

In 2016, a strategic planning process, led by the USBID Board of Directors and other community stakeholders, determined that the name "Union Square Business Improvement District" was limiting and did not encompass all of the activities outlined in the organization's mission statement. Through the strategic planning process, the USBID explored the feasibility of renaming the organization the "Union Square Alliance" to include marketing, community development, and community partnership building. In its third renewal, the organization may conduct business as the Union Square Alliance.



Union Square Foundation 501C3Formed

2017

2009

SECOND RENEWAL Services expanded to 27 blocks.



2019

Union Square BID THIRD RENEWAL

#### SAN FRANCISCO STARTS HERE IN UNION SQUARE

Union Square is an international destination for flagship and luxury shopping, world-renowned hotels, and entertainment. Approximately 1 million visitors come to Union Square every week to experience the heart of San Francisco and its vibrant, urban environment. In recent years, Union Square has become a center for economic development and investment in San Francisco with major hotel renovations completed and new entertainment and hospitality venues. Continuing to thrive in a changing retail environment, our community remains resilient and adaptable.

#### **CORE VALUES**

#### Clean .

We ensure a high level of cleanliness for Union Square and strive for continued operational improvements which is core to our mission.

#### Safe

With rapid response times and innovative security camera coverage, our Ambassadors and partners at SFPD make our district a safer place for all.

#### Public Realm and Activation 1

By working collaboratively with our government partners and district stakeholders, we are shaping the long-term vibrancy of our area through thoughtful public realm investment.

#### Destination

#### Marketing and Events

We provide connectivity that creates a seamless experience for visitors and locals alike, activating public spaces with popular events that draw crowds and reinforce Union Square's brand as an international destination.

#### Advocacy **⋈**€

As your champion, we take pride in representing our members to stay ahead of everyday challenges while building winning coalitions that achieve success.





#### **SERVICES**

The USBID will provide essential cleaning and safety services to the district. These services are supplemental to the City's baseline services (see page 29). The USBID will also provide marketing, public realm, and advocacy services to increase economic vitality of the community.

#### Cleaning

Cleaning Ambassadors will continue to perform daily sidewalk cleanings and scrubs, regular pressure washing, graffiti removal, excessive trash removal, and address illegal dumping.

#### Safety

Safety Ambassadors will continue to visit businesses daily to address quality of life issues. 10B Police Officers or their equivalent will enforce City laws and ordinances in the USBID. Overnight security will be added to augment safety.

Member services will become
a 24/7/365 operation to address
member needs. Hospitality

Ambassadors will also direct visitors
to businesses and Union Square
points of interest.

The USBID will maintain an existing security camera system with 350 cameras in the network and expand coverage from approximately 60% of the district to 100% over the next decade.

#### Advocacy

The USBID will continue to be "the voice of Union Square" and represent Union Square businesses at the local, regional, and state level. The USBID will advocate for best business practices, policies, and economic growth to the area.

#### Public Realm & Activations

The USBID will implement its Public Realm Action Plan and continue to beautify and activate public spaces, which may include public plazas and back alleys.

#### **Destination Marketing & Events**

The USBID will promote
Union Square as an international
destination for boutique and luxury
shopping, hospitality, and
entertainment through a variety
of print and events geared
toward visitors.

#### ZONE 1 & ZONE 2 SERVICES COMPARISON SUMMARY MATRIX

SERVICES	ZONE 1	ZONE 2
Cleaning Ambassadors	4 Cleanings/Day	3 Gléanings/Day
Overnight Sidewalk Vacuum	Yes	Yes
Pressure Washing	Every week	Every 2 weeks
Safety and Hospitality Ambassadors	Min. 4 Visits/Day	Min. 2 Visits/Day
Member Services/Dispatch	24/7/865 Operation	24/7/965 Operation
2 SFPD 10B Officers/ Private Security	12.5 Hours of Patrol	7.5 Hours of Patrol
Security Camera Program	Security Camera Program to expand from 60% of the district covered to 100% over the next decade term.	
Overnight Camera Monitoring	: 10pm-t	6AM
Overnight Security	Patrol J (10pm-i	

#### RENEWAL PROCESS

The USBID began its renewal campaign by hosting a community meeting in October 2017. USBID staff then invited members to join a renewal committee, conducted service and district evaluations, gathered visitor feedback, and updated property owner contact information. Outreach to members took place between the fall of 2017 and summer of 2018 including community meetings, member surveys, and one on one meetings with stakeholders.

The Union Square Business Improvement District conducted a stakeholder survey as part of its renewal process to gather data on the overall importance of current programs as well as additional services members may be willing to implement. Surveys were mailed in March 2018 to all property owners and

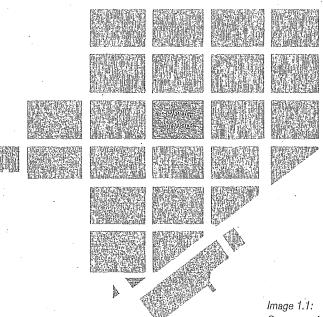
tenants within the USBID boundaries. Surveys were also emailed and made available online. The survey period ended in May 2018. 196 parcel and business surveys were received. Surveys received from property owners totaled 62.68% of weighted assessments.

Throughout the summer of 2018, the renewal committee discussed budget and service level options reflective of the survey. The renewal committee came to a consensus on a budget and service plan with enhancements to cleaning and security programs and public realm improvements to prepare the USBID Board of Directors to vote on a service plan and budget starting FY 19/20 as part of renewal of the organization. The USBID Board of Directors voted unanimously in favor of this recommendation.

#### RENEWAL COMMITTEE MEMBERS

Leah Heil committee chair	Jean Johnstone	Tad Moore	Minna Tao
San Francisco Westfield Centre	Johnstone Partners, LLC	250 Post Street, LP	Recology
Cammy Blackstone	Russ Keil, Jr.	Mary Padilla	Don Thomas
AT&T	The Keil Companies	Cushman & Wakefield	Club Donatello
Tracy Boyd	Russ Keil, III	Maxine Papadakis	Ned Topham, Jr.
Resident	The Keil Companies	Resident	Geary-Grant LLC
Stephen Brett	Elizabeth Macedo	Garrett Parker	Wes Tyler
Brett & Company	Julie Venegas	Hilton PARC 55	Chancellor Hotel
	Cushman & Wakefield		
James Goody		Kelly Powers	Susan Walsh
Trinity Properties	Rob Malone	Hotel Council	Resident
	SFMTA		
Chris Hague		Mark Purdy	Carie Yox
Pebblebrook Hotel Trust	Michelle McKinney	Grosvenor Americas	Jeffery Ong
	San Francisco Westfield Centre		Cushman & Wakefield
Todd Hoyles		James Sangiacomo	
Albert Garcia	Rusty Middleton	Trinity Properties	
Neiman Marcus	Jason White		

Grand Hyatt SF



#### Image 1.1: Summary of USBID District Map

#### **BOUNDARIES & ZONES**

The USBID is made up of a vibrant 27-block community surrounding Union Square Park in the heart of San Francisco. It is generally bordered on the north by Bush Street, on the east by Kearny Street, on the south by Market Street and on the west of Taylor and Mason Streets. Within this service area there are over 620 parcels, which include both public and private ownership and more than 1,200 storefronts.

Clean and Safe service area zones were determined based on a 2017 heat map of Ambassador services, pedestrian traffic statistics, and commercial rent rates. Heavier pedestrian traffic areas require additional sidewalk Cleanings per day, more frequent pressure washing, and security foot patrols. Zone 1 will generally encompass

the core of Union Square, including Powell Street, Stockton Street, and Market Street corridor.

A specific description of zones and boundary map are included under Appendix A of this Management Plan.

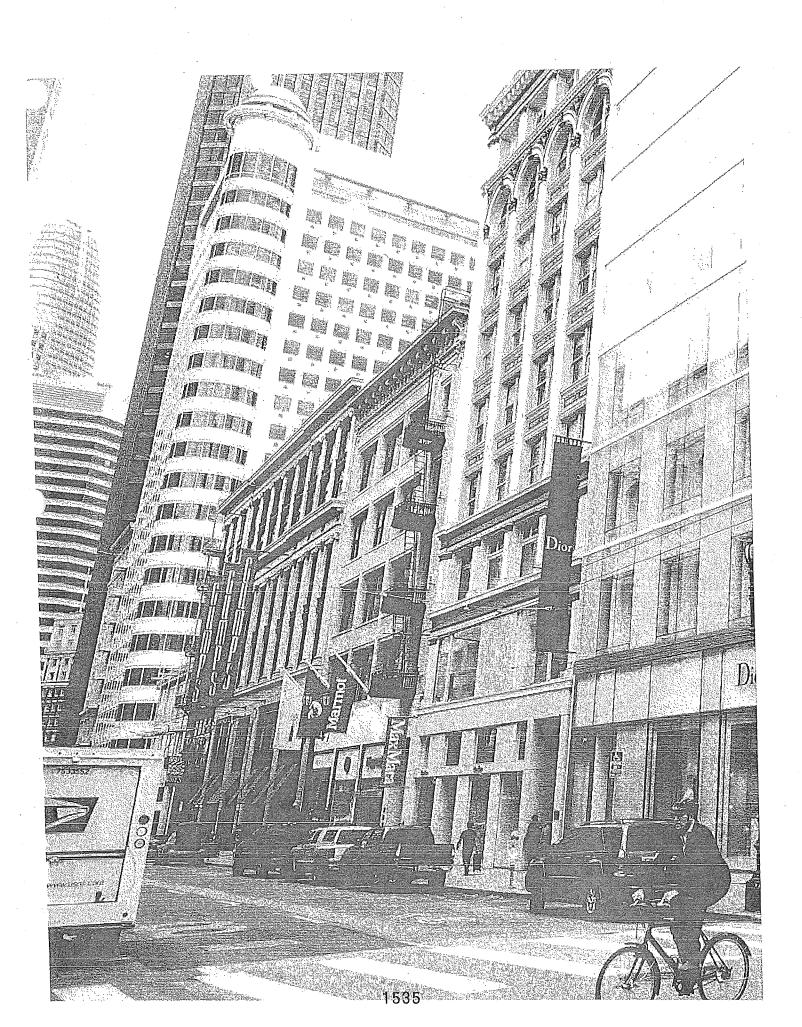
# ASSESSMENT METHODOLOGY

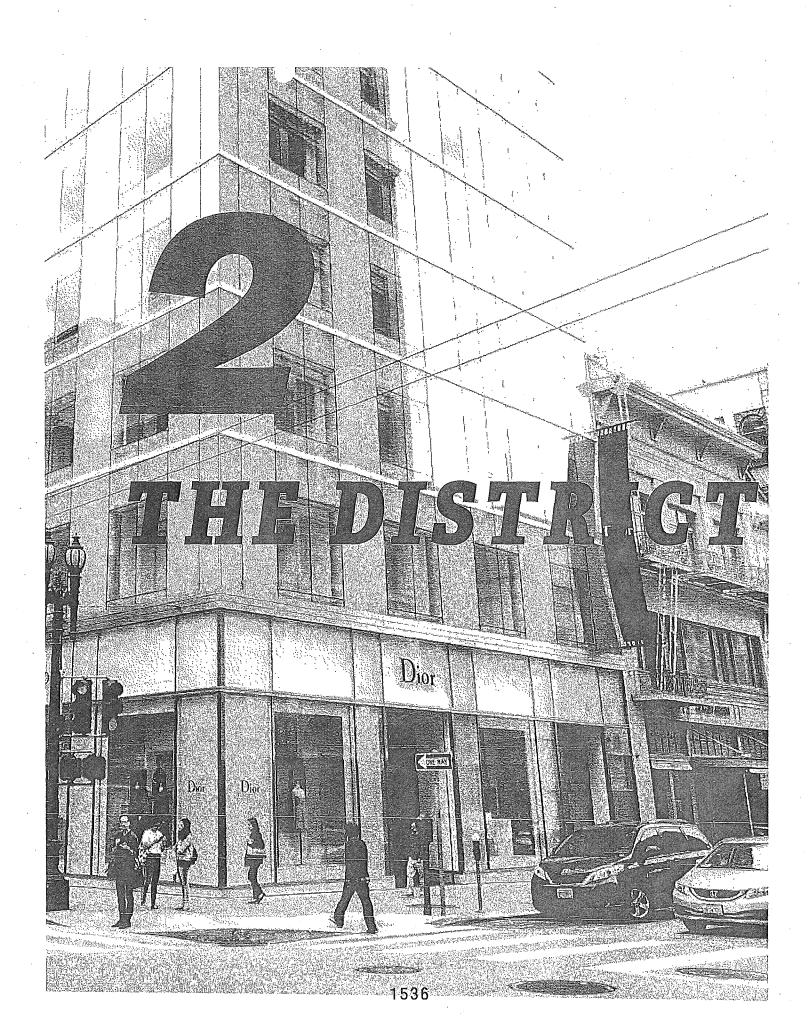
Lot square footage, building square footage, linear frontage, and land uses are parcel characteristics that will be used to determine proportionate special benefit points. Special benefit points are distributed based on various cleaning and safety services provided along with public realm, marketing, events, and advocacy functions of the organization. The district will be divided into two cleaning and safety services zones. The Union Square core will receive additional cleaning and

safety services based on heavier pedestrian traffic and overall need. Both zones will benefit from the same marketing, public realm, and advocacy services.

### MANAGEMENT PLAN DESCRIPTION

This Management Plan is the result of extensive outreach to property owners and managers, businesses, and community stakeholders with the desire to improve the quality of life in Union Square through enhanced cleaning and safety services, business advocacy, economic development, destination marketing, and public realm improvements. The Plan includes updated Union Square BID boundaries, service plans, an annual budget, the assessment methodology, and district management guidelines.





# 2 THE DISTRICT

#### DESCRIPTION

The Union Square Business Improvement District is a special property assessment district that was originally established in 1999 by a group of concerned property owners whose goal was to improve the cleanliness and safety of the Union Square area. The Union Square BID was originally established for a five-year period. It was renewed in 2005 for an additional five years. The USBID was renewed a second time in 2009 for a 10-year term with expanded cleaning, safety, and marketing services. The BID also expanded to its current 27-blocks.

This Management Plan describes the proposed reauthorization of the district for a 10-year period beginning July 1, 2019 with a potential organizational name change to the Union Square Alliance for branding and partnership building purposes. The Plan proposes a minimal expansion (22 additional parcels), two benefit zones, and expanded services.

#### LOCATION

The properties located in the Union Square Business Improvement District represent a dynamic mix of flagship retailers and boutiques, hotels, entertainment venues, hospitality establishments, office uses, art galleries, public spaces, and residents. The boundaries of the proposed Union Square Business Improvement District include approximately 27 whole or partial blocks with two benefit zones.

#### Northern Boundary

- South side of Geary Street from Shannon Alley to Taylor Street
- South side of Post Street from Taylor Street to Mason Street
- South side of Bush Street from Mason Street to the west side of Kearny Street

#### Southern Boundary

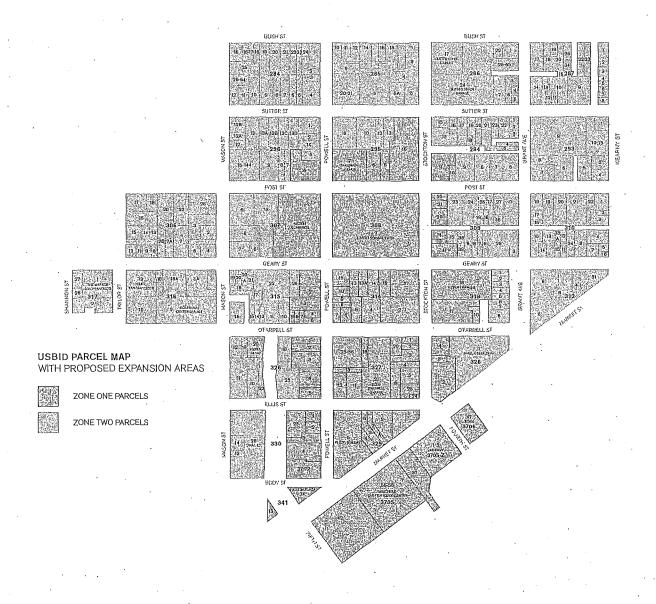
- North side of Market Street from Kearny Street to Cyril Magnin including parcel 0341 -013 on the West intersection of Cyril Magnin and Market Streets
- South side of Market Street from 4th Street to 5th Street including parcel 3706 -047 on the east corner of 4th and Market Streets

#### Eastern Boundary

 West side of Kearny Street from Market Street to Bush Street

#### Western Boundary

- East side of Mason Street from Eddy Street to O'Farrell Street
- East side of Mason Street from Post Street to Bush Street
- East side of Taylor Street from Geary Street to Post Street
- East side of Shannon Alley from O'Farrell Street & Geary Street (0317-002, 0317-026, and 0317-027)



#### ZONE BOUNDARIES

Zone 1 generally runs on the south by Market Street to the east by Stockton Street, to the north on Post Street between Powell Street and Stockton Street, and to the west on Powell Street between Post Street and Market Street. Properties in Zone 1 will receive an enhanced level of clean and safe services. Parcels not located in Zone 1 will be designated as Zone 2. Properties in Zone 2 will receive a base level

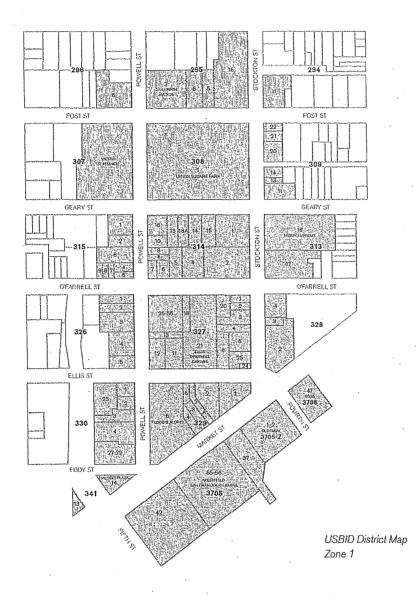
of clean and safe services. Refer to the district boundary map indicating Zones 1 and 2 in Appendix A.

# CORE SERVICES AND PROGRAMS

The core services of the Union Square BID outlined in this Plan include: Cleaning, Safety, Security Camera Program, Destination Marketing and Events, Advocacy, and Public Realm and Streetscapes Improvements.

# ANNUAL TOTAL BUDGET AND ASSESSMENTS

The assessments are expected to generate \$6,036,111 in revenue during the first year of levy (2019/20). This assessment revenue will be supplemented by \$524,879 from sources other than assessments, to meet the total estimated budget of \$6,560,990. Non-assessment revenues



represent 8% of the total budget, which corresponds to the general benefit percentage identified in the Separation and Quantification of General Benefits section of the Engineer's Report (Appendix C). The remaining portion of the annual operating budgets will be generated from sources such as grants, donations, fees for service contracts, and in-kind donations. Assessments are allocated based on a system of benefit points. The assessment calculation

for each property utilizes a combination of land use, linear street frontage, lot size, and building square footage. The Method of Assessment section of this Management Plan provides a more detailed procedure of the annual assessment calculation.

#### TERM

If renewed and expanded, assessments would be collected for 10 years (July 1, 2019 through June 30, 2029). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2029), at which point the District would sunset, if not renewed. TO LEAVAY U STOPENCI 1700 SEE WHAT'S NEXT

# 3 WHY RENEW THE USBID

# WHY REAUTHORIZE THE UNION SQUARE BID

Union Square is the heart of San Francisco. Serving as the City's retail, hotel, and economic engine of San Francisco, Union Square is vital to the City's continued success. Given Union Square's importance to the City's image and brand, it has been the USBID's focus since its founding in 1999, to keep the district clean, safe, attractive, and vibrant. Serving as the "voice of Union Square," the USBID represents the interests of its members while responding to emerging global trends in retail, hospitality, and the public realm that are reshaping dense, urban centers. As such, the USBID and its programs, initiatives, and priorities will expand services (see following pages), so it can respond and adapt to the needs of its members and the expectations of visitors attracted to Union Square.

#### DISTRICT HISTORY

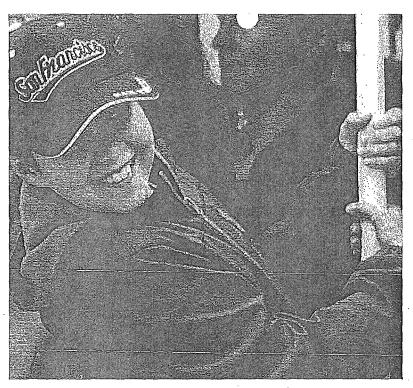
To maintain Union Square's standing as a premier downtown district, a group of concerned property owners and retailers established a 10 block BID along lower Powell Street in 1999 to improve the area's cleanliness, safety, and economic vitality. This USBID, set up for an initial five-year period, was renewed and expanded for another five years beginning in 2005. The success of the USBID's efforts led to its second reauthorization for a 10-year period starting on July 1, 2009, and included an expansion of its boundaries to approximately 27 blocks and new services, such as marketing, advocacy, beautification, and capital improvements.

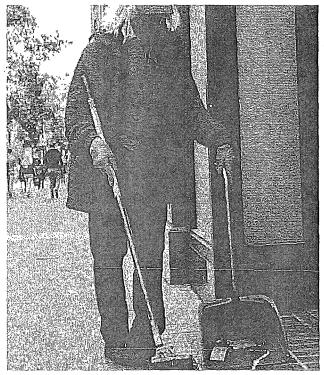
As the needs of the community grew, so did the services of the organization with a major boundary



expansion to 27 blocks in 2009. Current USBID services and programs include:

- Clean and Safe
- Cleaning and Maintenance Ambassadors
- Hospitality Ambassadors
- Public Safety Ambassadors
- 10B SFPD Officer (police patrol) or private security
- Security Camera Program
- Union Square Cares (Homeless Services & Outreach)
- Marketing and Communications
- Advocacy and Public Affairs
- Streetscapes and Public Realm





#### **CLEANING & SAFETY**

The USBID will continue to supplement cleaning and safety services provided by the City and County of San Francisco to ensure a maximum possible cleanliness of sidewalks, curbs, and street fixtures within the district boundaries. The City and County of San Francisco provides a minimal set of baseline services (See Table 4.2 for City Baseline Services Matrix) for which the majority of the property owners within the district have determined as insufficient for maintaining Union Square as an international destination.

The utilization of a daily cleaning and safety ambassador program is designed to strive for litter-free sidewalks that are absent of graffiti, debris, and other signs of decay, in addition to creating a safe and welcoming environment for all to enjoy.

HIGHLIGHTS OF CLEAN AND SAFE FIGURES 2018:

Removed

572,375 LBS 🖗

of debris

Addressed

44,125 (9)

quality of life issues

Cleaned up

11.408

hazardous waste items

Disposed of

9,319 🔊

NEEDLES

Reached out to the mentally ill

6,885 TIMES

Assisted

25K+visitors ♥

with directions

Removed

17,182 1

GRAFFITI TAGS

(The amount of graffiti tags removed can stretch across the Golden Gate Bridge 3.5 TIMES!)

Processed over

2,000 &

REQUESTS

for video footage





#### ADVOCACY

The Union Square BID advocates for a clean, safe, attractive, and vibrant Union Square to City officials, stakeholders, and the broader public. Whether it's in the media, at the San Francisco Board of Supervisors, stakeholder meetings, or having a seat at the table at City Hall, we serve as "the voice of Union Square" addressing priorities on policy matters that impact the district. The Union Square BID accomplished the following:

- The Union Square BID informed the Planning Department on the retail environment and realistic use of 2nd and 3rd floor retail spaces.
- Union Square Cares launched to provide homeless services, including workforce development.
- A study to quantify the economic impact of Union Square to the City and County of San Francisco.

#### MANAGEMENT

The majority of USBID funding comes from annual property assessments, followed by foundation and City grants. A 23-member Board of Directors comprised of property owners, retailers, and hoteliers is responsible for setting the USBID priorities and policies, while the USBID management team oversees the organization's day-to-day operations.

#### PUBLIC REALM

Downtown districts worldwide are transforming and creating new economic opportunities, driven by technology and global investment, and regaining their footing as centers to shop, live, work, and play. This includes activating public spaces. Public realm improvements coupled with strong, effective activation have the potential to advance the USBID's objectives and community identity, such as enhancing the pedestrian experience, improving public safety,

promoting the Union Square brand, and spurring private- and public-sector reinvestment.

The USBID created a Public Realm
Action Plan in 2016, outlining
strategic streetscapes improvement
projects and beautification goals.
Highlights during this recent term
include:

- Established the Union Square Foundation to fundraise for public realm and streetscape improvement projects in 2017
- Installed next generation pedestrian counters
- Installed holiday décor and lighting around the district every year
- Hosted Winter Walk SF
   between 2014 to 2018
   (2.2 million visitors in 2018)
- Hosted Lunch on the Lane (Maiden Lane activation) since 2017



#### MARKETING & EVENTS

In recent years, branding and identity became a strategic objective of the USBID. The USBID focused its marketing and communications efforts to promote and reinforce Union Square's brand as an international destination while articulating the USBID's value, relevancy, and benefits to members and stakeholders. Marketing highlights include:

- Designed a destination website with business listings, events, and promotions
- Utilized social media to reach visitors for storytelling and district promotion
- Sent regular newsletters highlighting key district and member events
- Started first iteration of a street banner program

#### SUMMARY

Looking toward the future, the USBID is equipped to tackle challenges that lie ahead for the district. Clean and safe issues remain a top priority as the media continues to highlight the poor street conditions of San Francisco as a whole. Sadly, Union Square is often combined with negative stories because of its name recognition. The USBID will continue to share accurate data to highlight the positive impact the organization makes every day.

As the retail culture continues to evolve and change to experiential based models with smaller footprints, Union Square will need to adapt and remain resilient to these changes. Promoting Union Square as a place for entertainment and hospitality will draw more visitors and create a healthy nightlife environment. Additionally, activating public spaces within the district not only attracts visitors and new customers, it's also proven to drive

out negative street behavior. Events, public art, and other activations allow visitors to effectively tell the story of Union Square. The USBID is ready to meet these challenges.

Objectives in the future term of the USBID include:

- Strategic plan in 2020 or 2021
- Implement activations and beautification for the Powell Street Promenade, Campton Place, Maiden Lane, and Hallidie Plaza
- Install District gateway, banners, and way-finding signage

# ECONOMIC IMPACT OF UNION SQUARE TO SAN FRANCISCO.

Union Square accounts for less than 1% (0.35%) of the City's land area. Over the last five years, the amount of property tax revenue generated by properties in the Union Square BID increased by 17%. This accounted for:

- 3% of the City's total property tax revenues
- \* 13% of the City's total sales tax revenue
- 24% of the City's transient occupancy (hotel) tax revenue

In 2017, the total assessed value of properties in the Union Square BID was \$6.2 billion.
Union Square generated \$20 million in sales tax revenue for the City. Also, Union Square generated over one-third (34%) of citywide sales in general consumer goods.

# WHAT IS A BUSINESS IMPROVEMENT DISTRICT

A Business Improvement District is a defined area wherein property owners are self-assessed to fund services that improve the overall quality of life for residents and visitors. These services supplement those provided by the City and can include additional cleaning and safety programs, advocacy, beautification, marketing and a variety of other services that go above and beyond to promote this important area. The Union Square BID was the first BID established in San Francisco and sets an example for the other existing property-based business improvement districts through innovative pilot programs and partnerships. We work collaboratively with the City, community, and our members to support the district.

There are currently 17 other special districts, including:

The Castro, Central Market, Civic Center,

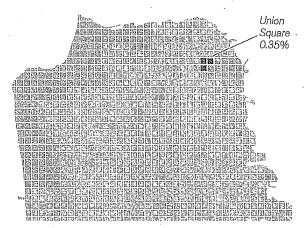


Table 3.1: Union Square Area within the City of San Francisco

Increased by

17%

in property tax revenue

Generated

24%

of the City's transient occupancy (hotel) tax revenue

Totaled

\$6,200,000,000

in assessed value of properties in 2017

Table 3.2: Highlights of economic impact of the USBID

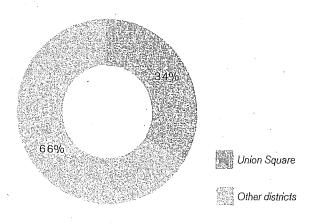
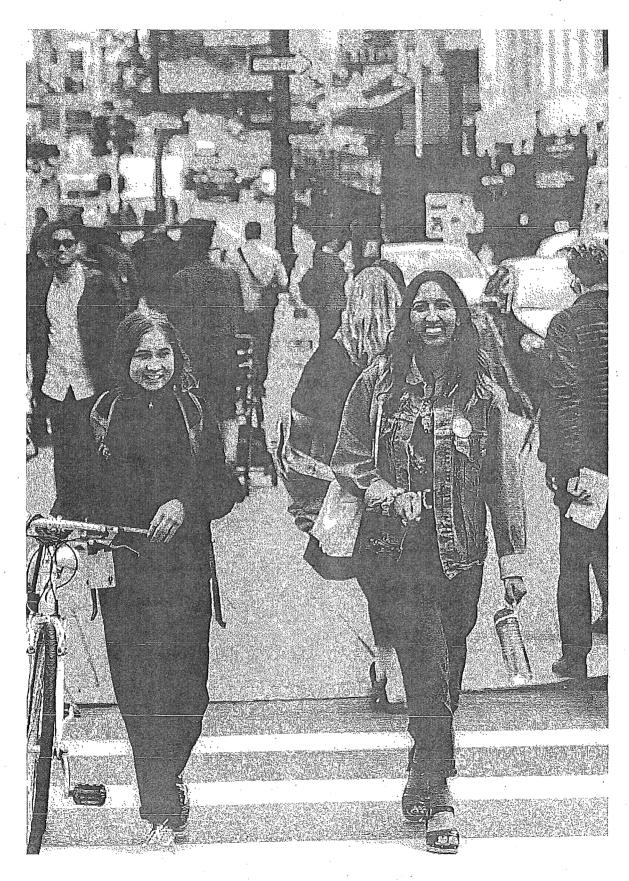
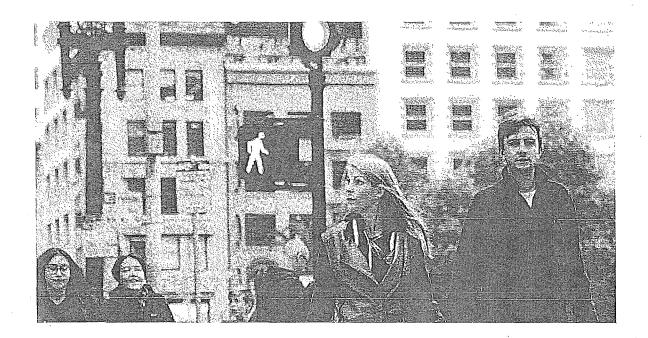


Table 3.3: Generated citywide sales in general consumer goods.





Discover Polk, Fisherman's Wharf, East Cut, Japantown, Lower Polk, Moscone Expansion District, Noe Valley, Tenderloin, Ocean Avenue, SoMa West, Top of Broadway, Tourism Improvement District, and Yerba Buena.

The International Downtown Association estimates that more than 1,200 BID's across the United States, Canada, and the UK continue to prove their value by providing enhanced services to improve the overall viability of those areas they individually serve.

#### STATE AND LOCAL LAW GOVERNING BID'S

In 2004, the City and County of San Francisco augmented the California Property and Business Improvement District Law of 1994 with the passage of Article 15 of the San Francisco Business and Tax Regulations Code. Article 15 lengthened the initial term that a district could be in place from 5 to 15 years and lowered the weighted petition threshold required to initiate the legislative approval process. This legislation, combined with a new technical assistance program initiated by then Mayor Gavin Newsom through the San Francisco Office of Economic and Workforce Development (OEWD), was instrumental in easing the process for the formation of new BID/CBD districts in San Francisco.

A BID established under the 1994 Act may be administered by an owners' non-profit association. The owners' non-profit association administers or implements the activities and improvements specified in the management plan. The owners' non-profit association determines the needed improvements, maintenance and activities within the BID boundaries, and how the assessment revenue collected is to be spent among the selected improvements, maintenance, and activities.

In San Francisco, the City's Board of Supervisors must authorize the formation and establishment of the BID/CBD and the City to enter into a management contract with the owners' non-profit association and provide for the levy and collection of the annual assessments.

#### **ESTABLISHING A BID**

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

· A map, in sufficient detail to locate each assessed



property within the proposed district

- Name of the proposed district
- Description of the boundaries, including the boundaries of any benefit zones
- Improvements, maintenance, and activities proposed for each year of operation, along with the maximum cost
- Annual amount to be expended, in each year of operation, for the proposed improvements, maintenance, and activities
- Proposed source(s) of financing, including the basis and method of levying the assessments, and whether or not bonds will be issued
- Time and manner of collecting the assessments
- Specific number of years in which the assessments will be levied
- Proposed time for implementation and completion of the Management Plan
- Rules and regulations applicable to the district
- Listing of the properties to be assessed along with the parcel number and the method by which expenses will be imposed upon benefited real

property in proportion to the benefit received.

- Total amount of all special benefits to be conferred upon the properties within district
- Total amount of general benefits, if any
- Any other item or matter required to be incorporated therein by the legislative body.

#### NAME DESIGNATION

The name designation of this proposed renewed district of the City and County of San Francisco's Union Square community will be referred to as the Union Square Business Improvement District but may do business as the Union Square Alliance.

# TIMELINE FOR IMPLEMENTATION AND COMPLETION OF THE UNION SQUARE BID

The anticipated timeline on page 21 provides for the renewal and expansion of the Union Square BID and allows sufficient time to calculate and include the Fiscal Year 2019/20 assessments on the County's secured property tax roll.



#### SEPTEMBER 2017

Launched renewal campaign with USBID members, community stakeholders and the City.



#### **NOVEMBER 2017**

Membership survey conducted to gather feedback and shared vision.



#### SUMMER 2018

Engaged in community outreach



SEPTEMBER 2018 **USBID** Board

approved budget and service levels.



**NOVEMBER 2018 USBID** Board

approved assessment methodology and boundaries.



JANUARY 2019

**USBID** Board approved management plan and engineer's report.



FEBRUARY 2019

Petitions mailed to USBID members for initial round of voting.



#### MAY 2019

45-day mailing period when USBID members receive and vote on their ballots.



JULY 2019

Resolution voted on by SF Board of Supervisors and signed by Mayor.



JANUARY 2020

Launch new services

Timeline for Implementation and Completion of the Union Square BID



# 4 IMPROVEMENTS

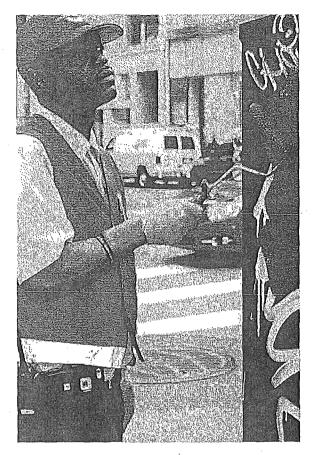
The services and activities outlined in this plan are provided within the USBID boundaries only and are of direct and special benefit to the parcels within the USBID.

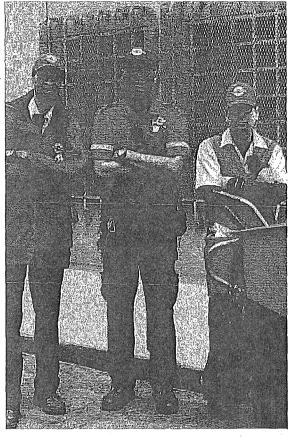


#### CLEANING & MAINTENANCE

The Union Square BID plans to implement a comprehensive program that aims to ensure the cleanliness of sidewalks, alleys, curbs, fixtures, and buildings throughout its boundaries. Through the utilization of managed services, the Union Square BID will strive for a clean and litter-free area that significantly reduces graffiti or other signs of decay. The goal is for property owners, merchants and residents alike to maintain a sense of pride throughout the Union Square district. This includes properly disposing of trash, maintaining their facades and storefront appearances, and keeping sidewalk concrete up to city standards.

The Union Square BID's cleaning program includes daily sidewalk cleanings, on call scrubs and cleaning, scheduled pressure washing, graffiti removal, excessive trash removal, and illegal dumping abatement.





#### **PUBLIC SAFETY**

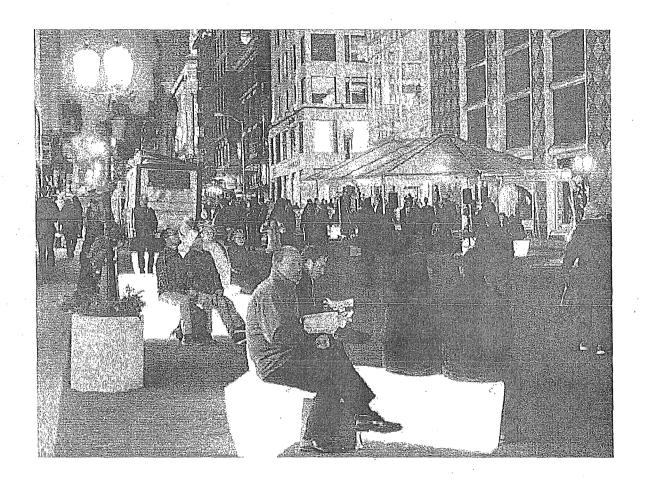
The Union Square BID will continue to work with property owners and managers, businesses, residents, stakeholders, and the San Francisco Police Department (SFPD) on a variety of safety programs and strategies to prevent crime and increase pedestrian safety throughout the Union Square area. The Union Square BID will continue to provide Safety Ambassadors and overnight security to help respond to safety issues and concerns. The Union Square BID will also continue to hire 10B Police officers or private security to address escalated safety incidents and maintain an overall safety presence in the district.

#### MEMBER SERVICES/DISPATCH

The Union Square BID's Member Services/Dispatch will be a 24/7/365 operation where members and stakeholders can contact the organization to report cleaning and safety issues and request services.

# SECURITY CAMERA PROGRAM AND OVERNIGHT MONITORING

To further enhance safety, Union Square partnered with law enforcement and became the first area in San Francisco to deploy surveillance cameras (now over 350), resulting in crime enforcement and prosecution. Continued investment in this resource will promote safety and prevent incidents before they occur. This security camera network will be maintained and monitored as part of the organization's 24/7/365 Clean and Safe operations. Footage of incidents may be given to SFPD for investigative purposes. Members of the general public may request video camera footage if not part of an active investigation.



#### MANAGEMENT AND ADMINISTRATION

To achieve the services outlined in this Plan, the Union Square BID will employ a staff to carry out regular activities, initiatives, and resources to include but not limited to office expenses including accounting, rent, utilities, office supplies, insurance, legal, and other professional services related to organizational activities.

#### **ZONE MATRIX**

Organizing the district into two zones creates a more equitable means of distributing services. The Powell/Stockton/Market/Union Square Park corridor will receive more cleaning and safety services as this particular zone has more pedestrian traffic and need for a higher safety presence.

#### CONTINUATION OF CITY SERVICES

The City and County of San Francisco may not use BID assessment funds to pay for baseline services providing general benefits to the district.

Table 4.2 (on page 29) provides the existing baseline City services provided to the USBID area.

ZONE 1 & ZONE 2 SERVICES COMPARISON SUMMARY MATRIX

SERVICES	ZONE 1	ZONE 2
Cleaning Ambassadors	4 Cleanings/Day	3 Gleanings/Day
Overnight Sidewalk Vacuum	Yes Yes	Yes
Pressure Washing	Every week	Every 2 weeks
Safety and Hospitality Ambassadors	Min: 4 Wsits/Day	Min. 2 Visits/Day
Member Services/Dispatch	= 24/7/365 Operation	. 24/7/365 Operation
2 10B Officers/ Private Security	12:5 Hours of Patrol	7.5 Hours of Patrol
Security Camera Program	Security Camera Program to ex district covered to 100% over i	
Overnight Camera Monitoring	10PM-6AM	
Overnight Security	Patrol Tear (dOPM-6AM	经国际政务的 化二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基
	Marketing and I	Events
Other USBID Services	Public Realmland /	ictivations,
	Advocacy	

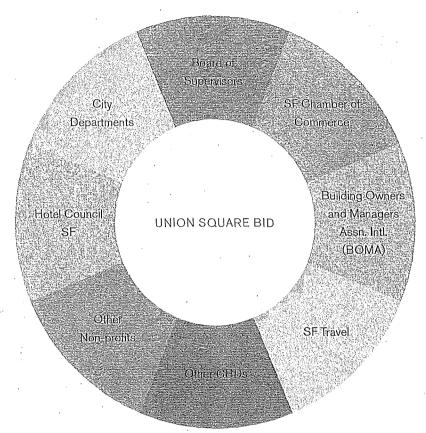


Table 4.1: Strategic Partners of the USBID

#### **ADVOCACY**

The purpose of advocacy is to promote the District as a clean, safe, and vibrant area. This goes well beyond the marketing programs that create image and visibility and, in fact, advocate for services and resources that increase the area's perceptions as a friendly, clean, and exciting place for dining, shopping, entertainment, and investing in business opportunities and properties. Advocacy is intended to support business growth and enhance property values which can be especially advantageous in a recessionary economic environment.

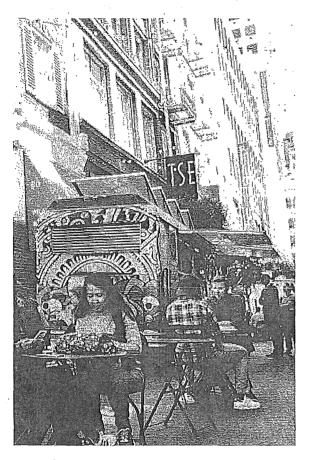
#### PUBLIC REALM

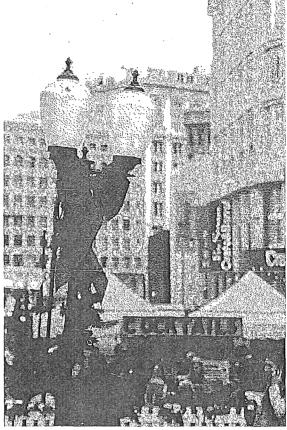
The Union Square BID's Public Realm Action Plan, which was written and approved in 2016, provides a single source for public realm improvements within the district and has identified 30+ projects and future opportunities to activate the district and its public spaces.

The district includes two major civic spaces: Union Square Park and Hallidie Plaza. It is served by the Powell Street BART/MUNI station, numerous bus lines, the historic Powell Street cable car lines, and soon the Central Subway Union Square/Market Street Station. Through active interventions, such as the Powell Street Promenade and the Winter Walk, the BID has begun the process of reinventing the public realm of the district.

Major principles guiding public realm improvements in the Union Square district include:

- Creating inviting streetscapes and activating public spaces with positive community engagement that increases pedestrian activity and disrupts negative street behavior.
- Making the City a place for the unexpected—pop up events, vendors, plazas, music and art—to encourage people to move beyond their usual path to explore the City.





Beautifying the public realm and establishing district identity through unified approaches to pavement, street furniture, lighting, trees and planting, and other street design elements.

**DESTINATION MARKETING & EVENTS** 

The organization will maintain an active branding and destination marketing campaign to promote Union Square as an international destination for shopping, hospitality and entertainment, and a world-class place to stay.

Businesses, properties, and points of interest will be promoted through target programs and initiatives. Destination marketing activities and consumer events contribute to Union Square's social vitality and economy. The organization will also support the creation and production of special events to draw visitors. Destination marketing and special events will be supported by the organization through a

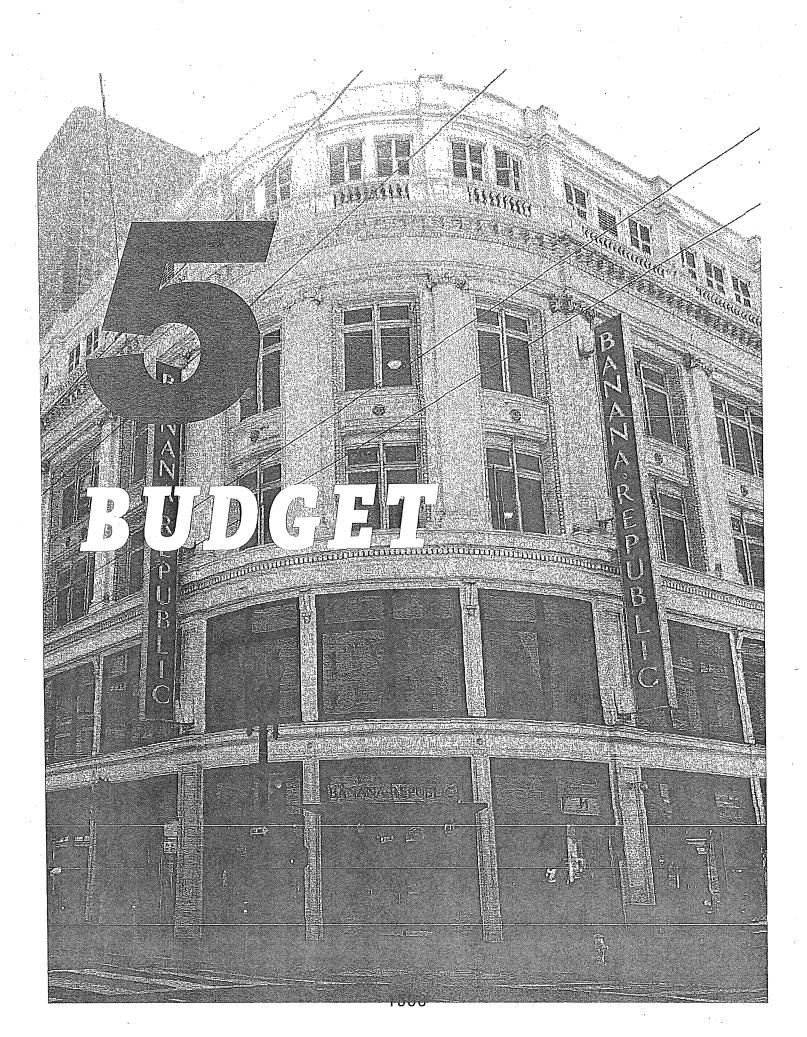
variety of digital and traditional means to include: a destination marketing website, social media presence, email blasts, street banners, printed marketing collateral, etc.

#### MEMBER EVENTS

Member Mixers and regular member meetings such as Coffee and Connections are a collaborative way for our members to network with other members and learn about new products and services. The organization will offer regular member mixers and educational events to inform stakeholders on emerging issues and provide networking opportunities for the community.

DEPARTMENT	SERVICE:	FREQUENCY
SFPUC (Per Jurisdiction)	Street Light Repair (Bulbs)	311 Request (No regular schedule)
HSH	HOT Team	311 Request (No regular schedule)
Comcast (City Contractor)	Bus Boarding Island Bus Shelters Bus Shelter/Boarding Island Graffiti	311 Request (No regular schedule)
SFMTA (Per Jurisdiction)	StreetLight Repair	311 Request (No regular schedule)
SFPD	Two Sector Cars One Foot Beat	Day and Swing Beat
	Street Cleaning	Per Posted Signage
	Gutter Sweeping	
	Cleaning and Repair of Trash Receptacles  Cleaning and Repair of Street Furniture	
	Graffiti Removal On: Litter Recepta class (DPW Responsible)	
DPW.	Mail Boxes (USPS Responsible)  Meters (SEMTAVSign Shop Responsible)  Signs (SEMTAVSign Shop Responsible)  Utility Boxes (Owners Responsible)	3111 Request (No regular schedule)
	Pressure Washing	
	Sidewalk Repair/Damage Enforcement _ ; Code Enforcement	
	Tree Maintenance Sidewalk Repair/Damage Caused by Trees	
	Mechanical Street Sweeping	

Table 4.2: City Baseline Services Matrix



# 5 BUDGET

#### **BUDGET DESCRIPTION**

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

During any future year of operation the Union Square BID may re-allocate funds from one budget category to another budget category. The annual re-allocation of budget category amounts shall not exceed or decrease more than 10% of the approved budget category amount.

In each fiscal year beginning fiscal year 2020/21, total maximum assessment revenue may be subjected to an annual increase of the assessment revenue of the prior fiscal year by a vote of the Board of Directors of the Union Square BID. The maximum annual assessment revenue increase will reflect the annual change in the Consumer Price Index (CPI) for All Urban Consumers in San Francisco-Oakland-San Jose or 5% per yearly Board approval, whichever is more. 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 Union Square BID in any given year. Based upon a maximum possible annual assessment increase of 5%, beginning July 1, 2020, the total annual maximum assessment revenue each year for each of the 10 years is described in Table 5.2.

As a result of continued development, the District may experience an addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. Modification of parcel improvements assessed within the District may change upwards or downwards depending upon the amount of total footage assessed for these parcels. Pursuant to Government Code 53750, total footage for parcels will be assessed on a prorated basis from the date each respective parcel receives a temporary and/or permanent certificate of occupancy. As a result, a district's total maximum assessment likely will increase when parcels are developed.

#### **BUDGET CHARTS & TABLES**

Assessments Other (General Benefit) Total Revenue	\$ 6,036,1 \$ 524,85	79   8%
Table 5.1a: Budget Revenue		nt Assessment Exp. (%)
Olean & Safe	errene old iskabile breit der britabile fra dicht	nt   Assessment Exp. (%)   7/0/

754,601 937,908

\$ 6,560,990

Total Expenses

Table 5.1b: Budget Expenses

Management & Admin.

Public Realm, Marketing Events, & Advocacy

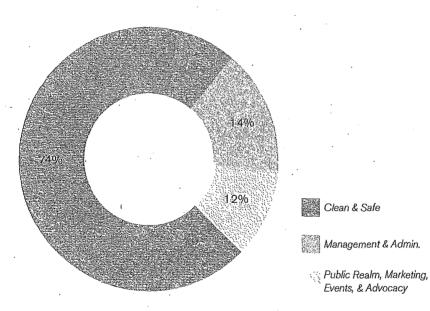


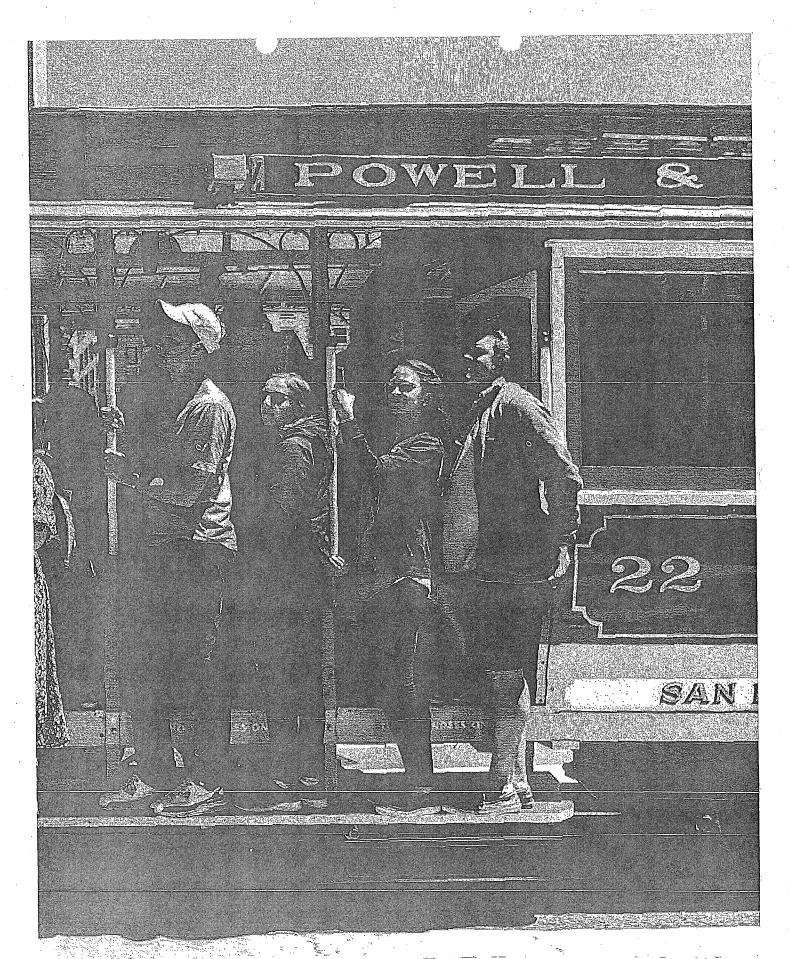
Table 5.1c: Budget Expenses Pie Chart

	Max. Annual
	- Assessments (5%)
FY 2019/2020	\$ 6,036,111
FY 2020/2021	\$ 6,337,916
FY 2021/2022	\$ 6,654,812
FY 2022/2023	6,987,553
FY 2023/2024	\$ 7,936,931
FY:2024/2025	\$ 7,703,777
FY 2025/2026	\$ 8,088,966
FY 2026/2027	\$ 8,493,414
FY 2027/2028	\$ 8,918,085
FY 2028/2029	\$ 9,363,989

Table 5.2: Maximum assessments with 5% Increase-

\*The USBID performs an annual audit conducted by a CPA firm. Contact the USBID for past records.

# METERD DOE



# 6 **METHOD OF ASSESSMENT**



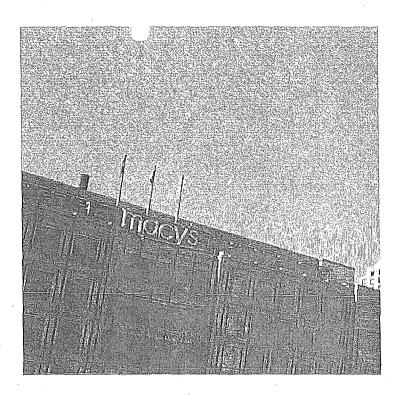
The levy and collection of annual assessments upon property within the Union Square BID provides the primary funding source for the improvements, maintenance, and activities previously outlined. The Union Square BID will generate additional funds from sources other than annual assessments on properties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

#### BASIS OF ASSESSMENT

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

#### GENERAL BENEFIT ASSIGNMENT IS 8%

The Clean and Safe and Marketing programs will be provided solely within the District. However, it's reasonable to assume a certain level of aesthetic, safety, and economic benefits will accrue to properties on the periphery of the District, as the cleaning services would increase the aesthetics of the side of the

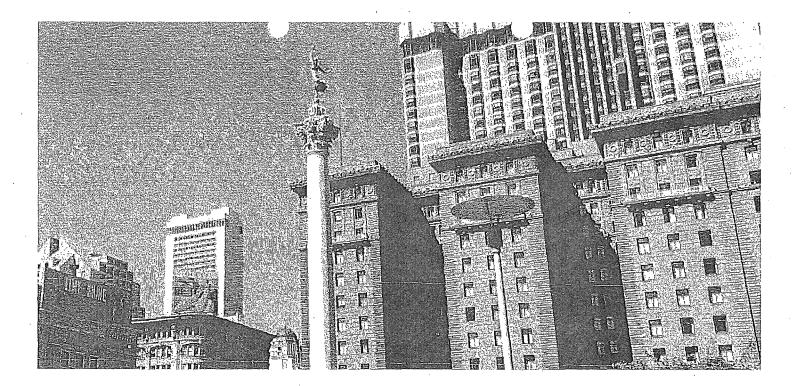


street opposite these parcels, and it is likely patrolling security may report/respond to security issues near the properties just outside the boundary of the District. Furthermore, the Marketing activities could draw shoppers and diners to the District who might also explore the broader area and patronize businesses on the periphery of the boundary of the District.

The Benefit Points for property within the District represents special benefit, and the Benefit Points for property on the periphery of the District represents general benefit. The portion of general benefit accruing to parcels on the periphery of the District is 8.87%.

The Clean and Safe program will be provided solely to properties within the District. However, it's reasonable to assume a certain level of aesthetic and safety benefits will accrue to pedestrians passing through the District who do not intend to access property within the District. As such, the benefits accruing to pedestrians passing through the District needs to be quantified. The portion of general benefit accruing to pedestrians passing through the District is 5.4%.

Please see the Engineer's Report (Appendix C) for a more detailed discussion of the calculation of the general benefit.



# SPECIAL BENEFIT POINT ASSIGNMENT AND TYPES OF LAND USE AND POINTS:

The method of apportioning benefit to parcels within the Union Square Business Improvement District reflects the proportional special benefit assigned to each property from the USBID improvements, maintenance and activities 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 Union Square BID improvements, maintenance, and activities focus on aesthetic benefit, safety benefit, and economic activity benefit, it was determined that linear street frontage, building square footage, lot size, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, building square footage, lot size, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors. Please see the Engineer's Report for a more detailed discussion of the calculation of the special benefit.

Non-Residential Property consists of parcels used for a commercial or for-profit purposes including, but not limited to, retail, offices, restaurants, commercial garages, private schools, hotels/motels, medical/dental offices, hospitals, parking lots, and pay-to-use parking structures.

Apartment Property consists of duplexes, triplexes, fourplexes, and apartment buildings used exclusively for residential rental purposes.

**Condominium Property** consists of condominiums used exclusively for residential purposes.

Public Property consists of the following:

- Publicly owned and publicly accessible use; parcels owned by public entities and/or used for public purposes, including police and fire stations, parks, public schools, libraries, and other government administration offices
- · Parcels used by a public utility

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Lot square footage
- Building square footage
- Linear frontage.
- Land-use

# BENEFIT ZONE & TABLE

In addition to parcel characteristics and land use types, location also plays a role in determining special benefit. Two distinct areas within the proposed boundary of the District have been identified that will experience the Improvements to differing degrees and therefore will receive different levels of special benefit. As noted in the Engineer's Report, the Court in Tiburon made clear that zones cannot be zones of cost, but must instead

be zones of benefit. That is, assessments for different groups or areas cannot be differentiated because of differences in cost. They must be differentiated based on differences in benefit.

Thus, it is important to distinguish the differing service levels between the two zones to assign appropriate Zone Benefit Factors to parcels within each Zone.

	Aesthetic	Safety	Economic	Total Land Use
Land Use Type	Benefit Points	Benefit Points	Benefit Points	Benefit Points
Non-Residential Property	1.00	- 1.00	-2.00	4.00
Apartment Property	1.00	1.00	1.00	3.00
Condominium Property	1.00	1,00	0.00	2.00
Public Property	1.00	1,00	0,00	2.00

Table 6.1a: Benefit Point Table

Clean Activities Safe Activities Marketing Activities	
Improved Aesthetics Increased Safety	
Increased Economic Activity	
Increased Economic Activity	

Table 6.1b: Benefit Point Breakdown

	Asst. Rate Per	Asst, Rate Per	Asst. Rate Per
Land Use Type	Lot sq ft.	Building sq.ft.	Frontage sq ft.
Non-Residential Property	\$ 0.43727	\$ 0.06430	\$ 126.15163
Apartment Property	\$ 0.32795	\$ 0.04822	\$ 94.61372
Condominium Property	\$ 0,21864	4 \$ 0.03215	\$ 63,07582
Public Property	\$ 0,21864	\$ 0.03215	\$ 63.07582

Table 6.2a: Zone 1 Assessment Rates for FY 2019/20

	Asst. Rate Per	Asst. Rate Per	Asst. Rate Per
Land Use Type	Lot sq ft.	Building sq ft.	Frontage sq ft.
Non-Residential Property	\$ 0.34982	\$ 0.05144	\$100.92131
Apartment Property	\$ 0,26236	\$ 0,0385	\$ 75.69098
Condominium Property	\$ 0.17491	\$-0.02572	\$ 50.46065
Public Property	\$ 0.17491	\$ 0.02572	\$ 50.46065

Table 6.2a: Zone 2 Assessment Rates for FY 2019/20

, .	v.
Factor	Weight
Lot	15%
	La constante de la constante d
Building	150/
22,21,2	
Frontage	7006
i i ontago	1.070

Table 6.3: Factor Weighting

Service	Zone 1	Details /	Zone 2	Details
Cleaning Ambassadors	1,33	4 Cleanings/Day	1,00	3 Cleanings/Day
Pressure Washing	200	- 1 Wash/Week	1.00	1 Wash/2-weeks
Safety & Hospitality Ambassadors	2.00	4 Visits/Day	1.00	2 Visit/Day
10B Officers/Private Security	1.67	Added Routes	1.00	Regular Routes
Security Cameras	1.00	Equal Services	1.00	Equal Services
Live Overnight Monitoring	1.00	Equal Services	1,00	Equal Services
Overnight Security	1,00	Equal Services	1.00	Equal Services
Member Services	1.00	Equal Services	1,00	Equal Services
Public Realm	1:00	- Equal Services	1.00	Equal Services
Marketing	1.00	Equal Services	1.00	Equal Services
Events	1.00	Equal Services	1.00	Equal Services
Advocacy.	= 24,00 is = 2	Equal Services	1.00	Equal Services
Total:	15.00	Total:	12.00	
Zone Factor:	1,251	Zone Factor:	1.00*	

Table 6.4: Zones of Benefit

# LOT FACTOR

The average lot size in the proposed District is 4,104.43 square feet. Each parcel's actual lot size was divided by the average lot size to determine a Lot Factor.

Parcel's Lot sqft. + District's Average Lot sqft. = Parcel's Lot Factor

Table 6.5a: Linear Factor Equation

# **BUILDING FACTOR**

The average building size in the proposed District is 27,913.67 square feet. Each parcel's actual building size was divided by the average building size to determine a Building Factor.

Parcel's Building sqft. ÷
District's Average Building sqft.
= Parcel's Building Factor

Table 6.5b: Building Factor Equation

# FRONTAGE FACTOR

The average linear frontage in the proposed District is 66.39 feet. Each parcel's actual linear frontage was divided by the average linear frontage to determine a Frontage Factor.

Parcel's Frontage sqft. ÷
District's Average Frontage sqft.
= Parcel's Frontage Factor

Table 6.5c: Frontage Factor Equation

# BENEFIT POINT CALCULATION

The calculation of Total Benefit Points for each parcel takes into account each component analyzed and described above: Parcel Characteristics, Land Use, and Zone Factors. The formula for determining each parcel's Total Special Benefit Points is as follows:

(Lot Factor + Building Factor + Footage Factor)
x Land Use Benefit Points x Zone Factors
= Total Special Benefit Points

Table 6.5d: Special Benefit Points Equation

# ASSESSMENT CALCULATION (Section 7.2 of Engineer's Report, Page 21)

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

# Total Cost Estimate to be levied in 2019/2020 ÷ Total Special Benefit Points

= Assessment Rate per Special Benefit Point

\$6,036,110.88 / 16,815.844 = \$358.95

# Parcel's Assessment

= \$358.95 x Parcel's Total Benefit Points

Table 6.5e: Assessment Calculation Equation

# YEARS ASSESSMENTS WILL BE LEVIED

The proposed term for the Union Square BID is set at 10 years. Assessments for the proposed District will be levied upon renewal of the District, to fund District Improvements over the next 10 years. The first year of Improvements will be Fiscal Year 2019/20 and the final year will be Fiscal Year 2028/29.

Expenditure of collected assessments may continue for up to six months after June 30, 2029 if the district is not renewed. In order to authorize the levy and collection of assessments after Fiscal Year 2028/29, the USBID will need to go through the renewal process pursuant to the 1994 Act as augmented by Article 15.

# TIME AND MANNER FOR COLLECTING ASSESSMENTS

Each property owner pays a share of the cost of the Union Square BID, based on an assessment formula. The payment is collected twice yearly, through the property tax bill. The Union Square BID assessment, including the collection and enforcement of any delinquent assessment and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related law as it may be amended from time to time, will

be collected and enforced by the Treasurer and Tax Collector of the City. The Treasurer and Tax Collector shall transfer the assessment payments to the Union Square BID for the funding of improvements, maintenance, and activities described in this Management Plan.

### ASSESSOR'S PARCEL LISTING

Appendix B of this Management Plan provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel number, Site Address, Benefit Zone, Assessment Percentage, and 2019/20 Assessment subject to the Union Square BID's annual assessment.

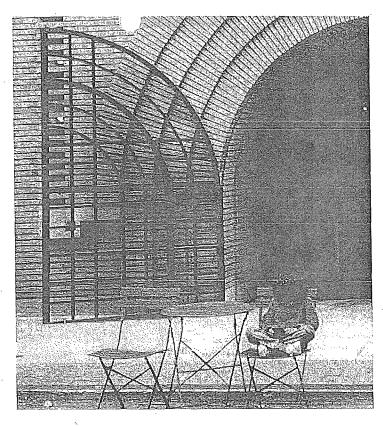
# 7 MANAGEMENT

# BOARD COMPOSITION

The Union Square Business Improvement District, a 501 (C)4 non-profit organization, will administer the assessments levied. The Union Square BID will be governed by a Board of Directors comprised of a majority of members (property owners). The Board of Directors will have 23-29 members; at least 20% of voting Board members shall be business owners who do not own or have ownership interest in commercial property within the District, per San Francisco Business and Tax Regulations Code Section 1511 (h). To ensure representation from all stakeholder groups, the USBID will have representatives from hospitality, retail/commercial, residents, and government/non-profit sectors.

# **PUBLIC ACCESS**

The Union Square BID is required to comply with specified State open meeting and public records laws, such as the Ralph M. Brown Act, commencing with Section 54950 of the Government Code, and the California Public Records Act, commencing with Section 6250 of the Government Code. Ralph M. Brown Act compliance is required when Union Square

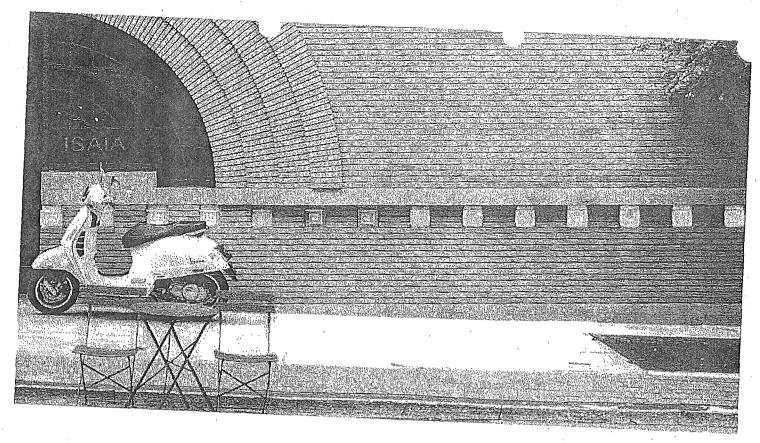


BID business is heard, discussed, or deliberated, and the California Public Records Act compliance is required for all documents relating to Union Square business.

# OPERATIONS MANAGEMENT

The powers and responsibilities for the Union Square BID are as follows:

- Review improvements, services, and activities provided and establish priorities for the upcoming Fiscal Year
- Implement the improvements, maintenance, and activities specified in the Management Plan by determining levels of improvements, maintenance, and activities
- Submit annual reports to the San Francisco Board of Supervisors
- Coordinate with City staff regarding operational issues of the Union Square BID
- Hold an Annual Meeting



# STAFFING

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

# BUDGET & MANAGEMENT

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

# **RULES & REGULATIONS**

The Union Square BID will establish rules and regulations to be employed in its administration of the organization. Each year, the Union Square BID shall prepare an annual report for each Fiscal Year, for which assessments are levied and collected to pay the costs of the improvements, maintenance and activities described in the report. The first annual report shall be due after the first year of operation of the Union Square BID. The Union Square BID must file each annual report with the Clerk of the San Francisco Board of

Supervisors; each report shall contain or provide, but not be limited to the following:

- A reference to the Union Square BID by name
- The Fiscal Year to which the annual report applies
- Any proposed changes in the boundaries, benefit zones or classification of property of the BID
- The improvements, maintenance and activities to be provided for that Fiscal Year
- An estimate of the cost of providing the improvements, maintenance, and activities for that Fiscal Year
- Any proposed changes to the basis and method of levying the assessments
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that Fiscal Year
- The amount of any surplus or deficit revenues to be carried over from a previous Fiscal Year
- The amount of any contributions to be made from sources other than assessments levied

The San Francisco Board of Supervisors may approve the annual report filed by the Union Square BID, or the Board of Supervisors may modify any particulars contained in the report, and then approve it as modified. Any modification to the annual report shall be made pursuant to Sections 36635 and 36636 of the 1994 Act. At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities vote (6 or more members) may disestablish the BID at any time if it finds there has been misappropriation of funds, malfeasance, or violation of law in connection with the management of the District. The Board of Supervisors by a super-majority vote (eight or more) may disestablish the BID for any reason. All outstanding obligations, finances, leases, or other similar obligations of the City, payable from or secured by assessments levied within BID must be paid prior to disestablishment of the BID.

# ADDITIONAL MATTERS

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

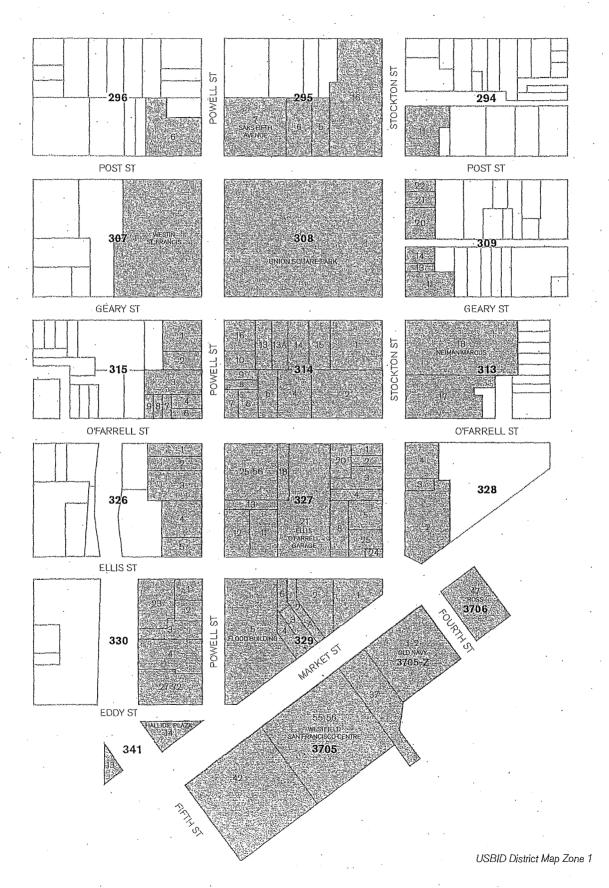
# DISESTABLISHMENT

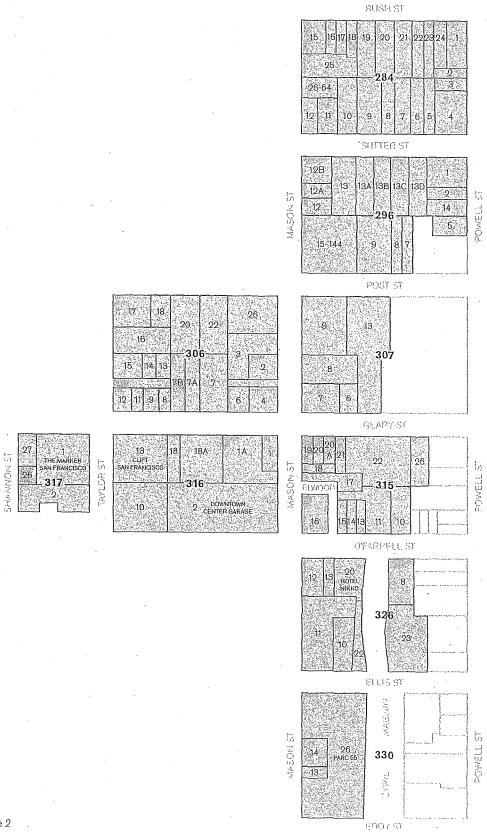
Each year that the BID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the BID. This 30-day period begins each year on the anniversary of the date the San Francisco Board of Supervisors established the BID. Within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

# APPENDICES

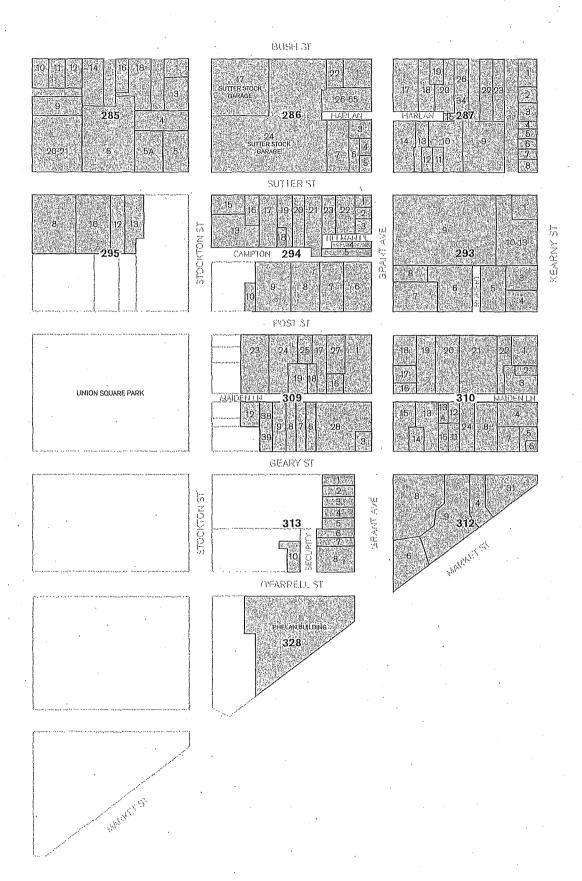
JAMES FLOOD BUILDING

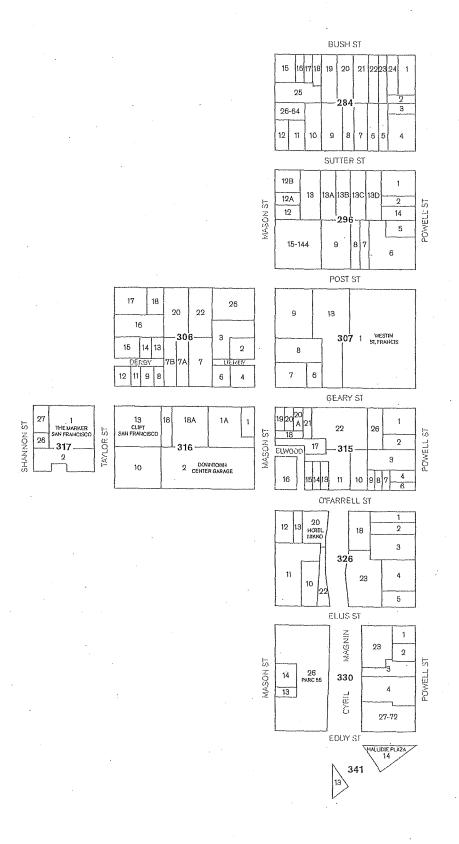
# BOUNDARY MAP, ZONE 1 & ZONE 2

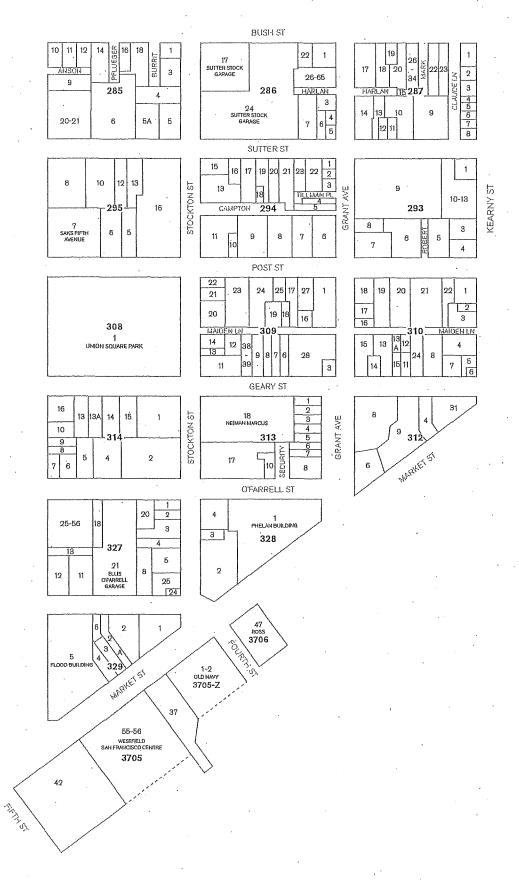




USBID District Map Zone 2







# APPENDIX B PARCEL LISTING

APN	Zone	Frontage	Lot Area	Bullding≓ Area —	Property Type	Land Use Benefit Points	Zone Factor,	Frontage Factor	Lot Factor	Build- ing Factor	Special Benefit Points	Total Assessment
0284-001 0284-002	2 2	165.00 25.00	5,902	12,092	Non-Residential	4.00	1,00	11.598	1,438	0,433	53,88	\$ 19,338,82
0284-003	2	25.00	2,062 1,937	5,400 1,875	Non-Residential Non-Residential	4.00 4.00	1,00	1.757 1.757	0,502 0,472	0.193 0.067	9.81 9.19	\$ 3,522,15 \$ 3,297.11
0284-004 0284-005	2	190,00 22,50	8,718 3,092	55,414 9,282	Non-Residential Non-Residential	4.00 4.00	1.00	13,355 1,582	2,124 0,753	1.985 0,333	69,86 10,67	\$= 25,075,36 \$ 3,829,85
0284-006 0284-007	2 2	37.50 44.00	5,153 6,046	37,865 22,440	Non-Residential Non-Residential	4.00 4.00	1,00 1,00	2,636 3,093	1.255 1.473	1,357 0,804	20.99 21,48	\$ 7,534.91 \$ 7,709.87
0284-008 0284-009	2 2	25.71 67.79	3,510 9,343	5,429 27,064	Non-Residential Non-Residential	4.00 4.00	1,00 ± 1,00	1.807 4.765	0.855 2.276	0.194 0.970	11,43 32,04	\$ - 4,101.64 \$ 11,502.22
0284-010 0284-011	2	49.73 50,27	6,847 4,395	41,272 4,388	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	3,495 3,534	1.66B 1.071	1.479 0.157	26.57. 19,05	\$ 9,536,93 \$ 6,836,64
0284-012 0284-015	2 2	125,00 152,00	3,281 5,712	13,499 28,920	Apartment Apartment	3,00 = 3,00	1,00 1,00	8,786 10.684	0.799 1,392	0,484 1,036	30,21 39,34	\$ 10,843,06 \$ 14,119,47
0284-016 0284-017	2	22,50 22,00	1,886 1,848	5,280 6,080	Apartment Non-Residential	3,00 4.00	1.00 1.00	1,582 1,546	0,460 0,450	0,189 0,218	6,69 8,86	\$ 2,401,58 \$ 3,179,50
0284-018 0284-019	2	-25,00 45,50	2,199 6,255	2,192 16,588	Non-Residential Apartment	4.00 3.00	1.00 1.00	1,757 3,198	0.536 1.524	0,079 0,594	9,49 15,95	\$ 3,405,07
0284-020 0284-021	2 2	46,00 46,00	6,325 6,325	26,945 20,820	Non-Residential Apartment	4.00 3.00	1,00	3,233 - 3,233	1.541 1.541	0,965	22.96	\$ 5,725,01 \$ 8,241,04
0284-022 0284-023	2 2	27,50 27,50	3,781 3,781	3,272 10,924	Non-Residential Apartment	4,00 3.00	1.00	1,933 1,933	0.921 0.921	0.746	16,56 11,89	\$ 5,944,49 \$ 4,266,34
0284-024 0284-025	2 2	30.00 53.58	9,371 7,261	18,720 31,458	Non-Residential Apartment	4.00 3.00	1,00	2,109	0.821=	0,391 0,671	9.74 14.40	\$ 3,494.96 \$ 5,169.83
0284-026 0284-027	2	0,54 0.41	48 36	340 258	Gondominium Condominium	2.00 2.00	1:00 😘	3,766 0,038	1.769 0.012	1.127 0.012	19.99 0.12	\$ 7,174.43 \$ 44.50
0284-028 0284-029	2	0,63 0,56	55 49	394 348	Condominium	2.00	1.00	0.029 -0.044	0.009 0.013	0.009	0.09 0.14	\$ 33,77 \$ 51,57
0284-030 0284-031	2	0.54 0.78	47 68	335	Condominium Condominium	2,00 2,00	1.00 1.00	0,039 0,038	0.012 0.011	0,012 0,012	0,13 0,12	\$ 45.55 \$ 43.86
0284-032 0284-033	2 2	1.40 1.20	123 105	488 876	Condominium Condominium	2,00 2,00	1.00 1.00	0,055 0,098	0.017	0,017 0,031	0.18 0.32	\$ 63.87 \$ 114.66
0284-034	2	1.34	118	750 840	Condominium Condominium	2.00 2.00	1.00 1.00	0,084 0,094	0.026 0.029	0.027 0.030	0,27 - 0.31	\$ 98.16 \$ 109.94
0284-035 0284-036	2	1,45 1,20	127 105	908 <b>7</b> 50	Condominium Condominium	2,00 2.00	1.00 1.00	0,102 0,084	0,031 0,026	0.033 0.027	0,33 0,27	\$ 118.84 \$ 98.16
0284-037 0284-038	2	.2,38 1.65	208 144	1,490 1,090	Condominium Condominium	2.00 2.00	1,00	0,167 0,116	0,051 0,035	0,053	0,54 0,38	\$ 195.02 \$ 134.81
0284-039 0284-040	2	1,34 1,40	118 123	840 878	Condominium Condominium	2,00 2,00	1.00	0,094 0,099	0.029	0,030	0.31 0.32	\$ 109.94 \$ 114.92
0284-041 0284-042	2	1.20 1.34	105 118	750 840	Condominium Condominium	2,00 2.00	1,00	0.084	0,026 0,029	0,027 0,030	0.27 0.31	\$ 98,16 \$ 109,94
0284-043 0284-044	2	1,43 1,20	125 105	892 750	Condominium Condominium	2.00	1,00 1.00	0.100 0.084	0.030	0.032	0,33 0.27	\$ 116,75 \$ 98.16
0284-045 0284-046	2 2.	1.34 1.44	118 126	840 900	Condominium Condominium	2.00	1.00	0.094 0.101	0.029	0.030	0.31 0.33	\$ 109,94 \$ 117.80
0284-047 0284-048	2	1,20 1,34	105 118	750 _ 840	Condominium Condominium	2.00 2.00	1.00 1.00	0,084 0.094	0.026	0.027 0.030	0.27 - 0.31	\$ 98.16 \$ 109.94
0284-049 0284-050	2 2	1,44 1,20	126 106	900 750	Condominium Condominium	2.00 2.00	1.00	0.101 0.084	0.031 0.026	0.032 0.027	0,33	\$ 117.80 \$ 98.16
0284-051 0284-052	2 2	1.34 1.44	118 126	840 900	Condominium Condominium	2.00 2.00	1.00	0.094 0.101	0.029	0.030	0.31 0.33	\$ 109,94
0284-053 0284-054	2 2	1.20 1.34	- 105 118	750 840	Condominium Condominium	2.00 2.00	1.00	0,084 0,094	0,026	0.027	0,27	\$ 117.80 \$ 98.16
0284-055 0284-056	2 2	1.40 1.20	123 105	878 750	Condominium Condominium	2.00	1,00	0,099	0,030	0,031	0.32 0.27	\$ 109,94 \$ 114,92
0284-057 0284-058	2	2.38 1.73	208 151	1,490 :: 1,080	Condominium Condominium	2.00	1.00	0,167 .0,121	0.051	0.027 0.053 0.039	0,54	\$ 98.16 \$ 195.02
0284-059 0284-060	2 2	1.34	118 123	840 878	Condominium Condominium	2.00 2.00	1,00	0,094 0,099	0.030	0.030	0,39 0,31	\$ 141,96 \$ 109,94
0284-061 0284-062	2 2	1.20 1.86	105 163	750 1,165	Condominium Condominium	2,00 2,00	1,00	0.084	0,026	0.031	0.32 0.27	\$ 114,92 \$ 98,16
0284-063 0284-064	2	0.83 1,28	72 112	518 800	Condominium Condominium	2.00	1.00	0.131 0.058	0,040 0,018	0.042 0.019	0.42 0.19	\$ 152,48 \$ 67,80
0285-001 0285-003	2 2	139.00 196.00	2,370 5,876	7,285 42,540	Non-Residential Apartment	2.00 4.00	1,00	0,090 9,770	0.027 0.577	0.029 0.261	0.29 42.43	\$ 15,232.01 \$ 15,018.37
0285-004 0285-005	2	57,50 162,39	5,153 6,237	37,432	Non-Residential Non-Residential	3.00 4.00	1,00 1,00	13,777 4.042	1,432 1,255	1,524 1,341	50.20 26,55	\$ 9,531.08
0285-005A 0285-006	2	75.12 184.50	7,509 23,687	=21,669 12,668	Non-Residential	4.00 4.00	1.00 1.00	11.414 5.280	1,520 1.829	0.776 0.454	54.84 30,25	\$ 19,684,72 \$ 10,859,20
0285-009 0285-010	2 2	187.50 157.50	6,873	294,416 30,037	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	12.968 13,179	5.771 1.675	10,547 1,076	117,15 63,72	\$ 42,050,47 \$ 22,872,30
0285-011	2	47.00	3,037 1,586	17,301 33,957	Apartment Non-Residential	3.00 4.00	1.00 1.00	11.071 3.304	0.740 0.386	0.620 1.216	37.29 19.63	\$ 19,385.70 \$ 7,044.81
0285-012 0285-014	2	138.00 172.00	4,657 6,581	33,957 30,900	Non-Residential Apartment	4,00 3,00	1.00 1.00	9,700 12,090	1.135 1.603	1,216	48.20 44.40	\$ -17,303,05 \$ 15,937,68
0285-016 0285-018	2	122.00 220.50	3,258 F 9,896	16,824 41,250	Apartment Apartment	3.00 3.00	1.00 1.00	8,575 15,499	0.794 2.411	0,603 1,478	29.92 58.16	\$ 10,738,23 \$ 20,877,76
0285-020 0285-021	2	33,99 241,54	2,341 16,638	40,010 284,345	Non-Residential Non-Residential	4.00 4.00	1,00 1,00	2,389 16,978	0,570 4,054	1,433 10,187	17.57 124.87	\$ 6,307,08 \$ 44,823,49
0286-001 0286-003	2 2	130,04 99,00	4,220 2,420	15,355 29,100	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	9,141 6,959	1,028 0,590	0,550 0,828	42,88 33,50	\$ 15,390,22 \$ 12,026.09
0286-004 0286-005	2	42.00 70.00	1,260 1,200	5,040 9,350	Non-Residential Non-Residential	4.00 4.00	1.00	2.952 4.920	0.307	0,181 0,335	13.76 22.19	\$ 4,938.76 \$ 7,965.29
0286-006 0286-007	2 2	25.00 105.00	2,047 6,612	8,150 + 46,538	Non-Residential Non-Residential	4,00 4,00	1,00 1,00	1.757 7.380	0,499 1,611	0.292 1.667	10,19 42.63	\$ 3,658.36 \$ 15,303.67
0286-017 0286-022	2	275.00 - 40.46	18,905 2,548	47,669 9,556	Public Apartment	2.00 3.00	1,00 1,00	19.330 2.844	4.606 0.621	1.708 0.342	51.29 11.42	\$ 18,409.50
0286-024 0286-026	2 2	575,46 60.47	50,991 2,536	394,014 11,990	Public Non-Residential	2.00 4.00	1.00 1.00	40.449 4.250	12.423 0.618	14.115 0.430	103,98 21.19	\$ 4,099,50 \$ 48,090,95 \$ 7,606,45

APN∗ Zone ∋ Frontage	Lot Area Building Area	Land U Property Type Benef	it Factor Factor	Lot Build- Factor Factor	Special Benefit Total Benefit Assessment
0286-027 2 4.71 0286-028 2 4.03 0286-029 2 3.13 0286-030 2 2.04 0286-031 2 2.33	198 934 169 800 131 621 85 404 96 462	Condominum 2.00 Condominum 2.00 Condominum 2.00 Condominum 2.00 Condominum 2.00	1,00 0,391 1,00 0,284 1,00 0,220 1,00 0,148 1,00 0,164	0.048 0.033 0.041 0.029 0.032 0.022 0.021 0.014 0.024 0.017	0.83 \$ 296.26 0.71 \$ 253.76 0.55 \$ [96.98 0.36 \$ 128.15 0.41 \$ 146.55
0286-032 2 2.93 0286-033 2 3.41 0286-034 2 2.56 0286-035 2 4.20	123 580 143 676 107 508 176 832	Condominium 2.00 Condominium 2.00 Condominium 2.00 Condominium 2.00	1.00 0.206 1.00 0.240 1.00 0.180 1.00 0.295	0,030   0,021   0,035   0,024   0,026   0,018   0,043   0,030	0.51 \$ 183.98 0.60 \$ 214.43 0.45 \$ 161.14 0.74 \$ 263.91
0286-036 2 3.72 0286-037 2 3.14 0286-038 2 2.04 0286-039 2 2.02 0286-040 2 2.81	156 738 132 622 85 404 93 441 118 558	Condominium   2.00     Condominium   2.00     Condominium   2.00     Condominium   2.00     Condominium   2.00     Condominium   2.00	1,00 0,262 100 0,220 1,00 0,143 1,00 0,156 1,00 0,198	0.038 0.026 0.032 0.022 0.021 0.014 0.023 0.016 0.029 0.020	0.65 \$ 234.09 
0286-041 2 3.34 0286-042 2 2.25 0286-043 2 4.20 0286-044 2 3.46 0286-045 2 3.72	740 663 94 446 176 832 145 687	Condominium   2,00   Condominium   2,00   Condominium   2,00   Condominium   2,00   Condominium   2,00   Condominium   2,00	100 0235 1,00 0,158 1,00 0295 1,00 0,244	0.034 0.024 0.023 0.016 0.043 0.030 0.035 0.025 0.038 0.026	0.59 \$ 210.30 0.39 \$ 141.47 0.74 \$ 263.91 0.61 \$ 217.92 0.65 \$ 234.09
0286-046 2 3.06 0286-047 2 2.81 0286-048 2 3.15 0286-049 2 3.35 0286-050 2 4.20	128 606 118 558 132 624 141 665 176 832	Condominium 2.00 Gondominium 2.00 Condominium 2.00 Condominium 2.00 Condominium 2.00 Condominium 2.00	1,00 0,216 1,00 0,198 1,00 0,221 1,00 0,236 1,00 0,295	0,031 0,022 0,029 0,029 0,032 0,022 0,034 0,024 0,030 0,043 0,030	0.54 \$ 192.22 0.49 \$ 177.00 0.55 \$ 197.93 0.59 \$ 210.94 0.74 \$ 263.91
0286-051 2 3,46 0286-052 2 3,72 0286-053 2 3,08 0286-054 2 2,81 0286-055 2 3,15	146   687 156   738 128   606 118   558 132   624	Condominium 2,00 Condominium 2,00 Gondominium 2,00 Condominium 2,00 Gondominium 2,00	1,00 0.244 1,00 0.262 1,00 0.215 1,00 0.198 1,00 0.221	0,035 0,025 0,038 0,026 0,031 0,022 0,029 0,020 0,032 0,022	0.61 \$ 21792 0.65 \$ 234.09 0.54 \$ 192.22 0.49 \$ 177.00 0.55 \$ 197.93
0286-056 2 3.35 0286-057 2 4 22 0286-058 2 3.31 0286-059 2 4 21 0286-060 2 5.38	141 665 176 834 139 656 176 884 225 1,063	Condominium 2.00 Condominium 2.00 Condominium 2.00 Condominium 2.00 Condominium 2.00	1.00 0.236 0.296 1.100 0.233 1.00 0.233 1.00 0.377	0.034 0.024 0.043 0.030 0.034 0.024 0.043 0.030 0.055 0.038	0.59 \$ 210.94 0.74 \$ 264.54 0.58 \$ 208.08 0.74 \$ 264.54 0.94 \$ 337.18
0286-06) 2 4,84 0286-062 2 3,74 0286-063 2 3,90 0286-064 2 3,57	203 960 157 742 138 5654 150 707	Condominum 2.00 Condominum 2.00 Condominum 2.00 Condominum 2.00 Condominum 2.00	100 0.340 1 1.00 0.283 1.00 0.232 1.00 0.251	0.034 0.027 0.034 0.023 0.036 0.025	0.85 \$ 304.61 0.66 \$ .235.36 0.56 \$ 207.45 0.62 \$ 224.26
0286-066 2 4/51 0287-001 2 189.42 0287-002 2 72.00 0287-003 2 72.00 0287-004 2 51.00	189 895 3,896 31,978 2,204 7,735 2,173 6,122 1,695 4,727	Condomnium   2200     Non-Residential   4,00     Non-Residential   4,00     Non-Residential   4,00     Non-Residential   4,00	1.00 0.317 1.00 13.314 1.00 5.131 1.00 5.061 1.00 3.585	0.046 0.032 0.949 1.146 0.537 0.277 0.529 0.219 0.418 0.169 0.169	0.79 \$ 283.89 61.64 \$ 22.124.19 23.78 \$ 8,536.21 23.24 \$ 8,341.47 16.67 \$ 5,983.19
0287-005 2 52.00 0287-006 2 50.00 0287-007 2 50.00 0287-008 2 163,42 0287-009 2 268.00	1,568 7,633 1,510 4,536 1,507 6,205 2,204 13,400 15,537 127,289	Non-Residential   4,00   Non-Residential   4,00   Non-Residential   4,00   Non-Residential   4,00   Non-Residential   4,00	1,00 3,655 1,00 3,514 1,00 3,514 1,00 19,378 1,00 18,838	0.382 0.270 0.368 0.163 0.367 0.222 0.537 0.480 3.785 4,560	17.23 \$ 6,183.96 16.16 \$ 5,807.67 16.42 \$ 5,892.47 41.56 \$ 14,925.03 108.73 \$ 39,029.82
0287-010         2         9450           0287-011         2         30,00           0287-012         2         6000           0287-013         2         5750           0267-014         2         23750	8 940 54,292 1,799 14,850 1,799 8,280 3,449 7,250 7,050 32,162	Non-Residential   4.00   Non-Residential   4.00   Non-Residential   4.00   Non-Residential   4.00   Non-Residential   4.00   Non-Residential   4.00	1,00 6,642 1,00 2,109 1,00 2,109 1,00 4,042 1,00 16,694	2.178 1.945 0.438 0.532 0.438 0.297 0.840 0.260 1/718 1.152	43.06 \$ 15,457.22 12.32 \$ 4,420.85 11.37 \$ 4,082.90 20.57 \$ 7,382.49 78.25 \$ 28,089.64
0287-015 2 17.50 0287-017 2 256.00 0287-018 2 80.03 0287-019 2 34.47 0287-020 2 60.00	949 8,276 67,460 4,800 18,750 2,064 4,080 4,098 16,590	Public 2.00 Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00	1,00 1,230 1,001 18,136 1,00 5,625 1,00 2,423 1,00 4,217	0.231 2,016 2,417 1,169 0.672 0.503 0,146 0.998 0,594	2.92 \$ 1,049.06 90.27 \$ 32,403.09 29.87 \$ 10,720.52 112.29 \$ 4,410.69 23,24 \$ 8,342.26
0287-022 2 154/50 0287-023 2 202/50 0287-024 2 17/50 0287-026 2 15/89 0287-027 2 20/51	3,437 17,185 8,287 42,992 700 468 3,657 604 4,719	Apartment	1,00 10,860 1,00 14,234 1,00 1,117 1,00 1,117 1,00 1,442	0.837 0.616 2.019 1.540 0.171 0.131 0.114 0.131 0.147 0.169	36.94 \$ 13.259.10. 71.17 \$ 25.547.16 2.80 \$ 1,005.51 5.45 \$ 1,956.00 7.03 \$ 2,524.03
0287-028 2 17.08 0287-029 2 1 17.08 0287-030 2 17.08 0287-031 2 16.98 0287-032 2 16.98	503 3,930 503 3,930 503 3,930 500 3,906 500 3,906	Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00	1.00 1:201 1.00 1:201 1.00 1:201 1.00 1:193 1.00 1:193	0.123 0.141 0.123 0.141 0.128 0.141 0.128 0.141 0.122 0.140 0.122 0.140	5.86 \$ 2,102.02 5.86 \$ 2,102.02 5.86 \$ 2,102.02 5.82 \$ 2,089.18 5.82 \$ 2,089.18
0287-033 2 16.98 0287-034 2 13.43 0293-001 2 119.42 0293-003 2 65.00	500 3,906 396 3,090 3,510 42,819 7,013 24,759 7,824 37,160	Non-Residential 4,00 Non-Residential 4,00 Non-Residential 4,00 Non-Residential 4,00 Non-Residential 4,00	1.00 1:193 1.00 0.944	0.122 0.140 0.096 0.111 0.856 1.594 1.709 0.887 1.906 1.331	5.82 \$ 2,089,18 4.60 \$ 1,652,73 4.91,3 \$ 15,482,23 28.68 \$ 10,286.80 83.68 \$ 22,858.54
0293-004 2 180.42 0293-005 2 187.50 0293-006 2 236.50 0293-007 2 191.75 0293-008 2 57.25 0293-009 2 427.00	6,873 40,290 14728 117435 8,947 39,021 5,266 32,040 37,810 241,918	Non-Residential	1,00 13,179 1,00 16,623 1,00 13,478 1,00 3,024 1,00 30,014	1,675 1,443 3,588 4,4207 2,180 1,998 1,283 1,148	65,19 \$ 23,398,69 97,88 \$ 35,060,89 68,22 \$ 24,488,87 25,82 \$ 9,266,03 191,57 \$ 68,764,30
0293-010 2 84.06 0293-011 2 35.13 0293-012 2 5.31 0293-013 2 5.50	7,556 60,445 3,157 25,259 477 3,817 135 1,079	Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00 Non-Residential 4.00	1:00 5:909 1:00 2:469 1:00 0:373 1:00 0:105	1,841 2,165 0.769 0,905 0,116 0,137 0,033 0,039	39,66 \$ 14,236.06 16,57 \$ 5,949.02 2,50 \$ 896.98 0.71 \$ 254.13
0294-001 2 48,00 0 0294-002 2 22,00 0294-003 2 55,00 0294-004 2 120,00 0294-005 2 115,00	574 2,025 548 1,650 749 3,750 1,746 10,650 1,999 11,440	Non-Residential   4.00	1,00 1,546 1,00 3,866 1,00 8,435	0.140 0.073 0.134 0.059 0.182 0.134 0.425 0.382 0.487 0.410	14.35 \$ 5,149.23 6.96 \$ 2,496.87 16.73 \$ 6,005.64 36.97 \$ 13,269.28 36.92 \$ 12,893.81

APN .	Zone   Frontage	Lot Area	Bullding Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build= ing Factor	Special Benefit Points	Total Assessmen
0294-006 0294-007	2 260,25 2 101,50	8,433 6,175	96,870 38,400	Non-Residential Non-Residential	4.00 4.00	1,00 1,00	18,293 7.134	2,055 1,504	3.470 1.376	95,27 40,06	\$ 34,197,8 \$ 14,378.9
0294-008 0294-009	2 138,50 2 187,83	8,498 11,473	32,187 38,475	Non-Residential Non-Residential	4.00 4.00	1,00	9.735 13,203	2,070 2,795	1.153 1.378	51,83 69,51	\$ 18,606,1 \$ 24,949,2
0294-010 0294-011	2 20,00 1 302,00	1,406 10,789	7,413 73,164	Non-Residential Non-Residential	4.00 4.00	1.00 1.25	1,406 21,227	0,343 2,629	0.266 2.621	.8,06	\$ 2,891.6
0294-012 0294-013	2 25.00 2 200.00	1,245 9,100	1,550 92,000	Non-Residential Non-Residential	4.00 4.00	1,00	1,757	0,303	0.056	132.39 8.46	\$ 47,520.2 \$ 3,038.3
0294-015 0294-016	2 130.00 2 50,00	3,998	34,215	Non-Residential	4.00	1.00 1.00	14,058 9,138	2.217 0.974	3,296 1,226	78,28 45,35	\$ 28,100.1 \$ 16,278.4
0294-017	2 100.00	3,500 5,998	20,784 18,500	Non-Residential Non-Residential	4.00 4.00	1.00	3,514 7.029	0.853	0.745 0.663	20.45 36,61	\$ 7,339.5 \$ 13,142.0
0294-019 0294-020	2 75,00 2 50,00	4,748 3,000	14,750 5,387	Non-Residential Non-Residential	4.00 4.00	1,00	5,272 3,514	1,157 0,731	0,528 0.193	27,83 17,75	\$ 9,988,8 \$ 6,372,6
0294-021 0294-022	2 152,50 2 44,00	6,181 1,650	38,237 10,120	Non-Residential	4,00 4.00	1,00	10,719 3,093	1,506 0,402	1,370 0,363	54,38 15,43	\$ 19,519.7 \$ 5,538.3
0294-023 0295-005	2 66,00 -1 37,50	1,725 5,153	5,610 14,475	Non-Residential Non-Residential	4.00 4.00	1,00 1,25	4,639 2,636	0,420 1,255	0,201 0,519	21,04	\$ 7,552.8
0295-006 0295-007	1 75,00 1 300,26	10,310	110,893 136,000	Non-Residential Non-Residential	4,00 4.00	1,25	5,272	2,512	3,973	22,05 58,78	\$ 7,914.7 \$ 21,099.8
0295-008 0295-010	2 254,15 2 99,40	16,017 13,751	232,984	Non-Residential	4.00	1,25 1,00	21,105 17,864	5,453 3,902	4,872 8,347	157.15 120.45	\$ 56,409,3 \$ 43,236,2
0295-012	2 30,00	4,151	81,123 13,065	Non-Residential Non-Residential	4.00 4.00	1,00	6,986 2,109	3,350 1,011	2,906 0,468	52.97 14.35	\$ 19,014.4 \$ 5,151.8
0295-013 0295-016	2 50.12 1 530,90	6,172 35,931	17,097 610,645	Non-Residential Non-Residential	4.00 4.00	1,00 = 1,25	3,523 37,316	1,504 8,754	0.612 21.876	22.56 339,73	\$ 8,096.2 \$ 121,948.6
0296-001 0296-002	2 176.83 2 20.83	7,588 2,173	34,173 3,958	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	12.429 1.464	1,849 0,529	1,224 0.142	62,01 8,54	\$ 22,258,6
0296-005 0296-006	2 . 46,0B 1 227.75	3,689 15,069	48,713 61,407	Non-Residential Non-Residential	4.00 4.00	1.00 1.25	3,239 16,008	0,899 3,671	1.745	23,53	\$ 3,066,2 \$ 8,446.9
0296-007 0296-008	2 24,38 2 23,38	3,349 3,210	19,170 32,647	Non-Residential	4.00	1,00	1,713	0,816	2.200 0.687	109.40 12.86	\$ 39,268.9 \$ 4,617.5
0296-009 0296-012	2 90,75	12,475	162,214	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	1.643 6,379	0,782 3,039	1.170 5.811	14,38 60,92	\$ 5,161.2 \$ 21,868.6
296-012A	2 35,00	2,996 2,625	13,124 12,504	Apartment Apartment	3.00	1.00	2,812 2,460	0.730 0,640	0.470	12.04 10.64	\$ 4,820,0 \$ 3,820,3
1296-012B 1296-013A	2 137,50 2 45,00	4,687 6,185	12,270 21,214	Non-Residential Non-Residential	4.00 4.00	1.00	9.665 3.163	1.142 1.507	0.440	44,99 21.72	\$ 16,147.5 \$ 7,796.3
0296-013B	2 44.25 2 44.25	6,080 6,084	20,765 22,121	Non-Residential Non-Residential	4.00 4.00	1,00	3,110 3,110	1,481 1,482	0.744 0.792	21.34	\$ 7,660,8
296-013D 0296-014	2 44.00 2 40.00	6,046 3,994	14,778 - 15,422	Non-Residential Apartment	4,00 3,00	1,00	3,093	1.473	0.529	21,54 20,38	\$ 7,731,9 \$ 7,315,7
0296-015 0296-016	2 75,60 2 6,44	5,197 443	42,539	Non-Residential	4.00	1,00	2,812 5,314	0,973 1,266	0,552 1,524	13,01 32,42	\$ 4,670.5 \$ 11,635.9
0296-017 0296-018	2 2.57	177	3,625 1,448	Non-Residential Non-Residential	4.00 4.00	1,00 1,00	0.453 0.181	0.108 0.043	0.130	2.76 1.10	\$ 991.5 \$ 396.0
0296-019	2 1,49 2 4,05	102 279	836 2,280	Non-Residential Non-Residential	4.00 4.00	1.00 1,00	0.104 0.285	0,025 0,068	0.030 0.082	0.64 1.74	\$ 228.6 \$ 623.6
0296-020 0296-021	2 1.78 2 0.75	122 52	1,001 424	Non-Residential Non-Residential	4.00 4.00	1,00	0.125 0.053	0.030 4	0.036 0.015	0.76 0.32	\$ 273.8 \$ 115.9
0296-022 0296-023	2 0,86 2 0,95	59 65	. 484 534	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	0.060 0.067	0.014 0.016	0.017	0.37	\$ 182.3
0296-024 0296-025	2 . 0,65 2 1.56	45 108	368 880	Non-Residential Non-Residential	4.00	1.00	0.046	0.011	0.019 0.013	0.41 0.28	\$ 146.0 \$ 100.6
0296-026 0296-027	2 1.17 2 0.94	81	661	Non-Residential	4.00 4.00	1.00 1.00	0.110 0.083	0.026 0.020	0.032	0,67 0,50	\$ 240.7 \$ 180.8
0296-028 0296-029	2 0.84	65 58	529 471	Non-Residential Non-Residential	4.00 4.00	1,00 1,00	0.066 0.059	0.016 0.014	0.019	0,40 0,38	\$ 144.5 \$ 128.6
0296-030	2 1.95 2 1.78	134 123	1,100 1,004	Non-Residential Non-Residential	4.00	1,00 1,00	0,137 0,125	0,033	0.039	0,84 0,77	\$ 300.8 \$ 274.6
0296-031 0296-032	2 4,32 2 1,36	297	2,430 763	Non-Residential Non-Residential	4.00	1,00 1,00	0.304 0.095	0.072 0.023	0.087 0.027	1.85 -0.58	\$ 664,6 \$ 208,5
0296-033 0296-034	2 0,36 2 1,40	25 96	204 786	Non-Residential . Non-Residential	4.00 4.00	1,00 : - 1,00	0,025 0.09B	0,006 0,023	0.007 0.028	0,16	\$ 55,6
0296-035 0296-036	2 0,28 2 1,33	19. 92	158 750	Non-Residential Non-Residential	4.00 4.00	1.00	0.020	0,005	0.006	0,60 0,12	\$ 215.0 \$ 43.2
0296-037 0296-038	2 1,30 2 2.07	90 142	733	Non-Residential	4.00	1,00 1,00	0.094 0.092	0,022 0,022	0.027 0,026	0.57 0,56	\$ 205.1 \$ 200,5
0296-039	2 4.39	302	1,163 2,471	Non-Residential Non-Residential	4.00 4.00	1,00	0,145 0,309	0,035	0.042 0.089	0.89 1.88	\$ 318,1 \$ 675,6
0296-040 0296-041	2 0.45 2 2 1.11	31 76	256 626	Non-Residential Non-Residential	4.00	1.00 1.00	0.032 0.078	0,008	0.009	0,20 0,48	\$ 70.0 \$ 171.2
0296-042 0296-043	2 0,25 2 0,70	17 48	139 396	Non-Residential Non-Residential	4.00 4.00	1.00	0.017 0.049	0,004	0.005	0.11 0.30	\$ 38.0
)296-044 )296-045	2 1.39 2 1.18	- 96 - 81	784 664	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	0.098 0.083	0.023	0.028	0.60	\$ 214.4
0296-046 0296-047	2 0.47 2 1.56	32 107	262 877	Non-Residential Non-Residential	4.00	1,00	0.033	0.008	0.024 0.009	0.51 0.20	\$ 181.6 \$ 71.6
0296-048 0296-049	2. 1,93	91	748	Non-Residential	4.00 4.00	1.00 1.00	0,110 0,093	0,026	0,031 0,027	0.67 0.57	\$ 239.8 \$ 204.6
0296-050	2 0.46 2 2.00	32 1 <u>87</u>	260 1,123	Non-Residential Non-Residential	4,00 4,00	1,00	0,032 0,140	800,0 820,0	0,009	0,20 0,86	\$ 71.1 \$ 307.1
0296-051 0296-052	2 1,88 2 0,89	129 61	1,056 502	Non-Residential Non-Residential	4.00 4.00	1.00	0,132 0,063	0.031	0,038	0,80 0,38	\$ 288.8 \$ 137.3
0296-053 0296-054	2 1,03 2 1,08	71 -75	580 610	Non-Residential Non-Residential	4.00	1.00 1.00	0.072 0.076	0,017	0.021	0.44	\$ 158,6
0296-055 0296-056	2 1.40 2 1.44	97 99	790 808	Non-Residential	4.00	1.00	0.099	0.024	0.022 0.028	0.46 0.60	\$ 166.8 \$ 216.0
0296-057 0296-058	2 1,63	112	916	Non-Residential	4.00	1.00	0.101 0.114	0.024	0,029 0.033	0,62 0.70	\$ 221.0 \$ 250.5
0296-059	2 0.27	52 19	424 152	Non-Residential Non-Residential	4.00 4.00	1.00	0.053 0.019	0.013 0.005	0.015	0.92 0.12	\$ 115.9 \$ 41.5
0296-060 0296-061	2 0.85 2 4,45	24 306	199 2,506	Non-Residential Non-Residential	4.00 4.00	1.00 1.00	0,025 0,313	0,006 0,075	0.007 0.090	0,15 1.91	\$ 54,43 \$ 685,41

0296-063         2         0.95         65         533         Non-Residential         4,00         1.00         0.067         0.016         0.019         0.41           0296-064         2         1.17/2         61         661         Non-Residential         4.00         1.00         0.083         0.020         0.024         0.50           0296-065         /2         7.25         498         4,080         Non-Residential         4.00         1.00         0.510         0.121         0.146         3.11	The Additional Property of the Party of the
0296-066 2 2.36 162 1,329 Non-Residential 4:00 1:00 0.166 0.040 0.048 1:01	\$ 145,79 \$ 180,81 \$ 1,116,02 \$ 363,53
0296-087,         2         2.05         142         1,161         Non-Residential         4.00         1,00         0,145         0,035         0,042         0,88           0296-088         2         0,91         62         511         Non-Residential         4,00         1,00         0,064         0,015         0,018         0,39           0296-089         2         1,20         83         578         Non-Residential         4,00         4,00         0,065         0,020         0,024         0,52           0296-070         2         1,51         1,11         907         Non-Residential         4,00         1,00         0,113         0,027         0,032         0,69	\$ 31757 \$ 139,78 \$ 185,46 \$ 248,10
0296-071         2         1.61         111         907         Non-Residential         4.00         1.00         0.113         0.027         0.032         0.69           0296-072         2         1.12         77         890         Non-Residential         4.00         1.00         0.048         0.059         0.071         0.51           0296-073         2         9.53         242         1.984         Non-Residential         4.00         1.00         0.248         0.059         0.071         1.51           0296-074         2         373         256         2.099         Non-Residential         4.00         1.00         0.248         0.059         0.071         1.60	\$ .248.10 \$ 172.33 \$ 542.69 \$ 574.15
0296-075   2   2.13   146   1,198   Non-Residential   4,00   1,00   0,150   0,038   0,043   0.91     0296-076   2   2.64   162   1,488   Non-Residential   4,00   1,00   0,186   0,044   0,056   1,13     0296-077   2   1,64   1,13   9,24   Non-Residential   4,00   1,00   0,115   0,028   0,033   0,70     0296-078   2   1,18   81   662   Non-Residential   4,00   1,00   0,088   0,020   0,024     0296-079   2   2,46   69   3,885   Non-Residential   4,00   1,00   0,173   0,041   0,055   1,06     0296-079   2   2,46   69   3,885   Non-Residential   4,00   1,00   0,173   0,041   0,055   1,06     0296-079   2   2,46   69   3,885   Non-Residential   4,00   1,00   0,173   0,041   0,055   1,06     0296-079   2   2,46   69   3,885   Non-Residential   4,00   1,00   0,173   0,041   0,055   1,06     0296-079   2   2,46   69   3,885   Non-Residential   4,00   1,00   0,173   0,041   0,055   1,06	\$ 32770 \$ 40702 \$ 25275 \$ 18108
0.296-079   2   2.48   189   1.885   Non-Residentia   4.00   1.00   0.173   0.041   0.050   1.06     0.296-080   2   0.322   2.22   1.814   Non-Residentia   4.00   1.00   0.227   0.054   0.065   1.38     0.296-081   2   1.80   1.24   1.014   Non-Residentia   4.00   1.00   0.127   0.030   0.036   0.77     0.296-082   2   1.60   1.10   9.02   Non-Residentia   4.00   1.00   0.113   0.027   0.032   0.68     0.296-083   2   0.85   65   535   Non-Residentia   4.00   1.00   0.067   0.016   0.019   0.41     0.296-083   2   0.85   65   535   Non-Residentia   4.00   1.00   0.067   0.016   0.019   0.41     0.296-083   2   0.85   65   65   65   65   65   65   65	\$ 878.85 \$ 496.19 \$ 277.96 \$ 246.73 \$ 146.34
0296-084         2         1.60         1.10         903         Non-Residential         4.00         1.00         0.131         0.027         0.032         0.68           0296-085         2         1.28         88         723         Non-Residential         4.00         1.00         0.090         0.022         0.026         0.55           0296-086         2         1.41         97         795         Non-Residential         4.00         1.00         0.099         0.024         0.028         0.61           0296-087         2         2.06         142         1,160         Non-Residential         4.00         1.00         0.145         0.035         0.042         0.88	\$ 247.00 \$ 197.77 \$ 217.46 \$ 317.30
0296-088         2         11.2         77.         630         Non-Residential         4.00         1:00         0.079         0.019         0.023         0.48           0296-089         2         0.93         64         524         Non-Residential         4.00         1.00         0.063         0.015         0.019         0.40           0296-090         2         0.90         62         507         Non-Residential         4.00         1.00         0.063         0.015         0.019         0.39           0296-091         2         1;22         84         684         Non-Residential         4.00         1,00         0.085         0.020         0.025         0.65	\$ 172.93 \$ 143.33 \$ 138.68 \$ 187.10
0296-092         2         2.53         1/74         1,423         Non-Residential         4.00         1.00         0.178         0.042         0.051         1.08           0296-093         2         1.63         1.26         1,030         Non-Residential         4.00         1.00         0.129         0.031         0.037         0.78           0296-094         2         2.28         1.57         1,282         Non-Residential         4.00         1.00         0.065         0.020         0.046         0.98           0296-095         2         1.21         83         680         Non-Residential         4.00         1.00         0.085         0.020         0.024         0.55           0296-096         2         1.28         88         722         Non-Residential         4.00         1.00         0.090         0.021         0.026         0.55	\$ 389,24 \$ 281,74 \$ 350,67 \$ 186,00
0296-096         2         1.28         88         722         Non-Residential         4.00         1.00         0.096         0.021         0.026         0.55           0296-097         2         0.83         4.3         355         Non-Residential         4.00         1.00         0.044         0.011         0.013         0.27           0296-098         2         0.93         64         521         Non-Residential         4.00         1.00         0.065         0.016         0.019         0.029         0.40           0296-098         2         1.11         76         626         Non-Residential         4.00         1.00         0.078         0.019         0.022         0.43           0296-100         2         1.01         70         569         Non-Residential         4.00         1.00         0.071         0.017         0.020         0.43	\$ 19749 \$ 97.11 \$ 142.51 \$ 171.23 \$ 155.64
0296-101         2         1.00         1.00         1.00         0.133         0.032         0.038         0.81           0296-102         2         1.19         81         667         Non-Residential         4.00         1.00         0.083         0.020         0.024         0.51           0296-103         2         3.86         231         1.893         Non-Residential         4.00         1.00         0.236         0.056         0.068         1.44           0296-104         2         2.18         150         1.225         Non-Residential         4.00         1.00         0.153         0.036         0.044         0.93	\$ 291.86 \$ 182,45 \$ 517.80 \$ 335.08
0296-105         2         1,82         111         909         Non-Residential         4,00         1,00         0,114         0,027         0,033         0,69           0296-106         2         0,97         60         490         Non-Residential         4,00         1,00         0,061         0,015         0,018         0,37           0296-107         2         1,32         91         744         Non-Residential         4,00         1,00         0,093         0,022         0,277         0,57           0296-108         2         0,80         55         450         Non-Residential         4,00         1,00         0,056         0,013         0,016         0,34	\$ 248.64 \$ 134.03 \$ 203.51 \$ 123.09
0.296-109   2   0.96   66   542   Non-Residential   4.00   1.00   0.068   0.016   0.019   0.41     0.296-110   2   0.33   23   186   Non-Residential   4.00   1.00   0.023   0.006   0.007   0.14     0.296-111   2   172   19   970   Non-Residential   4.00   1.00   0.12   0.029   0.035   0.74     0.296-112   2   0.66   45   368   Non-Residential   4.00   1.00   0.048   0.011   0.013   0.286     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.192   0.048   0.055   1.17     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.192   0.048   0.055   1.17     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.192   0.048   0.055   1.17     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.068   0.016   0.019   0.041     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.068   0.016   0.0016   0.007   0.018     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.068   0.006   0.007   0.007     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.068   0.006   0.007     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.068   0.006   0.007     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.068   0.006   0.007     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.068   0.006   0.007     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.008   0.008   0.006   0.007     0.296-113   2   2.73   188   1.535   Non-Residential   4.00   1.00   0.008   0	\$ 148.26 \$ 50.88 \$ 265.33 \$ 100.93 \$ 419.88
0296-114         2         245         168         1,378         Non-Residential         4,00         1,00         0,172         0,041         0,049         1,05           0295-115         2         0,97         67         546         Non-Residential         4,00         1,00         0,068         0,016         0,020         0,42           0296-116         2         1,15         79         649         Non-Residential         4,00         1,00         0,081         0,019         0,023         0,48           0296-117         2         2,12         146         1,195         Non-Residential         4,00         1,00         0,149         0,036         0,043         0,91	\$ 976,93 \$ 149,35 \$ 177,52 \$ 326,87
0296-119         2         1.15         79         6848         Non-Residential         4.00         1.00         0.081         0.019         0.023         0.48           0296-119         2         0.70         48         395         Non-Residential         4.00         1.00         0.049         0.012         0.014         0.30           0296-120         2         0.68         47         395         Non-Residential         4.00         1.00         0.049         0.011         0.014         0.29           0296-120         2         2.84         195         1596         Non-Residential         4.00         1.00         0.199         0.048         0.057         1.22	\$ 177,25 \$ 108,05 \$ 105,31 \$ 436,56
0296-122         2         0.55         38         312         Non-Residential         4.00         1.00         0.099         0.000         0.011         0.24           0296-123         2         0.48         3.3         271         Non-Residential         4.00         1.00         0.034         0.008         0.010         0.21           0296-124         2         1.58         1.08         0.08         Non-Residential         4.00         1.00         0.011         0.026         0.032           0296-125         2         0.95         65         555         Non-Residential         4.00         1.00         0.067         0.016         0.019         0.40           0296-126         2         0.94         65         528         Non-Residential         4.00         1.00         0.066         0.016         0.019         0.40	\$ 85,94 \$ 74,19 \$ 242,90 \$ 146,94 \$ 144,48
0.296-127   2   0.87   60   491   Non-Residential   4.00   1.00   0.061   0.015   0.018   0.97	\$ 134,31 \$ 175,88 \$ 149,62 \$ 181,08
0296-131   2   0.59   40   331   Non-Residential   4.00   1.00   0.041   0.010   0.012   0.25     0296-132   2   0.79   54   4.99   Non-Residential   4.00   1.00   0.055   0.013   0.016   0.33     0296-133   2   1.78   1.22   1.001   Non-Residential   4.00   1.00   0.125   0.030   0.036   0.78     0296-134   2   1.14   78   642   Non-Residential   4.00   1.00   0.080   0.019   0.023   0.49     0296-134   2   1.14   78   642   Non-Residential   4.00   1.00   0.080   0.019   0.023   0.49     0296-134   2   1.14   78   642   Non-Residential   4.00   1.00   0.080   0.019   0.023   0.49	\$ 90.54 \$ 120.08 \$ 273.81 \$ 17.5.61
0296-135   2   1.60   110   B99   Non-Residential   4.00   1.00   0.112   0.027   0.032   0.69	\$ 245.91 \$ 346.84 \$ 97.38 \$ 135.95 \$ 133.49
0296-140         2         1.28         87         709         Non-Residential         4.00         1.00         0.089         0.021         0.025         0.54           0296-141         2         3.88         2.253         2.069         Non-Residential         4.00         1.00         0.256         0.062         0.074         1.58           0296-142         2         0.92         56         461         Non-Residential         4.00         1.00         0.056         0.014         0.017         0.35           0296-143         2         3.98         136         1,116         Non-Residential         4.00         1.00         0.139         0.033         0.040         0.88	\$ 193.94 \$ 565.94 \$ 126.10 \$ 305.27
0296-144   2   0.68   47   382   Non-Residential   4.00   1.00   0.048   0.011   0.014   0.29   0296-151   2   6.00   825   2,893   Non-Residential   4.00   1.00   0.422   0.201   0.104   2.91   0.296-152   2   6.00   825   2,893   Non-Residential   4.00   1.00   0.422   0.201   0.104   2.91   0.296-153   2   6.00   825   2,893   Non-Residential   4.00   1.00   0.422   0.201   0.104   2.91   0.296-154   2   6.00   825   2,893   Non-Residential   4.00   1.00   0.422   0.201   0.104   2.91   0.296-154   2   6.00   825   2,893   Non-Residential   4.00   1.00   0.422   0.201   0.104   2.91   0.296-154   2   6.00   825   2,893   Non-Residential   4.00   1.00   0.422   0.201   0.104   2.91   0.296-154   0.296	\$ 104.49 \$ 1,042.95 \$ 1,042.95 \$ 1,042.95 \$ 1042.95 \$ 1,042.95

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit	Zone Factor	Frontage   Factor	Lot Factor	Build-	Special Benefit	Total - Assessment
0296-156 0296-157	2	6,00 6,00	825 825	2,893 2,893	Non-Residential Non-Residential	4,00 4,00	1.00 1.00	0,422 0,422	0.201 0.201	0.104 0.104	Points 2.91 2.91	\$ 1,042.95
0296-158 0296-159 0296-160	2 2 2	6,00 6,00 6,00	-825 825 825	2,893 2,893 2,893	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	0,422 0,422 0,422	0.201 0.201 0.201	0.104 0.104 0.104	2.91 2.91 2.91	\$ 1,042.95 \$ 1,042.95 \$ 1,042.95 \$ 1,042.95
0306-002 0306-003 0306-004	2 2 2	187,50 110,00 197,50	4,647 =10,471 4,120	34,372 28,184 10,580	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1.00 1.00 1.00	9,665 7,732	1.132 2.551	1.231 1.010	48.11 45.17	\$ 17,270,46 \$ 16,214.16
0306-006 0306-007 0306-007A	2 2 2	137.50 86,25 34,58	4,1 <u>2</u> 5 9,453 - 4,754	31,405 56,064	Non-Residential Non-Residential	4,00 4.00	1.00 1.00	13,882 9,665 6,062	1.004 1.005 2.303	0,379 - 1.125 2.008	61.06 47.18 41.50	\$ 21,917.64 \$ 16,935,24 \$ 14,895.22
0306-007B 0306-008	2 2 2	51.67 40,00	4,698 1,200	20,295 20,295 3,600	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1,00 1,00 1,00	2,431 3,632 2,812	1,158 1,145 0,292	0,727 0,727 0,129	17.28 22.01 12.93	\$ 6,197,18 \$ 7,901,74 \$ 4,641,88
0306-009 0306-011 0306-012	2	80.00 40.00 175.00	2,400 1,200 3,450	18,720 9,600 27,600	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1.00 1.00 1.00	5,623 2,812 12,301	0.585 0.292 0.841	0,671 0,344 0,989	27,51 13,79 56,52	\$ 9,876.27 \$ 4,950.48 \$ 20,287.98
0306-018 0306-014 0306-015	2 2 2	20,00 85,00 142,50	1,200 2,099 4,950	3,420 6,300 25,820	Non-Residential Non-Residential Aparlment	4.00 4,00 3,00	1.00 1.00 1.00	1,406 2,460 10,016	0,292 0,511 1,206	0,123 0,226 0,925	7.28 12.79 38.44	\$ 2,614.15 \$ 4,590.62 \$ 13,080.88
0306-016 0306-017 0306-018	2 2 2	62,50 165,00 47,50	8,590 6,747 3,562	25,580 36,607 11,250	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	4,393 11,598 3,339	2.093 1.644 0.868	0.916 1.311 0.403	29.61 58.21 18.44	\$ 10,628,39 \$ 20,895,41
0306-020 0306-022 0306-026	2 2 2	68,75 68,75 225,00	9,452 9,480 12,031	53,390 57,159 60,155	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1,00 1.00 1.00	4.832 4.832 15.815	2.303 2.310	1.913 2.048	36,19 36,76	\$ 12,991.18 \$ 13,194.85
0307-001 0307-006 0307-007	1 2 2	682.69 - 45.42 160.83	56,057 3,118 6,329	508,714 6,120 72,079	Non-Residential Non-Residential Non-Residential	4,00 4,00	1.25 1.00	47,986 3,192	2.931 13,658 0,760	2,155 18,225 0,219	83.61 399.34 16.68	\$ 30,010.47 \$ 143,344,37 \$ 5,989,13
0307-008 0307-009 0307-013	2 2 -2	68.75 247.50	9,452 15,124	57,825 39,936	Non-Residential Non-Residential	4,00 4,00 4,00	1,00 1,00 1,00	11,905 4,832 17,397	1.542 2.303 3.685	2,582 2,072 1,431	61.72 36,83 90,05	\$ 22,153.24 \$ 13,219.31 \$ 32,323,20
0308-001 0309-001	1 2	169.81 1,375.00 251,00	23,349 113,434 7,779	475,679 453,736 99,223	Non-Residential Public Non-Residential	4,00 2,00 4,00	1,00 1,25 1,00	11,936 96,648 17,643	5.689 27.637 1.895	17.041 16.255 3.555	138.66 351.35 92.37	\$. 49,773.74 \$ 126,118.13 \$ 33,156,58
0309-003 0309-006 0309-007	2 2 2	90,00 91,67 45,83	2,000 5,497 2,750	10,000 56,933 12,400	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1.00 - 1.00 1.00	6,326 6,443 3,222	0.487 1.339 0.670	0,358 2,040 0,444	28.69 39.29 17.34	\$ 10,297.03 \$ 14,102.65 \$ 6,225.51
0309-008 0309-009 0309-011	2 2 1	45,83 45,83 151,00	2,748 2,750 5,445	9,250 11,025 44,500	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1.00 1.00 1.25	3,222 3,222 10,614	0.670 0.670 1.327	0,331 0,395 1.594	16.89 17.15 67.67	\$ 6,062,78 \$ 6,154,78 \$ 24,291,29
0309-012 0309-013 0309-014	2 1 1	22.50 17.50 114.00	1,346 1,224 3,079	4,050 4,878 18,425	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1.00 1.25 1.25	1,582 1,230 8,013	0,328 0,298 0,750	0,145 0,175 0,660	8,22 8,52 47,12	\$ 2,949,94 \$ 3,056,54 \$ 16,912,49
0309-016 0309-017 0309-018	2 2 2	40,00 57,29 22,92	1,598 3,436 1,372	4,737 24,331 3,985 =	Non-Residential Non-Residential Non-Residential	4,00 4,00 4.00	1.00 1.00 1.00	2.812 4.027 1.611	0.389 0.837 0.334	0,170 0,872 0,143	13.48 22.94 8.35	\$ 4,839,57 \$ 8,235,56 \$ 2,997,77
0309-019 0309-020 0309-021	2 1 1	45.83 (30.00 33.57	2,748 4,199 2,352	4,800 45,260 20,986	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.25 1.25	3,222 9,138 2,360	0.670 1.023 0.573	0.172 1.621 0.752	16.25 58.91 18.42	\$ 5,833.81 \$ 21,146.10 \$ 6,613.15
0309-022 0309-023 0309-024	1 2 2	96,43 135,00 1,14,58	1,846 8,097 6,874	13,081 64,800 37,088	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.25 1.00 1.00	6,778 9,489 8,054	0.450 1.973 1.675	0.469 2.321 1.329	38,48 55,13 44,23	\$ 13,812.83 \$ 19,790.19
0309-025 0309-027 0309-028	2 2 2	34,38 44,00 290,83	2,080 3,520 13,650	5,985 17,335 90,210	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1.00 1.00 1.00	2,416 3,093 20,443	0.502 0.858	0,214 0,621	12.53 18.29	\$ 4,497,69 \$ 6,563,63
0309-038 0309-039 0310-001	2 2 2	45.00 45.00 132.92	2,700 2,700 4,401	24,300 24,300 19,875	Non-Residential Non-Residential	4,00 4,00	1.00 1.00	3,163 3,163	3,326 = 0,658 0,658	3,232 0.871 0,871	108,00 18,77 18,77	\$ 38,766,91 \$ 6,735,96 \$ 6,735,96
0310-002 0310-003 0310-004	2 2 2	20,00 130,42 168,49	1,210 4,216	8,630 28,660	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	9,343 1,406 9,167	1,072 0,295 1,027	0,712 0,309 1,027	44.51 8,04 44.88	\$ 15,976,19 \$ 2,885,64 \$ 16,111,04
0310-005 0310-006 0310-007	2 2	60,00 52,92	6,510 2,469 684	45,354 19,260 3,080	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	11,843 4.21 <i>7</i> 3,719	1,586 _0,602 _0,167	1,625 -0,690 -0,110	60.22 22.04 15.99	\$ 21,614,65 \$ 7,909.74 \$ 5,738.21
0310-008 0310-011	2 2 2	58,07 120,07 20,00	3,628 7,352 1,245	7,250 59,550 3,290	Non-Residential Non-Residential Non-Residential	4,00 4,00 - 4,00	1.00 1.00 1.00	4,082 8,440 1,406	0.884 1.791 -0.303	0,260 2,193 0,118	20.90 49.46 7.31	\$ 7,502,94 \$ 17,753,05 \$ 2,623,20
0310-012 0310-013 0310-013A	2 2 2	75.00 99.40 15.00	4,586 3,588 1,197	23,480 120,334 1,800	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	5.272 6.986 1.054	1.117 0.874 0.292	0,841 4.311 0.064	28,92 48,69 5,64	\$ 10,381.21 \$ 17,476.14 \$ 2,025.16
0310-014 0310-015 0310-016	2 2 2	40,10 223,00 80,00	2,406 3,791 897	18,160 49,448 4,275	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	2.819 15.675 5.623	0.586 0.924 0.219	0.651 1.771 0.153	16.22 73.48 23.98	\$ 5,823.17 \$ 26,375,35 \$ 8,607.48
0310-017 0310-018 0310-019	2 2 2	42,50 1,20,00 106,00	2,548 3,600 6,490	8,420 28,600 59,786	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	2,987 8,435 7,451	0.621 0.877 1.581	0.302 1.025 2.142	15.64 41,35 44.69	\$ 5,613.65 \$ 14,841.16 \$ 16,043.37
0310-020 0310-021 0310-022	2 2 2	124.00 200.00 55.00	7,592 12,249 3,393	46,314 66,964 18,130	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1,00 1,00 1,00	8,716 14,058 3,866	1.850 2.984 0.827	1.659 2.399 0.650	48,90 77,76 21,37	\$ 17,552.50 \$ 27,913.91
0310-024 0312-004 0312-006	2 2 2	78.78 90.00 200.13	4,822 5,898 7,235	19,327 55,584 44,685	Non-Residential Non-Residential Non-Residential	4,00 4,00 4,00	1.00 1.00 1.00	5,537 6,326 14,067	1.175 1.437 1.763	0,692 1,991 1,601	29.62 39.02	\$ 7,670.24 \$ 10,631.74 \$ 14,005.37
0312-008 0312-009 0312-031	2 2 2	255,00 291,90 311,56	13,625 25,530 10,539	132,356 151,546 90,883	Non-Residential Non-Residential Non-Residential	4.00 4.00 4.00	1.00 1.00 1.00	17.924 20,517	3.320 6.220	4.742 5.429	69.72 103.94 128.67	\$ 25,026,54 \$ 37,309,61 \$ 46,184,85
0313-001 0313-002 0313-003	2 2 2 2	107.50 27.50 27.50	2,200 2,200 2,200	12,540 9,001 12,843	Non-Residential Non-Residential	4,00 4,00	1.00 1.00	21,900 f 7,556 1,933	2.568 0.536 0.536	3.256 0.449 0.322	110.89 34.17 11.17	\$ 39,805.25 \$ 12,263.79 \$ 4,007.96 \$ 4,205.59
0313-004				6,840	Non-Residential Non-Residential	4,00 4,00	1.00 1.00	1.933 2.003	0.536 0.555	0.460 0.245	11.72 11.22	\$ 4,205,59 \$ 4,025,71

APN Zoje Frontage	Lot Area Bullding	Property Type.	Land Use Zone Benefit Factor Points Factor	Frontage Lot Factor Factor	Builda Speci Ing Benet Factor Point	it lotal
0313-005 2 28.50 0313-006 2 40.00 0313-007 2 81.00 0313-008 2 245.06 0313-010 2 132.50	2,117 9,505 1,821 6,232 3,640 22,140 6,921 28,515 4,055 37,760	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00 1.00 4.00 1.00 4.00 1.00 4.00 1.00 4.00 1.00	1:863 0.516 2:812 0.444 5:693 0.887 17:225 1:686 9:313 0.988	0,941 10,88 0,223 1,99 0,793 29,46 1,022 79,73 1,353 46,62	\$ 4,994,46 3 \$ 10,586,89 3 \$ 28,620,20
0313-017 4 400.00 0313-018 1 441.33 0314-001 1 275.04 0314-002 1 326.61 0314-004 1 67.50	31,402 263,640 41,777 208,885 18,906 2243,612 26,013 264,780 12,048 114,468	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00 1.25 4.00 1.25 4.00 1.25 4.00 1.25 4.00 1.25	28.116 7.651 31.021 10.179 19.332 4.606 22.957 6.338 6.150 2.935	9,445 226,0 7,483 243,4 8,727 163,3 9,486 193,9 4,101 65,8	6 \$ 81,143,64 1 \$ 87,373,89 3 \$ 58,628,06 0 \$ 69,601,65
0314-008 1 55,00 0314-006 1 56,07 0314-007 1 105,87 0314-008 1 25,00 0314-009 1 35,00	7,598 89,937 4,303 7 23,262 2,147 8,243 2,060 6 6,089 2,883 7,507	Non Residential Non Residential Non-Residential Non Residential Non-Residential	4.00 1.25 4.00 2.125 4.00 1.25 4.00 1.25 4.00 1.25	3,866 1,851 3,671 1048 7,427 0,523 1,757 0,502 2,460 0,702	2,505 41.11 0,833 28,76 0,295 41.20 0,216 12,30 0,269 17.16	\$ 14,756,71 \$ 10,324,90 3 \$ 14,799,04 3 \$ 4,446,12
0314-010 1 52.54 0314-013 1 49.75 0314-0134 1 49.75 0314-014 1 56.20 0314-015 1 55.00	4,068     28,444       6,015     104,872       6,028     104,872       7,758     44,672       7,562     45,372	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00   1.25 4.00   1.25 4.00   1.25 4.00   1.25 4.00   1.25	3.693 0.991 3.075 1.465 3.075 1.469 3.950 1.890 3.866 1.842	1,019 28.52 3,757 41.49 3,757 41.50 1,600 3,720 1,625 36.60	\$ 10,236,04 \$ 14,892,38 0 \$ 14,898,06 0 \$ 13,354,22
0314-016 1 162.50 0315-001 1 177.50 0315-002 1 52.50 0315-003 1 66.75 0315-004 1 49.75	6,587 41,622 7,862 62,904 4,852 35,873 8,452 19,427 3,149 23,217	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00 1.25 4.00 1 1.25 4.00 1.25 4.00 1.25 4.00 5 1.25 4.00 7.25	11.422 1.605 12.476 1.915 3.690 1.182 4.632 2.303 3.075 0.767	1.491 72.55 2.254 83.22 1.285 30.75 0.696 39.16 0.832 23.37	\$ 26,056,37 \$ 29,874,57 \$ 11,051,23 \$ 14,055,28
0315-008 1 99.00 0316-007 1 21.50 0315-008 1 22.00 0315-009 1 21.00 0315-010 2 50.00	1,820 1,9,427 1,476 19,427 1,511 19,427 1,441 19,427 8,873 47,660	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00   1.25 4.00   1.25 4.00   1.25 4.00   1.25 4.00   1.00	6,888 0,443 1,511 0,360 1,546 0,368 1,476 0,351 3,514 1,675	0.696 40.1 0.696 12.8 0.696 13.0 0.696 12.6 1707 27.5	4
0315-011 2 146,15 0315-033 2 20,00 0315-014 2 20,00 0315-015 2 80,00 0315-016 2 360,00	15,646 108,822 1,197 3,753 1,200 4,800 1,200 5,790 7,200 49,060	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00 1.00 4.00 1.00 4.00 1.00 4.00 1.00 4.00 1.00	10.272   3.788   1.406   0.292   1.406   0.292   1.406   0.292   25.304   1.754	3,899 71,83 0,134 733 0,172 7,48 0,207 24,49 1,758 115,2	\$ .25,785,27 \$ .2,630,23 \$ .2,685,13 \$ .8,791,40
0315-017 2 128.85 0315-018 2 25.00 0315-019 2 115.00 0315-020 2 26.25 0315-0204 2 26.25	5,600 43,074 2,186 4,374 2,796 14,761 2,099 14,761 2,100 4,160	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00   1.00   4.00   1.00   4.00   1.00   4.00   1.00   4.	9,057 1,364 1,757 0,533 8,083 0,681 1,845 0,511 1,845 0,512	1,543, 47,86 0,157 9,79 0,529 37,17 0,529 11,54 0,149 10,02	\$ 17,178,88 \$ 3,512,76 \$ 13,343,44 \$ 4,142,76
0315-021 2 25.00 0315-022 2 60.00 0316-026 2 45.00 0316-001 2 40.00 0316-001A 2 135.00	2,622 2,576 21,527 157,075 6,185 6,187 3,998 7,760 14,906 59,624	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00   1.00   4.00   4.00   1.	1,757 0,639 1,1422 5,245 3,163 1,507 9,840 0,974 9,489 3,632	0.092 9.95 5.627 89.16 0.222 18.5 0.278 44.3 2.136 61.03	3 32,010,06 7 \$ 7,023,40 7 \$ 15,926,87 3 \$ 21,905.88
0316-002 2 412.50 0316-010 2 275.00 0316-013 2 275.00 0316-018 2 31,50 0316-018A 2 506.00	37,810 393,285 18,905 33,626 18,905 271,387 4,329 22,247 14,570 29,641	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00   1.00 4.00   1.00 4.00   1.00 4.00   1.00 4.00   1.00	28,994 9,212 19,330 4,606 19,330 4,606 2,214 1,055 7,451 3,550	14.089 209.1 1,205 100.5 9722 394.6 0,797 16.26 1,062 48.21	6 \$ 36,096,67 3 \$ 48,326,54 3 \$ 5,837.77 5 \$ 17,319,33
0317-001 2 275.00 0317-002 2 150.17 0317-026 2 50.00 0317-027 2 143.50 0326-001 1 160.63 0326-002 1 4600	18,906 108,390 13,277 26,524 2,800 4,896 48,340 3,175 12,672 6,324 45,213	Non-Residential Non-Residential Non-Residential Apariment Non-Residential Non-Residential	4.00	19,330 4,606 10,555 3,235 3,514 0,682 10,087 1,193 11,290 0,774 13,233 1,541	3,883 111,2 0,950 58,96 16,79 1,792 39,03 0,454 62,59 1,620 31,97	3 \$ 21,164,12 5 6,025,62 5 14,011,19 6 \$ 22,466,45
0326-003 1 68.88 0326-004 1 93.50 0326-005 1 37.50 0326-010 2 50.00 0326-011 2 275.00	9,400 27,547 8,738 29,000 4,112 32,228 6,873 51,250 18,906 143,520	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00 1,25 4.00 1,25 4.00 1,25 4.00 1,00 4.00 1,00	4,806 2,290 6,572 2,129 9,665 1,002 9,514 1,675 19,330 4,606	0.987, 40.4/ 1.1039, 48.70 1.155, 59.11 1.636, 28.10 5.142, 116.3	2 \$ 14,507,30 \$ 17,480,84 \$ 21,216,28 \$ 10,086,62
0326-012 2 14250 0326-013 2 25.00 0326-016 2 17750 0326-020 2 16850 0326-022 2 214.10	4,812 143,520 2,187 143,520 7,048 39,212 6,347 143,520 3,287 12,475	Non-Residential. Non-Residential. Non-Residential. Non-Residential. Non-Residential. Non-Residential.	4.00   1.00   4.00   4.00   1.00   4.00   1.00   4.	10,016 11,172 1,757 0,533 12,476 11,717 11,844 1,546 15,049 0,801	5.142 65.32 5.142 29.73 1.405 62.39 5.142 74.13 0.447 65.19	2 \$ 23,447.12 \$ 10,670.46 \$ 22,896.24 6 \$ 26,608.07
0326-023 2 241.09 0327-001 1 110.00 0327-002 1 2750 0327-003 1 55.00 0327-004 1 2750	13,724 69,450 2,268 25,176 2,268 25,179 6,046 25,179 3,781 11,489	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00 1,00 1,00 4.00 1,25 4.00 1,25 4.00 1,25 4.00 1,25	16.946 3.344 7792 0.559 1.933 0.553 3.866 1.473 1.933 0.921	2,273 90.25 (0.902 45.93 0.902 16.94 0.902 31.20 0.411 16.33	\$ 32,396,04 \$ 16,487,49 \$ 6,079,87 \$ 11,201,11 \$ 5,869,97
0327-005 1 72.50 0327-008 1 47.50 0327-011 1 73.25 0327-012 1 179.25 0327-013 1 22.50	6,520 18,555 6,529 21,600 8,420 7,387 44,322 3,092 17,268	Non-Residential Non-Residential Non-Residential Non-Residential Non-Residential	4.00 1:25 4.00 1.25 4.00 1:25 4.00 1:25 4.00 1:25	5096 1:589 3:339 1.591 5:149 2:051 12:599 1:800	0.665 96.70 0.774 28.52 36.00 1.588 79.93 0.619 14.77	2 \$ 10,236,06 \$ 12,922,57 3 \$ 28,692,86 \$ 5,600,78
0327-018	4,125 23,925 4,537 25,179 33,684 235,788 570	Non-Residential Non-Residential Public Rublic Non-Residential Non-Residential	4.00 1.25 4.00 1.25 2.00 1.25 2.00 1.25 4.00 1.25	2.109 1.005 3.866 1.105 17.22.1 8.207 3.725 0.139 7.170 1.286	0.857 19.85 0.902 29.37 8.447 84.66 0.609 45.32	\$ 10,541,26 \$ 30,398,59 \$ 59,467,68 2 \$ 16,268,64
0327-026 1 4146.63 0327-028 1 4.77 0327-029 1 5.11 0327-030 1 5.22 0327-031 1 5.14 0327-032 1 4.55	10,080 43,000 328 1,399 351 1,490 359 1,531 353 1,507 313 1,334	Condominium Condominium Condominium Condominium Condominium Condominium	4.00   1.25   2.00   1.25   2.00   1.25   2.00   1.25   2.00   1.25   2.00   1.25   2.00   1.25	10.306 2.456 0.335 0.080 0.359 0.086 0.367 0.087 0.361 0.086 0.320 0.076	1,540 71,5 0,050 1,16 0,054 1,25 0,055 1,27 0,054 1,25 0,048 1,11	\$ 417.59

APN	Zone	Frontage	Lot Area	Building - Ārea	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build- Ving Factor	Special Benefit Points	Total Assessment
0327-033 0327-034		4.67 4.67	321 321	1,369 1,369	Condominium Condominium	2.00 2.00	1.25 1.25	0.328	0,078	0.049	1.14	\$ 408,63
0327-035 0327-036	1	3,57 3,67	245 252	1,047 1,076	Condominium Condominium	2.00 2.00 2.00	1.25	0,328 0,251	0.078	0.038	1.14 0.87	\$ 408,63 \$ 312,52
0327-037 0327-038		- 3.73 3.65	256 251	1,094	Condominium	2.00	1.25 1.25	0.258 0.262	0,061 0,062	0,039	0,89 0,91	\$ 321.17 \$ 326.55
0327-039 0327-040	110	3.69 3.67	254 254 245	1,071	Condominium Condominium	2.00 2.00	1.25 1,25	0.257 0,259	0,061 0,062	0,038	0,89 0.90	\$ 319.68 \$ 322.97
0327-041 0327-042	1	5.06 3.69	348	1,047 1,483	Condominium Condominium	2,00 2.00	1.25 1.25	0,251 0,355	0,060 0.085	0.038 0.053	0,87 1,23	\$ 312.52 \$ 442.66
0327-042 0327-043 0327-044		4.75	253 327	1,081 1,898	Condominium Condominium	2.00 2.00	1.25 1.25	0,259 0,334	0,062 0,080	0,039 0,050	0,90 1,16	\$ 322.67 \$ 415.80
0327-045		5,11 5,22	351 359	1,499 1,531	Condominium Condominium	2,00 2,00	1,25 1,25	0,359 0,387	0,086	0,054 0,055	1,25 1,27	\$ 447,44 \$ 456,99
0327-046 0327-047		5,14 4,55	953 913	1,507 1,334	Condominium Condominium	2.00 2.00	1,25 -1,25	0,361 0,320	0,086	0,054	1,25 1,11	\$ 449,82 \$ 398,19
0327-048 0327-049		4.70 9,66	328 251	1,379 1,072	Condominium Condominium	2,00 2,00	1,25 1,25	0,331 0,257	0,079 0,061	0,049	1,15 0,89	\$ 411.62 \$ 319.98
0327-050 0327-051		3,57 3,67	245 252	1,047 1,076	Condominium Condominium	2,00 -2,00	1.25 1.25	0.251 0.258	0,060	0,038	0,87 0,89	\$ 312.52 \$ 321,17
0327-052 0327-053		3,65 3,65	251 251	1,071 1,071	Condominium Condominium	2,00 2,00	1.25 1.25	0.257 0.257	0,061 0.061	0,038 0,038	0,89 0.89	\$ 319,68 \$ 319,68
0327-054 0327-055	10.1 20.1	3.69 8.58	254 590	1,082 2,516	Condominium Condominium	2,00 2,00	1.25 1.25	0.259 0.603	0,062	0,039	0,90, 2,09	\$ 322.97 \$ 751.00
0327-056 0328-001	1 2	3.68 636.71	253 31,498	1,080 _327,339	Condominium Non-Residential	2.00 4.00	1,25 1,00	0.259 44.754	0.062 7.674	0.039 11.727	0,90 256,62	\$ 322,37 \$ 92,114.31
0328-002 0328-003		301.95 30,00	16,535 2,250	74,479 34,236	Non-Residential Non-Residential	4.00 4.00	1.25 1.25	21,224 2,109	4,029 0.548	2.668	139.60	\$ 50,110.79
0328-004 0329-001		170.00 286.67	7,218 5,937	34,236 50,163	Non-Residential Non-Residential	4.00 4.00	1.25 1.25	11.949	1.759	1,226	19,42 74,67	\$ 26,803.54
0329-002 0329-002A	1	126,57 48,00	7,470 3,384	39,993 14,300	Non-Residential Non-Residential	4,00 4.00	1,25	20,150 B,897	1.820	1,797	116,97 60,75	\$ 41,985.21 \$ 21,805.45
0329-003 0329-004	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	34.20 30.00	3,075 2,495	7,365 9,171	Non-Residential Non-Residential	4.00	1.25. 1.25	2,404	0.824 0.749	0,512 0,264	23.55 17.08	\$ 8,454.53 \$ 6,132,35
0329-005 0329-006		622,13 25,29	34,538 1,873	285,570	Non-Residential Non-Residential	4,00 4,00	1.25 1.25	2.109 43.729	0,60B B,415	0,329 10,230	15,23 311,87	\$ 5,465,26 \$ 111,946.90
0330-001 0330-002	1	123,00 46,00	3,598	2,130 17,358	Non-Residential	4.00 4.00	1.25 1.25	1,778 8,646	0,456 0,877	0,076 0,622	11.55 50.72	\$ .4,146,63 \$ .18,206,20
0330-003	1	66,00	3,449 5,980	9,554	Non-Residential Non-Residential	4,00 4,00	1,25 1,25	3,233 4,639	0.840 1.457	0,866 0,342	24.70 32.19	\$ 8,865,14 \$ 11,565.30
0330-004 0330-013	2	140.00 25,00	12,122 1,716	84,345 ] 12,440	Non-Residential Apartment	4,00 3,00	1.25 1.00	9,840 1,757	2,953 0,418	3,022 0,446	79,08 7,86	\$ - 28,385,22 \$ 2,822,43
0330-014 0330-023	2 1	65.00 210.43	4,464 10,589	34,188 60,692	Non-Residential Non-Residential	4.00 4,00	1.00: 1.25	4,569 14,791	1,088 \ 2,580	1.225 2.174	27.52 97.72	\$ 9,880,11 \$ 35,078.63
0330-026 0330-027	. 1	808.00 57.29	42,077 2,251	696,431 13,633	Non-Residential Non-Residential	4,00 4,00	1.00 1.25	56.794 4.027	10,252 0,548	24.949 0.488	367,98 25,32	\$ 132,087.51 \$ 9,087.69
0330-028 0330-029		109.50 4.17	4,302 164	26,059 992	Non-Residential Condominium	4,00 2,00	1.25 1.25	7,697 0,293	1,048 0,040	0.036	48.39 0,92	\$ 17,370.81 \$ 330.63
0330-030 0330-031	1	3.71 3.71	146 146	883 883	Gondominium Condominium	2.00 2.00	1.25 1.25	0.261 0.261	0,036 0,036	0.032	0.82 0.82	\$ 294.30 \$ 294.30
0330-032 0330-033	1	3.71 3.71	146 146	883 883	Condominium Condominium	2.00 2.00	1.25 1.25	0.261 0.261	0.036	0.032	0.82 0.82	\$ 294,30 \$ 294,30
0330-034 0330-035	1	3,71 3,68	146 145	883 876	Gondominium Condominium	2.00 2.00	1,25 1,25	0.261 0,259	0,036 0,035	0,032	0,82 0,81	\$ 294,30 \$ 291,97
0330-036 0330-037		2.26 2.66	89 104	539 632	Condominium Condominium	2.00 2.00	1.25 1.25	0.159 0.187	0.022	0.019 0.023	0,50 0,59	\$ 179,65 \$ 210,64
0330-038	1	4.18 3.72	164 146	994 886	Gondominium Condominium	2.00 2.00	*1,25 1,25	0.294 0.262	0,040	0,036	0.92 0.82	\$ 331.30
0330-040 0330-041		3,72 3,72	J46. 146	886 886	Condominium Condominium	2,00 2,00	1,25 1,25	0,262 0,262	0.036	0,032	0.82	\$ 295.30
0330-042 0330-043	1	3.72 3.72	146 146	886 886	Condominium Condominium	2.00 2.00	1.25 1.25	0.262	0,036	0.032	0.82 0.82	\$ 295,30 \$ 295,30
0330-044 0330-045		3,68 2,29	145 90	876 546	Condominium Condominium	2.00 2.00	1.25 1.25	0.259 0.161	0.035	0.031	0.82 0.81	\$ 295,30 \$ 291,97
0330-046 0330-047	11	2,66 4.16	104 164	632 991	Condominium Condominium	2.00 2.00	1.25 1.25	0.187 0.293	0.025	.0.020 0.023	0.51 0.59	\$ 181.98 \$ 210.64
0330-048 0330-049	1	3.70 3.70	145 145	881 881	Condominium Condominium	2.00 2.00	1.25	0.260	0.040	0,036	0.92 0.82	\$ 330,30 \$ 293,64
0330-050 0330-051	1	3.70 3.70	145 145	881 881	Condominium Condominium	2.00	1,25 1,25	0.260	0,035	0.032	0.82 0.82	\$ 293.64 \$ 293.64
0330-052 0330-053	1	3.70 3.70	145	881	<ul> <li>Condominium</li> </ul>	2.00 2.00	1.25 1.25	0.260 0.260	0,035 0.035	0,032 0,032	0.82 0.82	\$ 293,64 \$ 293,64
0330-054	1	2.27	145 89	880 540	Condominium Condominium	2,00 2.00	1.25 1.25	0.260 0.159	0,035 0,022	0.032	0.82 0.50	\$ 293,30 \$ 179,98
0330-055 0330-056 0330-057		2.62 4.21	103 165	624 1,002	Condominium Condominium	2.00 2.00	1.25 1.25	0.184 0.296	0,025 0,040	0.022 0.036	0.58 0.93	\$ 207.98 \$ 333.96
0330-058		3,72 -3,72	146 - 146	885 885	Condominium Condominium	2,00 2,00	1,25 -1,25	0,261 0.261	0,036 0,036	0,032	0.82 - 0.82	\$ 294.97 \$ 294.97
0330-059 0330-060		3.72 3.72	146 -146	885 885	Condominium Condominium	2,00 2.00	1,25 1,25	0.261	0,036 0.036	0,032 0,032	0,82 0,82	\$ 294.97 \$ 294.97
0330-061 0330-062		3,72 3,74	146 147	885 091	Condominium Condominium	2.00 2.00	1.25	0.261 0.263	0,036	0,032	0.82 0.83	\$ 294.97 \$ 296.97
0330-063 0330-064		2.41 2.45	95 96	574 584	Condominium Condominium	2,00	1.25 1.25	0.170 0.172	0,023 0,023	0,021 0,021	0.53 0.54	\$ 191,31 \$ 194,65
0330-065 0330-066		2.68 2.64	105 104	638 628	Condominium Condominium	2.00 2.00	1.25 1.25	0.188 0.185	0.026 0.025	0,023	0.59 0.58	\$ 212.64 \$ 209.31
0330-067 0330-068	1.	2.71 2.51	106 99	645 597	Condominium Condominium	2.00 2.00	1,25 1,25	0.191 0.176	0.026	0.023	0,60 0.55	\$ 214.98 \$ 198.98
0330-069 0330-070		2.78 3.41	109 134	661 811	Condominium Condominium	2.00 2.00	1,25 1,25	0.195 0.240	0.027	0,024	0.55 0.61 0.75	\$ 220,31 \$ 270,30

						Land Use				Build-	Special	
APN	Zone	Frontage	Lot Area	- Bullding Area	Property Type	Benefit Points	Zone Factor	Frontage Factor	Lot Factor	ing Factor	Benefit Points	lotal Assessment
0330-071	12.34	4,04	159	962	Condominium	2,00	1.25	0.284	0.039	0.034	0,89	\$ 320.63
0330-072		2,02	79	480	Condominium	2.00	⊲1.25	0.142	0.019	0.017	0.45	\$ 159.98
0341-013		865.03 842.70	8,915 6,630		Public Public	2.00	1,25 1,25	60,802	2.172 1.615	2007 - 1000 2007 - 1000	157.44 152.12	\$ 56,512.23 \$ 54,604.12
3705-037		80.00	20,987	136,850	Non-Residential	4.00	1.25	5.623	5.113	4,903	78.20	\$ 28,068,42
3705-042		550.00	75,624	302,496	Non-Residential	4,00	1.25	38.659	18.425	10.837	339,60	\$ 121,902,35
3705-055 3705-056		137,50 137,50	37,812 37,812	81,577 - 61,577	Non-Residential	4.00	1.25	9,665	9.212	2,922	109.00	\$ 39,125,53
3705Z-001		33.00	1,919	103.350	Non-Residential	4,00 4,00	1,25 1,25	9,665 2.320	9.212 0.468	2.922 3,702	109,00 32,45	\$ 39,125,58 \$ 11,647,29
3705Z-002	数据数	307.00	26,356	113,083	Non-Residential	4.00	1:25	21,579	6.421	4.051	160,28	\$ 57,524,73
3706-047	40 SS (	370.00	17,000	155,871	Non-Residential	4.00	1,25	26,007	4.142	5,584	178,66	\$ 64,132,35

# APPENDIX C ENGINEER'S REPORT

(Attached Separately)

UNION SQUARE UNIONESQUARE
USINESS IMPROVEMENT/
DISTRICT:

# ESTEX AND COUNTY OF SAN FRANCISCO

Renewal Engineer's Report For:

Union Square Business Improvement District

lanuary 2019

Prepared by:



nhsgov.com

1592

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# 1. INTRODUCTION

# 1.1 District History

The Board of Directors for the Union Square Business Improvement District desires that the City levy an assessment to fund certain services and activities (the "Improvements"), as described in Section 2 of this Report, within the renewed Union Square Business Improvement District (the "District"). The proposed assessment is subject to the substantive and procedural requirements described in Section 4, Article XIII D of the California Constitution ("Article XIII D"), and would be assessed and collected by the City and County of San Francisco (the "City").

The assessment is authorized pursuant to the Property and Business Improvement District Law of 1994 as augmented and modified by Article 15 of the San Francisco Business and Tax Regulations Code (collectively, the "PBID Law").

# 1.2 Proposed Duration

Assessments for the proposed District will be levied upon renewal of the District, to fund District Improvements over the next 10 years. The first year of Improvements will be Fiscal Year 2019/20 and the final year will be Fiscal Year 2028/29.

# 1.3 Legislative Context

This Engineer's Report is intended to comply with the requirements of Article XIII D and the PBID Law. The following is a description of the legislative context within which this report is written.

In 1996, California Voters adopted Proposition 218, which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

The substantive requirements are twofold: (1) assessments can only be imposed for a "special benefit" conferred on an assessed parcel, and (2) assessments must be no greater than the reasonable cost of the proportionate special benefit conferred on an assessed parcel.

The special benefit and proportionality requirements are described in Section 4, Subdivision (a) of Article XIII D: "An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. ..."

In addition to its substantive requirements, Article XIII D imposes certain procedural requirements, which include preparing an engineer's report, providing written notice to property owners, providing assessment protest ballots to property owners, holding a public hearing, and tabulating the assessment protest ballots.



# 1.4 Court Rulings

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

# 1.4.1 GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in Golden Hills Neighborhood Assn., Inc. v. City of San Diego (2011) (Golden Hills) clarified this concept by stating, "Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits."

The Court of Appeal in Beutz v. County of Riverside (2010) (Beutz) quoted from the Legislative Analyst Office's pamphlet titled "Understanding Proposition 218" which states an agency must, "estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.' This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit."

The Court in Beutz further stated, "Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."

# 1.4.2 BENEFIT-BASED NOT COST-BASED

In Bonander v. Town of Tiburon (2009) (Tiburon), the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, "Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district."

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, "an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property."

# 1.4.3 PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, "Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.



The Court of Appeal in Manteca Unified School District v. Reclamation District No. 17 et al (2017) (Manteca) clarified this issue by stating, "section 4, subdivision (a) of article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit."

# 1.4.4 IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, "Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision."

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits "may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied."

# 2. IMPROVEMENTS

The proposed assessment district will fund certain services and activities. The services and activities described below are collectively referred to as the "Improvements."

# 2.1 Clean and Safe Program

# 2.1.1 OBJECTIVES

The District will continue to supplement those services provided by the City, such as those provided by the Department of Public Works, through a comprehensive program that will ensure maximum possible cleanliness of sidewalks, curbs, street fixtures within the District boundaries. By using teams of daily workers, the program is designed to strive for litter-free sidewalks that are absent of graffiti and other signs of decay. The goal is for property owners, merchants and residents alike to maintain pride in the area and for important perceptions of cleanliness and increased safety to contribute to an aesthetically pleasing and vibrant community. The District Board views the goal of the public safety efforts as producing an environment in which property owners, merchants and residents feel comfortable and secure. A key objective of the District Board is to improve the quality of life for property owners, businesses, and residents within the District, as well as to continually improve the experience of visitors by providing a safe and welcoming presence throughout the area.

# 2.1.2 OPERATIONS AND STRATEGY

The program will continue to operate from a central facility within or in close proximity to the District. Maintenance workers will be assigned to patrol sectors throughout the District boundaries. In addition to regular patrols, a supervisor will review the daily activity report from the central office and then coordinate requests within the current schedule to provide rapid response based on the priority of each problem reported.

In order to provide a clear and distinct identity and image to the District, maintenance workers will continue to be issued colorful uniforms.

The District office will maintain a hotline (staffed 24/7/365) enabling community members to report problems and request service or actions that support the program. The hotline will also be supplemented by the addition of new technology solutions that will provide enhanced communication between the community and the District dispatch center. Members and stakeholders will be able to send text messages, use a mobile app or e-mail photos and report problems and request services from the dispatch center (24 hours per day, 7 days per week). The expanded range of communication options will allow problems and service requests to be more efficiently addressed. Every issue will be reviewed case by case and pro-active strategies implemented to abate issues as they arise.

### 2.1.3 COMMUNITY SERVICE AMBASSADORS

The District's team of Community Service Ambassadors ("CSAs") provides a key element of the public safety program's success. The CSAs primary function is to assist the public with information and to direct them to destinations within the District, by drawing on their extensive knowledge of local geography,



district businesses, transportation systems, and other useful information. They are provided with hand held GPS devices that are useful in directing people to destinations. CSAs serve as goodwill ambassadors that assist the public in navigating the District with a welcoming and informed presence.

CSAs also play an important role in promoting the District as a safe and friendly environment. The CSAs are identified by their bright and colorful uniforms which make them easily visible and recognizable. The CSAs presence serves as a deterrent to misdemeanor crime. In addition, they carry hand-held radios that enable them to report conditions or observations of criminal activity immediately through to the USBID dispatch center. A 10B officer (see below) can then be dispatched or any non-emergency issues can be directed to the SFPD.

The CSAs perform a valuable function by contributing to the District public safety through their important role of interfacing with SFPD. They receive extensive training in understanding the laws governing quality of life offenses and public nuisances, as well as procedural guidelines essential to their relationship with the SFPD. CSAs and the District's dispatch work diligently to employ excellent communication procedures that enable prompt response from the SFPD when an incident occurs.

The CSA program goals can be summarized as follows:

- Public awareness and "crime watch"-style programs to involve property owners, merchants, residents, and citizens.
- Reduction of criminal activities, public intoxication, and public nuisance crimes through the persuasive efforts of the CSAs and the coordinated enforcement back-up provided by SFPD.
- Continuing development of relationships between CSAs and each sector's merchants, greeting them regularly and offering assistance.
- Continued development of strong, supportive relationships between CSAs and SFPD officers.
- Continued maintenance of a centralized database used for monitoring progress and allocating resources.
- Ongoing assistance to the homeless by providing useful information and referral to social services.

# 2.1.4 10B POLICE OFFICERS (OR EQUIVALENT PRIVATE SECURITY)

The District employs 10B SFPD officers to provide a uniformed presence and provide the enforcement element of the public safety program. A 10B SFPD officer is a regular uniformed SFPD officer who is assigned directly to and paid for by the District. At times when 10B officers are not available or the Board decides that private security may be more cost effective, the District will employ private security officers that will be a visual deterrent, will report crimes to 911 or non-emergency as needed and advise the public as necessary on laws and rules regarding the public realm. The 10B SFPD officer, or equivalent private security officer, has a direct communication link via radio to the CSAs, USBID member services, as well as to SFPD dispatch. The 10B SFPD officers, or equivalent private security officers, will patrol the entire District area and respond to calls from within the District boundaries.

### 2.1.5 SECURITY CAMERAS

The District Board will maintain and expand the District's security camera program (with over 350 security cameras), including live overnight camera monitoring between 10PM and 6AM, seven days a week. This



will help to address overnight safety issues, and provide hot-spot information to the cleaning team or community service ambassadors as applicable.

# 2.2 Marketing Program

# 2.2.1 OBJECTIVES AND STRATEGY

The effectiveness in forming and maintaining relationships with the community is critical to the District's success. A strong community relations effort emphasizes the importance of positive relationships within the Union Square area in an atmosphere of maximum community involvement.

# 2.2.2 COMMUNICATION AND PUBLIC RELATIONS

The District's executive director plays a central communications role and spends considerable time addressing community meetings, working one-on-one as a problem solver, and speaking to the media in representing the District and its objectives for community betterment.

Regular activities and initiatives include:

- Newsletter provided regularly to merchants, property owners, and members of the media.
- Ongoing media relations.
- Coordination of services among merchants and the public sector.
- Utilization of neighborhood social services to help problem areas.
- District website with useful and important links.
- Regular attendance at community and City meetings.
- Participation on committees of neighborhood organizations.
- Issuing press releases on the District's programs and the positive results attributable to them.

# 2.2.3 MARKETING

The District Board has concluded that new programs that will improve the District's image, appeal, and visibility will promote increased economic activity in the District in the form of more customers and higher lease revenue. Marketing programs will promote the District and its properties and businesses through special targeted programs and initiatives.

Regular activities and initiatives include:

- Maintaining an active destination website to promote Union Square businesses and events.
- Wayfinding and district signage.
- Social media marketing.
- District/area marketing via radio, television, print to bring more visitors to area
- E-newsletter to highlight Union Square events and happenings.
- Public space activations/events for visitors.
- Networking and educational opportunities for Union Square members as an internal marketing method.

Other marketing initiatives can be undertaken as appropriate and as budget resources allow.



#### 2.2.4 ADVOCACY

The purpose of advocacy is to promote the District as a clean, safe, and vibrant area. This goes well beyond the marketing programs that create image and visibility and, in fact, advocate for services and resources that increase the area's perceptions as a friendly, clean, and exciting place for dining, shopping, entertainment, and investing in business opportunities and properties. Advocacy is intended to support business growth and enhance property values which can be especially advantageous in a recessionary economic environment.

#### 2.2.5 STREETSCAPE IMPROVEMENTS

Adding beauty to a community can add value and often consists of simple touches. One of the most effective programs is to provide and maintain hanging flower baskets at key intersections and entry points. This has been effective in other neighborhoods around the City. It adds a special liveliness through colorful seasonal plant materials and acts as a thematic element that defines a community and visibly ties it together. Seasonal decorations are another option for adding to the look and theme of the area.

The District has the ability to serve as an effective vehicle for planning and implementing a program of improvements that can become considerable community assets. For example, activating the public realm, backstreets, and alleys around the district with public art, food and beverage offerings, and entertainment to include:

- Maiden Lane
- Campton Place
- Hallidie Plaza
- Stockton Street
- Powell Street Promenade

In addition, the District will continue to design and install way finding signage and district banners to effectively improve access and promote the locations of District businesses, points of interest and amenities.

#### 2.3 Administration

In addition to the costs to provide the programs mentioned above, the District will incur costs for staff time and expenses related to such programs, as well as the management of the District. Staff time includes oversight and coordination of both District and contractor-provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the programs provided within the District, and without them, the programs could not be efficiently carried out on an ongoing basis.



#### 2.4 Zones of Benefit and Service Frequencies

The District is comprised of two zones of benefit, differentiated by the frequency of certain Improvements, as follows (refer to the Assessment Diagram in Section 10 for the Zones of Benefit boundaries):

#### 2.4.1 BENEFIT ZONE 1 (ENHANCED LEVEL OF SERVICE)

- Cleaners four times per day
- Pressure washing once per week
- Safety and Hospitality Ambassadors four passes per day
- 10B/Private Security 12.5 hours per day

#### 2.4.2 BENEFIT ZONES 2 (BASE LEVEL OF SERVICE)

- Cleaners three times per day
- Pressure washing once every two weeks
- Safety and Hospitality Ambassadors two passes per day
- 10B/Private Security 7.5 hours per day

All of the other Improvements are provided with the same frequency in both Zones of Benefit.



#### 3. ASSESSMENT RATES

#### 3.1 Initial Maximum Assessment Rates

The rates below represent the maximum assessment rates for Fiscal Year 2019/20:

Zone 1 Assessment Rates for FY 2019/20

Land Use Type (Zone 1)	Rate Per	Assessment Rate Per Building Sq Ft	Assessment Rate Per Frontage Ft
Non-Residential Property	\$0.43727	\$0.06430	\$126.15163
Apartment Property	0.32795	0.04822	94.61372
Condominium Property	0.21864	0.03215	63.07582
Public Property	0.21864	0.03215	63.07582

Zone 2 Assessment Rates for FY 2019/20

Land Use Type (Zone 2)	Assessment Rate Per Lot Sq Ft	Assessment Rate Per Building Sq Ft	Assessment Rate Per Frontage Ft
Non-Residential Property	\$0.34982	\$0.05144	\$100.92131
Apartment Property	0.26236	0.03858	75.69098
Condominium Property	0.17491	0.02572	50.46065
. Public Property	0.17491	0.02572	50.46065

Based on the most recent parcel characteristics, these rates are expected to generate \$6,036,110.88 in revenue during the first year of levy (2019/20). This assessment revenue will be supplemented by \$524,879.12 from sources other than assessments, to meet the total estimated budget of \$6,560,990.00. Non-assessment revenues represent 8.00% of the total budget, which corresponds to the general benefit percentage identified in the Separation and Quantification of General Benefits section of this report.

Future changes to parcel characteristics (lot, building, frontage, and land use) will cause changes in the total assessment revenue. The assessment revenue for any given year will be the product of the District's parcel characteristics and the budget in effect for such fiscal year. Development within the District that increases the overall building square footage, for example, will lead to increased assessment revenue, even if assessment rates are not increased.

#### 3.2 Annual Maximum Assessment Rate Increases

Each year the maximum assessment rates may be increased by the greater of (i) five-percent (5%) or (ii) the change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-Hayward area for February. In no event shall the maximum assessment rates decrease. If, in the future, the Bureau of Labor Statistics discontinues or alters the CPI-U, the City (OEWD) shall select a comparable index as a replacement.



In any given year, the assessments may be levied at any rate sufficient to meet the estimated budget, as long as the actual rates do not exceed the maximum rates for that year.

#### 3.3 Rate Development

The rates in Section 3.1 are the product of a detailed analysis that is presented in Sections 5 through 8 of this report.

#### 3.4 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the District shall determine the land use type for each parcel based on the County Assessor's use code or other appropriate supplementary information. The parcel characteristics of lot square footage and building square footage shall similarly be based on the County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources. The frontage of each parcel shall be determined by reference to County Assessor's parcel maps or, if necessary, to GIS data.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type and building square footage.

#### 3.4.1 MIXED USE

Parcels in the District may have multiple land uses and could be categorized as having more than one of the identified land use types. If the District is made aware of a parcel with more than one land use type, the following shall apply:

If there are multiple land use types on one parcel, but those land use types all have the same assessment rate, the District shall select the most appropriate land use type designation and levy the applicable assessment rate.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, the District shall attempt to assign separate out the land use types by actual building square footage. District shall then pro-rate the total underlying lot square footage and frontage feet in proportion to the building square footage assigned to each land use type. After each land use type is assigned lot square feet, building square feet, and frontage feet, the District shall calculate the applicable assessment rates upon the respective land use type.

For example, if a parcel has both Non-Residential and Apartment uses, the Non-Residential land use represents 40% of the total building square footage, and the Apartment land use represents 60% of the total building square footage, the underlying lot's frontage and lot square footage shall be assigned 40% to the Non-Residential land use and 60% to the Apartment land use. Those characteristics assigned to the Non-Residential land use shall be used to calculate an assessment at the Non-Residential rate, and those characteristics assigned to the Apartment land use shall be used to calculate the remaining portion of the assessment at the Apartment rate.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, but data sufficient to delineate the building square footages is not available, the District shall choose the most appropriate land use type and the assessment shall be calculated according to those rates.



#### 3.5 Appeals

If a property owner believes the data used to calculate their assessment is inaccurate or that the identified land use type is incorrect, the property owner shall submit, in writing, a request for review to the District. The property owner shall provide documentation needed to support the request for review. The District staff shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process. The property owner should continue to pay all amounts owed according to the County's due dates.

If the review results in changes to any parcel characteristics used to compute the assessment, the District shall recalculate the assessment. When recalculating the assessments, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the District.

For example, if a request for review is submitted to the District during Fiscal Year 2020/21, the Fiscal Year 2020/21 and 2019/20 assessments will be reviewed. The property owner credit shall be limited to any difference calculated for Fiscal Year 2020/21 (the current fiscal year) and Fiscal Year 2019/20 (the prior fiscal year).

The credit may be provided in the form of a check to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the District shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

If a property owner is dissatisfied with the District's decision on their appeal, the property owner may appeal the matter further to the City (OEWD), who shall make a conclusive determination and whose decision shall be final.

#### 3.6 Method of Collection

The assessments will be collected annually on the County's secured property tax roll. The assessments will be subject to the County's assigned due dates and late penalties. However, the City may choose to collect the assessments in an alternative manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City.



#### 4. SPECIAL BENEFITS

The Improvements will confer special benefits upon certain parcels within the proposed District. This section provides a description of those special benefits.

#### 4.1 Improved Aesthetics

Several of the proposed improvements will confer aesthetic benefits. The cleaning and pressure washing services are designed to improve the visual appearance of immediately surrounding properties within the District. It is believed a cleaner environment is more aesthetically pleasing. Research shows that when areas where consumers conduct business are more aesthetically pleasing, they are also more desirable (Vilnai-Yavetz, 2010). Therefore, several of the proposed improvements, including cleaners and pressure washing will confer aesthetic benefits.

#### 4.2 Increased Safety

Research has shown that business improvement districts that provide security services, like the proposed District, have been successful in reducing crime rates (Brooks, 2005). Security patrols can be used to "reinforce social control and mitigate criminal activities" (Hoyt, 2005). Based on this research, the security program provided by the District should help increase safety. The increased safety should be experienced by both residential and non-residential properties. Research shows there are safety benefits related to living in or near a commercial area managed by a business improvement district (Hoyt, 2005).

#### 4.3 Increased Economic Activity

The marketing program, which includes the website, events, and the newsletter, provides economic benefits designed to promote the area as a unique destination and ultimately increase customer traffic.

The clean/safe program, in addition to conferring aesthetic and safety benefits, will concurrently confer economic benefits as well. These Improvements will help customers feel safer, so they stay longer and feel comfortable returning in the future. The Improvements will create a more aesthetically pleasing environment, which has been shown to "increase consumer's intentions to spend money" (Vilnai-Yavetz, 2010). Therefore, the Clean and Safe Program will also confer economic benefits.



#### 5. SPECIAL BENEFIT DISTRIBUTION

As described in the Introduction, once special benefits are identified, the cost of providing those special benefits must then be assigned, based on the estimated proportionate special benefit derived by each parcel.

#### 5.1 Parcel Characteristics

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Lot square footage
- Building square footage
- Linear frontage

Parcels of the same land use type will experience different degrees of special benefit in relation to differences in their lot size, building size, and linear frontage. A parcel with a large building for example will experience greater special benefit than a parcel with a small building. Accordingly, as lot size, building size, and linear frontage increase, parcels are considered to receive proportionately greater special benefit. Therefore, these parcel characteristics are deemed appropriate factors for determining proportional special benefit.

In order to relate differing parcel characteristics to one another, a relative factor is determined for each.

#### 5.1.1 LOT FACTOR

The average lot size in the proposed District is 4,104.43 square feet. Each parcel's actual lot size was divided by the average lot size to determine a Lot Factor.

#### 5.1.2 BUILDING FACTOR

The average building size in the proposed District is 27,913.67 square feet. Each parcel's actual building size was divided by the average building size to determine a Building Factor.

#### 5.1.3 FRONTAGE FACTOR

The average linear frontage in the proposed District is 66.39 feet. Each parcel's actual linear frontage was divided by the average linear frontage to determine a Frontage Factor



#### 5.1.4 FACTOR WEIGHTING

Most of the improvements will be provided in a largely linear fashion. For example, street cleaning will be performed along a property's frontage, the security officers will patrol along property frontage, and the CSAs will travel along property frontage. In addition, all pedestrian and vehicular traffic must travel along the frontage of a property (often the entire frontage), but may only experience a small portion of the building and lot square footage. Accordingly, a greater weight is allocated to the frontage factor. Based on the different service levels that the District will provide, the weighting of factors is adjusted to reflect a 70%/30% split between the Frontage Factor and Lot/Building Factors. Lot and Building Factors are assigned equal weight of the 30% allocation. Therefore, the weighting is applied as follows:

Factor	Weight
Lot .	15%
Building	15%
Frontage	70%

In order to reflect this weighted apportionment in the Special Benefit Point calculations, the Frontage Factor will simply be multiplied by  $4\frac{2}{3}$ . This increases the weight of the Frontage Factor to achieve the weights noted above.

#### 5.1.5 HALLIDIE PLAZA PARCELS

As Clean and Safe improvements are provided on the entire surface area of the two Hallidie Plaza parcels (APNs 0341 -013 and 0341 -014), as opposed to only along the frontage, as is the case with other properties within the District, the lot area of these two parcels was converted into "additional frontage", based on the recommended sidewalk width in the City of San Francisco of 15 feet. APN 0341 -013, with a lot area of 8,915 square feet and 270.70 frontage feet, was assigned 594.33 additional frontage feet, for a total of 865.03 frontage feet; and APN 0341 -014, with a lot area of the 6,630 square feet and 400.70 frontage feet, was assigned 442 additional frontage feet, for a total of 842.70 frontage feet.

#### 5.2 Land Use Types

In addition to lot size, building size, and linear frontage, a parcel's land use type will also affect the special benefits received. Following the calculation of each parcel characteristic factor, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in Section 4.

Each parcel within the proposed District boundary is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use type categories to be assessed within the proposed District.

Non-Residential Property consists of parcels used for a commercial or for-profit purposes including, but not limited to, retail, offices, restaurants, commercial garages, private schools, hotels/motels, medical/dental offices, hospitals, parking lots, and privately-owned pay-to-use parking structures.

Apartment Property consists of duplexes, triplexes, fourplexes, and apartment buildings used exclusively for residential rental purposes.

Condominium Property consists of condominiums used exclusively for residential purposes..



#### Public Property consists of the following:

- parcels owned by public entities, or parcels used for public purposes including, police and fire stations, parks, public schools, libraries, and other government administration offices
- parcels used by a public utility

As described below, some special benefits are conferred upon all land use types, and others are conferred only upon certain land use types.

#### 5.2.1 APPORTIONING AESTHETIC BENEFIT

The aesthetic benefits conferred by the Improvements will specially benefit all assessable land use types. The benefit of visual appeal is not restricted to a particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point.

#### 5.2.2 APPORTIONING SAFETY BENEFIT

Similarly, the safety benefits conferred by the Improvements will specially benefit all assessable land uses. Safety can be thought of as a universal need. Its importance can be seen in the fact that everyone desires to live and work in safe, crime-free areas (Lau Leby, 2010). Therefore, because levels of safety affect all land uses, it follows that an increase in safety will benefit all land use types. Accordingly, each assessable land use type will be assigned one Safety Benefit Point.

#### 5.2.3 APPORTIONING ECONOMIC ACTIVITY BENEFIT

Based on District-staff's knowledge of the Union Square area, condominium units in the District are typically less concerned with attracting customers and tenants. The District's condominium units are generally owner-occupied as primary residences or as second residences. In addition, the City has limited short-term rentals of a primary residence to 90-days. Therefore, Condominium Property is assigned zero Economic Activity Benefit Points.

This is in contrast to Apartment Property, which typically operates more like a commercial business than individually-held Condominium Property and which relies more heavily on attracting and keeping tenants. As a result, Apartment Property receives economic benefits from the Clean and Safe Program. By contrast, Apartment Property does not receive economic benefits from the Marketing Program, which is directed toward non-residential, commercial uses such as retail. Thus, Apartment Property will receive only one Economic Activity Benefit Point.

Non-residential Property receives economic benefits from both the Clean and Safe Program and the Marketing Program. As noted earlier, the Clean and Safe Program will create a more aesthetically pleasing environment, which has been shown to "increase consumer's intentions to spend money" (Vilnai-Yavetz 2010). The security aspect of the Clean and Safe Program help customers feel safer, so they stay longer and feel comfortable returning in the future. In addition, the Marketing Program is designed to increase customer traffic and promote a positive image of the area. Thus, Non-residential Property concerned customer attraction will receive one Economic Activity Benefit Point for the Marketing Program and one Economic Activity Benefit Point for the Clean and Safe Program.



Public Property is not concerned with customers like Non-residential Property or Apartment Property. Nor is Public Property a for-profit endeavor. Therefore, Public Property will be assigned zero Economic Activity Benefit Points.

#### 5.2.4 LAND USE BENEFIT POINT SUMMARY

The table below summarizes the Land Use Benefit Points:

Land Use Type	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	AND THE PROPERTY OF THE PROPER
Non-Residential Property	1.00	1.00	2.00	4.00
Apartment Property	1.00	1.00	1.00	3,00
Condominium Property	· 1.00	1.00	0.00	2:00
Public Property	1.00	1.00	0.00	2.00

#### 5.3 Zones of Benefit

In addition to parcel characteristics and land use types, location also plays a role in determining special benefit. Two distinct areas within the proposed boundary of the District have been identified that will experience the Improvements to differing degrees and therefore will receive different levels of special benefit. As noted in the Introduction, the Court in *Tiburon* made clear that zones cannot be zones of cost, but must instead be zones of benefit. That is, assessments for different groups or areas cannot be differentiated because of differences in cost. They must be differentiated based on differences in benefit.

Therefore, it is important to distinguish the differing service levels between the two zones to assign appropriate Zone Benefit Factors to parcels within each Zone. The table below summarizes the various services and their frequencies. It is acknowledged that the services may vary a bit over short time frames, but the District will provide services overall in a manner that adheres to these relative frequencies, providing 25% more services and benefit to Zone 1 parcels vs. Zone 2.

Sarvice	Zone 1 Factor	Zone 2 Factor
Cleaners (1)	1.33	1.00
Pressure Washing (2)	2.00	1.00
Community Service Ambassadors (3)	2.00	1.00
10B Officers (4)	1.67	1.00
Security Cameras (5)	1.00	1.00
Live Overnight Monitoring (5)	1.00	1.00
Overnight Security (5)	1.00	1.00
Member Services (5)	1.00	1.00
Public Realm (5)	1.00	1.00
Marketing (5)	1.00	1.00
Events (5)	1.00	1.00
Advocacy (5)	1.00	1.00
Factor Totals	15.00	12.00
Zone Factors	1.25	1.00

- (1) Four Times per Day in Zone 1, Three Times per Day in Zone 2
- (2) Once per Week in Zone 1, Once Every Two Weeks in Zone 2
- (3) Four Passes per Day in Zone 1, Two Passes per Day in Zone 2
- (4) 12.5 hours/day of 10B Security patrols in Zone 1; 7.5 hours/day of 10B Security patrols in Zone 2
- (5) Equal Service Level in Both Zones

Based on this analysis, a Zone Benefit Factor of 1.25 is assigned to parcels in Zone 1, and a Zone Benefit Factor of 1.00 is assigned to parcels in Zone 2.

#### 5.4 Total Special Benefit Points

The calculation of Total Benefit Points for each parcel takes into account each component analyzed and described above: Parcel Characteristics, Land Use, and Zone Factors. The formula for determining each parcel's Total Special Benefit Points is as follows:

The Total Special Benefit Points are computed for each parcel in the proposed District and summed. The Total District Special Benefit Points are 16,815.844. These Total District Special Benefit Points are used to determine the Assessment per Special Benefit Point shown in Section 7.

## 6. SEPARATION AND QUANTIFICATION OF GENERAL BENEFITS

As described in the Introduction, only special benefits are assessable and in order to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits. We rely on a "multiperspective average approach" (MPAA), which entails analyzing the general benefits in totality by taking an average across multiple perspectives, to account for the overlap across services and to ensure that any single approach does not dominate the District's general benefit percentage.

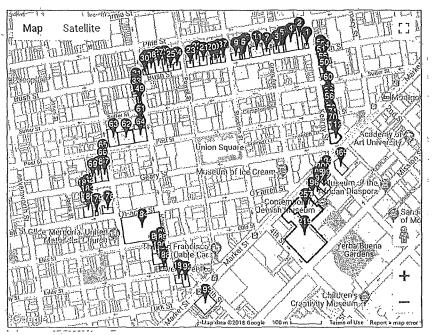
#### 6.1 Summary

As detailed below, it is estimated the Improvements will confer 8.00% general benefit.

### 6.2 General Benefit Analysis

# 6.2.1 GENERAL BENEFIT: PARCELS ON THE PERIPHERY OF THE DISTIRCT

One approach is to define general benefit as the benefit that accrues to properties on the periphery of the District. The Clean and Safe and Marketing programs will be provided solely within the District, but for purposes of this analysis, we assume a certain level of aesthetic, safety, and economic benefits will accrue to properties



on the periphery of the District. For example, cleaning services could increase the aesthetics of the side of the street opposite these parcels, and it is likely patrolling security could report/respond to security issues near the properties just outside the boundary of the District. Likewise, the Marketing activities could draw shoppers and diners to the District who might also explore the broader area and patronize businesses on the periphery of the boundary of the District. To calculate the benefit accruing to property on the periphery of the District as a result of the Improvements, the total Benefit Points were recalculated by including those parcels on the periphery of the District (i.e., those non-District parcels directly across the street from parcels within the District).

The following figures represent the adjusted parcel characteristics resulting from the inclusion of the peripheral parcels:



Average lot square footage: 3,474.56

Average building square footage: 23,463.39

Average linear frontage: 48.68

- Zone Factor for parcels on the periphery of the District, except APN 3704 -001: 0.50 (these parcels
  are across the street from parcels in Zone 2, and because the District Improvements are provided
  on the opposite side of the street from these properties, the Zone Factor for these parcels has
  been determined to be half that of Zone 2)
- Zone Factor for APN 3704 -001: 0.625 (this parcel is across the street from parcels in Zone 1;
   therefore, the Zone Factor for this parcel has been determined to be half that of Zone 1)

Applying the methodology described in Section 5, with the above-mentioned modifications, results in the following Benefit Point totals:

	Benefit Points	Percentage
Property within the District	22,014.90	91.13%
Property on the Periphery of the District	2,142.96	8.87%
Totals	24,157.86	100.00%

The Benefit Points for property within the District represents the proportionate amount of special benefit to the assessed parcels, and the Benefit Points for property on the periphery of the District represents benefit to non-assessed parcels outside the District. Under this measure, approximately 8.87% of the benefits from the Improvements should be treated as general benefits.

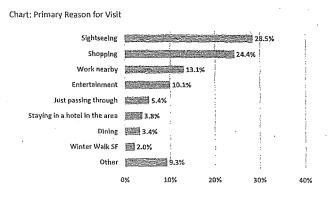
General Benefit: Parcels on the Periphery of the District	8.87%
	i

#### 6.2.2 GENERAL BENEFIT: PEDESTRIANS PASSING THROUGH THE DISTRICT

Another approach is to calculate the benefits that will accrue to pedestrians passing through the District who do not intend to access property within the District. The Clean and Safe program will be provided solely to properties within the District, but some level of aesthetic and safety benefits could also accrue to pedestrians who do not intend to access property within the District.

In January of 2017, Destination Analysts, Inc. prepared a report, entitled *Union Square Pedestrian Intercept* 

Study (Destination Analysts, 2017), intended to detail what people are doing while visiting the Union Square area. The report states "Of all visitors, 28.5 percent indicated that their primary purpose for visiting Union Square was 'sightseeing,' closely followed by one-quarter who came to go "shopping" (24.4%)." Other reasons for visiting Union Square such as "Work nearby", "Entertainment", "Staying in a Hotel in the area", "Dining", "Winter





Walk", and "Other" total another 41.7%. All of these directly relate to activities occurring on property within the District, and represent special benefit to property within the District. The remaining 5.4% was attributable to people "Just passing through." This activity represents the general benefit accruing to pedestrians passing through the District. The following table summarizes these figures:

Area	Percentage
District-Related Pedestrian Activities	94.60%
Pedestrians Passing Through the District	5.40%
Totals	100.00%

Based on a measure of pedestrians who are merely passing through the District, approximately 5.40% of the District Improvements are providing general benefits.

,	
General Benefit: Pedestrians Passing Through the District	5.40%
L	

#### 6.2.3 COLLECTIVE GENERAL BENEFIT

As noted above, we have determined that a MPAA is the most appropriate approach given the combination of services specific to this District. Under the MPAA, the District-wide general benefits are (1) viewed in totality, (2) analyzed from more than one perspective, (3) quantified with separate percentages for each perspective, and then (4) averaged to determine a single, overall general benefit percentage. The decision of which method to use is dictated by the availability of data, the types of improvements and related benefits, as well as the layout, geography, and characteristics of the subject area. Based on the available data and the characteristics of the District, the MPAA was chosen as the most appropriate method for determining the overall general benefit. Therefore, the average of the general benefit perspectives was used to determine the overall general benefit as shown in the table below:

General Benefit: Parcels on the Periphery of the District	8.87%
General Benefit: Pedestrians Passing Through the District	5.40%
Collective General Benefit	7.14%
Collective General Benefit – rounded up	8.00%

The general benefit, which is the percentage of the total budget that must be funded through sources other than assessments, is 7.14%. The special benefit, which is the percentage of the total budget that may be funded by assessments, is 92.86%. However, to be conservative, the general benefit percentage has been rounded up to 8.00%.

#### 7. BUDGET

The following table summarizes the estimated annual costs to fund the Improvements for Fiscal Year 2019/20:

Description	Amount
Clean & Safe	\$4,868,481.00
Marketing	754,601.00
Administration	937,908.00
Total Cost of Improvements	\$6,560,990.00

#### 7.1 Balance to Be Assessed

The total amount to be assessed upon the specially benefitting parcels is the total cost of the Improvements, as detailed above, less the portion attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section.

The calculation of the balance to be assessed is shown below:

Description	Amount
Total Cost of Improvements	\$6,560,990.00
Less General Benefit Portion (8,00%)	(524,879.12)
Balance to Be Assessed	\$6,036,110.88

Each year the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 8.00% in future years.

#### 7.2 Assessment per Special Benefit Point

The Assessment per Special Benefit Point is determined by dividing the Balance to Be Assessed by the sum of the Total District Special Benefit Points noted in Section 5.

The calculation of the Assessment per Special Benefit Point is shown below:

Description	Amount
Balance to Be Assessed	\$6,036,110.88
Total District Special Benefit Points	16,815.844
Assessment per Special Benefit Point	\$358.95

The Assessment per Special Benefit Point is multiplied by each parcel's Total Special Benefit Points to determine an assessment amount. The Assessment per Special Benefit Point has been translated into the Assessment Rates shown in Section 3. The following section provides details of the computations used to determine the Assessment Rates.



#### 8. ASSESSMENT RATE DEVELOPMENT

This section describes the calculation of the initial maximum assessment rates using the analysis in Sections 4 through 6 of this report, and combining it with the Balance to Be Assessed calculated in Section 7.

The rate for each component of the assessment (lot, building, and frontage) can be broken down into its individual parts as follows:

Lot Factor	Χ .	Land Use Benefit Points	X	Zone Factor	Х	Assessment per Special Benefit Point	· =	Lot Levy
Building Factor	Х	Land Use Benefit Points	X	Zone Factor	х	Assessment per Special Benefit Point	<u></u>	Building Levy
Frontage Factor	Χ	Land Use Benefit Points	. X	Zone Factor	X	Assessment per Special Benefit Point	=	Frontage Levy

The determination of a rate for each component of the assessment is the component's levy divided by the component value.

For example, the total Lot Levy for Non-Residential parcels in Zone 1 is \$366,962.04, and the total Lot Square Footage for those same Non-Residential parcels in Zone 1 is 839,208 square feet. Therefore, the Assessment Rate per Lot Square Foot for Non-Residential parcels in Zone 1 is \$0.43727.

lat lava of	lot Ca Et of		Lot Assessment
Lot Levy of	Lot Sq Ft of		
Non-	Non-		Rate per Sq Ft of
Residential /	Residential	=	Non-Residential
Parcels in	Parcels in		Parcels in
Zone 1	Zone 1		Zone 1

This same process is used for each component of the assessment and each unique combination of land use, and zone factor. The final, summarized results of these calculations are shown below as well as in Section 3.

Zone 1 Assessment Rates for FY 2019/20

	Assessment	Assessment	Assessment
Land Use Type (Zone 1)		Rate Per Building Sq Ft	Rate Per Frontage Ft
Non-Residential Property	\$0.43727	\$0.06430	\$126.15163
· Apartment Property	0.32795	0.04822	94.61372
Condominium Property	0.21864	0.03215	63.07582
Public Property	0.21864	0.03215	63.07582



Zone 2 Assessment Rates for FY 2019/20

Land Use Type (Zone 2)	Rate Per	Assessment Rate Per Building Sq Ft	
Non-Residential Property	\$0.34982	\$0.05144	\$100.92131
Apartment Property	0.26236	0.03858	75.69098
Condominium Property	0.17491	0.02572	50.46065
Public Property	0.17491	0.02572	50.46065

Future changes to a parcel's characteristics (lot, building, frontage, and land use) will cause changes in the assessment amount. The assessment amounts for any given year will be the product of each parcel's characteristics and the District budget in effect for such fiscal year.

Development within the District that increases the overall building square footage, for example, will lead to a greater total levy, even if assessment rates are not increased.

#### 9. ENGINEER'S STATEMENT

The assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution and the Property and Business Improvement District Law of 1994 as augmented and modified by Article 15 of the San Francisco Business and Tax Regulations Code (collectively, the "Assessment Law"). In preparing these assessments:

- 1. I have identified all parcels that will have a special benefit conferred upon them by the Improvements described in Section 2 of this Report (the "Specially Benefited Parcels").
  - For particulars as to the identification of these parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 10 of this Report.
- 2. I have assessed the estimated costs and expenses of the Improvements upon the Specially Benefited Parcels. In making such assessment:
  - a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the total special benefits derived by all Specially Benefited Parcels;
  - No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the improvements; and
  - c. The general benefits have been separated from the special benefits and only special benefits have been assessed.

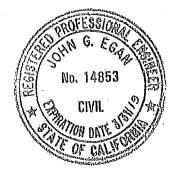
I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, this Report, the assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

Bγ;

John G. Egan

Assessment Engineer

R.C.E. 14853



### 10. ASSESSMENT DIAGRAM

The following pages contain the assessment diagram for the District.



#### ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE (PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, §§36600 ET SEQ.)

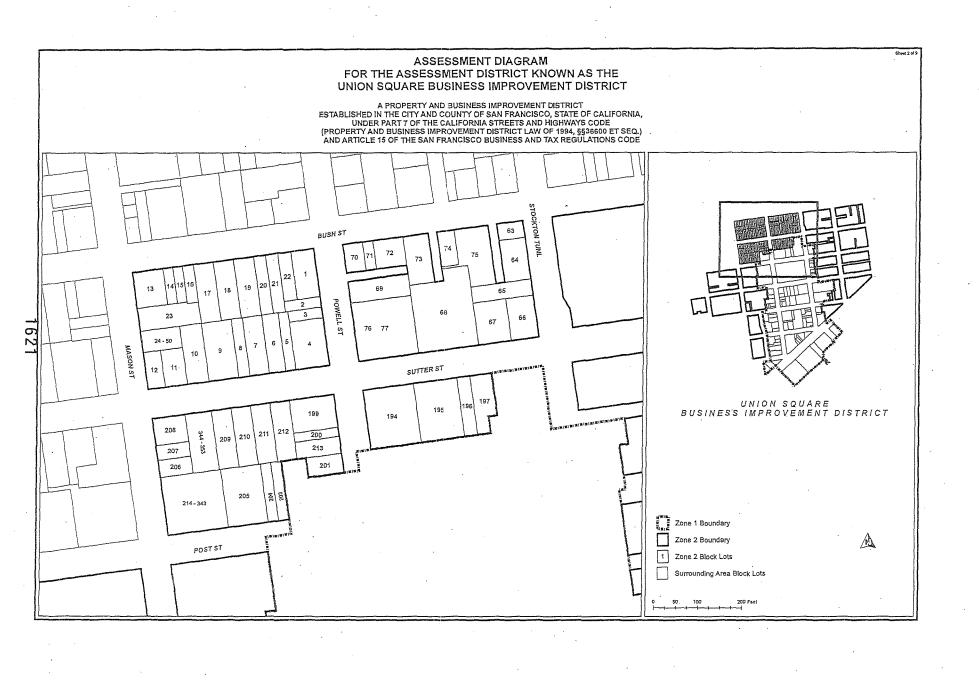
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE AN ASSESSMENT WAS LEVIED BY THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE LEVY OF ASSESSMENT WAS APPROVED BY THE BOARD OF SUPERVISORS ON THE DAY OF 20\_3 AND SIGNED BY THE MAYOR ON THE DAY OF 20\_5 AND SIGNED BY THE MAYOR ON THE DAY OF THE CLERK OF THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO ON THE DAY OF PINE ST SAID RESOLUTION NO.

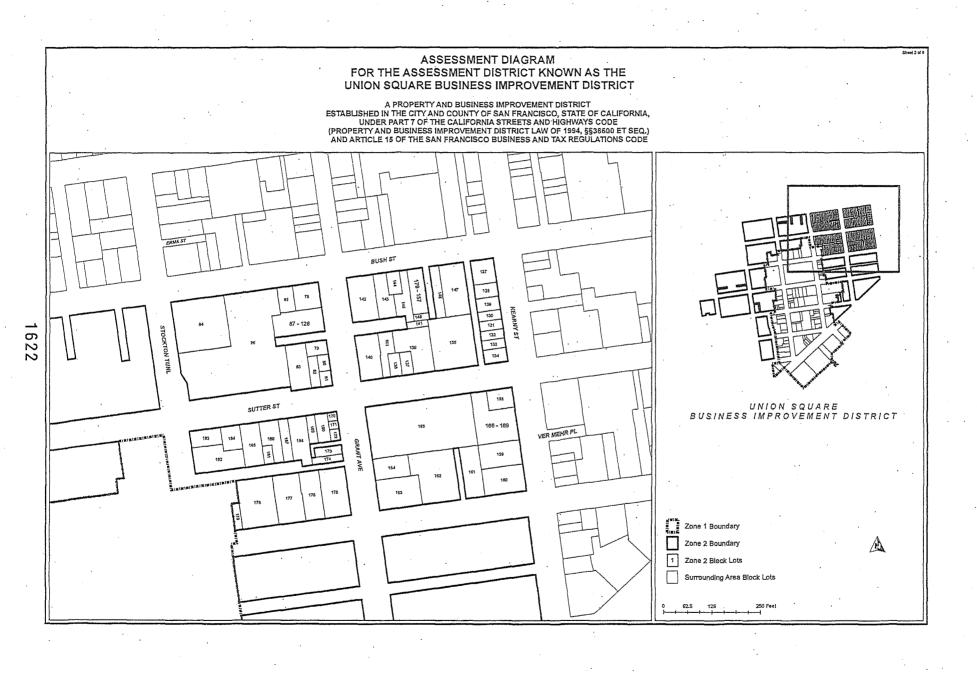
SAID RESOLUTION NO.

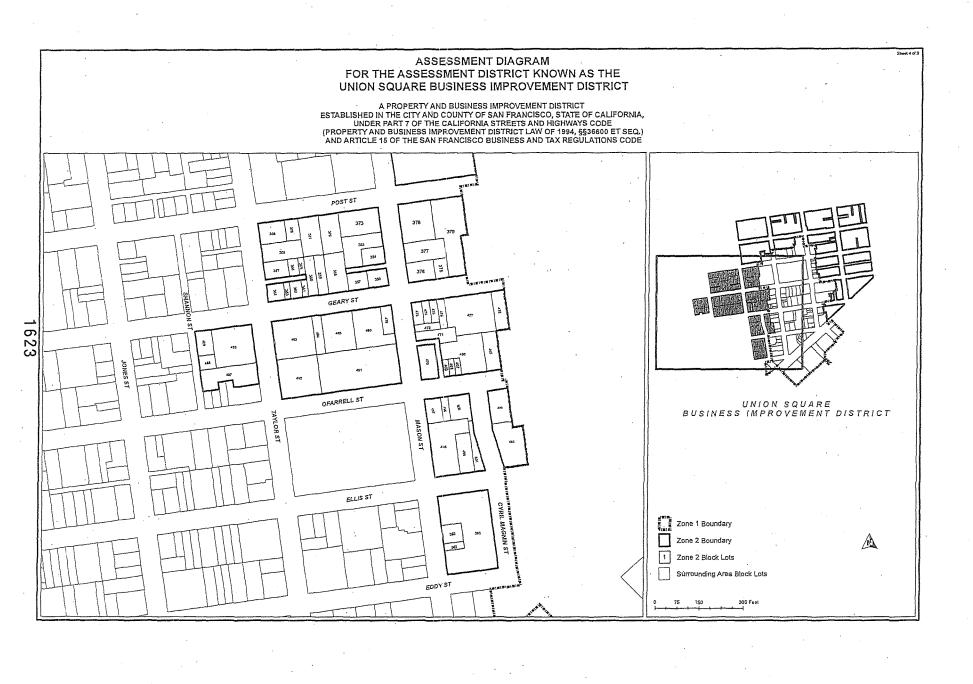
PLAN NAD CERTIFIED ENGINEER'S REPORT FOR THIS DISTRICT AS ALSO APPROVED BY THE BOARD OF SUPERVISORS AND ARE ON FILE WITH THE BOARD OF SUPERVISORS AND ARE SUBMITTED WITH THE ASSESSMENT DIAGRAM TO THE OFFICE OF THE ASSESSOR-RECORDER POR THE CITY AND COUNTY OF AN FEAR-LISON FOR PROPERTIES OF THE CASESSOR RECORDER POR THE CITY AND COUNTY OF AN FEAR-LISON FOR PROPERTIES PROPERTIES THE ASSESSMENT OF THE MANDAM OF PACH ASSESSMENT EVIDERARM FEAR-LISON FOR PROPERTIES PROPERTIES FOR THE ASSESSMENT DIAGRAM FOR THE ANGULAT OF EACH ASSESSMENT EVIDERARM FEAR-PROPERTIES FOR THE ANGULATION OF THIS ASSESSMENT DIAGRAM FOR THE ANGULATION OF THE ASSESSMENT DIAGRAM FEAR-PARKET DIAGRAM FEAR-PARKET PROPERTIES FOR THE ANGULATION OF THIS ASSESSMENT DIAGRAM FEAR-PARKET DIAGRAM FEAR-PARKET DIAGRAM FEAR-PARKET PARKET PROPERTIES FOR THE ANGULATION OF THIS ASSESSMENT DIAGRAM FEAR-PARKET DIAGRAM FEAR-PARKET PARKET P 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 SAM FRANCISCO, AND A NOTICE OF ASSESSMENT WILL BE ISSUED PURSUANT TO CAUFORNIA STREETS AND HIGHWAYS CODE \$53114 AND 36527. ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERMSORS, CITY AND COUNTY OF SAN FRANCISCO THE ASSESSMENT DIAGRAM AND RESOLUTION NO.

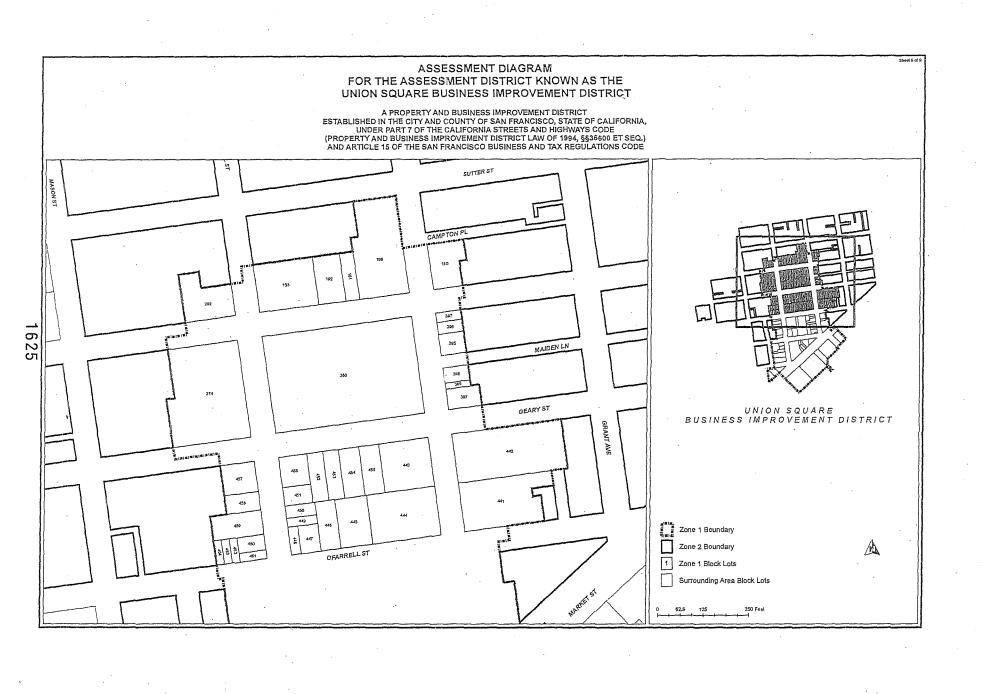
TOGETHER WITH THE MANAGEMENT DISTRICT PLAN AND ENGINEERS REPORT FOR THIS ASSESSMENT DISTRICT, THAT WERE SUBMITTED FOR RECORDING BY THE CLERK OF THE BOARD OF SUPERVISIONS (SEE PARAGRAPH 1, AROVER, WERE RECORDED BY THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON THE DAY OF 20 THE ASSESSMENT DIAGRAM WAS PILED IN BOOK OF MAPS OF ASSESSMENT AND COUNTY OF SAN FRANCISCO. STATE OF THE ASSESSMENT DIAGRAM WAS PILED IN BOOK OF MAPS OF ASSESSMENT AND COUNTY FACILITIES DISTRICTS AT PAGE(S). IN THE OFFICE OF THE ASSESSMENT DIAGRAM WAS PILED IN COPIES OF THE ASSESSMENT DIAGRAM WAS PILED IN COPIES OF THE ASSESSMENT DIAGRAM OF THE OFFICE OFFICE OF THE OFFICE OF THE OFFICE OFFICE OF THE OFFICE OF THE OFFI POST 5T GEARY ST THE HE CARMEN CHU, ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE CITY AND COUNTY OF SAN FRANCISCO. 0 OFARRELL ST SITE I 0 SAN FRANCISCO EDDYST Zona 2 Boundary District Block Lots Surrounding Area Block Lots Geographic Coordinate Reference: GCS North American 1983 Projection: NAD 1983 StatePlane California II FIPS 0403 Feet

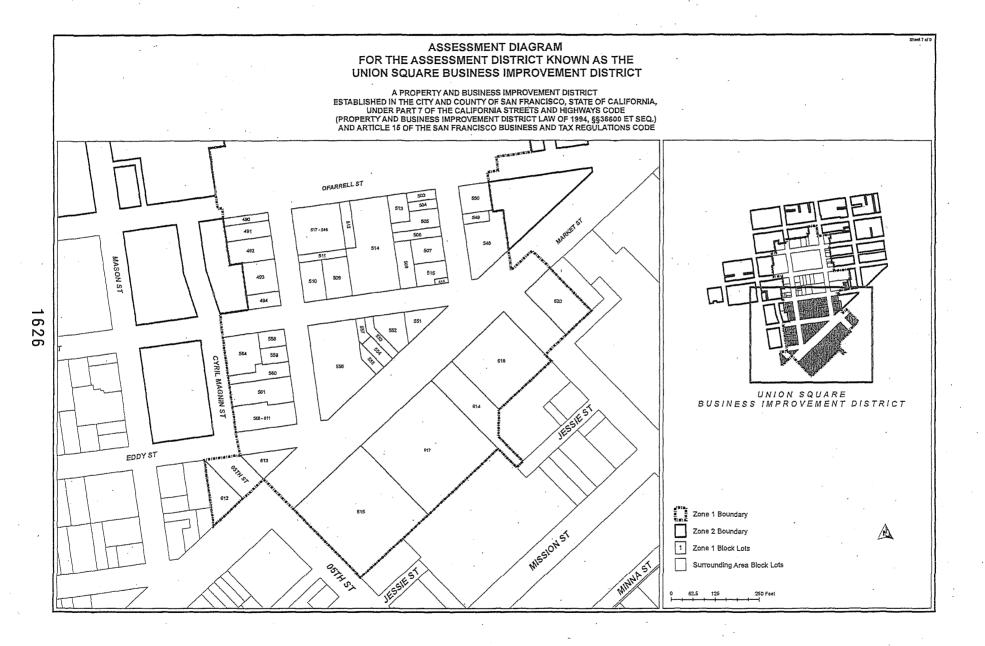
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### ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

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, §§35600 ET SEQ.) AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

essment ID	Block Lot	Zone	Assessment ID	Block Lot	Zone	Assessment ID	<b>Nock Lot</b>	Zone	Assessment D	Block Lot	Zone	Assessment ID	Block Lot	Zone	Assessment ID	. Block Lat	Zone
1	0284 -001	2	53	0284 -055	2	105	0285-044	2	157	0257-034	2	209	AC10-3650	7.	261	0298 -082	2
2	0284 -002	2	54	0284-056	2	106	0286-045	2	158	0293 -001	2	210	0296-0138	2	262	0295 -063	2
3	0284 -003	2	55	0284 -057	2	107	0285-046	2	158	0293 -003	2	211	0296 -0130	2	253	0296-064	2
4	0284 -004	2	56	0284 -058	2	105	0286 -047	2	160	0293 -004	2	212	0296 -0130	2	264	Ø296 <b>-</b> 065	2
5	0284 -005	2	57	0284 -059	2	109	0286-048	2	161	0293 -005 .	2	213	0298-014	2	265	0296 -066	2 .
6	0284 -006	2	Sä	0284 -060	2	110	940-3850	2	162	0293 -006	2	214	0296-015	2	266	0296-067	2
7	0284 -007	2	59	0284 -051	2	111	0286 -050	2	183	0290 -007	2	215	0296-016	2	267	0295 -068	2
6	2294-008	2	60	0284+052	2	112	0286-051	2	164	0293 -008	2	216	0296 -017	2	265	0296 -069	2
. 9	0284 -009	2	61	0284-063	2	113	0288-052	2	165	0293 -009	2	217	0296 -018	2	269	1296 -070	2
10	. 0264-010	2	- 62	0284 -064	2	114	0288 -053	2	166	0293 -010	2	218	0296-019	2	270	0296 -071	.2
11	0284-011	2	, go	0285-001	2	. 115	0286 -054	2	167	0293 -011	2	. 219	0298-020	2	271	0296 -072	2
12	0284-012	2	64	0285-003	2	116	0286 -055	2	168	0293 -012	2	220	0296 -021	2	272	0296 -073	2
13	0284 -015	2	85	0285-004	2	117	0226 -056	2	169	0293 -013	2	221	0298 -022	2	273 -	0296 -074	2
14	£254 -016	2	66	(1285 +005	. 2	118	0288 -057	2	170	0294-001	2	222	0296 -023	2	274	0296 -075	2
15	0284-017	2	87	0285 -005A	2	119	0288 -050	2	171	0294-002	2.	223	0296 -024	2	275	0296-076	2
16	0784 -018	2 '	68	0285-006	2	120	0286 -059	2	172	0294 -003	2	224	0296 -025	2	276	0296 -077	2
17	0254-019	2	69	0285-009	2	121	03As -D60	2	173	0294 -004	2	225	0296 -026	2	277	0296 -078	2
18	0284 -020	2	70	0285-010	2	122	0286-061	2	174	0294 -006	2	226	0296-027	2	278	0296 -078	2
19	0284 -021	2	71	0285 -011	2	123	0285 -062	2	175	0294 -000	2	227	0296 -028	2	279	0295 -080	2
20	0284 -022	2	72	0285-012	2	124	0286-063	2	176	0294-007	, 2	228	0296-029	2	220	0296+061	2
21	0284 -023	. 2	73	0265-014	2	125	0285-064	2	177	0294 2008	2	223	0295 -030	2	261	0296 -082	2
22	0264-024	2	74	0255-015	2	126	0286 -065	2	178	0294 -009	2	230	0296-031	2	262	0296 -083	2
23	0284 -025	2	75	0285-018	2	127	0267 -001	2	179	0294-010	2	231	0296-032	2	283	0296-084	2
24	0284 -026	2	75	0285 -020	2	128	(1207 - 002	2	180	0294 -011	1	232	0296-033	2	284	0296 -085	2
25	0254-027	2	77	0285-021	2	129	11287 -003	2	181	0294 1012	2	233	0295-034	2	285	0296 -055	. 2
26	0284-028	2	75	0258-001	2	130	0287-00-1	2	182	0294-013	2	234	0796-035	2 '	206	0296 -087	2
27	0284 -029	2	78	0285-003	2	131	0287 -005	2	183	0294 -015	2	235	0296 -038	2	287	0298 -085	2
25	0284 -030	2	80	0286 -004	2	132	0287 -00G	2	154	0294-016	2	236	0296 -037	2	285	0295-089	2
29	0254-031	. 2	. 51	0226-005	2	133	0287 -007	2	185	0294 -017	2	237	0296-038	2	289	0296 -090	2
30	11284 -032	2	82	0286 -003	2	134	22.57 -008	2	185	0294 -019	2	238	0296-039	2	290	0296-091	2
31	0284 -033	2	63	0284-007	2 ·	125	0257 -009	2	187	0294 -020	2	239	0296 -040	2	291	0296 -092	2
32	0284-034	2	54	0286-017	2	138	0287 -010	2	188	0294-021	2	240	0296 -041	2	292	0296~093	2
33	0284-035	2	85	0285 -022	2	137	0257-011	2	189	0294 -022	2	. 241	0296 -042	2	263	0298 -094	2
34	0284-035	2	86	0286-024	2	138	0287-012	2	190	0294-023	2	242	0295-043	2	294	0296+095	2
35	0264 -037	2	67	07.56 -07.6	2	139	0287 -013	2	191	0295-005	1	243	0296-044	2	295	0296-096	2
38	0284 -038	2	68	0286-027	2	140	0287 -014	2	192	0295-006	1	244	0296-045	2	296	0296 -097	2
37	0284-039	2	89	0285-025	2	141	0287-015	2	193	0295-007	1	245	0296-046	2	297	0256~058	2
38	0284-040	2	90	0286-029	2	147	0287-017	2	194	0295-008	2	246 .	0296-047	2	298	0388-088	2
38	0284 -641	2	<b>£1</b>	D285 -000	2	143	0287-018	2	195	0295-010	2	247	0296 -046	2	299	0296 -100	2
40	0284 -042	2	92	0286-001	2	144	0287-019	2	196	0295-012	2	248	0295 -049	2	300	0296 - 101	2
41	0204 -043	2	83	0286-032	2	145	0267 -026	2	197	0295-013	2	249	0296-050	2	301	0296-102	2
42	0284-044	2	94	0288-033	2	148	0287 -022	2.	196	0295-016	1	250	0296 -051	2	302	0296 -103	2
13	0284 -045	2	95	0286-034	2	147	0287 -023	2	199	0296-001	2	251	0296 -052	Z	303	0296 -104	2
и	0284 -046	2	96	0285-035	2	148	0287 -024	2	200	0296-002	2	257	0236-053	2	304	0296-105	2
5	0284 -047	2	97	0286-036	2	149	0ZBT-0Z5	2	201	0296 -005	2	253	0296 -054	2	305	0296-106	2
16	0284 -048	2	55	0288 -037	2	150	0287 -027	2	202	11296 -006	1	254	0296 -065	, 2	308	0296 - 107	2
17	0264 -049	2	99	0288 -038	2	151	0287 -025	2	203	0295-007	2	255	0298-056	2	207	. 0296-108	2
48	0284 -050	2	100	0392 -038	2	152	0287-029	2	204	0296 -006	2	256	0296 -057	2	308	0296 - 109	2
19	0284 -051	2	101	0286 -040	2	153	0287-030	2	205	0296-009	2	257	0296-058	2	308 ·	0296 - 110	2
50	0284 -052	2	102	0285-041	2	154	0287-031	2	206	0296~012	Z	258	0296-059	2	310	0296 - 111	2
51	0284 -053	2 .	103	0285 -042	2	155	0287 -032	2	207	0296 -012A	2	259	0296-060	2	311	0296 -112	2
53	g284 -054	2	104	0286-043	2	156	0287 -003	2	208	p296 -012B	2	260	0296-061	2	312	0265-113	2

Sheet 9 of

### ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE UNION SQUARE BUSINESS IMPROVEMENT 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

Assessment 10	Block Lot	Zone	Assessment ID	Block Lot	Zone	Assessment ID	Block Lut	Zone	Assessment ID	Block Lot	Zone	Assessment ID	Block Let	Zone	Assessment  D	Mock Lat	Zos
313	0296-114	2	365	0306-013	. 2	417	C310-014	2	459 '	0315-015	2	521	0327-031	1	573	0330 - 034 -	1
314	0296-115	2	366	0306-014	2	418	0310-015	2	470	0315-016	2	522	0327 -032	1	574	0330 -035	1
315	0296-116	2	367	0008-015	2	419	0310-016	2	471	0315-017	2	523	0327-033	1	575	0330-036	f
316	0296-117	2	368	0306 -016	2.	420	0310-017	2	472	0315-018	2	524	0327 -034	1	576	0330-037	1
317	0296-118	2	369	0306-017	z	421	0310-018	2	473	0315-018	2	525	0327-035	1	577	0330 -038	1
318	0296 -119	2	370	0306-018	2	422	0310-019	2	474	0315-020	2	526	-0327036	1	578	0330 -039	
319	0296 -120	2	371	0306 -020	2 -	423 .	0310 -020-	2	475	0315-0204	2	527	0327 -037	1	579	0330-040	1
320	0296 -121	2	372 .	0306 -022	2	424	0310 -021	2	476	0315-021	2	57,8	0327 -038	1	580	0330 -041	1
321	0296 - 122	2	· 373	0306+026	2	425	0310-022	2	477	0315-022	. 2	529	0327-039	1	581 .	0330-042	1
322	0296-123	2	374	0307-001	1	428	0310-024	2	478	0315 -028	2	530	0327 -040	1	582	0330 -043	
323	0296-124	2	375	0307 -006	2	427	0312-004	. 2	479	0316-001	2	531	0327-041	. 1	583	0330-044	
324	0296-125	2	376	0307 -007	2	425	0312-006	2	480	0316-001A	2	532	0327-042		584	0330 -045	,
325	0296-126	` 2	377	0307 -008	2 .	429	0312-005	2	481	0316-002	2	533	0327-043	1	585	0330-045	
326	0296-127	. 2	378	0307 -009	2	430	0312 -009	2	482	0318-010	2	534	8327-044	1	586	0030 -047	1
327	0296-128	2	378	0307 -013	2	431	0312 -031	2	483	0316-013	2	535	0327-045	1	587	0330 -048	
328	D296-129	2	380	0305 -001	1	432	0313-001	2	484	0316-018	2	536 .	0327-046	4	508	0330 -049	- 1
379	0296 -130	2	381	0309-001	- 2	433	0313-002	2	485	0316-018A	2	537	0327-047	•	589	0330-050	
330	0296-131	2	382	0309-003	2	434	0313 -003	2	485	0317-001	2	538	0327 -048		. 590	0330 -051	
331	0296-132	2	383	0309 -006	2	435	0313-004	2	487	. 0317-002	2	539	0327-049		. <del>22</del> 0	0330-052	
332	0295 -133	2 .	. 384	0309-007	2	438	0313-005	2	488	0317-028	2	540	0027 -050		592	0330-053	1
333	1296 -134	2	385	0309-008	2	427	0313-006	. 2	489	0317-027	2	541	0327-051		563	0530-054	
334	0296-135	2	356	0208-008	2	436	0313-007	2	490	0325-001	i	542	0327-052		594	0330 -055	
335	0296-136	2	287	0309-011	1	439	0313-008	2	491	0326-002	i	543	0327-053		595	0330 -056	
338	. 0298-137	2	388	0309-012	2	. 440	0313-010	2 .	492	0326-503	1	544	0027-054	- :	596	0330 -057	
337	0296~138	2	389	0309-013	1	441	0313-017	1	493	0326-004	:	545	0027 -055		. 597	0330-058	
338	0295-139	. 2 .	390	0009-014	1.	442	0313-018	1	494	0328 -005	1	546		1		0330-059	
333	0296 -140	2	39(	210-010	: 2	443	0314-001	1	495	0326 -010		547	0327 -056	1 2	.598 599		
340	0298 -141	2	382	0309-017	2						2		0328 -001			0330 -060	
340	0298-147	2	393	0309-018	2	444 445	0314-002	1	496 497	0326-011	2	548	0328-002	1	600	0330 -081	
342	0298-143	. 2	394	0309-019		445	0314-004			0326-013	2	549	0328-003	1 -	601	0330 -062	
343		. 2	395		2		0314-005	1	498		2	550	0325-004	. 1	602	0330-063	
	0296 -144			0309-020	t t	447	0314-006		499	. 0326-018	2	55 t	0329 -001	1	603	0330-064	1
344	0256~151	2	396	0309-021		448	9314 -007	1	500	0026 -020	2	552	0329 -002	1	604	0330-065	٠.
345	0296 - 152	2	397	0309 -022	. 1	448	0314-008	. 1	501	0326 -022	2	553	0329 -002A	1	605	0330 -066	•
345	0296-153	2	398		2	450	0314 -009	1	502	0306-023	2	554	0328 -003	4	606	0330 -067	
347	D296 -154	. 2	309	0309 -024	2	451	G314-010	t	503	0327-001	1	555	0329 -004	1	607	0330 -068	1
348	0296-155	. 2	400	0309 -025	2	452	0314-013	1	504	0327-002	. 1	55 <i>g</i>	0329 -005	1	608	0330-069	
349	0296 -156	2	401	0309 -027 -	2	453	0314-013A	1	505	0027-003	1	557	0329 -006	1	609	0330 -070	1
350	0296-157	2	402	9309 -02B	2	454	0314-014	1	506	0327-004	1	558	0330 -001	1	610	0330-071	1
351	0296-158	.2	403	0309 -038	2	455	0314-015	1	507	0327 -005	1	559	0330-002	1	611	0330 -072	1
357.	0296-159	2	404	0309 -039	2	. 456	0314 -016	1	508	0327-008	1	560	0330 -003	1	612	0341 -013	1
353	0296 -150	2	405	0310 -001	2	457	0315-001	1	509	0327 -011	. 1	561	0330 -004	1	613	0341-014	1
354	0306-002	2	406	0310 -002	2	458	0315-002	. 1	510	0327-012	1	. 562	0330 -013	2	614	3705-037	1
355	0300-003	2	407	0310-003	2	459	0315-003	1	511	0327-013	1	563	0330 -014	2	\$15	3705-042	. 1
356	0306-004	2	408	0319-004	2	480	0315-004	1	512	0327-018	1	564	0330-023	1	616	3705-055	1
357	0306-006	2	409	0310 - 005	2	461	0315-006	1	513	0327-020	1	585	0330-026	2	617	por, of 3705-056	1
358	0306-007	, <b>2</b>	410	0310-006	2	452	0315-007	. 1	514	0327-021	1 .	566	,0330 -027	1	618	3705Z-001	1
. 359	0306-007A	2	411	0310-007	2 .	463	0315-008	1	515	0327 -024	1	567	0330 -025	. 1	619	3705Z-002	1
350	0306 •007B	2	412	0310-008	2	464	0315-009	t	516	0327 -025	1	568	0330 -029	1	620	3708 -047	1
361 -	0306-008	2	413	CO10-011	2	465	0015-010	2	517	0327-026	1	569 -	0330 -030	1			
362	0306-009	2	414 -	0310 -012	2	466	0315-011	2	518	0327-025	1	670	0330 -031	1			
363	0306-011	2	415	0310-013	2	467	0315-013	2	519	0327 -029	1	571	0330 -032	1			
364	0306-012	. 2	416	0310-013A	2	468	0315-014	٠ 2	520	0327 -030	1	572	0330 -033	1			

### 11. ASSESSMENT ROLL

The following pages contain the proposed 2019/20 assessment roll for the District.

APN   Zane   Frontage   Let Area   Builling Area   Property Type   Benefit Polity   Zane Factor   Inches   Polity   Total Assessment   Zane Color   2   2   15.00   2.062   2.028   2.028   2.028   0.0   1.00   1.00   1.07   1.050   0.032   0.33   0.38   5.38							Land Use		Frontage			Special Benefit	
0284 - 002         2         25,00         1,052         3,400         Non-Residential         4.00         1.00         1.757         0,502         0.138         8.81         3,227,11           0284 - 004         2         190,00         8,718         55,418         Non-Residential         4.00         1.00         13,355         2,124         1.985         68,86         25,073         3,373         1.03         3,378         Non-Residential         4.00         1.00         1,335         2,124         1.985         68,86         25,073         3,378         Non-Residential         4.00         1.00         2,636         1,235         1,337         2.099         7,534,41           0284-008         2         25,77         3,510         5,623         Non-Residential         4.00         1.00         1.03         1.03         1.043         1.143         4,1144         4,1144         4,114         4,1	APN	Zone	Frontage	Lot Area	<b>Building Area</b>	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points	Total Assessment
1,000	0284 -001	2	165.00	5,902	12,092	Non-Residential	4,00	. 1.00	11.598	1.438	0.433	53.88	\$19,338.82
1984   0.00	0284 -002	2	25,00	2,062	5,400	Non-Residential	4.00	1.00	1.757	0.502	0.193	9.81	3,522.15
1924-005   2   22.50   3.032   5.282   Non-Residential   4.00   1.00   1.582   0.753   0.333   10.67   3.829.85   0.284-007   2   44.00   6.046   22.440   Non-Residential   4.00   1.00   3.093   1.673   0.804   21.48   7.799.87   0.284-009   2   67.79   9.343   27.064   Non-Residential   4.00   1.00   1.870   0.855   0.194   11.43   4,101.44   0.284-009   2   67.79   9.343   27.064   Non-Residential   4.00   1.00   4.765   2.276   0.970   31.04   11.502.22   0.284-010   2   95.73   4.385   0.384   27.064   Non-Residential   4.00   1.00   4.765   2.276   0.970   31.04   11.502.22   0.284-011   2   50.27   4.395   4.388   Non-Residential   4.00   1.00   3.534   1.071   0.157   19.05   6.886.64   0.284-011   2   125.00   3.211   13.499   Apartment   3.00   1.00   3.534   1.071   0.157   19.05   6.886.64   0.284-015   2   125.00   5.712   28.320   Apartment   3.00   1.00   10.684   1.392   1.036   33.34   1.139.47   0.284-017   2   27.00   1.886   6.280   Non-Residential   4.00   1.00   1.684   1.392   1.036   33.34   1.139.47   0.284-017   2   27.00   1.886   6.080   Non-Residential   4.00   1.00   1.582   0.460   0.189   6.68   3.179.50   0.284-015   2   27.00   1.886   6.080   Non-Residential   4.00   1.00   1.582   0.460   0.189   6.68   3.179.50   0.284-015   2   27.00   1.886   6.080   Non-Residential   4.00   1.00   1.584   0.450   0.138   6.83   3.179.50   0.284-012   2   27.00   1.886   6.080   Non-Residential   4.00   1.00   1.584   0.450   0.138   6.83   3.179.50   0.284-012   2   2.00   2.4550   6.255   2.620   Apartment   3.00   1.00   3.138   1.524   0.394   1.595   5.755.01   0.284-022   2   2.750   3.781   3.272   Non-Residential   4.00   1.00   3.138   1.524   0.395   1.595   5.755.01   0.284-022   2   2.750   3.781   3.272   Non-Residential   4.00   1.00   3.138   1.524   0.395   0.395   3.443   0.284-022   2   2.750   3.781   3.272   Non-Residential   4.00   1.00   3.233   1.541   0.356   0.395   3.443   0.284-022   2   2.55   3.58   7.281   3.448   3.282   0.095   0.095   0.095   0.095   0.095	0284 -003	2	25.00	1,937	1,875	Non-Residential	4.00	1.00	1.757	0.472	0.067	9.19	3,297.11.
1984 0.056   2   37.50   5.525   37.86   Non-Residential   4.00   1.00   2.686   1.255   1.357   20.99   7.534.91   1984 0.076   2   44.00   5.046   22.46   Non-Residential   4.00   1.00   1.00   1.893   1.473   0.046   21.48   7.798.79   1984 0.08   2   67.79   3.451   5.429   Non-Residential   4.00   1.00   4.765   2.276   0.370   32.41   1.502.22   1984 0.10   2   49.73   5.447   41.272   Non-Residential   4.00   1.00   3.495   1.688   1.479   26.57   9.586.83   1984 0.11   2   50.27   4.395   4.388   Non-Residential   4.00   1.00   3.594   1.011   1.015   1.056   5.884.84   1984 0.12   2   125.00   3.281   13.499   Apartment   3.00   1.00   3.594   1.011   1.015   1.056   5.884.84   1984 0.12   2   125.00   3.281   13.499   Apartment   3.00   1.00   1.594   0.400   0.106   0.189   0.189   0.189   1984 0.11   2   2.250   1.886   5.200   Apartment   3.00   1.00   1.594   0.400   0.189	0284 -004	2 .	190.00	8,718	55,414	Non-Residential	4,00	1.00	13.355	2.124	1.985	69.86	25,075.36
1924-007   2	0284 -005	2	22.50	3,092	9,282	Non-Residential	4.00	1,00	1.582	0.753	0.333	10.67	3,829.85
1.0284-0098   2   25.71   3.510   5.429   Non-Residential   4.00   1.00   1.00   1.807   0.855   0.194   11.43   4.301.64   1.0284-010   2   49.73   6.647   41.272   Non-Residential   4.00   1.00   3.495   1.668   1.479   26.57   9.516.93   1.0284-011   2   9.50.77   4.958   4.388   Non-Residential   4.00   1.00   3.594   1.071   1.0157   1.905   6.856.60   1.0284-012   2   125.00   3.281   13.499   Apartment   3.00   1.00   8.786   0.789   0.484   30.21   10.844   1.0284-013   2   125.00   5.712   28.920   Apartment   3.00   1.00   1.582   0.460   0.189   6.699   2.401.58   1.0284-017   2   22.00   1.886   5.260   Apartment   3.00   1.00   1.582   0.460   0.189   6.699   2.401.58   1.0284-017   2   22.00   2.459   7.122   Non-Residential   4.00   1.00   1.757   0.566   0.079   9.49   3.405.07   1.0284-029   2   45.50   65.255   16.588   Apartment   3.00   1.00   1.757   0.566   0.079   9.49   3.405.07   1.0284-020   2   45.00   65.225   6.545   Non-Residential   4.00   1.00   1.757   0.566   0.079   9.49   3.405.07   1.0284-021   2   46.00   65.225   6.545   Non-Residential   4.00   1.00   3.233   1.541   0.965   22.96   8.241.00   1.0284-021   2   46.00   65.325   6.545   Non-Residential   4.00   1.00   3.233   1.541   0.965   22.96   8.241.00   1.0284-022   2   27.50   3.781   3.272   Non-Residential   4.00   1.00   3.233   1.541   0.746   16.56   5.944.49   1.0284-023   2   27.50   3.781   3.272   Non-Residential   4.00   1.00   3.233   1.541   0.746   16.56   5.944.49   1.0284-024   2   2.546   3.458   3.781   3.781   3.772   Non-Residential   3.00   1.00   1.933   0.921   0.117   11.89   4.266.34   1.0284-024   2   0.544   4.88   3.40   Condominium   2.00   1.00   0.988   0.012   0.012   0.012   0.012   0.012   1.0284-024   2   0.544   4.88   3.40   Condominium   2.00   1.00   0.098   0.012   0.012   0.012   0.012   0.12   4.555   1.0284-024   2   0.56   4.9   3.48   Condominium   2.00   1.00   0.098   0.029   0.030   0.031   0.33   11.88   1.0284-024   2   1.40   1.23   3.78   Condominium   2.00   1.00	0284 -006	2	37.50	5,153	37,865	Non-Residential	4.00	1.00	2.636	.1.255	1.357	20,99	7,534.91
1.5024-0.09   2   67.79   9.343   27.664 Non-Residential   4.00   1.00   3.4765   2.776   0.970   32.04   11.502.22   0.024-0.011   2   50.27   4.395   4.388 Non-Residential   4.00   1.00   3.495   1.668   1.479   26.57   9.356.38   0.284-0.011   2   50.27   4.395   4.388 Non-Residential   4.00   1.00   3.876   0.799   0.484   30.21   10.943.06   0.284-0.012   1.2500   3.281   13.500   3.281   13.498   Apartment   3.00   1.00   1.084   1.92   1.036   3.534   0.711   0.157   19.05   6.886.64   0.284-0.015   0.284-	0284 -007	2	44.00	6,046	22,440	Non-Residential	4.00	1.00	3.093	1.473	0.804	21,48	7,709.87
0.284 - 0.10	0284 -008	2	25.71	. 3,510	5,429	Non-Residential	4.00	1.00	1.807	0.855	0.194	11.43	4,101.64
0.284 - 0.11         2         50.27         4,995         4,388         Non-Residential         4,00         1.00         3.534         1.071         0.157         1.905         6,886.64           0.284 - 0.15         2         125.00         5,712         28,920         Apartment         3.00         1.00         1.06         1.06         0.184         30.21         1.036         39.34         14,119.47           0.284 - 0.15         2         2.25.00         1,886         5,280         Apartment         3.00         1.00         1.582         0.460         0.189         6.69         2,401.58           0.284 - 0.17         2         2.25.00         2,199         2,199         Non-Residential         4.00         1.00         1.546         0.450         0.218         8.6         6.59         2,401.58           0.284 - 0.11         2         45.50         6,255         1.65,688         Apartment         3.00         1.00         1.938         1.554         0.594         1.555         5,725.00         0.228         2.021         0.00         1.331         1.541         0.594         1.555         5,725.44         0.00         0.03         3.233         1.541         0.594         4.9         1.426 </td <td>0284 -009</td> <td>2</td> <td>67.79</td> <td>9,343</td> <td>27,064</td> <td>Non-Residential</td> <td>4.00</td> <td>1.00</td> <td>4.765</td> <td>2.276</td> <td>0.970</td> <td>32.04</td> <td>11,502.22</td>	0284 -009	2	67.79	9,343	27,064	Non-Residential	4.00	1.00	4.765	2.276	0.970	32.04	11,502.22
0284-012         2         125,00         3,281         18.498 partment         3,00         1.00         8,786         0,799         0.484         30.21         10,843,06           0284-015         2         15,00         5,712         28,920 Apartment         3,00         1.00         1,582         0.460         0.189         6,69         2,401,58           0284-017         2         22,00         1,848         6,690 Non-Residential         4.00         1.00         1,575         0.450         0.218         8.86         3,793.00           0284-019         2         45,50         6,255         15,588         Apartment         3,00         1.00         3,233         1,514         0.955         1,588         Apartment         3,00         1.00         3,233         1,541         0.965         2,295         6,241         0.00         3,233         1,541         0.965         2,295         6,241         0.00         1,333         1,541         0.965         2,295         6,241         0.00         1,333         1,541         0.746         15,565         5,944,49         0.00         1,933         0,921         0.319         9,347         0.775         0.00         2,03         1,00         1,00         <	0284 -010	2	49.73	6,847	41,272	Non-Residential	4.00	1.00	3.495	1.668	1.479	26.57	9,536.93
0.284_0.105         2         152_00         5,712         28_9.20         Apartment         3.00         1.00         10.684         1.392         1.036         33.34         14_119_47           0.284_0.107         2         2.20.0         1.848         6,080         Non-Residential         4.00         1.00         1.582         0.466         0.188         6.69         2.401.8           0.284_0.108         2         2.50.0         2,199         2,152         Non-Residential         4.00         1.00         1.546         0.450         0.228         8.86         3,179.50           0.284_0.109         2         45,50         6,255         1.6588         Apartment         3.00         1.00         3.188         1.524         0.594         1.595         5,725.01           0.284_0.20         2         46,00         6,325         26,945         Non-Residential         4.00         1.00         3.233         1.541         0.746         1.556         5,944.49           0.284_0.22         2         27,50         3,781         3,272         Non-Residential         4.00         1.00         1.933         0.921         0.317         11.89         4,265.34           0.284_0.02         2 <t< td=""><td>0284 -011</td><td>2</td><td>50.27</td><td>4,395</td><td>4,388</td><td>Non-Residential</td><td>4.00</td><td>1.00</td><td>3.534</td><td>1.071</td><td>0.157</td><td>19.05</td><td>6,836.64</td></t<>	0284 -011	2	50.27	4,395	4,388	Non-Residential	4.00	1.00	3.534	1.071	0.157	19.05	6,836.64
0284 -016         2         22,50         1,886         5,280         Non-Residential         4.00         1.00         1,582         0,460         0,218         8,66         2,401.58           0284 -017         2         22,00         1,848         6,080         Non-Residential         4.00         1.00         1,566         0,450         0,218         8,86         3,179.50           0284 -019         2         45,50         6,255         16,588         Apartment         3.00         1.00         3,198         1,524         0.594         15.55         5,725.01           0284 -021         2         46,00         6,235         20,820         Apartment         3.00         1.00         3,233         1,541         0,946         16,56         5,944.04           0284 -021         2         46,00         6,325         20,820         Apartment         3.00         1.00         3,233         1,541         0,746         16,56         5,944.04           0284 -023         2         27,50         3,781         1,924         Apartment         3.00         1.00         1,933         0,921         0,117         1,189         2,465.34           0284 -025         2         35,88         7,2	0284 -012	2	125.00	3,281	13,499	Apartment .	3.00	1.00	8.786	0.799	0.484	30,21	10,843.06
0.284 -0.07         2         2.2.00         1.848         6.080         Non-Residential         4.00         1.00         1.546         0.450         0.218         8.86         3.173-50           0.284 -0.18         2         2.5.00         2.199         2.192         Non-Residential         4.00         1.00         1.757         0.536         0.079         9.49         3.405.07           0.284 -0.02         2         46.00         6.325         26.945         Non-Residential         4.00         1.00         3.233         1.541         0.965         22.96         8.241.04           0.284 -0.02         2         46.00         6.325         20,820         Apartment         3.00         1.00         3.233         1.541         0.746         16.56         5.944.48           0.284 -0.02         2         2.75.00         3,781         3,272         Non-Residential         4.00         1.00         1.933         0.921         0.311         1.189         4,265.34           0.284 -0.02         2         2.75.00         3,781         1.927         Non-Residential         4.00         1.00         1.933         0.921         0.911         1.117         1.189         4,265.34           0.284 -0.02 <td>0284-015</td> <td>2</td> <td>152.00</td> <td>5,712</td> <td>28,920</td> <td>Apartment</td> <td>3.00</td> <td>1.00</td> <td>10.684</td> <td>1.392</td> <td>1.036</td> <td>39.34</td> <td>14,119.47</td>	0284-015	2	152.00	5,712	28,920	Apartment	3.00	1.00	10.684	1.392	1.036	39.34	14,119.47
0284 -018         2         25.00         2,199         2,192         Non-Residential         4.00         1.00         1.757         0.536         0.079         9,49         3,405.07           0284 -019         2         45.50         6,255         16,588         Apartment         3.00         1.00         3.138         1.524         0.594         15.95         5,725.01           0284 -021         2         46,00         6,325         20,842         Apartment         3.00         1.00         3.233         1.541         0.746         16.55         5,944.49           0284 -022         2         27,50         3,781         1,924         Apartment         3.00         1.00         1.933         0.921         0.391         9,74         3,494.96           0284 -024         2         27,50         3,781         1,924         Apartment         3.00         1.00         1.933         0.921         0.391         9,74         3,494.96           0284 -025         2         55.58         7,261         31,458         Apartment         3.00         1.00         0.02         0.02         0.02         0.02         0.02         0.02         0.02         0.02         0.02         0.02	0284 -016	2	22.50	1,886	5,280	Apartment	3.00	1.00	1.582	0.460	0.189	6.69	2,401.58
0284 -0.19         2         45.50         6,255         16,588 Apartment         3.00         1.00         3.138         1.524         0.594         15.95         5,725.01           0284 -020         2         46.00         6,325         26,945         Non-Residential         4.00         1.00         3.233         1.541         0.965         22.96         8,741.04           0284 -022         2         27.50         3,781         3,272         Non-Residential         4.00         1.00         1.933         0.921         0.117         11.89         4,266.34           0284 -023         2         27.50         3,781         1.924         Apartment         3.00         1.00         1.993         0.921         0.117         11.89         4,266.34           0284 -024         2         30,00         3,371         18,720         Non-Residential         4.00         1.00         2.09         0.821         0.671         1.44         5169.83           0284 -025         2         0.54         4.8         340         Condominium         2.00         1.00         0.038         0.012         0.012         0.12         44.50           0284 -027         2         0.41         36         25	0284 -017	2	22.00	1,848	6,080	Non-Residential	4.00	1,00	1.546	0.450	. 0.218	8.86	. 3,179.50
0284 - 020 - 2         46,00   6,325   26,945   Non-Residential         4.00   1.00   3.233   1.541   0.746   16.56   5,944.49           0284 - 021   2         46,00   6,325   20,820   Apartment   3.00   1.00   1.933   0.921   0.117   11.89   4,265.34           0284 - 022   2         2.750   3,781   3,272   Non-Residential   4.00   1.00   1.933   0.921   0.117   11.89   4,265.34           0284 - 023   2         2.750   3,781   10,924   Apartment   3.00   1.00   1.933   0.921   0.391   0.571   14.40   5,169.83           0284 - 024   2         30,00   3,371   18,720   Non-Residential   4.00   1.00   2.109   0.821   0.671   14.40   5,169.83           0284 - 025   2         53,58   7,261   31,458   Apartment   3.00   1.00   0.038   0.012   0.012   0.12   11.27   19.99   7,174.43           0284 - 026   2         0.54   48   340   Condominium   2.00   1.00   0.038   0.012   0.012   0.112   0.112   44.50   0.024   0.	0284 -018	2	25.00	· 2,199	2,192	Non-Residential	4.00	1.00	1.757	0.536	0.079	9,49	3,405.07·
0284 - 020 - 2         46,00   6,325   26,945   Non-Residential         4.00   1.00   3.233   1.541   0.746   16.56   5,944.49           0284 - 021   2         46,00   6,325   20,820   Apartment   3.00   1.00   1.933   0.921   0.117   11.89   4,265.34           0284 - 022   2         2.750   3,781   3,272   Non-Residential   4.00   1.00   1.933   0.921   0.117   11.89   4,265.34           0284 - 023   2         2.750   3,781   10,924   Apartment   3.00   1.00   1.933   0.921   0.391   0.571   14.40   5,169.83           0284 - 024   2         30,00   3,371   18,720   Non-Residential   4.00   1.00   2.109   0.821   0.671   14.40   5,169.83           0284 - 025   2         53,58   7,261   31,458   Apartment   3.00   1.00   0.038   0.012   0.012   0.12   11.27   19.99   7,174.43           0284 - 026   2         0.54   48   340   Condominium   2.00   1.00   0.038   0.012   0.012   0.112   0.112   44.50   0.024   0.	0284-019	2	45.50	6,255	16,588	Apartment	3.00	1.00	3.198	1.524	0.594	15.95	5,725.01
0284-021         2         46,00         6,525         20,820         Apartment         3,00         1,00         1,233         1,541         0,746         15,56         5,944,49           0284-022         2         27,50         3,781         1,924         Apartment         3,00         1,933         0,921         0,391         9,74         3,494,96           0284-024         2         30,00         3,371         18,720         Non-Residential         4,00         1,00         2,109         0,821         0,671         14,40         5,169,83           0284-025         2         0,54         4,8         340         Condominium         2,00         1,00         0,038         0,012         0,012         0,12         44,50           0284-026         2         0,54         4,8         340         Condominium         2,00         1,00         0,039         0,009         0,09         9,337           0284-027         2         0,41         36         258         Condominium         2,00         1,00         0,044         0,013         0,014         0,14         51,4         51,5         344         6,00         1,00         0,039         0,012         0,012         0,012	0284 -020 ·		46.00				4.00	1.00	3,233	1.541	0.965	22,96	8,241.04
0284-023         2         27,50         3,781         10,924 Apartment         3.00         1.00         1,933         0.921         0.391         9,74         3,494,96           0284-024         2         30,00         3,371         18,720 Non-Residential         4.00         1.00         2,109         0.821         0.671         14,40         5,69,88         7,74,43         0.284-025         2         53,58         7,261         31,458 Apartment         3.00         1.00         0.376         1.769         1.127         19,99         7,774,43           0284-025         2         0.54         48         340 Condominium         2.00         1.00         0.038         0.012         0.012         0.12         44,50           0284-027         2         0.63         55         394 Condominium         2.00         1.00         0.044         0.013         0.014         0.14         51,55         0.24         0.04         0.01         0.00         0.099         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012         0.012	0284 -021	2	46.00		20,820	Apartment	3.00	1.00	3.233	1.541	0.746	16.56	5,944.49
0284-023         2         27,50         3,781         10,924 Apartment         3.00         1.00         1.933         0.921         0.391         9,74         3,449.6           0284-024         2         30,00         3,371         18,720         Non-Residential         4.00         1.00         3.766         1.769         1.127         19.99         7,747.43           0284-025         2         0.54         48         340         Condominium         2.00         1.00         0.038         0.012         0.012         0.12         44.50           0284-027         2         0.41         36         258         Condominium         2.00         1.00         0.038         0.012         0.012         0.12         44.50           0284-028         2         0.63         55         394         Condominium         2.00         1.00         0.044         0.013         0.014         0.14         51.57           0284-030         2         0.56         49         348         Condominium         2.00         1.00         0.038         0.011         0.012         0.13         45.55           0284-031         2         0.78         68         488         Condominium         <	0284 -022	2.	27.50	3,781	3,272	Non-Residential	4.00	1.00	1.933	0.921	0.117	11.89	4,266.34
0284-024         2         30,00         3,371         18,720         Non-Residential         4,00         1,00         2,109         0.821         0.671         14,40         5,169,83           0284-025         2         53,58         7,261         31,488         Apartment         3,00         1,00         0.038         0.012         0.012         44,50           0284-027         2         0,41         36         258         Condominium         2,00         1,00         0.029         0.09         0.09         0.09         0.09         33,77           0284-028         2         0,63         55         394         Condominium         2,00         0.00         0.099         0.09         0.09         0.09         0.09         33,77           0284-029         2         0,56         49         348         Condominium         2,00         1,00         0.039         0.012         0.012         0.12         43,85           0284-031         2         0,54         47         335         Candominium         2,00         1,00         0.098         0.030         0.031         0,32         114,66         0.284         0.032         1,4         1,8         6         6	0284 -023	2	27.50		10,924	Apartment	3.00	1.00	1.933	0.921	0.391	9.74	3,494.96
0284-026         2         0.54         48         340         Condominium         2.00         1.00         0.038         0.012         0.012         0.12         44.50           0284-027         2         0.41         36         258         Condominium         2.00         1.00         0.044         0.013         0.014         0.14         31.57           0284-029         2         0.56         49         348         Condominium         2.00         1.00         0.044         0.013         0.012         0.012         0.13         45.55           0284-030         2         0.54         47         335         Condominium         2.00         1.00         0.038         0.011         0.012         0.12         43.85           0284-031         2         0.54         47         335         Condominium         2.00         1.00         0.055         0.011         0.012         0.12         43.85           0284-031         2         1.40         123         876         Condominium         2.00         1.00         0.098         0.030         0.031         0.32         114.66           0284-033         2         1.20         105         750         Condo	0284 -024	2	30.00	3,371	18,720	Non-Residential	4.00	1.00	2.109	0.821	0.671	14.40	5,169.83
0284 - 026         2         0.54         48         340         Condominium         2.00         1.00         0.038         0.012         0.012         0.12         44.50           0284 - 027         2         0.41         36         258         Condominium         2.00         1.00         0.044         0.013         0.014         0.14         15.15           0284 - 029         2         0.56         49         348         Condominium         2.00         1.00         0.044         0.013         0.014         0.14         31.55           0284 - 030         2         0.54         47         335         Condominium         2.00         1.00         0.038         0.011         0.012         0.13         45.55           0284 - 031         2         0.54         47         335         Condominium         2.00         1.00         0.058         0.011         0.012         0.13         45.55           0284 - 032         2         1.40         123         876         Condominium         2.00         1.00         0.098         0.030         0.031         0.32         114.66           0284 - 032         2         1.20         105         750         Condominium <td>0284 -025</td> <td>2</td> <td>53.58</td> <td>7,261</td> <td>31,458</td> <td>Apartment</td> <td>3.00</td> <td>1.00</td> <td>3.766</td> <td>1.769</td> <td>1.127</td> <td>19.99</td> <td>7,174.43</td>	0284 -025	2	53.58	7,261	31,458	Apartment	3.00	1.00	3.766	1.769	1.127	19.99	7,174.43
0284-027         2         0.41         36         258         Condominium         2.00         1.00         0.029         0.009         0.009         0.09         33.77           0284-028         2         0.56         49         348         Condominium         2.00         1.00         0.039         0.012         0.012         0.13         45.55           0284-030         2         0.54         47         335         Condominium         2.00         1.00         0.038         0.011         0.012         0.12         0.13         45.55           0284-031         2         0.78         68         488         Condominium         2.00         1.00         0.055         0.017         0.017         0.18         63.87           0284-032         2         1.40         123         876         Condominium         2.00         1.00         0.055         0.017         0.017         0.18         63.87           0284-032         2         1.20         105         750         Condominium         2.00         1.00         0.094         0.026         0.027         0.27         98.16           0284-033         2         1.34         118         840         Condom	0284 -026	2	0.54		340	Condominium	2.00	1.00	0.038	0.012	0.012	0.12	44.50
0284-028         2         0.63         55         394         Condominium         2.00         1.00         0.044         0.013         0.014         0.14         51.57           0284-029         2         0.56         49         348         Condominium         2.00         1.00         0.039         0.012         0.012         0.13         45.55           0284-030         2         0.54         47         335         Condominium         2.00         1.00         0.038         0.011         0.012         0.12         0.12         0.13         45.55           0284-031         2         0.78         68         488         Condominium         2.00         1.00         0.055         0.017         0.017         0.18         63.87           0284-032         2         1.40         123         876         Condominium         2.00         1.00         0.098         0.030         0.031         0.32         114.66           0284-034         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-035         2         1.45         127         908	•	2		36	258	Condominium	2.00	1.00	0.029	0.009	0.009		33.77
0284 -029         2         0.56         49         348         Condominium         2.00         1.00         0.039         0.012         0.012         0.13         45.55           0284 -030         2         0.54         47         335         Condominium         2.00         1.00         0.038         0.011         0.012         0.12         43.85           0284 -031         2         0.78         68         488         Condominium         2.00         1.00         0.055         0.017         0.017         0.18         63.87           0284 -032         2         1.40         123         876         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -033         2         1.34         118         840         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -034         2         1.45         127         908         Condominium         2.00         1.00         0.094         0.026         0.027         0.27         98.16           0284 -035         2         1.65         1.4         1,030         Condominium								1.00	0:044	0.013	0.014		51.57
0284 -030         2         0.54         47         335         Condominium         2.00         1.00         0.038         0.011         0.012         0.12         43.85           0284 -031         2         0.78         68         488         Condominium         2.00         1.00         0.055         0.017         0.017         0.18         63.87           0284 -032         2         1.40         123         876         Condominium         2.00         1.00         0.098         0.030         0.031         0.32         114.66           0284 -033         2         1.20         105         750         Condominium         2.00         1.00         0.094         0.026         0.027         0.27         98.16           0284 -035         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -035         2         1.20         105         750         Condominium         2.00         1.00         0.102         0.031         0.033         0.33         118.84           0284 -036         2         1.20         1.05         1.44         1,030	0284 -029	2		49	348	Condominium	2.00	1.00	0.039	0.012	0.012	0.13	45.55
0284 -031         2         0.78         68         488         Condominium         2.00         1.00         0.055         0.017         0.017         0.18         63.87           0284 -032         2         1.40         123         876         Condominium         2.00         1.00         0.098         0.030         0.031         0.32         114.66           0284 -033         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -034         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -035         2         1.45         127         908         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -036         2         1.20         105         750         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284 -037         2         2.38         208         1,49         Condominium <td>0284 -030</td> <td>2 .</td> <td></td> <td></td> <td>335</td> <td>Condominium</td> <td>2.00</td> <td>-1.00</td> <td>0.038</td> <td>0.011</td> <td></td> <td></td> <td>43.85</td>	0284 -030	2 .			335	Condominium	2.00	-1.00	0.038	0.011			43.85
0284-032         2         1.40         123         876         Condominium         2.00         1.00         0.098         0.030         0.031         0.32         114.66           0284-033         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284-034         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-035         2         1.45         127         908         Condominium         2.00         1.00         0.102         0.031         0.033         0.33         118.84           0284-037         2         2.38         208         1,490         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284-038         2         1.65         144         1,030         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284-039         2         1.34         118         840         Condominium <td>0284 -031</td> <td>2</td> <td>0.78</td> <td>68</td> <td>488</td> <td>Condominium</td> <td>2.00</td> <td>1.00</td> <td>0.055</td> <td>0.017</td> <td></td> <td>0.18</td> <td>63.87</td>	0284 -031	2	0.78	68	488	Condominium	2.00	1.00	0.055	0.017		0.18	63.87
0284-033         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284-034         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-035         2         1.45         127         908         Condominium         2.00         1.00         0.102         0.031         0.033         0.33         118.84           0284-036         2         1.20         105         750         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284-037         2         2.38         208         1,490         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284-038         2         1.65         144         1,030         Condominium         2.00         1.00         0.167         0.035         0.037         0.38         134.81           0284-040         2         1.40         123         878         Condominium <td>0284 -032</td> <td>.2</td> <td>1.40</td> <td>123</td> <td>876</td> <td>Condominium</td> <td>2.00</td> <td>1,00</td> <td>0.098</td> <td>0.030</td> <td>0.031</td> <td>0.32</td> <td>114.66</td>	0284 -032	.2	1.40	123	876	Condominium	2.00	1,00	0.098	0.030	0.031	0.32	114.66
0284 -034         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -035         2         1.45         127         908         Condominium         2.00         1.00         0.102         0.031         0.033         0.33         118.84           0284 -036         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -037         2         2.38         208         1,490         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284 -038         2         1.65         144         1,030         Condominium         2.00         1.00         0.167         0.053         0.037         0.38         134.81           0284 -039         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -041         2         1.20         105         750         Condomin			•										
0284 -036         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -037         2         2.38         208         1,490         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284 -038         2         1.65         144         1,030         Condominium         2.00         1.00         0.016         0.035         0.037         0.38         134.81           0284 -039         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -040         2         1.40         123         878         Condominium         2.00         1.00         0.099         0.030         0.031         0.32         114.92           0284 -041         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -042         2         1.43         125         892         Condomini	0284 -034	2		118	840	Condominium	2.00	1.00	0.094	0.029			109.94
0284 -037         2         2.38         208         1,490         Condominium         2.00         1.00         0.167         0.051         0.053         0.54         195.02           0284 -038         2         1.65         144         1,030         Condominium         2.00         1.00         0.116         0.035         0.037         0.38         134.81           0284 -039         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -040         2         1.40         123         878         Condominium         2.00         1.00         0.099         0.030         0.031         0.32         114.92           0284 -041         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -042         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         116.75           0284 -043         2         1.43         125         892         Condomin	0284 -035	2	1.45	127	908	Condominium	2.00	1.00	0.102	0.031	0.033	0.33	118.84
0284 -038         2         1.65         144         1,030         Condominium         2.00         1.00         0.116         0.035         0.037         0.38         134.81           0284 -039         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -040         2         1.40         123         878         Condominium         2.00         1.00         0.099         0.030         0.031         0.32         114.92           0284 -041         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -042         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -043         2         1.43         125         892         Condominium         2.00         1.00         0.100         0.030         0.032         0.33         116.75           0284 -044         2         1.20         1.05         750         Condomini	0284 -036	2	1.20	105	750	Condominium	. 2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284-039         2         1.34         118         840 Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-040         2         1.40         123         878 Condominium         2.00         1.00         0.099         0.030         0.031         0.32         114.92           0284-041         2         1.20         105         750 Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284-042         2         1.34         118         840 Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-043         2         1.43         125         892 Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-044         2         1.20         1.05         750 Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284-045         2         1.34         118         840 Condominium         2.00         1.00         0.094         0.029         0.030	0284 -037	2.	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.54	195.02
0284 - 040         2         1.40         123         878         Condominium         2.00         1.00         0.099         0.030         0.031         0.32         114.92           0284 - 041         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 - 042         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 - 043         2         1.43         125         892         Condominium         2.00         1.00         0.100         0.030         0.032         0.33         116.75           0284 - 044         2         1.20         1.05         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 - 045         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 - 045         2         1.44         126         900         Condo	0284 -038	2	1.65	144	1,030	Condominium	. 2.00	1.00	0.116	0.035	0.037	0.38	134.81
0284 -040         2         1.40         123         878         Condominium         2.00         1.00         0.099         0.030         0.031         0.32         114.92           0284 -041         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -042         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -043         2         1.43         125         892         Condominium         2.00         1.00         0.100         0.030         0.032         0.33         116.75           0284 -044         2         1.20         1.05         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -045         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.026         0.027         0.27         98.16           0284 -045         2         1.44         126         900         Condominium </td <td>0284 -039</td> <td>2</td> <td>1.34</td> <td>. 118</td> <td>840</td> <td>Condominium</td> <td>2.00</td> <td>1.00</td> <td>0.094</td> <td>0.029</td> <td>0.030</td> <td>0.31</td> <td>109.94</td>	0284 -039	2	1.34	. 118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284-041         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284-042         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-043         2         1.43         125         892         Condominium         2.00         1.00         0.100         0.030         0.032         0.33         116.75           0284-044         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284-045         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.026         0.027         0.27         98.16           0284-045         2         1.44         126         900         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-047         2         1.20         105         750         Condominium	0284 -040	2	,		878	Condominium	2.00	1.00	. 0.099	0.030	0.031		114,92
0284 -042         2         1.34         118         840 Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -043         2         1.43         125         892 Condominium         2.00         1.00         0.100         0.030         0.032         0.33         116.75           0284 -044         2         1.20         105         750 Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -045         2         1.34         118         840 Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -046         2         1.44         126         900 Condominium         2.00         1.00         0.010         0.031         0.032         0.33         117.80           0284 -047         2         1.20         105         750 Condominium         2.00         1.00         0.011         0.031         0.032         0.33         117.80           0284 -047         2         1.20         105         750 Condominium         2.00         1.00         0.084         0.026         0.027	0284 -041	2	1.20	105			2,00	. 1.00	0.084	0.026	0.027	0.27	98.16
0284 -043         2         1.43         125         892         Condominium         2.00         1.00         0.100         0.030         0.032         0.33         116.75           0284 -044         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284 -045         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284 -046         2         1.44         126         900         Condominium         2.00         1.00         0.101         0.031         0.032         0.33         117.80           0284 -047         2         1.20         105         750         Condominium         2.00         1.00         0.011         0.031         0.032         0.33         117.80           0284 -047         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16													
0284-044         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16           0284-045         2         1.34         118         840         Condominium         2.00         1.00         0.094         0.029         0.030         0.31         109.94           0284-046         2         1.44         126         900         Condominium         2.00         1.00         0.101         0.031         0.032         0.33         117.80           0284-047         2         1.20         105         750         Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16	0284 -043				892			1.00	0.100	0.030			116.75
0284-045     2     1.34     118     840 Condominium     2.00     1.00     0.094     0.029     0.030     0.31     109.94       0284-046     2     1.44     126     900 Condominium     2.00     1.00     0.101     0.031     0.032     0.33     117.80       0284-047     2     1.20     105     750 Condominium     2.00     1.00     0.084     0.026     0.027     0.27     98.16													
0284-045         2         1.44         126         900 Condominium         2.00         1.00         0.101         0.031         0.032         0.33         117.80           0284-047         2         1.20         105         750 Condominium         2.00         1.00         0.084         0.026         0.027         0.27         98.16	0284 -045	,						1.00					
0284 -047 2 1.20 105 750 Condominium 2.00 1.00 0.084 0.026 0.027 0.27 98.16													
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					•	Land Use		Frontage			Special Benefit	
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points	Total Assessment
0284 -049	2	1.44	· 126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80
0284 -050	2	1.20	. 105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284 -051	2 .	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284 -052	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	117.80
0284 -053	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0,27	98.16
0284 -054	2 '	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284 -055	, 2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	114.92
0284 -056	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	98.16
0284 -057	. 2	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.5,4	195.02
0284 -058	2	1.73	151	1,080	Condominium	2.00	1.00	0.121	0.037	0.039	0.39	141.36
0284 -059	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	109.94
0284 -060	2.	1.40	123	878	Condominium	2.00.	1.00	0.099	0.030	0.031	0.32	114.92
0284 -061	2	1.20	105	750	Condominium	2,00	1.00	0.084	0.026	0.027	0.27	98.16
0284 -062	2	1.86	163	1,165	Condominium	2.00	1.00	0.131	0.040	0.042	0.42	152.48
0284 -063	2	0.83	` 72	518	Condominium	2.00	1.00	0.058	0.018	0.019	0.19	67.80
0284 -064	2	1.28	112	800	Condominium	. 2.00	1.00	0.090	0.027	0.029	0.29	104.71
0285 -001	2	139.00	2,370	7,285	Non-Residential	4.00	1.00	9.770	0.577	0.261	42.43	15,232.01
0285 -003	` 2	196.00	5,876	42,540	Apartment	3.00	1.00	13.777	1.432	1.524	50,20	18,018.37
0285 -004	2	57,50	5,153	37,432	Non-Residential	4.00	1.00	4.042	1.255	1,341	26.55	9,531.08
0285 -005	2	162.39	6,237	21,669	Non-Residential	4.00	1.00	11.414	1.520	0.776	54.84	19,684.72
0285 -005A	2	75.12	7,509	12,668	Non-Residential	4.00	1.00	5.280	1.829	0.454	30.25	10,859.20
0285 -006	, 2	184.50	23,687	294,416	Non-Residential	4.00	1.00	12.968	5.771	10.547	117.15	42,050.47
0285 -009	2	187.50	6,873	30,037	Non-Residential	4.00	1.00	13.179	1.675	1.076	63.72	22,872.30
0285 -010	2.	157.50	3,037	17,301	Apartment	3.00	1.00	11.071	0.740	0.620	37.29	13,385.70
0285 -011	2	47.00	1,586	33,957	Non-Residential	4.00	1.00	3.304	0.386	1.216	19.63	7,044,81
0285 -012	2	138.00	4,657	33,957	Non-Residential	4.00	1.00	9.700	1.135	1.216	48.20	17,303.05
0285 -014	2	172.00	6,581	30,900	Apartment	3.00	1.00	12.090	1,603	1.107	44.40	15,937.68
0285 -016	2	122.00	3,258	16,824	Apartment	3.00	1.00	8.575	0.794	0.603	29.92	10,738.23
0285 -018	2	220.50	9,896	41,250	Apartment	3.00	1.00	15.499	2.411	1.478	58.16	20,877.76
0285 -020	2	33.99	2,341	40,010	Non-Residential	4.00	1.00	2.389	0.570	1.433	17.57	6,307.08
0285 -021	2	241.54	16,638	284,345	Non-Residential	4.00	. 1.00	16.978	4.054	10.187	124.87	44,823.49
0286 -001	2	130.04	4,220	15,355	Non-Residential	4.00	1.00	9.141	1.028	0.550	42.88	15,390.22
0286 -003	2.	99,00	2,420	23,100	Non-Residential	4,00	1.00	6.959	0.590	0.828	33.50	12,026.09
0286 -004	2	42.00	1,260	5,040	Non-Residential	4.00	1.00	2.952	0.307	0.181	13.76	4,938.76
0286 -005	2	70.00	1,200	9,350	Non-Residential	4.00	1.00	4.920	0.292	. 0.335	22.19	7,965.29
0286 -006	2	25.00	2,047	8,150	Non-Residential	4.00	1.00	1.757	0,499	0.292	10.19	3,658.36
0286-007	2	105.00	6,612	46,538	Non-Residential .	4.00	1.00 -	7.380	1.611	1.667	42,63	15,303,67
0286 -017	2	275.00	18,905	47,669	Public	2.00	1.00	19.330	4.606	1.708	51.29	18,409.50
0286 -022	2	40.46	2,548	9,556	Apartment	3.00	1.00	2.844	0.621	0.342	11.42	4,099.50
0286 -024	2	575.46	50,991	394,014		2.00	1.00	40.449	12.423	14.115	133.98	48,090.95
0286 -026	2	60.47	2,536	11,990	Non-Residential	4.00	1.00	4.250	0.618	0.430	21.19	7,606.45
0286 -027	2	4.71	198		Condominium	2.00	1.00	0.331	0.048	0.033	0.83	296.26
0286 -028	2	4.03	169	800	Condominium	2.00	1.00	0.284	0.041	0.029	0.71	253.76
0286 -029	2	3.13	131		Condominium	2.00	1.00	0.220	0.032	0.022	0.55	196.98
0286 -030	. 2 .	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	128.15
0286 -031	2	2.33	98	462	Condominium	2.00	1.00	0,164	0.024	0.017	0.41	146.55

			*			Land Use		Frontage		-	Special Benefit	
APN	Zone	Frontage	Lot Area	<b>Building Area</b>	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor	<b>Building Factor</b>	Points	Total Assessment
0286 -032	2	2.93	123	580	Condominium	2.00	1.00	0.206	0.030	0.021	0.51	183.98
0286 -033	2	3.41	143	676	Condominium	2.00	1.00	0.240	0.035	0,024	. 0.60	214.43
0286 -034	2	2.56	107	508	Condominium	2.00	1.00	0.180	0.026	0.018	. 0.45	161.14
0286 -035	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	263.91
0286 -036	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	234.09
0286 -037	2	3.14	132	622	Condominium	2.00	1.00	0.220	0.032	0.022	0.55	197.30
0286 -038	2	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	128.15
0286 -039	2	2.22	93	441	Condominium	2.00	1.00	0.156	0.023	0.016	0.39	139.89
0286 -040	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	177,00
0286 -041	. 2	3.34	140	663	Condominium	2.00	1.00	0.235	0.034	0.024	0.59	210.30
0286 -042	2	2.25	94	446	Condominium	2.00	1.00	0.158	0.023	0.016	0.39	141.47
0286 -043	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	263.91
0286 -044	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	0.61	217.92
0286 -045	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	. 0.65	234.09
0286 -046	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	192.22
0286 -047	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	177.00
0286 -048	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0.55	197.93
0286 -049	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	210.94
0286 -050	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	263.91
0286 -051	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	. 0.61	21.7.92
0286 -052	2	3.72	156	738	Condominium	2.00	1,00	0.262	0.038	0.026	0.65	234.09
0286 -053	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	192.22
0286 -054	2	2.81	`118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	177.00
0286 -055	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0,55	197.93
0286 -056	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	210.94
0286 -057	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	. 0.74	264.54
0286 -058	2	3.31	139	656	Condominium	2.00	1.00	0.233	0.034	0.024	0.58	208,08
0286 -059	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	0.74	264.54
0286 -060	2	5.36	225	1,063	Condominium	2.00	1.00	0.377	0.055	0.038	0.94	337.18
0286 -061	2	4.84	203	960	Condominium	2.00	1.00	0.340	0.049	0.034	0.85	304.51
0286 -062	2	3.74	157	742	Condominium	2.00	1.00	0.263	0.038	0.027	0.66	235.36
0286 -063	2	3.30	138	654	Condominium	2.00	1.00	0.232	0.034	0.023	. 0.58	207.45
0286 -064	2	3.57	150	· 707	Condominium	2.00	1.00	0.251	0.036	0.025	0.62	224,26
0286 -065	2	4.51	189	895	Condominium	2.00	1.00	0.317	0.046	0.032	0.79	283.89
0287 -001	2	189.42	3,896	· 31,978	Non-Residential	4.00	1.00	13.314	0,949	1.146	61.64	22,124.19
0287 -002	2	73.00	. 2,204	7,735	Non-Residential	4.00	1.00	5.131	0.537	0.277	23.78	8,536.21
0287 -003	2 .	72.00	2,173	6,122	Non-Residential	4.00	1.00	5.061	. 0.529	0.219	23.24	8,341.47
0287 -004	2	51.00	1,695	4,727	Non-Residential	4.00	1.00	3.585	0.413	.0.169	16.67	5,983.13
0287 -005	2	52.00	1,568	7,533	Non-Residential	4.00	1.00	3.655	0.382	0.270	17.23	6,183.96
0287 -006	2	50.00	1,510	4,536	Non-Residential	4.00	1.00	3.514	0.3681	0.163	16.18	5,807.67
0287 -007	. 2	50.00	1,507	6,205	Non-Residential	4,00	1.00	3.514	0.367	. 0,222	16.42	5,892.47
0287 -008	2	133.42	2,204	•	Non-Residential	4.00	1.00	9.378	0.537	0.480	41.58	14,925.03
0287 -009	2 .	268.00	15,537	•	Non-Residential	4.00	1.00	. 18.838	3.785	4.560	108.73	39,029.82
0287 -010	2	94.50	8,940	54,292	Non-Residential	4.00	1.00	6.642	2.178	1.945	43,06	15,457.22
0287 -011	2	30.00	1,799	•	Non-Residential	4.00	1.00	2.109	0.438	0.532	12,32	4,420.85
0287 -012	2.	30.00	1,799	8,280	Non-Residential	4.00	1.00	2.109	. 0.438	0.297	11.37	4,082.90

						Land Use	•	Frontage			Special Benefit	
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor	<b>Building Factor</b>	Points	Total Assessment
0287 -013	2	57.50	3,449	7,250	Non-Residential	4.00	1.00	4.042	0.840	0.260	20.57	7,382.49
0287 -014	. 2	237.50	7,050	32,162	Non-Residential	4.00	1.00	16.694	1.718	1.152	78.25	28,089.64
0287 -015	2	17.50	949	· <u>-</u>	Public	2.00	1.00	1.230	0.231	<u>:</u>	2.92	1,049.06
0287 -017	2	258.00	8,276	67,460	Non-Residential	4.00	1.00	18.135	2.016	2.417	90.27	32,403.08
0287 -018	2	80.03	4,800	18,750	Non-Residential	4.00	1.00	5.625	1.169	0.672	29,87	10,720.52
0287 -019	2	34.47	2,064	4,080	Non-Residential	4.00	1.00	2.423	0:503	0,146	12.29	4,410.59
0287 -020	2	60.00	4,098	16,590	Non-Residential	4.00	1.00	4.217	0.998	0.594	23.24	. 8,342.26
0287 -022	2 .	154.50	3,437	17,185	Apartment	3.00	1.00	10.860	0.837	0.616	36.94	13,259.10
0287 -023	2	202.50	8,287	42,992	Non-Residential	4.00	1.00	14.234	2,019	1.540	71.17	25,547.16
0287 -024	2	17.50	700	-	Public	2.00	1.00	1.230	0.171	-	2.80	1,005.51
0287 -026	2	15.89	468	3,657	Non-Residential	. 4.00	1.00	1.117	0.114	0.131	5.45	1,956.00
0287 -027	2	20.51	604	4,719	Non-Residential	4.00	1.00	1.442	0.147	0.169	7.03	2,524.03
0287 -028	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	2,102.02
0287 ~029	2.	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	2,102.02
0287 -030	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	2,102.02
0287 -031	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	2,089.18
0287 -032	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	2,089.18
0287 -033	2	16.98	500	3,906	Non-Residential	4.00	. 1.00	1.193	0.122	0.140	5.82	. 2,089.18
0287 -034	2	13.43	396	3,090	Non-Residential	4.00	1.00	0.944	0.096	0.111	4.60	1,652.73
0293 -001	2	119.42	3,510	42,819	Non-Residential	4.00	1.00	8.394	0.855	1.534	43.13	15,482.23
0293 -003	2	65.00	7,013	24,759	Non-Residential	4.00	1.00	4.569	1.709	0.887	28.66	10,286.80
0293 -004	2	180.42	7,824	37,160	Non-Residential	4.00	1.00	12.681	1.906	1.331	63.68	22,856.54
0293 -005	2	187.50	6,873	40,290	Non-Residential	4.00	1.00	13.179	1.675	1.443	65.19	23,399.69
0293 -006	2	236.50	14,728	117,435	Non-Residential	4.00	1.00	16.623	3.588	4.207	97.68	35,060.89
0293 -007	2	191.75	8,947	39,021	Non-Residential	4.00	1.00	13.478	2.180	1.398	68.22	24,488.87
0293 -008	2	57.25	5,266	32,040	Non-Residential	4.00	1.00	4.024	1.283	1.148	25.82	9,268.03
0293 -009	2	427.00	37,810	241,918	Non-Residential	4.00	1.00	30.014	9.212	8.667	191.57	68,764.30
0293 -010	2	84.06	7,556	60,445	Non-Residential	4.00	1.00	5.909	1.841	2.165	39.66	14,236.06
0293 -011	2	35,13	3,157	25,259	Non-Residential	4.00	1.00	2.469	0.769	0.905	16.57	5,949.02
0293 -012	2	5.31	477	3,817	Non-Residential	4.00	1.00	0.373	0.116	0.137	2.50	898.98
0293 -013	2	1.50	135	1,079	Non-Residential	4.00	1.00	0.105	0.033	0.039	0.71	254.13
D294-001	2	48.00	. 574	2,025	Non-Residential	4.00	1.00	3.374	0.140	0.073	14.35	5,149.23
0294-002	2	22.00	548	1,650	Non-Residential	4.00	1.00	1.546	0.134	0.059	6.96	2,496.87
0294 -003	2	55.00	749	3,750	Non-Residential	4.00	- 1.00	3.866	0.182	0.134	16.73	6,005.64
0294 -004	2	120.00	1,746	10,650	Non-Residential	4.00	1.00	8.435	0.425	0.382	36.97	13,269.28
0294 -005	2	115.00	1,999	11,440	Non-Residential	. 4.00	1.00	8.083	0.487	0.410	35.92	12,893.81
0294 -006	2	260.25	8,433	96,870	Non-Residential	4.00	1.00	18.293	2.055	3.470	95.27	34,197.86
0294 -007	2	. 101,50	6,175	38,400	Non-Residential	4.00	1.00	7.134	1.504	1.376	40.06	14,378.97
0294 -008	2	138.50	8,498	32,187	Non-Residential	4.00	1.00	9.735	2.070	1.153	51.83	18,606.15
0294 -009	2	187.83	11,473	38,475	Non-Residential	4.00	1.00	13.203	2.795	1.378	69.51	24,949.22
0294 -010	2 ·	20.00	1,406	7,413	Non-Residential	. 4.00	1.00	1.406	0.343	0.266	8.06	2,891.60
0294 -011	1	302.00	10,789	73,164	Non-Residential	4.00	1.25	21.227	2.629	2.621	132,39	47,520.21
0294 -012	2	25.00	1,245	1,550	Non-Residential	4.00	1.00	1.757	0.303	0.056	8.46	3,038.32
0294 -013	2	200,00	9,100	92,000	Non-Residential	4.00	1.00	14.058	2.217	3.296	78.28	28,100.12
0294 -015	2	130.00	3,998	34,215	Non-Residential	4.00	- 1.00	9.138	0.974	1.226	45.35	16,278.43
0294 -016	. 2	50.00	3,500	20,784	Non-Residential	4.00	1.00	3.514	0.853	. 0.745	20.45	7,339.57

				,		Land Use		Frontage			Special Benefit	
APN	Zone	Frontage -	Lot Area	<b>Building Area</b>	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor	<b>Building Factor</b>	Points	Total Assessment
0294 -017	2	100.00	5,998	18,500	Non-Residential	4.00	1.00	7.029	1.461	0.663	36.61	13,142.06
0294-019	2	75.00	4,748	14,750	Non-Residential	4.00	1.00	5.272	1.157	0,528	27.83	9,988.83
0294 -020	2	50.00	. 3,000	5,387	Non-Residential	4.00	1.00	_ 3.514	0.731	0.193	17.75	6,372.68
0294 -021	2	152.50	6,181	38,237	Non-Residential	4.00	1.00	10.719	1.506	1.370	54.38	19,519.73
0294 -022	2	44.00	1,650	10,120	Non-Residential	4.00	1.00	3.093	0.402	0.363	. 15.43	5,538.34
0294 -023	2	66.00	1,725	5,610	Non-Residential	4.00	1.00	4.639	0.420	0.201	21.04	7,552.88
0295 -005	1	37.50	5,153	14,475	Non-Residential	4.00	1.25	2.636	1.255	0.519	22.05	7,914.72
0295 -006	· 1	75.00	10,310	110,893	Non-Residential	4.00	1.25	5.272	2.512	3.973	58.78	21,099.89
0295 -007	1	300.26	22,380	136,000	Non-Residential	4.00	1,25	21.105	5.453	4.872	157.15	56,409.35
0295 -008	. 2	254.15	16,017	232,984	Non-Residential	4.00	1.00	17.864	3.902	8.347	120.45	43,236.26
0295 -010	. 2	99.40	13,751	81,123	Non-Residential	4.00	1.00	6.986	. 3.350	2,906	52.97	19,014.45
0295 -012	2	30.00	4,151	13,065	Non-Residential	4.00	1.00	2.109	1.011	0.468	14.35	5,151.81
0295 -013	2	50.12	6,172	17,097	Non-Residential	4.00	1.00	3.523	1.504	0,612	22.56	. 8,096.25
0295 -016	1	530.90	35,931	610,645	Non-Residential	4.00	1.25 .	37.316	8.754	21.876	339.73	121,948.60
0296 -001	2	176.83	7 <b>,</b> 588	34,173	Non-Residential	4.00	1.00	12.429	1.849	1.224	62.01	22,258.63
0296 -002	2	20.83	2,173	3,958	Non-Residential	4.00	1.00	1.464	0.529	0.142	8.54	3,066.27
0296 -005	2	45.08	3,689	48,713	· Non-Residential .	4.00	1.00	. 3.239	0.899	1.745	23,53	8,446.98
0296-006	.1	227.75	15,069	61,407	Non-Residential	4.00	1.25	15.008	3.671	2.200	109.40	39,268.95
0296 -007	2	24.38	. 3,349	19,170	Non-Residential	4.00	1.00	1.713	0.816	0.687	12.86	4,617.59
0296 -008	2	23.38	3,210	32,647	Non-Residential	4.00	. 1.00	1.643	0.782	1.170	14.38	5,161.27
0296 -009	2	90.75	12,475	162,214	Non-Residential	4.00	1.00	6.379	3.039	5.811	60.92	21,865.64
0296 -012	2	40.00	2,996	13,124	Apartment	3.00	1.00	2.812	0.730	0.470	12.04	4,320.02
0296 -012A	2	35.00	2,625	12,504	Apartment	3.00	1.00	2.460	0.640	0.448	10.64	3,820.31
0296 -012B .	2	137.50	4,687	12,270	Non-Residential	4.00	1.00	9.665	1:142	0.440	44.99	16,147.58
0296 -013A	2	45.00	6,185	21,214	Non-Residential	4.00	1.00	3.163	1.507	. 0.760	21.72	7,796.35
0296-013B	. 2	44.25	6,080	20,765	Non-Residential	. 4.00	1,00	3.110	1.481	0.744	21.34	7,660.83
0296 -013C	2	44.25	6,084	22,121	Non-Residential	4.00	1.00	3.110	1.482	0.792	21.54	7,731.98
0296 -013D	2.	44.00	6,046	14,778	Non-Residential	4.00	1.00 `	3.093	1.473	0.529	20.38	7,315.75
0296 -014	2	40.00	3,994	15,422	Apartment	3.00	1.00	2.812	. 0.973	0.552	13.01	4,670.51
0296 -015	2 .	75.60	5,197	42,539	Non-Residential	4.00	1.00	5.314	1.266	1.524	32.42	11,635.92
0296 -016	2	6.44	443	3,625	Non-Residential	4.00	1.00	0.453	0.108	0.130	2.76	991.57
0296 -017	. 2	2.57	177	1,448	Non-Residential	4.00	1.00	0.181	0.043	0.052	1.10	396.08
0296 -018	2	1,49	102	836	Non-Residential	4.00	1.00	0.104	0.025	0.030	0.64	228.68
0296 -019	2	4.05	279	2,280	Non-Residential '	4.00	1.00	0.285	0.068	0.082	1.74	623,66
0296 -020	2	1.78	122	1,001	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.76	273.81
0296 -021	2 ·	0.75	52	424	Non-Residential	4.00	1.00	0.053	0.013	0.015	0.32	115.98
0296 -022	2	0,86	59	484	Non-Residential	4.00	1.00	0.060	0.014	0.017	0.37	132.39
0296 -023	2	0.95	65	534	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	146.07
0296 -024	2	0.65	45	368	Non-Residential	4.00	• 1.00	0.046	0.011	0.013	0.28	100.66
0296 -025	2	1.56	108	880	Non-Residential.	4.00	1.00	0.110	0.026	0.032	0.67	240.71
0296 -026	2	1.17	81	661	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	180.81
0296 -027	2	0.94	65	529	Non-Residential	4.00	1.00	0.066	0.016	. 0.019	0.40	144.70
0296 -028	2	0.84	58	471	Non-Residential	4.00	1.00	0.059	0.014	0.017	0.36	128.84
0296 -029	2	1.95	134	1,100	Non-Residential	4.00	1.00	0,137	0.033	0.039	0.84	300.89
0296 -030	2	· 1.78	123		Non-Residential	4,00	1.00	0.125	0.030	0.036	0.77	274.63
0296 -031	2	4.32	297	2,430	Non-Residential	4.00	1.00	0.304	0.072	0.087	1.85	664.69

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						Land Use	- F	Frontage	1 - t Factor O	uilding Factor	Points	Total Assessment
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points		Factor			0.58	208.71
0296 -032	2	1.36	93		Non-Residential	4.00	1.00	0.095	0.023	0.027	0.16	55.80
0296 -033	2	0.36	25		Non-Residential	4.00	1.00	0.025	0.006	0.007	0.60	215.00
0296 -034	2	1.40	96		Non-Residential	4.00	1.00	0.098	0.023	0.028	0.50	43.22
0296 -035	2	0.28	19		Non-Residential	4.00	1.00	0.020	0.005 .	0.006		205.15
0296 -036	2	1.33	92		Non-Residential	4.00	1,00	0.094	0.022	0.027	0.57 0.56	200.50
0296 -037	2	1.30	90		Non-Residential	4.00	1.00	0.092	0.022	0.026	0.89	318.12
0296 -038	2	2.07	142	•	Non-Residential	4.00	1.00	0.145	0.035	0.042	1.88	675.91
0296 -039	2	4.39	302	,	Non-Residential	4.00	1.00	0.309	0.074	0.089	0.20	70.03
0296 -040	2	. 0.45	31		Non-Residential	4.00	1.00	0.032	0.008	0.009	0.48	171.23
0296 -041	2	1.11	76		Non-Residential	4.00	1.00	0.078	0.019	0.022	0.48	38.02
0296 -042	2	0.25	17		Non-Residential	4.00	1.00	0.017	0.004	0.005	0.30	108.32
0296 -043	2	0.70	. 48			4.00	1.00	0.049	0.012	0.014		214.45
0296 -044	2	1.39	96		Non-Residential	- 4.00	1.00	0,098	0.023	0.028	0.60 0.51	181.63
0296 -045	. 2	1.18	81		Non-Residential	4.00	1.00	0.083	0.020	0.024		71.67
0296 -046	2	0.47	32	262	Non-Residential	4.00	1.00	0.033	0.008	0.009	0.20	
0296 -047	2	1.56	107	877	Non-Residential	4.00	1.00	0.110	0.026	0.031	0.67	239.89
0296 -048	2	1.33	91		Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	204.60
0296 -049	2	0.46	32	260	Non-Residential	4.00	.1.00	0.032	0.008	0.009	0.20	71.12
0296 -050	2	2.00	137	1,123	Non-Residential	4.00	1.00	0.140	0.033	0.040	0.86	307.18
0296 -051	2	1.88	129	1,056	Non-Residential	4.00	1.00	0.132	0.031	0.038	0.80	288.85
0296 -052	2	0.89	61	502	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.38	137.31
0296 -053	2	1.03	71	580	Non-Residential	4.00	1.00	0.072	0.017	0.021	0.44	158.65
0296 -054	2	1.08	75	610	Non-Residential	4.00	1.00	0.076	0.018	0.022	0.46	166.86
0296 -055	2	1.40	97	790	Non-Residential	4.00	1.00	0.099	0.024	0.028	0.60	216.09
0296 -056	2	1.44	99	808	Non-Residential	4.00	1.00	0.101	0.024	0.029	0.62	221.02
0296 -057	2	1.63	112	916	Non-Residential	4.00	1.00	0.114	0.027	. 0.033	0.70	250.56
0296 -058	2	0.75	52	424	Non-Residential	4.00	1.00	0.053	0.013	0.015	0.32	115.98
0296 -059	2	0.27	19	152	Non-Residential	4.00	1.00	0.019	0.005	0.005	0.12	41.58
0296 -060	2	0.35	24	199	Non-Residential	4.00	1.00	0.025	0.006	0.007	0.15	54.43
0296 -061	2	4.45	306	2,506	Non-Residential	4.00	1.00	0.313	0.075	0.090	1.91	685.48
0296 -062	2	0.91	62	510	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	139.50
0296 -063	2	0.95	65	533	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	145.79
0296 -064	2	1.17	81	661	Non-Residential	4.00	1.00	. 0.083	0.020	0.024	0.50	180.81
0296 -065	2	7.25	498	4,080	Non-Residential	4.00	1.00	0.510	0.121	0.146	3.11	1,116.02
0296 -066	2	2.36	162	1,329	Non-Residential	4.00	1.00	0.166	0.040	0.048	1.01	363.53
0296 -067	2	2,06	142	1,161	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	317.57
0296 -068	2	0.91	62	511	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	139.78
0296 -069	2	1.20	83	678	Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	185.46
0296 -070	2	1.61	111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	248.10
0296 -071	2	1.61	. 111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	248.10
0296 -072	2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	172.33
0296 -073	2	3.53	242	1,984	Non-Residential	4.00	1.00	0.248	0.059	0.071	1.51	542.69
0296 -074	2	3.73	256	2,099	Non-Residential	4.00	.1.00	0.262	0.062	0.075	1.60	574.15
0296 -075	2	2.13	146	•	Non-Residential	4.00	1.00	0.150	0.036	0.043	0.91	327.70
0296 -076	2	2,64	182	•	Non-Residential	4.00	1.00	0.186	0.044	0.053	1,13	407.02 -
0296 -077	2	1.64	113	•	Non-Residential	4.00	1.00	0.115	0.028	0.033	0.70	252,75
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				n. 11 #		Land Use		Frontage			Special Benefit	
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points		Factor		Building Factor	Points	Total Assessment
0296 -078	2	1.18	81		Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	181.08
0296 -079	2	2.46	169	•	Non-Residential	4.00	1.00	0.173	0.041	0.050	1.06	378.85
0296 -080	2	3.22	222	,	Non-Residential	4.00	1.00	0.227	0.054	0.065	1.38	496.19
0296 -081	2	1.80	124		Non-Residential	4.00	1,00	0.127	0.030	0.036	0.77	277.36
0296 -082	2	1.60	110		Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	246.73
0296 -083	2	0.95	65		Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	146.34
0296 -084	2	1.60	110		Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	247.00
0296 -085	2	1,28	88		Non-Residential	4.00	1.00	0.090	.0.022	0.026	0.55	197.77
0296 -086	. 2	1.41	. 97		Non-Residential	4.00	1.00	0.099	0.024	0.028	0.61	217.46
0296 -087	2	2.06	142		Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	317.30
0296 -088	. 2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	172.33
0296 -089	. 2	0.93	64		Non-Residential	4.00	1.00	0,065	0.016	0.019	0.40	143.33
0296 -090	2	0.90	62	507	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.39	138.68
0296 -091	2	1.22	84		Non-Residential	4.00	1.00	0.085	0.020	0.025	0.52	187.10
0296 -092	2	2.53	174	1,423	Non-Residential	4.00	1.00	0.178	0.042	0.051	1.08	389.24
0296 -093	2	. 1.83	126		Non-Residential	4.00	1.00	0.129	0.031	0.037	0.78	281.74
0296 -094	2	2.28	157	•	Non-Residential	4.00	1.00	0.160	0.038	0.046	0.98	350.67
0296 -095	2	1.21	83		Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	186.00
0296 -096	2	1.28	. 88		Non-Residential	4.00	1.00	0.090	0.021	0.026	0.55	197.49
0296 -097	2	0.63	43		Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	97.11
0296 -098	2	0.93	64		Non-Residential	4.00	1.00	0.065	0.016	0.019	0.40	142.51
0296 -099	2	1.11	76		Non-Residential	4.00	1,00	0.078	0.019	0.022	0.48	171.23
0296 -100	2	1.01	70		Non-Residential	4.00	1.00	0.071	0.017	0.020	0.43	155.64
0296 -101	2	1.90	130		Non-Residential	4.00	1.00	0.133	0.032	0.038	0.81	291.86
0296 -102	2	1.19	81		Non-Residential	4.00	1.00	0.083	0.020	0.024	. 0.51	182.45
0296 -103	2	3.36	231		Non-Residential	4.00	1.00	0.236	0.056	0.068	1.44	517.80
0296 -104	2	. 2.18	150	•	Non-Residential	4.00	1.00	0.153	0.036	0.044	0.93	335.08
0296 -105	2	1.62	111	909	Non-Residential	4.00	1.00	0.114	0.027	0.033	0.69	248.64
0296 -106	2	0.87	. 60	490	Non-Residential	4.00	1.00	0.061	0.015	0,018	0.37	134.03
0296 -107	2	1.32	91		Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	203.51
0296 -108	2	0.80	55		Non-Residential	4.00	1.00	0.056	0.013	0.016	0.34	123.09
0296 -109	2	0.96	66	. 542	Non-Residential	4.00	1.00	0.068	0.016	0.019	0.41	148.26
0296 -110	. 2	0,33	. 23		Non-Residential	4.00	1.00	0.023	0.006	0.007	0.14	50.88
0296 -111	2	1.72	119	970	Non-Residential	4.00	1.00	0.121	0.029	0.035	0.74	265.33
0296 -112	2	0.66	. 45		Non-Residential	4.00	1.00	0.046	0.011	0.013	0.28	100.93
0296 -113	2	2.73	188	•	Non-Residential	4.00	1.00	0.192	0.046	0.055	1.17	419.88
0296 -114	2	2.45	168	•	Non-Residential	4.00	1.00	0.172	0.041	0.049	1,05	376.93
0296 -115	2	0.97	67		Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	149.35
0296-116	2 -	1.15	79		Non-Residential .	4.00	1.00	- 0.081	0.019	0.023	0.49	177.52
0296 -117	2	2.12	146	•	Non-Residential	4.00	1.00	0.149	0.036	0.043	0.91	326.87
0296 -118	2	1.15	79		Non-Residential	4.00	1.00	0.081	0.019	0.023	0.49	177.25
0296 -119	2	0.70	48		Non-Residential	4.00	1.00	0.049	0.012	0.014	0.30	108.05
0296 -120	- 2	0.68	47		Non-Residential	4.00	1.00	0.048	0.011	0.014	0.29	105.31
0296 -121	2	2.84	195	•	Non-Residential	4.00	1.00	0.199	0.048	0.057	1.22	436.56
0296 -122	2	0.55	38		Non-Residential	4.00	1.00	0.039	0.009	0,011	0.24	85.34
0296 -123	2	0.48	33	271	Non-Residential	4.00	1.00	0.034	0.008	0.010	0.21	74.13

					,	Land Use		Frontage			Special Benefit	
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points	Total Assessment
0295 -124	2	1.58	108		Non-Residential	4.00	1.00	0.111	0.026	0.032	0.68	242.90
0296 -125	2	0.95	65		Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	146.34
0296 -126	2	0.94	65		Non-Residential	4.00	1.00	0.066	0.016	0.019	0.40	144.43
0296 -127	2	0.87	60	491	Non-Residential	4.00	1.00	0.061	0.015	0.018	0.37	134.31
0296 -127	2	1.14	79			4.00	1.00	0.080	0.019	0.023	0.49	175.88
0296 -128	2	0.97	67	547	Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	149.62
0296 -130	2	1.18	81	662	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	181.08
0296 -131	2	0.59	40	331	Non-Residential	4.00	1.00	0.041	0.010	◎ 0.012	0.25	90.54
0296 -132	2	0.78	54	439	Non-Residential	4.00	1.00	0.055	0,013	0.016	0.33	120.08
0296 -133	2	1.78	122	1,001	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.76	273.81
0296 -134	2	1.14	78	642	Non-Residential	4.00	1.00	0.080	0.019	0.023	0.49	175.61
0296 -135	2	1.60	110	899	Non-Residential	4.00	1.00	0.112	0.027	0.032	0.69	245.91
0296 -136	2	2.25	155	1,268	Non-Residential	4.00	1.00	0.158	0.038	0.045	0.97	346.84
0296 -137	2	0.63	43	356	Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	97.38
0296 -138	2	0.88	61	497	Non-Residential	4.00	1.00	0.062	0.015	0.018	0.38	135.95
0296 -139	. 2	0.87	60	488	Non-Residential	4.00	1.00	0.061	0.015	0.017	0.37	133.49 193.94
0296 -140	2	1.26	87	709	Non-Residential	4.00	1.00	0.089	0.021	0.025	0.54	
0296 -141	2	3,68	253			4.00	1.00	0.258	0.062	0.074	1.58	565.94 126.10
0296 -142	2	0.82	56		Non-Residential	4.00	1.00	0.058	0.014	0.017	0.35	305.27
0296 -143	2	1.98	136	1,116	Non-Residential	4.00	1.00	0.139	0.033	0.040	0.85	104.49
0296 -144	2	0.68	47	382	Non-Residential	4.00	1,00	0.048	0.011	0.014	0.29	1,042.95
0296 -151	2	6.00	825		Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95
0296 -152	2	6.00	825	,	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91 2.91	1,042.95
0296 -153	2	6.00 .	825	,	Non-Residential	4.00	1.00	0.422	0.201	0.104		1,042.95
0296 -154	2	6.00	825		Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91 2.91	1,042.95
0296 -155	2	6.00	825	,	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95
0296 -156	2	6.00	825	•	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	1,042.95
0296 -157	2 -	6.00	825		Non-Residential	4.00	1.00	0.422	0.201	0.104 0.104	2.91	1,042.95
0296 -158	2	6.00	825		Non-Residential	4.00	1.00	0.422	0.201 0.201	0.104	2.91	1,042.95
0296 -159	2	6.00	825	,	Non-Residential	4.00	1.00	0.422 0.422	0.201	0.104	2.91	1,042.95
0296 -160	2	6.00	. 825	,	Non-Residential	4.00	1.00	9.665	1.132	1.231	48.11	17,270.46
0306 -002	2	137.50	4,647		Non-Residential	4.00 4.00	1.00 1.00	7.732	2.551	1.010	45.17	16,214,16
0306 -003	2	110.00	10,471	•	Non-Residential			13.882	1.004	0,379	61.06	21,917.64
0306 -004	2	197.50	4,120	,	Non-Residential	4.00	1.00	9.665	1.004	1.125	47.18	16,935.24
0306 -006	2	137 <i>.</i> 50	4,125	31,405		4.00	1.00	6.062	2.303	2.008	41.50	14,895.22
0306 -007	- 2	86.25	9,453		Non-Residential	4.00		2.431	1.158	0.727	17.26	6,197.18
0306 -007A	2	34.58	4,754			4.00	1.00	3.632	1.145	0.727	22.01	7,901.74
0306 -007B	2	51.67	4,698	•	Non-Residential	4.00	1.00	2.812	0.292	0.129	12.93	4,641.86
0306 -008	2	40.00	1,200	•		4.00	1.00	5.623	0.585	0.671	27.51	9,876.27
0306 -009	2	80.00	2,400	,		4.00	1.00 1.00	2.812	0.292	0.344	13.79	4,950,48
0306-011	2	40.00	1,200	-,		4.00 4.00	1.00	12.301	0.841	. 0.989	56.52	20,287.98
0306 -012	2	175.00	3,450	,	Non-Residential	4.00	1.00	1,406	0.292	0.123	7.28	2,614.15
0306 -013	2	20.00	1,200		Non-Residential	4.00	1.00	2.460	0.232	0.226	12.79	4,590.62
0306 -014	. 2	35.00	2,099	•	Non-Residential	3.00	1.00	10.016	1.206	0.925	36.44	13,080.88
0306 -015	2	142.50	4,950	•	Apartment	4.00	1.00	4.393	2.093	0.916	29.61	10,628.39
0306 -016	2	62.50	8,590	25,580	Non-Residential	4.00	1.00	4.535	2.033	0,510	23.02	

						Land Use		Frontage			Special Benefit	
APN	Zone	Frontage	Lot Area	<b>Building Area</b>	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor	Building Factor	Points	Total Assessment
0306 -017	2	165.00	6,747	36,607	Non-Residential	4.00	1.00	11.598	1.644	1.311	58.21	20,895.41
0306 -018	2	47,50	3,562	11,250	Non-Residential	4.00	1.00	3.339	0.868	0.403	18.44	6,618.55
0306 -020	2	68.75	9,452	. 53,390	Non-Residential	4.00	1.00	4.832	2.303	1.913	36.19	12,991.18
0306-022	2	68.75	9,480	57,159	Non-Residential	4.00	1.00	4.832	2.310	2.048	36.76	13,194.85
0306 -026	2	225.00	12,031	60,155	Non-Residential	4.00	1.00	15.815	2.931	2.155	83.61	30,010.47
0307 -001	1	682.69	56,057	508,714	Non-Residential	4.00	1.25	47.986	13,658	18,225	399.34	143,344.37
0307 -006	2	45.42	3,118	6,120	Non-Residential	4.00	1.00	3.192	0.760	0.219	16.68	5,989.13
0307 -007	2	160.83	6,329	72,079	Non-Residential	4.00	1.00	11.305	1.542	2.582	61.72	22,153.24
0307 -008	2	68.75	9,452	57,825	Non-Residential	4.00	1.00	4.832	2.303	2.072	36.83	13,219,31
0307 -009	2	247.50	15,124	39,936	Non-Residential	4.00	. 1.00	17.397	3.685	1.431	90.05	32,323.20
0307 -013	2	169.81	23,349	475,679	Non-Residential	4.00	. 1.00	11.936	5.689	17.041	138.66	49,773.74
0308 -001	1	1,375.00	113,434	453,736		2.00	1.25	96.648	27.637	16.255	351.35	126,118.13
0309 -001	2	251.00	7,779		Non-Residential	4.00	1.00	17.643	1.895	3.555	92.37	33,156.58
0309 -003	2	90.00	2,000	10,000	Non-Residential	4.00	1.00	6.326	0.487	0.358	28.69	10,297.03
0309 -006	2	91.67	5,497		Non-Residential	4.00	1,00	6.443	1.339	2.040	39,29	14,102.65
0309 -007	. 2	45.83	2,750	12,400	Non-Residential	4.00	1.00	3.222	0.670	0.444	17.34	6,225.51
0309 -008	2	45.83	2,748	•	Non-Residential	4,00	1.00	3.222	0.670	0.331	16.89	6,062.78
0309-009	2	45.83	2,750	•	Non-Residential	4.00	1.00	3.222	0.670	0.395	17.15	6,154.78
0309 -009	1.	151.00	5,445	,	Non-Residential	4.00	1.25	10.614	1.327	1.594	67.67	24,291.29
0309 -011	2	22.50	1,346		Non-Residential	4.00	1.00	1.582	0.328	0.145	8.22	2,949.94
0309 -012	1	17.50	1,224	•	Non-Residential	4.00	1,25	1.230	0.298	0.175	8,52	3,056.54
0309 -013	1	114.00	3,079	•	Non-Residential	4.00	1.25	8.013	0.750	0.660	47.12	16,912.49
0309 -014	2	40.00	1,598	•	Non-Residential	4.00	1.00	2.812	0.389	0.170	13.48	4,839.57
0309 -017	2 .	57.29	3,436		Non-Residential	4.00	1.00	4.027	0.837	0.872	22.94	8,235.56
		22,92	1,372	•	Non-Residential	4.00	1,00	1.611	0.334	0.143	8,35	2,997.77
0309 -018	2 2.	45.83	2,748		Non-Residential	4.00	1.00	3.222	0.670	0.172	16.25	5,833.81
0309 -019			4,199	•	Non-Residential	4.00	. 1.25	9.138	1.023	1.621	58.91	21,146.10
0309 -020	1	130.00		•	Non-Residential	4.00	1.25	2.360	0.573	0.752	18.42	6,613.15
0309 -021	1	33.57	2,352		Non-Residential	4.00	1.25	6.778	0.450	0.469	38.48	13,812.83
0309 -022	1	96.43	1,846	,		4.00	1.00	9.489	1.973	2.321	55.13	19,790.19
0309 -023	2	135.00	8,097	•	Non-Residential	4.00	1.00	8.054	1.675	1.329	44.23	15,876.38
0309 -024	2	114.58	6,874	. ,	Non-Residential	4.00	1.00	2.416	0.502	0.214	12.53	4,497.69
0309 -025	2 '	34.38	2,060	•	Non-Residential	4.00	1.00	3.093	0.858	0.621	18.29	6,563.63
0309 -027	2	44.00	3,520		Non-Residential	4.00	1.00	20.443	3.326	3.232	108.00	38,766.91
0309 -028	2	290.83	13,650					3.163	0.658	0.871	18.77	6,735.96
0309 -038	2	45.00	2,700	•	Non-Residential	4.00	1.00		0.658	0.871	18.77	6,735.96
0309 -039	2	45.00	2,700		Non-Residential	4.00	1.00	3.163	1.072		44.51	15,976.19
0310 -001	2	132.92	4,401	•	Non-Residential	4.00	1.00	9.343		~		
0310 -002	2	20.00	1,210	,	Non-Residential	4.00	1.00	1.406	0.295	0.309	8.04	2,885.64
0310 -003	. 2	130.42	4,216	•	Non-Residential	. 4.00	1.00	9.167	1.027	1.027	44.88	16,111.04
0310 -004	`2'	168.49	6,510	,	Non-Residential	4.00	1.00	11.843	1.586	1.625	60.22	21,614.65
0310 -005	2	60.00	2,469		Non-Residential	4.00	1.00	4.217	0.602	0.690	22.04	7,909.74
0310 -006	2	52.92	684	•	Non-Residential	4.00	1.00	3.719	0.167	0.110	15.99	. 5,738.21
0310 -007	2	58.07	3,628	•	Non-Residential	4.00	1.00	4.082	0.884	0.260	20.90	7,502.94
0310 -008	. 2	120.07	7,352	•	Non-Residential	4.00	1.00	8.440	1.791	2.133	49.46	17,753.05
0310-011	2	20.00	1,245	•	Non-Residential	4.00	1.00	1.406	0.303	0.118	7.31	2,623.20
0310 -012	. 2	75.00	4,586	23,480	Non-Residential	4.00	1.00	5.272	1.117	0.841	28.92	10,381.21

											Special Benefit	
					ř	Land Use		Frontage		Durt live France	•	Total Assessment
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points		Factor		Building Factor	Points	
0310 -013	2	99.40	3,588		Non-Residential	4.00	1.00	6.986	0.874	4.311	48.69	17,476.14 2,025.16
0310 -013A	2	15.00	1,197		Non-Residential	4.00	1,00	1.054	0.292	0.064	5.64	
0310 -014	2	40.10	2,406		Non-Residential	4.00	. 1.00	2.819	0.586	0.651	16.22	5,823.17
0310 -015	2	223.00	3,791		Non-Residential	4.00	1.00	15.675	0.924	1.771	73.48	26,375.35
0310 -016	2	80.00	897		Non-Residential	4.00	1.00	5.623	0.219	0.153	23.98	8,607.48
0310 -017	2	42,50	2,548		Non-Residential	4.00	1.00	2.987	0.621	0.302	15.64	5,613.65
0310 -018	2	120.00	3,600	28,600	Non-Residential	4.00	1.00	8.435	0.877	1.025	41.35	14,841.16
0310 -019	2	106.00	6,490	59,786	Non-Residential	4.00	1.00	7.451	1.581	2.142	44,69	16,043.37
0310 -020	2	124,00	7,592	46,314	Non-Residential	4.00	1.00	8.716	1.850	1.659	48.90	17,552.50
0310-021	2	200,00	12,249	66,964	Non-Residential	4.00	1.00	14.058	2.984	2.399	77.76	27,913.91
0310 -022	2	55.00 .	3,393	18,130	Non-Residential	4.00	1.00	3.866	0.827	0.650	21.37	7,670.24
0310 -024	2	78.78	4,822	19,327	Non-Residential	4.00	1.00	5.537	1.175	0.692	29.62	10,631.74
0312 -004	2	90.00	5,898	55,584	Non-Residential	4.00	1.00	6.326	1.437	1.991	39.02	14,005.37
0312 -006	2	200,13	7,235	44,685	Non-Residential	4.00	1.00	14.067	1.763	1.601	69.72	25,026.54
0312 -008	. 2	255.00	13,625	132,356	Non-Residential	4.00	1.00	17.924	3,320	4.742	103.94	37,309.61
0312 -009	2	291.90	25,530	151,546	Non-Residential	4.00	1.00	20.517	6.220	5.429	128,67	46,184.85
0312 -031	2	311.56	10,539	90,883	Non-Residential	4.00	1.00	21,900	2.568	3,256	110.89	39,805.25
0313 -001	2	107.50	2,200	12,540	Non-Residential	4.00	1.00	7.556	0.536	. 0.449	34.17	12,263.79
0313 -002	2	27.50	2,200	9,001	Non-Residential	4.00	1.00	1.933	0.536	0.322	11.17	4,007.96
0313 -003	2	27.50	2,200	12,843	Non-Residential	4.00	1.00	1.933	0.536	0.460	11.72	4,205.59
0313 -004	2	28.50	. 2,280	6,840	Non-Residential	4.00	1.00	2.003	0.555	0.245	11.22	4,025.71
0313 -005	2	26.50	2,117	9,505	Non-Residential	4.00	1.00	1.863	0.516	0.341	10.88	3,903.93
0313 -005	2	40.00	1,821	6,232	Non-Residential	4.00	1.00	2.812	0.444	0.223	13.91	4,994.48
0313 -007	2	81,00	3,640	22,140		4.00	1.00	5.693	0.887	o.793	29.49	10,586.89
0313 -008	2	245.06	6,921		Non-Residential	4.00	1.00	17.225	1.686	1.022	79.73	28,620.20
0313 -010	2 .	132,50	4,055		Non-Residential	4.00	1.00	9.313	0.988	1.353	. 46.62	16,733.03
0313 -017	1	400,00	31,402	263,640		4.00	1.25	28.116	7.651	9.445	226,06	81,143.84
0313 -017	1	441.33	41,777		Non-Residential	4.00	1.25	31,021	10.179	7.483	243.41	87,373.89
0314 -001	1	275.04	18,906		Non-Residential	4.00	1.25	19.332	4:506	8.727	163.33	58,628.06
0314 -002	1	326.61	26,013		Non-Residential	. 4.00	1.25	22.957	6.338	9.486	193.90	69,601.65
0314 -004	1	87.50	12,048		Non-Residential	4.00	1.25	6.150	2.935	4.101	65.93	23,666.65
0314 -005	1	55.00	7,596		Non-Residential	4.00	1.25	3.866	1.851	2.505	41.11	14,756.71
0314 -006	1	55.07	4,303		Non-Residential	4.00	1.25	3.871	1.048	0.833	28.76	10,324.90
0314 -007	1	. 105.67	2,147	8,243		4.00	1.25	7.427	0.523	0.295	41.23	14,799.04
0314 -008	1.	25.00	2,060		Non-Residential	4.00	1.25	1.757	0.502	0.218	12.39	4,446,12
0314 -009	1	35.00	2,883		Non-Residential	4.00	1.25	2.460	0.702	0.269	17.16	6,158.70
0314 -010	. 1	52.54	4,068		Non-Residential	4.00	1.25	3.693	0.991	1.019	28.52	10,236.04
0314 -013	1	43.75	6,015		Non-Residential	4.00	1.25	3.075	1.465	3.757	41.49	14,892.38
0314 -013 0314 -013A	1	43.75	6,028		Non-Residential	4.00	1.25	3.075	1.469	3,757	41.50	14,898.06
0314-0134	1	56.20	7,758		Non-Residential	4.00	1.25	3.950	1.890	1.600	37.20	13,354.22
0314 -015	1	55.00	7,562		Non-Residential	4.00	1,25	3.866	1.842	1.625	36.67	13,162.39
0314 -016	. 1	162.50	6,587		Non-Residential	4.00	1.25	11.422	1.605	1.491	72.59	26,056.37
0315 -001	1	177.50	7,862		Non-Residential	4.00	1.25	12.476	1.915	2.254	83.23	29,874.57
0315 -001	1	52.50	4,852		Non-Residential	4.00	1.25	3.690	1,182	1.285	30.79	11,051.23
0315 -002	1	68.75	9,452	•	Non-Residential	4.00	1.25	4.832	2,303	0.696	39.16	14,055.28
0315 -004	1	43.75	3,149		Non-Residential	4.00	1.25	3.075	0.767	0.832	23.37	8,388.96
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						Land Use	Frontage	•	Special Benefit	
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points Zone Fa	_	Lot Factor Buildin	•	Total Assessment
0315 -006	1	98.00	1,820	19,427	Non-Residential	. 4,00 1	.25 6.888	0.443	0.696 40.14	14,407.96
0315 -007	1	21.50	1,476	•	Non-Residential		.25 1.511		0,696 12.83	4,606.83
0315 -008	1	22.00	1,511	19:427	Non-Residential	4.00 1	.25 1.546	0.368	0.696 13.05	4,685.22
0315 -009	1	21.00	1,441	. 19,427	Non-Residential	4.00 1	.25 1.476	0.351	0.696 12.62	4,528.45
0315 -010	. 2	50.00	6,873	47,660	Non-Residential	4.00 1	.00 ` 3.514	1.675	1.707 27.59	9,901.96
0315 -011	2	146,15	15,546	108,822	Non-Residential	4.00 1	.00 10.272	3.788	3.899 · 71.83	25,785.27
0315 -013	2	20.00	1,197	3,753	Non-Residential	4.00 1	.00 1.406	0.292	0.134 7.33	2,630.23
0315 -014	2	20.00	1,200	4,800	Non-Residential	4.00 1	.00 1.406	0.292	0.172 7.48	2,685.13
0315 -015	2	80.00	1,200	5,790	Non-Residential	. 4.00 1	.00 5.623	0.292	0,207 24.49	8,791.40
0315 -016	2	360.00	7,200	49,060	Non-Residential	4.00 1	.00 25.304	1.754	1.758 115.26	41,374.30
0315 -017	2	128.85	5,600	43,074	Non-Residential	4.00 1	.00 9.057	1,364	1.543 47.86	17,178.88
0315 -018	2	25.00	2,186	4,374	Non-Residential	4.00 1	.00 1.757	0.533	0.157 9.79	3,512.76
0315 -019	2 .	115.00	2,796	14,761	Non-Residential	4.00 1	.00 · 8.083	0.681	0.529 37.17	13,343.44
0315 -020	. 2	26.25	2,099	14,761	Non-Residential	4.00 1	.00 1.845	0.511	0.529 11.54	4,142.76
0315 -020A	2	26.25	2,100	4,160	Non-Residential	4.00 - 1	.00 1.845	. 0.512	0.149 10.02	3,597.82
0315 -021	2	25.00	2,622	2,575	Non-Residential	4.00 1	.00 1.757	0.639	0.092 9.95	3,572.74
0315 -022	2	162.50	21,527	157,075	Non-Residential	4.00 1	.00 11.422	5.245	5.627 89.18	32,010.06
0315 -026	2	45.00	6,185	6,187	Non-Residential	4.00 1	.00 3.163	1.507	0.222 19.57	7,023.40
0316 -001	2	140.00	3,998	7,760	Non-Residential	4.00 1	.00 9.840	0.974	0.278 44.37	15,926.87
0316-001A	-2	135.00	14,906	59,624	Non-Residential	.4.00 1	.00 9.489	3.632	2,136 61.03	21,905.88
0316 -002	2	412.50	37,810	393,285	Non-Residential	4.00 1	.00 . 28,994	9.212	14.089 209.18	75,086.89
0316 -010	2	275.00	18,905	33,626	Non-Residential	4.00 1	.00 19.330	4.606	1.205 100.56	36,096.67
0316 -013	2	275.00	18,905	271,387	Non-Residential	4.00 1	.00 19.330	4.606	9.722 134.63	48,326.54
0316 -018	2	31.50	4,329	22,247	Non-Residential	4.00 1	.00 2.214	1.055	0.797 16.26	5,837.77
0316-018A	2	106.00	14,570	29,641	Non-Residential	4.00 1	.00 7.451	3.550	1.052 48.25	17,319.33
0317 -001	, 2	275.00	18,906	108,390	Non-Residential	4.00 1	.00 19.330	4.606	3.883 111.28	39,942.70
0317 -002	2	150.17	13,277	26,524	Non-Residential	a contract of the contract of	.00 10.555		0.950 58.96	21,164.12
0317 -026	2	50.00	2,800	-	Non-Residential		.00 3.514		- 16.79	6,025.62
0317 -027	2	143.50	4,896	48,340	Apartment		.00 10.087	1.193	1,732 39.03	14,011.19
0326 -001	1	160.63	3,175	12,672	Non-Residential	· ,	.25 11.290	0.774	0.454 62.59	22,466.45
0326 -002	1	. 46.00	6,324	•	Non-Residential		.25 3.233	1.541	1.620 31.97	11,475.44
0326 -003	1	68.38	9,400	•	Non-Residential		.25 4.806		0.987 40.42	14,507.30
0326 -004	, <b>1</b>	. 93.50	8,738	•	Non-Residential		.25 6.572	2.129	1.039 48.70	17,480.84
0326 -005	1	137.50	4,112	32,228	Non-Residential	4.00 1	.25 9.665	1.002	. 1.155 59.11	21,216.28
0326 -010	2 .	50.00	6,873		Non-Residential	•	.00 3.514		1.836 28.10	10,086.62
0326 -011	. 2	275.00	18,906		Non-Residential		.00 19.330		5,142 116.31	41,749.71
0326 -012	2	142.50	4,812		Non-Residential		.00 10.016		5.142 65.32	23,447.12
0326 -013	2	25.00	2,187		Non-Residential	•	.00 1.757	0.533	5.142 29.73	10,670.46
0326-018 .	2	177.50	7,048		Non-Residential		.00 12.476		1,405 62.39	22,396.24
0326 -020	2	168.50	6,347		Non-Residential		.00 11.844		5.142 74.13	26,608.07
0326 -022	· 2	214.10	3,287		Non-Residential		.00 15.049	0.801	0.447 65.19	23,399.03
0326 -023	2 .	241.09	13,724		Non-Residential		.00 16.946		2.273 90.25	32,396.04
0327 -001	1	110.00	2,268	•	Non-Residential		.25 7.732		0.902 45.93	16,487.49
0327 -002	1	27.50	2,268		Non-Residential		.25 1.933		0.902 16.94	6,079.87
0327 -003	1	55.00	6,046		Non-Residential		.25 3.866		0.902 31.20	11,201.11
0327 -004	· 1	27.50	3,781	· 11,469	Non-Residential	4.00 1	.25 1.933	0.921	0.411 ' , 16.33	5,859 <b>.</b> 97 ·

						Land Use		· Frontage			Special Benefit	
	-	T	Lot Area	Building Area	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor B	uilding Factor	Points	Total Assessment
APN	Zone	Frontage			Non-Residential	4.00	1.25	5.096	1.589 -	0,665	36.75	13,190.17
0327 -005	1	72.50	. 6,520		Non-Residential	4.00	1,25	3.339	1,591	0.774	28.52	10,236.06
0327-008	1	47.50	6,529	21,000	Non-Residential	4.00	1.25	5.149	2.051		36.00	12,922.57
0327 -011	1	73.25	8,420 7,387	44,322		4.00	1,25	12.599	1.800	1.588	79.93	28,692.86
0327 -012	1	179.25 22.50	7,387 3,092	,	Non-Residential	4.00	1.25	1.582	0.753	0.619	14.77	5,300.78
0327 -013	1				Non-Residential	4,00	1.25	2,109	1,005	0.857	19.85	7,126.66
0327 -018	1	30.00	4,125	•	Non-Residential	4.00	1,25	3.866	1.105	0.902	29.37	10,541.26
0327 -020	1	55.00	4,537	235,788		2.00	1.25	17.221	8.207	8.447	84.69	30,398.59
0327 -021	1	245.00	33,684	235,700	Public	2.00	1,25	3.725	0.139		9.66	3,467.68
0327 -024	1	53.00	570		Non-Residential	4.00	1.25	7.170	1.286	0.609	45.32	16,268.64
0327 -025	1	102.00	5,280	- *		4.00	1.25	10,306	2.456	1.540	· 71.51	25,670.11
0327 -026	. 1	146.63	10,080	43,000		2.00	1,25	0.335	0.080	0.050	1.16	417.59
0327 -028	1	.4.77	328	1,399		2.00	1,25	0.359	0.086	0.054	1.25	447.44
0327 -029	1	5.11	351	1,499	Condominium		1,25	0.367	0.087	0.055	1.27	456.99
0327 -030	1	5.22	359		Condominium	2.00	1.25	0.361	0.086	0.054	1.25	449.82
0327 -031	1	5.14	353	1,507	Condomínium	2.00		0.301	0.076	0.048	1.11	398.19
0327 -032	. 1	4.55	313	•	Condominium	2.00	1.25 1.25	0.328	0.078	0.049	1.14	408.63
0327 -033	. 1	4.67	321	1,369	Condominium	2.00		0.328	0.078	0.049	1.14	408.63
0327 -034	1	4.67	321	•	Condominium	2.00	1.25		0.060	0.038	0.87	312.52
0327 -035	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.039	0.89	321.17
0327 -036	1	3.67	. 252		*	2.00	1.25	0.258	0.061	0.039	0.85	326.55
0327 -037	1	3.73	256	•		2.00	1.25	0.262		0.038	0.89	319.68
0327 -038	1	3.65	251		Condominium	2.00	1.25	0.257	0.061		0.90	322.97
0327 -039	1	3.69	254		Condominium	2,00	1.25	0.259	0.062	0.039	0.87	312.52
0327 -040	1	3.57	245	,	Condominium	2.00	1.25	0.251	, 0.060	0.038	1.23	442.66
0327 -041	1	5.06	348	,	Condominium	2.00	1.25	0.355	0,085	0.053	0.90	322.67
0327 -042	. 1	3.69	253		Condominium	2.00	1.25	0.259	0.062	0.039	•	415.80
0327 -043	1	4.75	327	•	Condominium	2,00	1.25	0.334	0.080	0.050	1.16	447.44
0327 -044	1	5.11	351	1,499	Condominium	2.00	1.25	0.359	0.086	0.054	1.25	456.99
0327 -045	1	5.22	359	,	Condominium	2.00	1.25	0.367	0.087	0.055	1.27	449.82
0327 -046	1	5,14	353	1,507	Condominium	2.00	1.25	0.361	0.086	0.054	1.25	
0327 -047	1	4.55	313	1,334	Condominium	2.00	1.25	0.320	0.076	0.048	1.11	398.19
0327 -048	1	4.70	323	1,379	Condominium	2.00	1.25	0.331	0.079	0.049	1.15	411.62
. 0327 -049	1	3.66	251	1,072	Condominium	2.00	. 1.25	0.257	0.061	0.038	0.89	319.98
0327 -050	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	312.52
0327 -051	1	3.67	252	1,076	Condominium	2.00	1.25	0.258	0.061	0.039	0.89	321.17
0327 -052	1.	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	319.68
0327 -053	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	319.68
0327 -054	1	3.69	254	1,082	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	322.97
0327 -055	1	8.58	590	2,516	Condominium	2.00	1.25	0.603	0.144	0.090	2.09	751.00
0327 -056	1	3.68	253	1,080	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	322.37
0328 -001	2	636.71	31,498	327,339	Non-Residential	4.00	1.00	44.754	7.674	11.727	256.62	92,114.31
0328 -002	1	301.95	16,535	74,479	Non-Residential	4.00	1.25	21.224	4.029	2.668	139.60	50,110.79
0328 -003	· 1	30.00	2,250		Non-Residential	4.00	1.25	2.109	0.548	1.226	19.42	6,969.74
0328 -004	1	170.00	7,218	34,236	Non-Residential	4.00	1.25	11.949	1.759	1.226	74.67	26,803.54
0329 -001	1	286.67	5,937		Non-Residential	4.00	1.25	20.150	1.446	1,797	116.97	41,985.21
0329 -002	1	126.57	7,470	39,993	Non-Residential	4.00	1.25	8.897	1.820	1.433	60.75	21,805.45

						Land Use		Frontage		*	Special Benefit	
4.041	7	Franks 30	Lot Area	Building Area	Bronorty Tymo	Benefit Points	Zana Eastar	Factor	Lot Eactor	Building Factor	Points	Total Assessment
APN	Zone	Frontage			Property Type				0.824		23.55	8,454.53
0329 -002A	1.	48.00	3,384	•	Non-Residential Non-Residential	4.00 4.00	1.25 1,25	3.374 2.404	0.749	0.512 0.264	17.08	6,132.35
0329 -003	1	34.20	3,075	•				2.404	0.608	0.284	15.23	5,465.26
0329 -004	1	30.00	2,495		Non-Residential	4.00	1.25				311.87	111,946.90
0329 -005	1	622.13	34,538		Non-Residential	4.00	1.25	43.729	8.415	10.230	11.55	4,146.63
0329 -006	1	25.29	1,873	•	Non-Residential	4.00	1.25	1.778	0.456	0.076		•
0330 -001	1	123.00	3,598	•	Non-Residential	4.00	1,25	8.646	0.877	0.622	50.72 24.70	18,206.20
0330 -002	1	46.00	3,449		Non-Residential	4.00	1.25	·3.233 4.639	0.840 1.457	0.866	32.19	8,865.14 11,555.30
0330 -003	1	66.00	5,980		Non-Residential	4.00	1.25			3.022		
0330 -004	. 1	140.00	12,122	•	Non-Residential	4.00	1.25	9.840 1.757	2.953		79.08	28,385.22
0330 -013	2	25.00	1,716		Apartment	3.00	1.00		0.418	0.446	7.86	2,822.43
0330 -014	2	65.00	4,464	•	Non-Residential	4.00 ;	1.00	4.569	1.088	1.225	27.52	9,880.11
0330 -023	1	210.43	10,589	,	Non-Residential	4.00	1.25	14.791	2.580	2.174	97.72	35,078.63
0330 -026	2	808.00	42,077		Non-Residential	4.00	1.00	56.794	10.252	24.949	367.98	132,087.51
0330 -027	1.	57.29	2,251		Non-Residential	4.00	1.25	4.027	0.548	0.488	25.32	9,087.69
0330 -028	1	109.50	4,302		Non-Residential	4.00	1.25	7.697	1.048	0.934	48.39	. 17,370.81
0330 -029	1	4.17	164		Condominium	2.00	1.25	0.293	0.040	0.036	0.92	330.63
0330 -030	1	3.71	146		Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30
0330 -031	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30
. 0330 -032	1	3.71	146		Condominium	2.00	1.25	0.261	0.036	0.032	0,82	294.30
0330 -033	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30
0330 -034	. 1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.30
0330 -035	1	3.68	145	876	Condominium	2.00	1.25	0.259	0.035	. 0.031	` 0.81	291.97
0330 -036	1	2.26	89		Condominium	2.00	1.25	0.159	0.022	0.019	0,50	179.65
0330 -037	1	2,66	104	632	Condominium	2.00	1.25	0.187	0.025	0.023	0.59	210.64
0330 -038	1	4.18	164		Condominium	2.00	1.25	0.294	0.040	0.036	0.92	331.30
0330 -039	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	295.30
0330 -040	1	3.72	146	886	Condominium	· · 2.00	1.25	0.262	0.036	0.032	0.82	295.30
0330 -041	1	3.72	146		Condominium	2.00	. 1.25	0.262	0.036	0.032	0,82	295.30
0330 -042	. 1	3:72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0,82	295.30
0330 -043	1	3.72	146		Condominium	2.00	1.25	0.262	0.036	0.032	0.82	295.30
0330 -044	1	3.68	145		Condominium	2.00	1.25	0.259	0.035	0.031	0.81	291.97
0330 -045	1 .	2.29	90		Condominium	2.00	1.25	0.161	. 0.022	0.020	0.51	181.98
0330 -046	1	2.66	104	632	Condominium	2.00	1.25	0.187	0.025	0,023	0.59	210.64
0330 -047	1	4.16	164		Condominium	2.00	1.25	0.293	0.040	0.036	0.92	330.30
0330 -048	1	3.70	145		Condominium	2.00	1.25	0.260	0.035	0.032	Q.82	293.64
0330 -049	1	3,70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	.0.82	293.64
0330 -050	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.64
0330 -051	1	, 3.70	145	881	Condominium	2.00	1.25	0.250	0.035	0.032	0.82	293.64
0330 -052	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	293.64
0330 -053	1	3.70	145	880	Condominium	2.00	. 1.25	0.260	0.035	0.032	0.82	293.30
0330 -054	1	2.27	89	540	Condominium	2.00	1.25	0.159	0.022	0.019	. 0,50	179.98
0330 -055	1	2.62	. 103	624	Condominium	2.00	1.25	0.184	0.025	0.022	0.58	207.98
0330 -056	1	. 4.21	165	1,002	Condominium :	2.00	1.25	0.296	0.040	0.036	0.93	333.96
0330 -057	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.97
. 0330 -058	1	3.72	146	885	Condominium	2.00	1.25	0.261	. 0.036	0.032	0.82	294.97
0330 -059	1,	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	294.97

						Land Use		Frontage			Special Benefit	
APN	Zone	Frontage	Lot Area	Building Area	Property Type	Benefit Points	Zone Factor	Factor	Lot Factor E	uilding Factor	Points	Total Assessment
0330 -060	1	3.72	146	885	Condominium	2,00	1.25	0.261	0.036	0.032	0.82	294.97
0330 -061	1	3.72	146	885	Condominium	2.00	1.25	0,261	0.036	0.032	0.82	294.97
0330 -062	1	3.74	147	891	Condominium	2.00	1.25	0.263	0.036	0.032	. 0.83	296.97
0330 -063	1	2.41	95	574	Condominium	2.00	1.25	0.170	0.023	0.021	0.53	191.31
0330 -064	1	2.45	96	584	Condominium	2.00	1.25	0.172	0.023	0.021	0.54	194.65
0330 -065	1	2.68	105	638	Condominium	2.00	1.25	0.188	0.026	0.023	0.59	212.64
0330 -066	1	2.64	104	628	Condominium	2.00	1.25	0.185	0.025	0.022	0.58	209.31
0330 -067	1	2.71	106	645	Condominium	2.00	1.25	0.191	0.026	0.023	0.60	214.98
0330 -068	1	2.51	99	597	Condominium	2.00	1.25	0.176	0.024	0.021	0.55	198,98
0330 -069	1	2.78	109	661	Condominium	2.00	1.25	0.195	0.027	0.024	0.61	220,31
0330 -070	1	3.41	134	811	Condominium	2.00	1.25	0.240	0.033	0.029	0.75	270.30
0330 -071	1	4.04	159	962	Condominium	2.00	1.25	0.284	0.039	0.034	0.89	320.63
0330 -072	1	2.02	79	480	Condominium	2.00	1.25	0.142	0.019	0.017	0.45	159.98
0341 -013	1	865.03	8,915	_	Public	2.00	1.25	60.802	2.172	-	157.44	56,512.23
0341 -014	1	842.70	6,630	-	Public	2.00	1.25	59.233	1.615	-	152.12	54,604.12
3705 -037	1.	00.08	20,987	136,850	Non-Residential	4.00	1.25	5.623	5.113	4.903	78.20	28,068.42
3705 -042	1	550.00	75,624	302,496	Non-Residential	4.00	1.25	38.659	18.425	10.837	339.60	121,902.35
3705 -055	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.665	9.212	2.922	109.00	39,125.53
3705 -056	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.565	9.212	2.922	109.00	39,125.53
3705Z-001	1	33.00	1,919	103,350	Non-Residential	4.00	1.25	2.320	0.468	3.702	32.45	11,547.29
3,705Z-002	1	307.00	26,356	113,083	Non-Residential	4.00	1.25	21.579	6.421	4.051	160.26	57,524.73
3706 -047	1	, 370.00	17,000	155,871	Non-Residential	4.00	1.25	26.007	4.142	5.584	178.66	64,132.35
		41,163.24	2,544,744	17,306,478				2,893.33	620.00	620.00	16,815.844	\$6,036,110.88

#### 12. REFERENCES

Golden Hill Neighborhood Assn. v. City of San Diego CA4/1, D062203 (Cal. Ct. App. 2013)

Beutz v. County of Riverside, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)

Bonander v. Town of Tiburon, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)

Manteca Unified School District v. Reclamation District No. 17 et al, C077906 (Cal. Ct. App. 2017)

- Iris Vilnai-Yavetz & Shaked Gilboa (2010) The Effect of Servicescape Cleanliness on Customer Reactions, Services Marketing Quarterly, <u>10.1080/15332961003604386</u>
- Lorlene M. Hoyt (2005) Do Business Improvement District Organizations Make a Difference? Crime In and Around Commercial Areas in Philadelphia, <a href="http://www.lorlenehoyt.com/yahoo\_site\_admin/assets/docs/Hoyt\_JPER.40112543.pdf">http://www.lorlenehoyt.com/yahoo\_site\_admin/assets/docs/Hoyt\_JPER.40112543.pdf</a>
- Jasmine Lau Leby & Ahmad Hariza Hashim (2010) Liveability Dimensions and Attributes: Their Relative Importance in the Eyes of Neighbourhood Residents, Journal of Construction in Developing Countries,

https://www.researchgate.net/publication/46817848 Liveability dimensions and attributes Their relative importance in the eyes of neighbourhood residents

Destination Analysts (2017), Union Square Pedestrian Intercept Study,

<a href="http://www.visitunionsquaresf.com/sites/default/files/">http://www.visitunionsquaresf.com/sites/default/files/<a href="http://www.visitunionsquaresf.com/sites/default/files/">http://www.visitunionsquaresf.com/sites/default/files/<a href="http://www.visitunionsquaresf.com/sites/default/files/">http://www.visitunionsquaresf.com/sites/default/files/<a href="http://www.visitunionsquaresf.com/sites/default/files/">http://www.visitunionsquaresf.com/sites/default/files/<a href="http://www.visitunionsquaresf.com/sites/default/files/">http://www.visitunionsquaresf.com/sites/default/files/</a> /PDFs/USBID%20Pedestrian%20Intercept
%20Survey%20Findings%20Report December%202016 v2.pdf</a>



### AFFIDAVIT of Identification (Property Owner)

I,	, the undersigned, declare that I am
authorized to cast a ballot for the	e following parcel identified as:
	, as either
(1) the sole owner or agent, or (2	2) co-owner or agent to payment of the
assessment which will be levied	for the proposed Property and Business
Improvement District to be know	wn as the "Union Square Business
Improvement District."	
	y under the laws of the State of Californiathe day of, 20, in the co, is true and correct.
Signature Property Owner/Co-P	roperty Owner/Authorized Agent
Print Name Business Owner/Co	-Owner/Authorized Agent



# Ballot on Assessment for the renewal and expansion of the property-based business improvement district known as the "Union Square Business Improvement District"

#### «Barcode»

Assessor's Parcel Number: Address of Par	cel:		_
Property Owner's Name:		· .	
Property Owner's Address:		·	_
Proposed Assessment for this Parcel Beginning 2019-2020	Fiscal Year:	of Total: \$	-
Proposed Range or Inflation Adjustment Formula: The City based on the following parcel characteristics: parcel square and land use. The assessment may be updated if the parcel of increase based on the change in the Consumer Price Index for San Jose Consolidated Metropolitan Statistical Area or by 5	footage, building square characteristics change. I or All Urban Consumers	e footage, linear street frontage, n addition, assessments may al s in the San Francisco-Oakland	so
Instructions for Completing	and Delivering this Ba	llot	
*To express your view on the proposed assessment and the line before the word "YES" or "NO" below, then sign and o		ion adjustment, check above th	e.
Yes, I approve the proposed annual assessment de- understand that my assessment could be subject to			I
No, I do not approve the proposed annual assessme inflation adjustment formula described above.	ent, on the parcel identif	ied in this ballot, nor the	
I hereby declare by penalty of perjury that I am a record ow parcel listed above.	mer or authorized agent	for the record owner of the	
Signature of Owner of Record, or Authorized Agent		Date	-
Print Name of Owner or Authorized Agent: If Agent of Ow	ner, State Authorization	•	
*After completing your ballot, please mail to: Director Department of Elections P.O. Box San Francisco, CA 94142-2189	Director Department of Elec City Hall	ease use the following address ctions podlett Place, Room 48	3:
Dan Plancioco, CA 74142-2107	San Francisco, CA		

Ballots may also be delivered to the Director at the Public Hearing prior to the close of public testimony.

\*Ballots may be sent or delivered to the Director at any time, but MUST be received in the mail not later than 12 P.M. (noontime) on the day of the public hearing or in person before the conclusion of the public testimony portion of the public hearing on the proposed assessment and assessment range. That hearing is set for 3:00 p.m. on July 9, 2019. Ballots received after that time will only be counted if the Board elects to continue public comment until a later date.



### NOTICE OF PUBLIC HEARING AND ASSESSMENT BALLOT PROCEEDING

TO:

«Name»

Assessor's Parcel No. «BlockLot»

«Situs» «No»

FROM:

John Arntz, Director Department of Elections

City and County of San Francisco

SUBJECT:

Notice of Public Hearing and Assessment Ballot Proceeding to consider renewal

and expansion of the property-based special assessment district, to be known as

the "Union Square Business Improvement District"

The purpose of this notice is to provide you with information about an assessment ballot proceeding and public hearing being conducted by the Board of Supervisors, and its effect on real property that you own. This notice is being sent to you in accordance with Resolution No. \_\_\_\_\_, passed by the Board of Supervisors (a copy of which is enclosed), California Government Code Section 53753, and California Constitution Article XIIID Section 4(c).

#### Please be advised of the following:

- The Board of Supervisors will hold a public hearing on the proposed assessment at 3:00 p.m. on July 9, 2019 or as soon thereafter as the matter may be heard, in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this hearing, the Board will hear testimony regarding the proposed assessment. The reason for the assessment is to fund the property-based business improvement district (community benefit district) to be known as the "Union Square Business Improvement District". The annual assessments would last for 10 years (July 1, 2019 June 30, 2029) the services, activities, and improvements will be implemented through December 31, 2029. The boundaries of North of Market/Tenderloin Community Benefit District are described in the enclosed Resolution passed by the Board of Supervisors.
- The Union Square Business Improvement District will fund the following services, activities, and improvements:
  - 1) Clean and Safe
  - 2) Marketing
  - 3) Administration
- Examples of services, activities, and improvements to be funded under the budget category "Clean and Safe" include: sidewalk cleaning, sidewalk pressure washing, trash collection, graffiti removal, landscape maintenance, Community Service Ambassadors, 10B police officers, and a security camera program.



- Examples of services, activities, and improvements to be funded under the budget category "Marketing" include: destination marketing, wayfinding and district signage, branding, public space activations, media relations, website, streetscape improvements, advocacy, and district stakeholder outreach.
- Examples of services, activities, and improvements to be funded under the budget
  category "Administration" include: a professional staff to properly manage programs,
  communicate with stakeholders, to provide leadership, and represent the community with
  one clear voice. Also included are office expenses, professional services, organizational
  expenses such as insurance, the cost to conduct a yearly financial review, and other
  services related to organizational activities.

The proposed fiscal year 2019-2020 assessment for your parcel is «Voter Proportional».

The duration of the assessment district is 10 ½ years, the authority to levy assessments on your property would be ten (10) years (July 1, 2019 – June 30, 2029) with services to be implemented January 1, 2019 through December 31, 2029. Union Square Business Improvement District assessment will appear as a separate line item on the property tax bill. The final assessment would be collected on your property tax bill for fiscal year 2028-2029. The City will directly bill any Assessor's Parcels which do not regularly receive a property tax bill from the City. The amount of the annual assessment for years 2 through 10 would be subject to annual adjustment by an amount not to exceed the change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area or 5%, whichever is greater. The amount of your assessment could also be reduced in a subsequent fiscal year if the amount collected during the prior fiscal year exceeded the costs incurred of providing authorized services in the district. In such a case, your assessment for the subsequent year would be reduced by the share of the excess funds collected that is allocable to your property.

The maximum amount chargeable to the entire assessment district would be a maximum of \$6,036,110.88 in the first year. The maximum amount assessed to the entire assessment district over the life of the district (assuming an annual CPI adjustment of 5% in years 2 through 15) would be a maximum of \$9,363,989.12. The maximum amount assessed to the entire assessment district for each of the fifteen fiscal years is set forth in the following table.

TOTAL MAXIMUM AMOUNT OF ASSESSMENTS ON ALL PARCELS INCLUDED IN THE PROPOSED DISTRICT FOR EACH FISCAL YEAR, ASSUMING AN ANNUAL CPI INCREASE OF 4% IN YEARS 2 THROUGH 15 ONLY. ASSESSMENT RATES MAY INCREASE MORE THAN 4% IF THE CPI ANNUAL INCREASE IS MORE THAN 4%.

YEAR	FISCAL YEAR	MAXIMUM ANNUAL
		Assessment
1	FY 2019-2020	\$6,036,110.88



2	FY 2020-2021	\$6,337,916.42
3	FY 2021-2022	\$6,654,812.25
4	FY 2022-2023	\$6,987,552.86
5	FY 2023-2024	\$7,336,930.50
6	FY 2024-2025	\$7,703,777.03
7	FY 2025-2026	\$8,088,965.88
8	FY 2026-2027	\$8,493,414.17
9	FY 2027-2028	\$8,918,084.88
10	FY 2028-2029	\$9,363,989.12

• The first year annual assessment rate for each parcel is calculated at:

Step 1) Calculate Lot Factor

Parcel Lot Square Footage (SF) / District Average Lot SF (4,104.43 sf) = Parcel Lot Factor

Step 2) Calculate Building Factor

Parcel Building SF / District Average Building SF (27,913.67 sf) = Parcel Building Factor

Step 3) Calculate Footage Factor

Parcel's Linear Frontage in Feet / District's Average Linear Frontage in Feet (66.39 feet) = Parcel's Frontage Factor

Step 4) Determine Land Use Benefit Points

Land Use Type	Aesthetic	Safety Benefit	Economic	Total Land
	Benefit Points	Points	Benefit Points	Use Benefit
				Points
Non-Residential	1.00	1.00	2.00	4.00
Property				) [
Apartment	1.00	1.00	1.00	3.00
Property				
Condominium	1.00	1.00	0.00	2.00
Property				
Public Property	1.00	1.00	0.00	2.00

Step 5) Determine Zone Factor



Zone Type	Zone Factor Points
Zone 1	1.25
Zone 2	1.00

Step 6) Add Lot Factor + Building Factor + Footage Factor

Step 7) Multiply result of Step 6 by Land Use Benefit Points

Step 8) Multiply result of Step 7 by Zone Factor to determine Special Benefit Points

Step 8) Multiply Parcel Special Benefit Points by \$358.95 to determine assessment

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, San Francisco Board of Supervisors, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102.

#### ASSESSMENT BALLOT PROCEDURES

Enclosed with this notice, you will find an assessment ballot. Please follow the directions on the assessment ballot to express your view on the proposed assessment. The following is a summary of the procedures governing the return and tabulation of ballots. More detailed information concerning the ballot procedures is set forth in the enclosed "Procedures for the Completion, Return and Tabulation of Ballots," which is also available on the City's website at www.sfelections.org.

- 1. You may mail or deliver your ballot to the Director of Elections at the Post Office Box location shown on the ballot, or submit the ballot in person at the Department of Elections, located at City Hall Room 48.
- 2. Ballots may be sent or delivered to the Director of Elections at any time, but MUST be received by the Director of Elections not later than the conclusion of the public input portion of the public hearing on July 9, 2019 in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102, scheduled to commence at 3 p.m. or as soon thereafter as the matter may be heard. Depending on the nature and extent of public testimony, the public input portion of the hearing may not be concluded on that date, but may instead be continued to a later date. At any time prior to the conclusion of the public input portion of the hearing, you may withdraw your ballot and submit a new or changed ballot in place of the ballot previously submitted. If the public input portion of the hearing is continued to a later date, the deadline for submission of ballots will likewise be extended until the close of public input on that date.
- 3. The Director of Elections will pick up mailed ballots at 12 o'clock noon from the designated Department of Elections Post Office box on the date scheduled for the public hearing. To ensure that mailed ballots are received by the Director of Elections prior to



the conclusion of the public input portion of the hearing, mailed ballots must be received by the Director of Elections by 12 o'clock noon on July 9, 2019. Mailed ballots received after 12 o'clock noon on the date scheduled for the public hearing will only be counted if the public input portion of the hearing is continued to a later date and the ballots are received by the Director of Elections prior to the conclusion of the public input portion of the hearing.

- 4. Only ballots with original signatures not photocopies of signatures will be accepted.
- 5. The Director of Elections will not accept or tabulate a ballot:
  - which is a photocopy without an original signature;
  - which is unsigned;
  - which lacks an identifiable "yes" or "no" vote; or
  - which appears to have been tampered with based upon its appearance or method of delivery.
- 6. The assessment ballot shall be treated as a disclosable public record during and after the tabulation of the assessment ballots.
- 7. At the conclusion of the public input portion of the public hearing, the Director of Elections will tabulate the ballots, including those received during the public input portion of the public hearing. If the number of ballots received at the hearing is such that it is not feasible to accurately tabulate the ballots that day, the Board of Supervisors may continue the meeting to a later date for the purpose of obtaining the final tabulation.
- 8. The Board of Supervisors will not impose the assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots shall be weighted according to the proposed financial obligation of the affected property.

Should you have any questions, please call or write to: Mr. Cuong Quach, Department of Elections, Room 48, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. Telephone: (415) 554-4342.

- We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "UNION SQUARE BUSINESS IMPROVEMENT DISTRICT" (hereafter "District" or "Union Square BID"), the boundaries of which are shown in the attached Management Plan for the Union Square BID (hereafter "Plan").
- 2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the services, improvements and activities as described in the Plan. If the proposed District is established by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 10 years (July 1, 2019 June 30, 2029). Expenditure of those collected assessments may continue for up to 6 months after the end of the assessment collection period (December 31, 2029), at which point the District would terminate if not renewed.
- 3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 *et seq.* "Property and Business Improvement District Law of 1994" as augmented by the City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
- 4. We understand that upon receipt of this petition signed by property owners (or authorized representative of property owners) who will pay more than thirty percent (30%) of the proposed assessments, the Board of Supervisors may initiate proceedings to renew and expand the District. These proceedings will include balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to renew and expand the District. This petition does not represent a final decision.

regar O surreir	491 Post Street LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0307 -009	491 Post Street	\$32,323.20	0.535%
		Total \$32,323.20	Total 0.535%
		•	
Ves I netitio	on the Roard of Sunervicors to in	itiate checial assessment proceeding	nge
		itiate special assessment proceedir	
		itiate special assessment proceedings to initiate special assessment pro	
□ No, I do not		es to initiate special assessment pro	
□ No, I do not	petition the Board of Supervisor	es to initiate special assessment pro	

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

The full Union Square Business Improvement District Management Plan and Engineer's Report can be found online at <a href="http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal.">http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal.</a> For more information regarding the renewal of the Union Square BID or its services, or if you believe any of the information stated in this petition is incorrect, please contact Karin Flood at (415) 781-7880 or <a href="mailto:Karin@UnionSquareBID.com">Karin@UnionSquareBID.com</a> or Ben Horne at <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> To request the additional copies of the Plan or Engineer's Report or digital versions on a flash drive please call (415) 781-7880 or e-mail</a> <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> and provide contact name, business (if applicable), address and telephone number (for questions).

- 1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "UNION SQUARE BUSINESS IMPROVEMENT DISTRICT" (hereafter "District" or "Union Square BID"), the boundaries of which are shown in the attached Management Plan for the Union Square BID (hereafter "Plan").
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Legal Owner:	560 Powell Street LLC				•	
APN	Parcel Address	Parce	l Assessment	% of To	otal Asse	essments
0285 -010	560 Powell Street		\$13,385.70			0.222%
•		Total	\$13,385.70		Total	0.222%
V₂ Yes, I petitio	n the Board of Supervisors to initiate	special a	ssessment proceed	dings.		
□ No, I do not	petition the Board of Supervisors to in	nitiate sp	ecial assessment p	proceedings.		
Elo	allyshor		1/12	2/19		
Signature of O	wner or Authorized Representative		Date			
E/180	a Stephens		915 le	1841502	· ·	
Print Name of	Owner or Authorized Representative		Representative	Contact Phor	ne or Em	ail
Legal Owner C	Contact Information:			,		

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Unión Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

The full Union Square Business Improvement District Management Plan and Engineer's Report can be found online at <a href="http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal">http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal</a>. For more information regarding the renewal of the Union Square BID or its services, or if you believe any of the information stated in this petition is incorrect, please contact Karin Flood at (415) 781-7880 or <a href="mailto:Karin@UnionSquareBID.com">Karin@UnionSquareBID.com</a> or Ben Horne at <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> or request the additional copies of the Plan or Engineer's Report or digital versions on a flash drive please call (415) 781-7880 or e-mail</a> <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> and provide contact name, business (if applicable), address and telephone number (for questions).

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Legal Owner:	Stephens Institute				
APN	Parcel Address	Parce	l Assessment	% of Total Asse	essments
0285 -009	540 Powell Street		\$22,872.30		0.379%
	• • • • • • • • • • • • • • • • • • •	Total	\$22,872.30	Total	0.379%
t Yes, I petition	n the Board of Supervisors to initiate	special a	ssessment proceed	ings.	
□ No, I do not p	petition the Board of Supervisors to i	nitiate sp	ecial assessment p	oceedings.	•
Elisa	Styles		4/12/1	19	-
Signature of Ow	vner or Authorized Representative		Date		
Elisasi	tephens		915/01	USDZ	
Print Name of C	Dwifer or Authorized Representative		Representative C	ontact Phone or Em	ail
Legal Owner Co	ontact Information:				

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

The full Union Square Business Improvement District Management Plan and Engineer's Report can be found online at <a href="http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal">http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal</a>. For more information regarding the renewal of the Union Square BID or its services, or if you believe any of the information stated in this petition is incorrect, please contact Karin Flood at (415) 781-7880 or <a href="mailto:Karin@UnionSquareBID.com">Karin@UnionSquareBID.com</a> or Ben Horne at <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a>. To request the additional copies of the Plan or Engineer's Report or digital versions on a flash drive please call (415) 781-7880 or e-mail</a> <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> and provide contact name, business (if applicable), address and telephone number (for questions).

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- We understand that upon receipt of this petition signed by property owners (or authorized representative of property owners) who will pay more than thirty percent (30%) of the proposed assessments, the Board. of Supervisors may initiate proceedings to renew and expand the District. These proceedings will include balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to renew and expand the District. This petition does not represent a final decision.

Legal Owner:	Felcor Union Square Hotel LLC				• .
APN	Parcel Address	Parce	el Assessment	% of Total Ass	essments
0285 -021	480 Sutter Street		\$44,823.49		0.743%
		Total	\$44,823.49	Total	0.743%
Yes, I petition	on the Board of Supervisors to initiate	special a	assessment procee	dings.	
□ No, I do not	petition the Board of Supervisors to i	nitiate s <sub>l</sub>	pecial assessment	proceedings.	
(	Deu		4/11	/19	•
Signature of O	wner or Authorized Representative		Date		
OSCA	- RODAIGUEZ		415.35	58.8899	
Print Name of	Owner or Authorized Representative		Representative	Contact Phone or Er	nail
Legal Owner C	Contact Information: FEL COL	UM	3 mud 2 moi	Hora LLC	
	barr	ioLAC	2 RLJ LODGING	trut. com	

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco: CA 94102

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- 1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "UNION SQUARE BUSINESS IMPROVEMENT DISTRICT" (hereafter "District" or "Union Square BID"), the boundaries of which are shown in the attached Management Plan for the Union Square BID (hereafter "Plan").
- 2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the services, improvements and activities as described in the Plan. If the proposed District is established by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 10 years (July 1, 2019 June 30, 2029). Expenditure of those collected assessments may continue for up to 6 months after the end of the assessment collection period (December 31, 2029), at which point the District would terminate if not renewed.
- 3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 et seq. "Property and Business Improvement District Law of 1994" as augmented by the City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
- 4 We understand that upon receipt of this petition signed by property owners (or authorized representative of property owners) who will pay more than thirty percent (30%) of the proposed assessments, the Board of Supervisors may initiate proceedings to renew and expand the District. These proceedings will include balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to renew and expand the District. This petition does not represent a final decision

Legal Owner	: MC USPF VI 150 POST SF OWNER	R-L	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0293-006	150 Post Street	\$35,060.89	0.581%
		Total \$35,060.89	Total 0.581%
Yes, I petitio	on the Board of Supervisors to initiate	special assessment proceed	ings
/ ⊡ No, I do not	petition the Board of Supervisors to it	nitiate special assessment p	roceedings.
AMS		4/10/2	019
Signature of C	wher of Authorized Representative	Date	
KIHV	i de la compania de La compania de la co	Krishin.le	e@cushwake.cow
Print Name of	Owner or Authorized Representative	Representative C	ontact Phone or Email
Jegal Owner (	Contact Information:		

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Legal Owner:	Zaber Corporation Inc		
APN	Parcel Address	Parcel Assessment % o	of Total Assessments
0327-020	55 Stockton Street	\$10,541.26	0.175%
0327-001	55 Stockton St	\$16,487.49	0:273%
0327-002	55 Stockton Street	\$6,079.87	0.101%
0327-003	55 Stockton Street	\$11,201.11	0.186%
	Supplies the supplies of the s		
		Total \$44,309.73	Total 0.735%
ALTERNATION OF A THE			

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

eristin lee@ cushwake. Low

Representative Contact Phone or Email

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APN	Parcel Address	Parcel A	Assessment	% of Total Assessments
0296 -002	445-447 Powell St		\$3,066.27	0.051%
		Total	\$3,066.27	Total 0.051%
(Yes, I petitio	on the Board of Supervisors to initia	te special ass	essment proceed	dings.
	petition the Board of Supervisors to			
No, I do not	•			
No, I do not	petition the Board of Supervisors to	o initiate spec	cial assessment p	

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Legal Owner: Jack M Wu Separate Property Trust APN Parcel Address Parcel Assessment % of Total Assessments 0286 -022 513-519 Bush St \$4,099.50 0.068% Total \$4,099.50 Total 0.068% ង Yes, I petifion the Board of Supervisors to initiate special assessment proceedings. PNo. 140 not petition the Board of Supervisors to initiate special assessment proceedings. Owner or Authorized Representative 2. Time Follows

Print Name of Owner or Authorized Representative Representative Contact Phone or Email Legal Owner Contact Information:

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Legal Owner:	K & H Sutter Inc		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0310 -020	165 Post St	\$17,552.50	0.291%
		Total \$17,552.50	Total 0.291%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

□ No, I do not petition the Board of Supervisors to initiate	e special assessment proceedings.
	4/11/19
Signature of Owner or Authorized Representative	Date
Therethon Fedury	415781-5780
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email
Legal Owner Contact Information:	s alove.

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Legal Owner:	K & H Sutter Co	•	
APN.	Parcel Address	Parcel Assessment	% of Total Assessments
0310 -003	47 KEARNY ST	\$16,111.04	0.267%
•	*	Total \$16,111.04	Total <b>0.267</b> %

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner of Authorized Representative

Representative Contact Phone or Email

Legal Owner Contact Information:

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APN	Parcel Address	Parcel Assessment	% of Total Assessment
0309 -022	275 Post Street	\$13,812.83	0.229%
		Total \$13,812.83	Total 0.229%
Yes, I petitio	n the Board of Supervisors to initiate	special assessment procee	dings.
No. I do not	petition the Board of Supervisors to initiate petition the Board of Supervisors to when the Board o		_

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Legal Owner:	R-D Properties Co		
APN ·	Parcel Address	Parcel Assessment	% of Total Assessments
0310 -016	140 Grant Ave	\$8,607.48	0.143%
		Total \$8,607.48	Total 0.143%

Total \$8,607.48

Total 0.143%

Yes, petition the Board of Supervisors to initiate special assessment proceedings.

No. Lib not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

History Contact Phone or Email

Legal Owner Contact Information:

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Legal Owner: King Family Irrevocable Trust		
APN Parcel Address	Parcel Assessment	% of Total Assessments
0313 -004 45 Grant Ave	\$4,025.71	0.067%
	Total \$4,025.71	Total 0.067%
XYes, I petition the Board of Supervisors to initiate	e special assessment proceed	lings.
□ No, I do not petition the Board of Supervisors to	initiate special assessment p	roceedings.
Min		1/8/19
Signature of Owner or Authorized Representative	Date	
GRACE KING	gracey	C7 agmail. Com Contact Phone or Email
Print Name of Owner or Authorized Representative	Representative (	Contact Phone or Email
Logal Owner Centact Information		

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Legal Owner:	Dennis Rush Revoc Tr			
APN	Parcel Address	Parcel A	ssessment	% of Total Assessments
0327 -054	181 O'Farrell St #512		\$322.97	0.005%
		Total	\$322.97	Total 0.005%
n Yes, I petitio	n the Board of Supervisors to initiate	e special asse	essment proceed	lings.
□ No, I do not	petition the Board of Supervisors to	initiate spec	ial assessment p	roceedings.
	ennes Kurk		4-	7-19
Signature of O	wner or Authorized Representative		Date	
De	INNIS RUSH		808-8	180-0788
Print Name of	Owner or Authorized Representative		Representative (	Contact Phone or Email
,	ontact Information: SAN	(E		

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

The full Union Square Business Improvement District Management Plan and Engineer's Report can be found online at <a href="http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal">http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal</a>. For more information regarding the renewal of the Union Square BID or its services, or if you believe any of the information stated in this petition is incorrect, please contact Karin Flood at (415) 781-7880 or <a href="https://karin@UnionSquareBID.com">karin@UnionSquareBID.com</a> or Ben Horne at <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a>. To request the additional copies of the Plan or Engineer's Report or digital versions on a flash drive please call (415) 781-7880 or e-mail <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> and provide contact name, business (if applicable), address and telephone number (for questions).

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Legal Owner:	Mark & Danielle Ginestro Trust	,	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0286 -037.	333 Grant Ave #403	\$197.30	0.003%
		Total \$197.30	Total 0.003%
	······································		
d Yes, I petitio	n the Board of Supervisors to initiate s	special assessment proceed	ings.
	n the Board of Supervisors to initiate specification the Board of Supervisors to in	•	
no, I do not	petition the Board of Supervisors to in	•	
no, I do not		•	
□ No, I do not    Mulll (1)   Signature of O	petition the Board of Supervisors to in	itiate special assessment p  4/8/19  Date	

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Legal Owner:	Geary-Market Inv Co Ltd	-	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0312 -008	50 Grant Ave	\$37,309.61	0.618%
0312 -009	722-742 Market St	\$46,184.85	0.765%
0312 -004	720 Market St	\$14,005.37	0.232%
		Total \$97,499.83	Total 1.615%
,	•	Total \$57,455.65	10tai 1.015/0

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

VICE PRESIDENT

Date

415 955-0344

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

DCUNEO @CALEGARI AND MORRIS, COM

	-	
Legal Owner Contact Information:	SAME AS ABOVE	· · · · · · · · · · · · · · · · · · ·
. <del>-</del>		

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Legal Owner:	PETES BUILDING LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0287 -022	429-431 BUSH ST	\$13,259.10	0.220%
/		Total \$13,259.10	Total 0.220%
		Total \$13,259.10	

□ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or) Authorized Representative

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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Legal Owner:	Steven Bitker & Ali Lai-Bitk	er			
APN	Parcel Address	Parcel As	ssessment	% of Total A	Assessments
0296 -023	490 Post St 208		\$146.07		0.002%
		Total	\$146.07	Tot	al 0.002%
`	n the Board of Supervisors to in petition the Board of Superviso		:		
Dei	a das A		4/7/2	019	
Signature of Ov	wner or Authorized Representat	ive	Date		
ALICE	LAI - BITKER	· ·			
Print Name of	Owner or Authorized Represent	ative	Representative	Contact Phone or	Email
Legal Owner Co	ontact Information: 5(c	, -91 <b>T</b> - 108	78	· .	

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Legal Owner:	Jennifer & Richard Lyons Revoc	•	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0286 -043	333 Grant Ave #501	\$263.91	0.004%
		Total \$263.91	Total 0.004%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Jennifer + Richard Lyons

Print Name of Owner or Authorized Representative

4-8-19

Date

Jennichjake @gmail.com

510-295-8275/8276

Representative Contact Phone or Email

Legal Owner Contact Information:

Berkeley ca 94707

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Howard Josephine, Md		
Parcel Address	Parcel Assessment	% of Total Assessments
490 Post St #1703	\$104.49	0.002%
	Total \$104.49	Total 0.002%
the Board of Supervisors to in	nitiate special assessment proceed	dings.
etition the Board of Superviso	ors to initiate special assessment p	roceedings.
	490 Post St #1703 the Board of Supervisors to in	490 Post St #1703 \$104.49

Legal Owner Contact Information:

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

415-217-0017

JOSIE. HOWARD (A. DOSF. EDIL

Representative Contact Phone or Email

OWNER

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Legal Owner: Chiampou Gregory F		
APN Parcel Address	Parcel Assessment	% of Total Assessments
0327 -032 181 O'Farrell St #305	\$398.19	0.007%
	Total \$398.19	Total 0.007%
Yes, I petition the Board of Supervisors to initiat	e special assessment proceed	ings.
□ No, I do not petition the Board of Supervisors to	initiate special assessment p	roceedings.
5 / Chings	4-3-15	
Signature of Owner or Authorized Representative	Date	
G.F. CHIAMPOU	415-84	15-4479
Print Name of Owner or Authorized Representative	Representative C	Contact Phone or Email
Legal Owner Contact Information:		

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Ben@UnionSquareBID.com

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Legal Owner:	Michael A Freeman Revoc Tr		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0296 -129	490 Post St #1554	\$149.62	0.002%
•		Total \$149.62	Total 0.002%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

□ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Michael Freemano

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

Legal Owner Contact Information:

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Legal Owner:	Stratford Hotel Property LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0314 -010	236 Powell Street	\$10,236.04	0.170%
		Total \$10,236.04	Total 0.170%

□ No, 1 do not petition the Board of Supervisors to initiat	e special assessment proceedings.
21110	4/8/19
Signature of Owner or Authorized Representative	Date
EUN J. Knizer	EJKATZER & SIERONY. LOM
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email
Co was a	China Brushas DI 116

Legal Owner Contact Information:

Cho SIERCTY COMPANY UC CHS WILLIAMS ( LOS AVERES, CA 90048 Page 1 of 2

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

The full Union Square Business Improvement District Management Plan and Engineer's Report can be found online at <a href="http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal.">http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal.</a> For more information regarding the renewal of the Union Square BID or its services, or if you believe any of the information stated in this petition is incorrect, please contact Karin Flood at (415) 781-7880 or <a href="https://karin@UnionSquareBID.com">karin@UnionSquareBID.com</a> or Ben Horne at <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> To request the additional copies of the Plan or Engineer's Report or digital versions on a flash drive please call (415) 781-7880 or e-mail <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> and provide contact name, business (if applicable), address and telephone number (for questions).

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Legal Owner:	490 Tanzanite LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
. 0296 -015	490 Post Street	\$11,635.92	0.193%
		Total \$11,635.92	Total 0.193%

ந்தீes, I petition the Board of Supervisors to initiate special assessment proceedings.

 $\hfill \square$  No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

ي يت

415-281-3881

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

Legal Owner Contact Information:

190 Tanzante LC

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Attn: Benjamin Horne
323 Geary Street, Suite 203
San Francisco, CA 94102

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Legal Owner: Karin Wolff		,
APN Parcel Address	Parcel Assessment	% of Total Assessments
0284 -061 630 Mason St 1103	\$98.16	0.002%
	Total \$98.16	Total 0.002%
Yes, I petition the Board of Supervisors to initiate	special assessment proceed	lings.
☐ No, I do not petition the Board of Supervisors to in		
Larin Wolff	4/7/16	P
Signature of Owner or Authorized Representative	Date	
KARIN WOLFF Print Name of Owner or Authorized Representative		
Print Name of Owner or Authorized Representative	Representative (	Contact Phone or Email
Legal Owner Contact Information:		

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Legal Owner: KENASTON JOHN G & RENATE M 99			
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0284 -017	775 BUSH ST	\$3,179.50	0.053%
		Total \$3,179.50	Total <b>0.053</b> %

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

LENDSTON

SOLING

SOL

Print Name of Owner or Authorized Representative

APRIL

Goldengh @ MCN, ORG-Representative Contact Phone or Email

Legal Owner Contact Information: /

JOHN /- + DENATE M. KENAGTON

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APN	Parcel Address	Parcel Assessment	% of Total Assessments
)296 -031	490 Post St 323	\$664.69	0.011%
		Total \$664.69	Total 0.011%
Yes, I petition	n the Board of Supervisors to i	initiate special assessment procee	dings.
		initiate special assessment procee ors to initiate special assessment	
No, I do not ¡	petition the Board of Supervis		
No, I do not p		ors to initiate special assessment	
No, I do not p  Ome  grature of Ov  JAME	petition the Board of Supervis	ors to initiate special assessment $\frac{4/8/}{\text{Date}}$	

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Legal Owner: Calvin Eng & Janice Low Family		
APN Parcel Address	Parcel Assessment	% of Total Assessments
0327 -034 181 O'Farrell St #307	\$408.63	0.007%
(6)	Total \$408.63	Total 0.007%
Yes, I petition the Board of Supervisors to initiat  I No, I do not petition the Board of Supervisors to		." -
CC Date of Supervisors to	4/6/	· —
Signature of Owner or Authorized Representative	Date	
	626-79	3-7063
Print Name of Owner or Authorized Representative	Representative C	Contact Phone or Email
zegarowier contact information.	793-7063	
(5)	letegaolicon	

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Legal Owner:	Konstin John K			
APN	Parcel Address	Parcel	Assessment	% of Total Assessments
0329 -006	61-65 Ellis Street		\$4,146.63	0.069%
		Total	\$4,146.63	Total 0.069%
Yes, I petition	the Board of Supervisors to initiate	special as:	sessment proceed	ings.
🗆 No, I do not p	etition the Board of Supervisors to in	itiate spe	cial assessment p	roceedings.
c: , (O			4/10	3 60 5595
Signature of Ow	ner or Authorized Representative		Date 415-	
			1 ' 3 .	3 60 559,-
706	en Konstin			
_	wher or Authorized Representative		1 o ha	Johns yill -

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APN	Parcel Address	Parcel Assessment	% of Total Assessments
0310 -014	80-84 Geary St	\$5,823.17	0.096%
0310 -015	100-118 Grant Ave	\$26,375.35	0.437%
0310 -013	100 Grant Ave	\$17,476.14	0.290%
		Total \$49,674.66	Total 0.823%

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

04/09/2019

David Swith

Representative Contact Phone or Email

925-954-17-25

Page 1 of 2

Legal Owner Contact Information:
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APN	Parcel Address	Parcel Assessment	% of Total Assessments
0310:-017	166 Grant Ave	\$5,613.65	0.093%
		Total \$5,613.65	Total 0.093%

es, Epetition the Board of Supervisors to initiate special assessment proceedings.

□ No, I do not petition the	e Board of Supe	rvisors to initi	ate special asses	sment proceedings.
	•	•	•	• •

Signature of Owner or Authorized Representative

John Brennan

Print Name of Owner or Authorized Representative

916-569-1900 ext 106

john@brennenproperties-com

Representative Contact Phone or Email

Legal Owner Contact Information:

166 Grant, ILC Clo Brennan Properties (contact above)

Page 1 of 2

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Legal Owner:	Adam Joel Dobrer		•
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0286 -028	333 Grant Ave #302	\$253.76	0.004%
		Total \$253.76	Total 0.004%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

(415) 309-9196

Print Name of Owner or Authorized Representative Representative Contact Phone or Email

Legal Owner Contact Information:

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Legal Owner:	Chung Enterprises L P		:
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0310 -004	11 Maiden Lane	\$21,614.65	0.358%
		Total \$21,614.65	Total 0.358%
□ No, I do not		ors to initiate special assessment proceed	
	wner or Authorized Representat	tive Date	· · · · · · · · · · · · · · · · · · ·
House	ed N. Then	415 768	1260
Print Name of	Owner or Authorized Represent	ative Representative C	Contact Phone or Email
	ontact Information:	hachung y whoo wan	Solitact Filone of Elijali

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

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- We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "UNION SQUARE BUSINESS IMPROVEMENT DISTRICT" (hereafter "District" or "Union Square BID"), the boundaries of which are shown in the attached Management Plan for the Union Square BID (hereafter "Plan").
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- 3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 *et seq.* "Property and Business Improvement District Law of 1994" as augmented by the City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
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APN	Parcel Address	Parcel Assessment	% of T	otal Asse	essments
0330 -001	111 Ellis Street	\$18,206.20			0.302%
	· · · · · · · · · · · · · · · · · · ·	otal <sup>*</sup> \$18,206.20		Total	0.302%
	n the Board of Supervisors to initiate spe	·			
	·	te special assessment p	roceedings.	•	
□ No, I do not  Signature of O	·	·	2019		

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Legal Owner:	Capurro Properties Series			
APN	Parcel Address	Parce	l Assessment	% of Total Assessments
0285 -005	400-406 Sutter St		\$19,684.72	0.326%
-		Total	\$19,684.72	Total 0.326%
<i>(</i> )	n the Board of Supervisors to initia			
Signature of by	vner/or Aut/horized Representative		Date 415 - 4	133-2351
Print Name of (	Owner or Authorized Representativ			Contact Phone or Email
Legal Owner Co	ontact Information:	10 100	perties Les	- Series T

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Legal Owner:	Town & Country Club	•	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0309 -014	218-222 Stockton St	\$16,912.49	0.280%
		Total \$16,912.49	Total 0.280%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

□ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

A Dec	4/4/2019	
Signature of Owner or Authorized Representative	Date	
C. Han Enguaria	415-31-2-4951 towns (100	ía c

Print Name of Owner or Authorized Representative

415-362-4951 towncc1@packe

Representative Contact Phone or Email

Legal Owner Contact Information: Town and Country Club,

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Legal Owner: Parrett Michael		
APN Parcel Address	Parcel Assessment	% of Total Assessments
0296 -133 490 Post St #1616	\$273.81	0.005%
	Total \$273.81	Total <b>0.005</b> %
Yes, I petition the Board of Supervisors to initiate  No, I do not petition the Board of Supervisors to  Jamus Matt		roceedings.
Signature of Owner or Authorized Representative	Date	
Print Name of Owner or Authorized Representative	Representative (	Contact Phone or Email
Legal Owner Contact Information:	415 421-382	2

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Legal Owner:	HHR GHSF TIC LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0295 -016	300 Post Street	\$121,948.60	2.020%
		Total \$121,948.60	Total 2.020%
Yes, I petitio	n the Board of Supervisors to initiate	special assessment proceeding	ngs.
□ No, I do not	petition the Board of Supervisors to	initiate special assessment pro	oceedings.
Je	- Puble	4/8/20	<b></b>
Signature of O	wner or Authorized Representative	Date	
Rustu	MIDDLETON	415.84	18.6005
Print Name of	Owner or Authorized Representative	Representative Co	ontact Phone or Email
Legal Owner C	ontact Information:		

PARCEL IS IN THE PROCESS OF SALITING. FILES WITH THE ASSESSORIS OFFICE. EST IS 0295-17 \$72,340.78 page 1 of 2 0295-18 \$ 28,830.92

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco: CA 94102

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  "Union Square BID"), the boundaries of which are shown in the attached Management Plan for the Union Square
  BID (hereafter "Plan").
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Legal Owner:	Scca Store Holdings Inc		•
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0295 -007	384 Post St	\$56,409.35	0.94%
		Total \$56,409.35	Total 0.94%
SAKS 1	ntact Information:  -IFTH AUTUUE, 384,  the Board of Supervisors to initiate special as	<i>y</i> • • • • • • • • • • • • • • • • • • •	CA 941.06
□ No, I do not p	etition the Board of Supervisors to initiate spe	ecial assessment proceedings.	· · · · · · · · · · · · · · · · · · ·
Signature of Ow	ner or Authorized Representative	4-4-19 Date	
PAUL 5	AND AGMO	45-439-50 Representative Contact Pl	DD D

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Union Square BID | Attn: Benjamin Horne | 323 Geary Street, #203 | San Francisco, CA 94102

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Ben@UnionSquareBID.com

and provide contact name, business (if applicable), address and telephone number (for questions).

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  Business improvement District Law of 1994" as augmented by the City and gounts, of San Francisco.
- applicable state and local laws (California Streets and HighWays Code Seculpris \$600 et seg. Property and Business Improvement District Law of 1994" as augmented by the City and County, pisan Francisco Business Improvement District Processing Code").

  Business and Tax Regulation Code Article 15 "Business Improvement District Processing Code").

  We junder stand that upon receipt pithis partition signed by property owners (or authorized representative city owners (who will pay more than thirty persent (30%) of the groposed assessments, the Board.
- Circupervisors may initiate proceedings to renew and expand the District. These proceedings will include a Balloting of property owners under which a majority of weighted proceedings will include a Balloting of property owners under which a majority of weighted proceedings will include a ballot may authorize the Board of Supervisors to renew arrives partitle District. This petition does not represent a support of the Board of Supervisors to renew arrives partitle District.

N. II		COMPAND.		35790		747	歌樂等	September 1	100	12.7		5.62	Sec. 15.	الر السار		25.00	(E)	122	
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Mit as specifion the Branch of Supartisus collaborates natual assessment proceedings

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Signature of Owner or Authorized Representative

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APN	Parcel Address	Darco	l Assessment	0/ of Tata	al Assessments
AFIV .	raicei Auuress	rarce	1 Assessment	76 OI 10ta	a Assessments
0294 -006	201 Grant Avenue		\$34,197.86	,	0.567%
		Total	\$34,197.86		Total <b>0.567</b> %
Ves Inetitio	on the Board of Supervisors to init	iate snecial a	ssessment nrocee	dings	
7 (Co) 1 pourus	The board of ouper thoors to fine	iate openial a	opposition brocco	u851	
			•		
□ No, I do not	petition the Board of Supervisors				
🗆 No, I do not	petition the Board of Supervisors				
		to initiate sp		proceedings.	·
	Dri her	to initiate sp	Date	proceedings.	
Signature of O	wner or Authorized Representative	to initiate sp	Date	proceedings.	8835

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Ben@UnionSquareBID.com

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APN	Parcel Address	Parcel Assessment	% of Total Assessments
0294 -008	228-240 Post Street	\$18,606.15	0.308%
		Total \$18,606.15	Total 0.308%

Legal Owner Contact Information:

Teacher Insurant a Annually Association & Aniera Clo
Aurilean Real Citable

Julian Chaperon, Director messen Region

(15/882-3591 Page 1 of 2

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

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Legal Owne	1. Seaker & Sons			
APN	Parcel Address	Parce	l Assessment	% of Total Assessments
0310 -021	·135 Post Street		\$27,913.91	0.462%
		Total	\$27,913.91	Total <b>0.462</b> %
Yes. I petiti	ion the Board of Supervi			an a din sa
, , , , , , , , , , , , , , , , , , ,	on the board of Superv	sors to initiate special a	ssessment prod	ceedings.
		sors to initiate special as		
□ No, I do no			ecial assessme	
□ No, I do no	t petition the Board of S	Supervisors to initiate sp	ecial assessme  Date	nt proceedings.
□ No, I do no	t petition the Board of S	Supervisors to initiate sportservisors	ecial assessme  Date	nt proceedings.
□ No, I do no	t petition the Board of S	oresentative	ecial assessme  Date	nt proceedings.
□ <b>No, I do no</b> Signature of the Print Name of	ot petition the Board of Society  Owner or Authorized Research	oresentative	Date  Representat	nt proceedings.  4/5/19  15 781-8835

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Legal Owner:	: Hm Center Investment	<b>Ep</b> : S.F. Centre Limited Partnership (Ground	1 Lessee)
APN	Parcel Address	Parcel Assessment	% of Total Assessments
3705 -042	865 Market St	\$121,902.35	2.020%
		Total \$121,902.35	Total 2.020%

Xes, I petition the Board of Supervisors to initiate special assessment proceedings.

Legal Owner Contact Information:

No. I do not petition the Board of Supervisors to initiate special assessment proceedings.

See ground lessee's signature page attached hereto.	April 5, 2019
Signature of Owner or Authorized Representative	Date
	Leah Fuhrman Heil - VP Shopping Center Managemen
S.F. Centre Limited Partnership/John Kim, Assist. Secr.	Tel: (415) 229-7809 eMail: Leab.Heil@urw.com
Print Name of Owner of Authorized Representative	Representative Contact Phone or Email
lard Owner Contact Information John, Kim@urw.com	(310).445-2426

Page 1 of 2

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#### ATTACHMENT

Westfield San Francisco San Francisco, CA S.F. CENTRE LIMITED PARTNERSHIP, a Delaware limited partnership

- By: S.F. Centre LLC, a Delaware limited liability company, its general partner
- By: S.F. Shopping Centre Associates, L.P., a Delaware limited partnership, its sole member
- By: WEA San Francisco GP, LLC, a Delaware limited liability company, its general partner
- By: Westfield Growth LP, a Delaware limited partnership, its sole member
- By: Westfield Growth II LP, a Delaware limited partnership, its general partner
- By: Westfield Centers LLC, a Delaware limited liability company, its general partner
- By: Westfield America Limited Partnership, a Delaware limited partnership, its sole member
- By: Westfield U.S. Holdings, LLC, a Delaware limited liability company, its general partner

By:

Name: JOHN KIM

Title: Assistant Secretary

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Legal Owner: Emporium Mall LLC		
APN Parcel Address	Parcel Assessment	% of Total Assessments
3705 -055 845 Market St	\$39,125,53	0.648%
3705 -056 845 Market St	\$39,125.53	0.648%
	Total \$78,251.06	Total 1.296%

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

See signature page of owner attached hereto.	April 5, 2019		
Signature of Owner or Authorized Representative Emporium Mail ELC John Kim, Assistant Secretary	Date Leah Fuhurman Heil - VP Shopping Center Managemen Tel: (415) 229-7809 eMail: Leah.Heil@urw.com		
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email		
	Tol. (210) 446 2426		

Legal Owner Contact Information:

John.Kim@urw.com Tel: (310) 445-2426

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

#### Attachment

# EMPORIUM MALL LLC, a Delaware limited liability company

- By: Emporium Development, L.L.C., a Delaware limited liability company, its sole member
- By: Westfield Emporium LLC, a Delaware limited liability company, its managing member
- By: Westfield America Limited Partnership, a Delaware limited partnership, its sole member
- By: Westfield U.S. Holdings, LLC, a Delaware limited liability company, its general partner

By:

Name: JOHN KIM

Title: Assistant Secretary

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Legal Owner:	340 Mason Street Investors I	lc	· ·
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0315 -019	340 Mason Street	\$13,343.44	0.221%
0315 -018	336 Mason Street	\$3,512.76	0.058%
0315 -020	391 Geary Street	\$4,142.76	0.069%
		Total \$20,998.96	Total 0.348%

∀es, I petition the Board of Supervisors to Initiate special assessment proceedings.

□ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Theo F. Oliphant Manager
Print Name of Owner or Authorized Representative

Date

415 992-6997

Legal Owner Contact Information:

340 Mason Street Investors LLC

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Ç.	A-Z300 Grant LLC				
APN .	Parcel Address	Parcel Assessmen	t %	of Total Ass	essment
0207 042	277 C	67.202.40	1	,	0 1 7 7 0
0287 -013	272 Sutter St	\$7,382.49			0.1229
0287 -014	300 Grant Ave	\$28,089.64	<u>}</u>	•	0.465%
		7-1-1 625 472 42	,	Tatal	0.587%
,	the Board of Supervisors to i		roceedings.		<b>0.</b> 367/
,		nitiate special assessment p ors to initiate special assessr	roceedings. nent proceedi		0.367
No, I do not p		nitiate special assessment pors to initiate special assessr	roceedings. nent proceedi		0.367/
No, I do not p	vetition the Board of Supervisor	nitiate special assessment pors to initiate special assessrent April 5, tive	roceedings. nent proceedi		0.367/

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Legal Owner:	Ponte Gadea Calif LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0296 -006	400 Post Street	\$39,268.95	0.651%
0327 -026	150 Powell Street	\$25,670.11	0.425%
3705Z-002	801 Market St	\$57,524.73	0,953%
0295 -006	350-360 Post Street	\$21,099.89	0.350%
		Total \$143,563.68	Total 2.379%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No. I do not petition the Board of Supervisors to initiate special assessment proceedings.

ignature of Owner or Authorized Representative Date

Print Name of Owner or Authorized Representative

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Legal Owner:	Papadakis Maxine A		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0327 -033	181 O'Farrell St #306	\$408.63	0.007%
		Total \$408.63	Total 0.007%

Ves, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Legal Owner Contact Information:

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Legal Owner: 1	Harson investment Properties			
APN	Parcel Address	Parce	l Assessment	% of Total Assessments
0285 -006	450 Sutter Street		\$42,050.47	0.697%
		Total	\$42,050.47	Total 0.697%
₹Yes, I petition t	he Board of Supervisors to initiate	special a	ssessment proceedi	ngs.
□ No, I do not per	tition the Board of Supervisors to in	nitiate sp	necial assessment pr	oceedings.
			4/4/19	, ,
Signature of Own	er or Authorized Representative	i	Date	
Enc	Stein		erics	@ horsel. com
Print Name of Ow	ner or Authorized Representative			ontact Phone or Email
•	•			
Legal Owner Con	tact Information:	·····		

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Legal Owner: DCG Investment Properties LLC

APN	Parcel Address	Parcel Assessment	% of Total Assessments
0316 -002	301 Mason Street	\$75,086.89	1.244%
		Total \$75,086.89	Total 1.244%
		•	••
Yes, I petitio	n the Board of Supervisors to initiate	special assessment proceed	lings.
	n the Board of Supervisors to initiate petition the Board of Supervisors to i		
	• .		
No, I do not	• .		
No, I do not	petition the Board of Supervisors to i	nitiate special assessment p $ \mathcal{L} / \mathcal{U} / \mathcal{L} $ Date	roceedings.
No, I do not	petition the Board of Supervisors to in wner or Authorized Representative	nitiate special assessment p  L/ U/ / C  Date	

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

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Legal Owner: Crusaders Hotel Owner LP			
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0306 -022	545 Post Street	\$13,194.85	0.219%
	,	Total \$13,194.85	Total 0.219%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

□ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Date

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Legal Owner:	Huskies Owner LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0295 -008	432-462 Powell Street	\$43,236.26	0.716%
		Total \$43,236.26	Total <b>0.7</b> 16%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Date

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APN	Parcel Address	Parcel Assessment	% of Total Assessments
0315 -003	201 Powell Street	\$14,055.28	0.233%
0315 -006	221-225 Powell Street	\$14,407.96	0.239%
0315 -008	201 Powell Street	\$4,685.22	0.078%
0315 -007	201 Powell Street	\$4,606.83	0.076%
0315 -009	240 O'Farrell Street	\$4,528.45	0.075%
	•	Total \$42,283.74	Total 0.701%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

□ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Date

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Legal Owner:	Ramblers Hotel O	wners LP		. *
APÑ	Parcel Address	·	Parcel Assessment	% of Total Assessments
3705Z-001	12 4th St		\$11,647.29	0.193%
		•	Total \$11,647.29	Total 0.193%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Date

Representative Contact Phone or Email

Page 1 of 2

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Legal Owner:	Geary Darling LP		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0317 -001	501-507 Geary St	\$39,942.70	0.662%
0317 -026	34 Shannon St	\$6,025,62	. 0.100%
		Total \$45,968.32	Total <b>0.762</b> %

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

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Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Date

Representative Contact Phone or Email

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Union Square BID
Attn: Benjamin Horne
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San Francisco, CA 94102

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•		Total \$132,087.51	Total 2.188%
.0330 -026	55 Cyril Magnin Street	\$132,087.51	2.188%
		4400 000 54	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
Legal Owner:	P55 Hotel Owner Llc	·	,

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

 $\hfill\square$  No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Therese Lewis

Print Name of Owner or Authorized Representative

J-29-2016 Date Terry Lewis WHI 10N. COM

Representative Contact Phone or Email

Legal Owner Contact Information:

Terry Levis
Complex GM, Itilous of Union Sp
3330 FAVVELIST

SF, (A 94/02

Page 1 of 2

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Legal Owne	r: 870 Market Street Associat	es II LP		
APN	Parcel Address	Pare	cel Assessment	% of Total Assessments
0329 -005	870-890 Market St	•	\$111,946.90	1.855%
		Total	\$111,946.90	Total 1.855%
<i>,</i>	ion the Board of Supervisors to in			
Jews	t petition the Board of Supervisor CFLOOD PASSIN 870 MANKET 5 TR	lent f	leus Corp sceintes I	ILA 3-26-19
Signature of (	Owner or Authorized Representati	ive	Date	
SAME	es a Floor		415-99	32-5645
Print Name o	of Owner or Authorized Representa	ative	Representative	Contact Phone or Email
Legal Owner	Contact Information: \$7	DO MMK	Wet St.	SHITE 1100

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Legal Owner:	CLAUDE & MICH	ELINE FAMILY TI	RUST		
APN	Parcel Address		Parcel	Assessment	% of Total Assessments
0284 -024	715 BUSH ST	,		\$5,169.83	0.086%
	·	- 	Total	\$5,169.83	Total 0.086%
Raic	le (glace	d S		· · · · · · · · · · · · · · · · · · ·	128/2019
Signature of Ov	vner or Authorized F	Representative		Date	
Print Name of C	and LE Owner or Authorized	Representative	)	Representative	Contact Phone or Email
. *				Franch	Legrand a oilled
Logal Owner Co	ontact Information:				

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Legal Owner:	IHMS SF LLC					,
APN	Parcel Address		Parcel	Assessment	· · ·	% of Total Assessment
0294 -013	340 Stockton Stre	eet		\$28,100.12		0.466%
		_	Total	\$28,100.12		Total <b>0.466</b> %
Yes, I petitio	n the Board of Superv	isors to initiate	special as	sessment pro	oceedings.	
□ No, I do not	petition the Board of	Supervisors to ir	nitiate spe	ecial assessm	ent procee	dings.
Corice	ua fllu			03/28	119	
Signature of O	wner or Authorized Re	presentative		Date		
Counn	a Luebbe			415.	955.	S632
	Owner or Authorized F	Representative		Representa	itive Conta	ct Phone or Email
Legal Owner C	ontact Information:	United	Over	seas It	olding	43
•	•	415. 7	81.56	555		<b>v</b>

PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

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Page 2 of 2

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APN	Parcel Address	Parce	Assessment	% of Total Assessment
0310 -018	185 Post St		\$14,841.16	0.246%
		Total	\$14,841.16	T-1-1 0 7460
				10tal Ju.2407
Yes, I petition	the Board of Supervisors to		· · · · · · · · · · · · · · · · · · ·	
•	the Board of Supervisors to	initíate special a	sessment proceed	
•		initíate special a	sessment proceed	lings.
No, I do not po		initiate special a sors to initiate sp	sessment proceed	lings.

SAN FRANKISCO, CA

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APN	Parcel Address	Parcel Assessment	% of Total Assessments
73114	Turce Address	r di eci Assessificiti	70 OF TOTAL ASSESSMENTS
0293 -007	180 Post St	\$24,488.87	0.406%
,		Total \$24,488.87	Total 0.406%
	tion the Board of Supervisors to obtain the Board of Supervisor		- -
in ino, i do ne	or benefor the Board of Supervis	ors to initiate special assessin	ent proceedings.
	Vid	3	/28/19
<u> </u>			<del></del>
Signature of	Owner or Authorized Representa		
_	Owner or Authorized Representa	ative Date	) 268-4032
MAUK	^		,

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Legal Owner:	240 Stockton Stre	et, LLC		e.			
APN	Parcel Address		Parce	el Assessment		% of Total Ass	essments
0309 -020	234-240 Stocktor	ı St		\$21,146.10			0.350%
	•		Total	\$21,146.10		Total	0.350%
⊌ Yes, I petitic	on the Board of Superv	visors to initiate	special a	ıssessment pı	roceeding	s.	
□ No, I do not	petition the Board of	Supervisors to i	Initiate s	pecial assessn	nent proc	eedings.	·
	1/11			•	3/28	1/9	
Signature of C	wner of Authorized Re	présentative		Date			
MARIE	PUNDY		. ,	(415	5) 26	8-4032	
Print Name of	Owner or Authorized	Representative				tact Phone or Er	
			·		14 -		
Legal Owner (	Contact Information:	ONE G	<u>ALUN</u> WW	MNZ/9	5 TACET		· · · · · · · · · · · · · · · · · · ·
		SAN FN	MO C250	co, CA	9464	19	

### PLEASE RETURN BY APRIL 15, 2019 TO:

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Legal Owner	: 251 Post Street LLC		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0309 -024	251-253 Post Street	\$15,876.38	0.263%
		Total \$15,876.38	Total 0.263%
☑ Yes, I petition	on the Board of Supervisors to initiat	e special assessment proceed	dings.
🗆 No, I do no!	t petition the Board of Supervisors to	initiate special assessment p	proceedings.
11		3/28	1/19
Signature of C	Owner or Authorized Representative	Date	
MARK	Pondy	(415) 26	8-4632
	f Owner or Authorized Representative	1	Contact Phone or Email
Legal Owner	Contact Information: <u>GNE</u>	ALEFONNES STRON	7

SON FRANCISCO, CA 94549

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APN	Schroth Property LLC (Sharon N Parcel Address	Л. Gardella Trust)	Parcel A	Assessment	% of Total Ass	essments
0309 -021	250-260 Stockton St			\$6,613.15		0.11%
· ,			Total	\$6,613.15	Tot	al 0.11%
egal Owner Co	ntact Information:		•			nt fat date on Philippen
ı Yes, I petition	the Board of Supervisors to initia	ate special assessme	nt proceed	lings.		
3 No, Í do not p	petition the Board of Supervisors	to initiate special ass	sessment p	roceedings.		
□ No, I do not p	petition the Board of Supervisors	to initiate special ass	sessment p	roceedings.	19	

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Union Square BID | Attn: Benjamin Horne | 323 Geary Street, #203 | San Francisco, CA 94102

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Legal Owner: Friedman-Jeweler LLC		
APN Parcel Address	Parcel Assessment	% of Total Assessments
0314 -016 285-291 Geary Street	\$26,056.37	0.432%
	Total \$26,056.37	Total 0.432%
No, I do not petition the Board of Supervisors to	o initiate special assessment p	proceedings.
Print Name of Owner or Authorized Representative	Representative	D DUT 1904 for Contact Phone or Email
Legal Owner Contact Information:		•

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Legal Owner	: 250 Post Street LP			
APN	Parcel Address	Parce	el Assessment	% of Total Assessments
0294 -009	246-268 Post Street		\$24,949.22	0.413%
		Total	\$24,949.22	Total 0.413%
•	on the Board of Supervisors to inition the Board of Supervisors			
Signature of C	Owner or Authorized Representative	e	Date	181-916
	Owner or Authorized Representat  Contact Information:	ive	Representative	Contact Phone or Email
regai Owner (	Contact information.			

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Legal Owne	r: Sand Hill Property Company	233 Geory Street	- Property Owner LLC
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0314-001	233 Geary St	\$58,628.06	0.971%
		Total \$58,628.06	Total 0.971%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

ichow Oshpco.com

Representative Contact Phone or Email

#### PLEASE RETURN BY APRIL 15, 2019 TO:

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William Tourist Line

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Page 2 of 2

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Legal Owner:	Muller Foundation					
APN	Parcel Address		Parcel	Assessment	% of Total Asses	sments
0309 -003	100 Geary St			\$10,297.03		0.17%
			Total	\$10,297.03	Total	0.17%
egal Owner Co	ntact Information:	······································			•	
Yes, I petition	the Board of Supervisors to initiate s	special asse	ssment procee	edings.		
No, I do not p	etition the Board of Supervisors to ir	itiate speci	al assessment	proceedings.		
	0					
agnol des	refaismo		3/8	26/19		
ighature of Ow	wher or Authorized Representative			Date - 864-///		
Vame	5 Sangiacomo		415-	- 864-///	/	

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID | Attn: Benjamin Horne | 323 Geary Street, #203 | San Francisco, CA 94102

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	•		
Legal Owner:	233 Post Street LP		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0309 -017	233 Post Street	\$8,235.56	0.14%
0303-017	233 rost street	70,233.30	0.14%
	•	Total \$8,235.56	Total 0.14%
	· · · · · · · · · · · · · · · · · · ·		
egal Owner Co	intact Information:		
3	· · ·		•
_			•
Yes, I petition	the Board of Supervisors to initiate specia	al assessment proceedings.	
- No Idonata	estition the Deard of Cumpruisers to initiate	o special assessment proceedings	•
a No, i do not p	etition the Board of Supervisors to initiate	special assessment proceedings.	
$\wedge$	$\rho$ ,		•
Surred a	Jangaromo	325/19	
ighature of Ov	vner of Authorized Representative	Date	•
Ton	. 6	415-864-111	
Jumes	Sangiacomo.		<del>**                                   </del>
rint Name of C	Owner or Authorized Representative	Representative Contact Ph	one or Email

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Legal Owner: APN	Trinity G2 Holding, LLC Parcel Address	Parcel Assessment	% of Total Assessment
0309 -006	132-140 Geary St	\$14,102.65	0.23%
		Total \$14,102.65	Total 0.23%
₋egal Owner Co	ntact Information:		
Yes, I petition	the Board of Supervisors to initiate special a	ssessment proceedings.	
	etition the Board of Supervisors to initiate sp		
	, ,	alaka	
Signature of Ow	ner or Authorized Representative		·
Jame	5 Sangiacomo	H15-864-11	

Representative Contact Phone or Email

Print Name of Owner or Authorized Representative

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Legal Owner:	111 Maiden Lane LP				•		
APN	Parcel Address			Parcel	Assessment	% of Total Asse	ssments
0309 -028	130 Geary St			•	\$38,766.91		0.64%
				Total	\$38,766.91	Tota	0.64%
egal Owner Co	entact Information:						
							· · · · · · · · · · · · · · · · · · ·
Nes, I petition	the Board of Superviso	rs to initiate sp	ecial assessmen	t procee	dings.		
	•						
	the Board of Supervisor						
	•					,	
	•					, '9	
⊐ No, I do not p	•	pervisors to init				19	

Representative Contact Phone or Email

Print Name of Owner or Authorized Representative

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Legal Owner:	209 Post Street LP		,
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0309 -001	201-209 Post St	\$33,156.58	0.55%
		Total \$33,156.58	Total 0.55%
_egal Owner Co	entact Information:		•
	the Board of Supervisors to initiate special as petition the Board of Supervisors to initiate spe		
Sames	Sanciacomo	3/25/19	
Signature of Ov	vner or Authorized Representative	Date	
Jamos	5 Sangiacomo	415-864-1	///

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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	•			*			
Legal Owner:	One Kearny LLC	**************************************		······································			<del></del>
APN	Parcel Address		Parcel A	Assessment	% of Tot	al Assess	ments
0312 -031	One Kearny St			\$39,805.25			0.66%
	· ·		Total S	\$39,805.25	•	Total	0.66%
				<del></del>			
egal Owner Co	ontact Information:				-		
	the Board of Supervisors to initiat petition the Board of Supervisors to	•					
Klui	& Chay	<u> </u>	03/2	6/2019			
beek.	vner or Authorized Representative  CHANG.	(4	, +15)788	Date 1	dchar	19 @U	nited Mgi

PLEASE RETURN BY APRIL 15, 2019 TO:

Representative Contact Phone or Email

Print Name of Owner or Authorized Representative

Union Square BID | Attn: Benjamin Horne | 323 Geary Street, #203 | San Francisco, CA 94102

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Legal Owner:	Ross Hotel Management	-GARY	601	STEIN LIVI	NG TEL	157	
APN	Parcel Address	·		Parcel Asse	ssment	% of Total Asse	ssments
0296 -005	433 Powell Street		•	\$8	,446.98		0.14%
			,	Total \$8	,446.98	Total	0.14%
Legal Owner Co	ontact Information:						
		PowerL	ST	@ St. CA	94102	2	
•	the Board of Supervisors to the Board of Super						
Signature of o	vner or Authorized Represo	entative		3/:	21 19 Date		
	LER			415-367	2-2004		
Print Name of C	Owner or Authorized Repre	esentative		Representative	Contact Pho	ne or Email	

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Legal Owner:	Drake H Corp	•	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0326 -003	135-149 Powell Street	\$14,507.30	0.24%
0326 -002	151-161 Powell Street	\$11,475.44	0.19%
0326 -018	235-243 O'Farrell Street	\$22,396.24	0.37%
		Total \$48,378.98	Total 0.80%

Legal Owner Contact Information:

RUSSE | Beil Reile Reile Companies. Com

Tyes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

vheilekeillomphies. com

Representative Contact Phone or Email

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Legal Owner:	Mosaddegh Lillie A	,	
APN ·	Parcel Address	Parcel Assessment	% of Total Assessments
0296 -115	490 Post St #1441	\$149.35	0.002%
0296 -114	490 Post St #1440	\$376.93	0.006%
0296 -116	490 Post St #1442	\$177.52	0.003%
		Total \$703.80	Total 0.011%

	Total \$703.80	Total	0.011%
☐ Yes, I petition the Board of Supervisors to initiate sp	ecial assessment proceedings.		
No, I do not petition the Board of Supervisors to init	iate special assessment proceedings.		٠.
Signature of Owner or Authorized Representative	Date 7/3//3	· · · · · · · · · · · · · · · · · · ·	
Print Name of Owner or Authorized Representative	Representative Contact Phon	ie or Em	nail

Legal Owner Contact Information:

LILLIE MOSaddagh, MD 415-559-9407

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APN	Parcel Address	Parcel Assessment	% of Total Assessment
0286 -047	333 Grant Ave #505	\$177.00	0.0039
	y	Total \$177.00	Total 0.003%
7	n the Board of Supervisors to initiate s petition the Board of Supervisors to in		
7		tiate special assessment p	oceedings.
No, I do not		tiate special assessment p	
No, I do not programme ignature of Over	petition the Board of Supervisors to in	tiate special assessment p	oceedings.

#### PLEASE RETURN BY APRIL 15, 2019 TO:

Union Square BID Attn: Benjamin Horne 323 Geary Street, Suite 203 San Francisco, CA 94102

- 1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "UNION SQUARE BUSINESS IMPROVEMENT DISTRICT" (hereafter "District" or "Union Square BID"), the boundaries of which are shown in the attached Management Plan for the Union Square BID (hereafter "Plan").
- 2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the services, improvements and activities as described in the Plan. If the proposed District is established by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 10 years (July 1, 2019 - June 30, 2029). Expenditure of those collected assessments may continue for up to 6 months after the end of the assessment collection period (December 31, 2029), at which point the District would terminate if not renewed.
- 3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 et seg. "Property and Business Improvement District Law of 1994" as augmented by the City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
- 4. We understand that upon receipt of this petition signed by property owners (or authorized representative of property owners) who will pay more than thirty percent (30%) of the proposed assessments, the Board of Supervisors may initiate proceedings to renew and expand the District. These proceedings will include balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to renew and expand the District. This petition does not represent a final decision.

APN	Parcel Address	Parcel	Assessment	% of Total Assessme
0295 -012	441-443 Sutter Street	·	\$5,151.81	0.08
		Total	\$5,151.81	Total 0.08
	on the Board of Supervisors to initia	•	•	5
Mayaran	petition the Board of Supervisors t	o initiate spe _	cial assessment p	proceedings.
Signalure of O		_	4/7/19 Date  HJWON	Contact Phone or Email
Signarure of O  HAYWA  Print Name of	A Woney wher or Authorized Representative  RD MOS	_	4/7/19 Date  HJWON	35 @ HOTMAIL:

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The full Union Square Business Improvement District Management Plan and Engineer's Report can be found online at <a href="http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal">http://www.visitunionsquaresf.com/about-bid/about-us/usbid-renewal</a>. For more information regarding the renewal of the Union Square BID or its services, or if you believe any of the information stated in this petition is incorrect, please contact Karin Flood at (415) 781-7880 or <a href="mailto:Karin@UnionSquareBID.com">Karin@UnionSquareBID.com</a> or Ben Horne at <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a>. To request the additional copies of the Plan or Engineer's Report or digital versions on a flash drive please call (415) 781-7880 or e-mailt <a href="mailto:Ben@UnionSquareBID.com">Ben@UnionSquareBID.com</a> and provide contact name, business (if applicable), address and telephone number (for questions).

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Legal Owner:	Leonardini Revocable Trust	·	
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0317002	415 Taylor St	\$21,164.12	0.351%
	•	Total \$21,164.12	Total 0.351%

☐ Yes, I petition the Board of Supervisors to initiate spec	
No, I do not petition the Board of Supervisors to initial	te special assessment proceedings.
Homes Honard	4/5/19
Signature of Owner or Authorized Representative	Date
Thomas LEONARDINI	TomsREWhitEBALLLANE, COM
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

Legal Owner Contact Information:

650-348-2757

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Legal Own	er: Brian Byrdsong & Neil Rogers		
APN	Parcel Address	Parcel Assessment	% of Total Assessments
0284 -059	9 630 Mason St 1101	\$109.94	0.002%
		Total \$109.94	Total 0.002%
	ition the Board of Supervisors to initiate so	•	
Signature o	f Owner or Authorized Representative	Date	
Print Name	of Owner or Authorized Representative	$\frac{4(5-29)}{\text{Representative }}$	8977 Contact Phone or Email
Legal Owne	er Contact Information:		· · · · · · · · · · · · · · · · · · ·

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City and County of San Francisco: Office of Mayor London N. Breed Economic and Workforce Development: Joaquín Torres, Director

#### MEMORANDUM

TO:

Aaron Peskin, District 3 Supervisor

FROM:

Chris Corgas, Senior Program Manager

DATE:

April 15, 2019

RE:

Union Square Business Improvement District - Proposed Renewal and Expansion

#### Dear Supervisor Peskin,

Enclosed for your review and legislative submittal are the materials related to the proposed renewal and expansion of the Union Square Business Improvement District, those materials include:

- Resolution of Intention to renew and expand the Union Square BID
- Union Square BID Management Plan
- Union Square BID Engineer's Report (as an appendix to the Management Plan)
- Petitions submitted regarding the renewal and expansion of the Union Square BID Ballot
- Ballot
- Ballot Affidavit
- Notice of Public Hearing and Assessment Ballot Proceeding

If you should have any questions regarding the materials enclosed or the formation process please do not hesitate to contact me. I look forward to the introduction of the Resolution on Tuesday April 16, 2019.



### President, District 7 BOARD of SUPERVISORS



### City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102-4689

Tel. No. 554-6516 Fax No. 554-7674 TDD/TTY No. 544-6546

### Norman Yee

PRESIDENTIAL	ACTION		3 O
Date: 4/23/2019		, ) , , , , , , , , , , , , , , , , , ,	
To: Angela Calvillo, Clerk of the Boar	d of Supervisors	00	
Madam Clerk, Pursuant to Board Rules, I am hereby:		1.	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
☐ Waiving 30-Day Rule (Board Rule No. 3.23)		4	(A)
File No.			
Title.	(Primary Sponsor)		
TILL.			*
			<u></u>
☐ Transferring (Board Rule No 3.3)			
File No. 190427	Peskin	<del></del> ,	
Title.	(Primary Sponsor)		
Resolution of Intention - Rene Business Improvement District		nion Squar	e
From: Government Audit & Oversigh		_Committe	
To: Land Use & Transportation		_ Committe	
☐ Assigning Temporary Committee Appoir	ntment (Board Rule No. 3.1)	_ Committee	.C
Supervisor			
Replacing Supervisor		•	
For:		7	Meeting
(Date)	(Committee)	· · · · · · · · · · · · · · · · · · ·	

Norman Yee, President Board of Supervisors Print Form

For Clerk's Use Only

### **Introduction Form**

By a Member of the Board of Supervisors or Mayor

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

APPRIL 16 REL'D W BOARD 8:08 PM

Time stamp or meeting date

1. For reference to Committee. (An Ordinance	e, Resolution, Motion or Charter Amendment).	•
2. Request for next printed agenda Without Re	eference to Committee.	
3. Request for hearing on a subject matter at C	ommittee.	
4. Request for letter beginning: "Supervisor		inquiries"
5. City Attorney Request.		
6. Call File No.	from Committee.	
7. Budget Analyst request (attached written me	otion).	
8. Substitute Legislation File No.		
9. Reactivate File No.		
10. Topic submitted for Mayoral Appearance	before the BOS on	
	<b>L</b>	
Please check the appropriate boxes. The propose	ed legislation should be forwarded to the follow	ing:
Small Business Commission	Youth Commission Ethics Comm	nission
Planning Commission	Building Inspection Commission	
Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.		
Sponsor(s):		
Supervisor Peskin		·
Subject:		
[Resolution of Intention - Renewal and Expansion	n - Union Square Business Improvement Distric	
The text is listed:		
Resolution declaring the intention of the Board of		
improvement district known as the "Union Square Business Improvement District" and levy a multi-year assessment		
on all parcels in the district; approving the management district plan and engineer's report and proposed boundaries		
map for the district; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on July 9, 2019 at 3:00 p.m.; approving the form of the Notice of Public Hearing and		
Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of		
the Board of Supervisors to give notice of the public hearing and balloting, as required by law.		

Signature of Sponsoring Supervisor: