

MISSION MIRACLE MILE

BUSINESS IMPROVEMENT DISTRICT

Management Plan

July 2010



PREPARED PURSUANT TO:

Rev. 7.27.10

THE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994,
CALIFORNIA STREETS AND HIGHWAYS CODE SECTIONS 36600 ET SEQ.,
AND SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE ARTICLE 15

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I. Executive Summary: The Mission Miracle Mile Business Improvement District (BID) at a glance

Renewal/ Renaming:	During the period starting on July 1, 2005 and ending on June 30, 2010, all property owners on the 2500 block of Mission Street, San Francisco, California participated in the "2500 Block of Mission Street Business Improvement District." After experiencing success in attaining the principal goals of that BID, which were to make the block more safe, more clean and more green, a majority of these property owners have petitioned to renew the BID for another five years and six months beginning July 1, 2010 and concluding on December 31, 2015. They have also petitioned to rename it: "Mission Miracle Mile Business Improvement District."
Location/size:	East and west sides of Mission Street from 21st Street to 22nd Street and both exposed sides of the four corner properties on 21st Street and 22nd Street. The BID spans 1,473.17 linear feet of sidewalk frontage. There are 20 parcels within the district.
Services:	<p>Beautification, cleaning and maintenance: Litter and general cleaning of sidewalks, gutters, doorways, and public right of way; graffiti abatement; removal of posters, foreign attachments and bulky items; sidewalk weed removal and tree and plant maintenance; steam cleaning/power washing of all sidewalks every week and as needed. Beautification, cleaning and maintenance services will be provided three hours per day.</p> <p>Public safety: Community Ambassadors with cell phones to support police and property owners in crime prevention and provide street population with social services information three hours per day. Seven surveillance cameras operating 24/7 to record street activities.</p> <p>Greening: Twenty hanging floral baskets with new flowers every six months, cared for daily.</p>
Sources of financing:	The annual operating costs for the district will be financed by assessments levied on all parcels of property within the district and voluntary donations (cash, payment of district administrative overhead expenses and in-kind services) from property owners within the district. Property will be assessed on linear footage of sidewalk frontages. (The linear footage of the four corner properties will include the length of sidewalk frontages on Mission Street and side-streets.)
2011 budget:	\$85,861: \$50,000 for beautification, cleaning, and maintenance; \$20,000 for greening; \$15,000 for safety and administrative, and \$861 for contingencies and reserve.
Duration:	<p>The BID would be renewed and established for a period of five years and six months, with assessments collected for the first five years only and completion of services and activities through the five years plus six months.</p> <p>The BID services will be extended for an additional five (5) and a half years, starting January 1, 2011 and concluding on December 31, 2015, unless the Board of Supervisors dissolves the district at the initiative of at least eight members of the Board of Supervisors.</p>

During the first six months of the renewed district, carryover assessment funds assessed between July 1, 2009 and June 30, 2010 (the previous assessment year) will be used to provide services within the district from July 1, 2010 to December 31, 2010 per the original management plan that was approved in 2005. During the last six months of the district's term, assessment funds assessed during July 1, 2014 to June 30, 2015 will be used to fund services during the fifth and a half year of the district's duration between July 1, 2015 and December 31, 2015.

Assessments:

In Year 1 of the renewed district, each assessment will be calculated at \$57.70 per linear foot of street frontage for each parcel in the district. The annual assessments in years 2-5 of the district may be increased over the prior year assessment by the lesser of the change in the most recent 12-month Consumer Price Index (CPI) for the San Francisco Bay Area (All Urban Consumers), or 3%, but only following an annual vote of the Board of Directors of the non-profit management corporation.

During the first six months of the renewed district, carry over assessment funds assessed between July 1, 2009 and June 30, 2010 (the previous assessment year), will be used to provide services within the district from July 1, 2010 to December 31, 2010 per the original management plan that was approved in 2005. During the last six months of the district's term, assessment funds assessed during July 1, 2014 to June 30, 2015 will be used to fund services during the fifth and a half year of the district's duration between July 1, 2015 and December 31, 2015.

Annual budget:

During years 2-5, the Board of Directors must submit an annual report and proposed budget for the next year to the Board of Supervisors as required by state law. The annual assessments in years 2-5 of the district may be increased over the prior year assessment by the lesser of the change in the most recent 12-month Consumer Price Index (CPI) for the San Francisco Bay Area (All Urban Consumers), or 3%, but only following an annual vote of the Board of Directors of the non-profit management corporation.

City services:

The Board of Supervisors of the City and County of San Francisco, by establishing this BID, may not reduce or eliminate city services for public safety, beautification, cleaning and maintenance services currently being provided to the 2500 block of Mission Street (so-called "baseline services") due to the addition of BID services, except in proportion to reduction in such services in comparable areas of the City.

Governance:

The Mission Miracle Mile BID will be governed by Mission Miracle Mile Inc., a non-profit corporation whose responsibility it is to manage programs for the Mission Miracle Mile BID. The non-profit management corporation will have a five-member Board of Directors elected annually by property owners within the BID, whose votes are to be weighted according to financial obligation in the same manner as for district formation.

II. Introduction

A. Successes of the Business Improvement District from 2006 through 2010

Accomplishments

The 2500 Block of Mission Street BID in 2006 immediately set forth to bring about a clean, safe and attractive "oasis" in the midst of the Mission shopping corridor. In so doing, it initiated activities to improve business, property values and the quality of life for all who live, work, invest and/or come to enjoy the "Heart of the Mission."

- graffiti is continuously removed from all buildings, public fixtures, and sidewalks;
- unauthorized posters, stickers and other illegal foreign attachments are continuously removed from public and private property;
- grime is routinely pressure washed from sidewalks;
- litter is routinely swept up;
- service providers are adequately insured, trained and responsive;
- the property owners and businesses within the BID have a unified voice with government departments such as SFPDW and SFPD, and with community-based organizations such as the Mission Merchants Association and Mission Neighborhood Centers.
- The street has been "softened" and "greened" with twenty hanging floral baskets.
- Crime on the street has been largely eradicated with the presence of seven conspicuous surveillance cameras.

The management corporation has entered into and enforced contracts to provide the beautification, cleaning, maintenance, public safety and community relations services within the district.

The board of directors has diligently maintained fiscal controls and accountability. BID owners receive audited financial statements for the most recently completed fiscal year along with a pro forma of the upcoming year. The board has also submitted the annual reports and proposed annual budgets to the Board of Supervisors as required by Streets and Highways Code §36650.



BEFORE



AFTER

B. Laws governing the creation and operation of a Business Improvement District

Business Improvement Districts (BIDs)

In California, business improvement districts (BIDs) are governed by the Property and Business Improvement District Law of 1994 (California Streets and Highways Code §§36600 *et seq.*) Proposition 218, approved by the California voters on November 6, 1996, which became part of the California Constitution (Articles XIII C and XIII D) and the Proposition 218 Omnibus Implementation Act (Government Code §§53750 *et seq.*) regulate and limit the imposition of special assessments by requiring that property owners be given notice and the opportunity to vote on assessments, and requires that votes be weighted according to the financial obligation imposed on their properties. State law allows chartered cities to adopt local procedures for the imposition of assessment, which are subject to the requirements in the California Constitution and Proposition 218 Omnibus Implementation Act.

The formation of BIDs in California

The "Property and Business Improvement District Law of 1994 is contained in the California Streets and Highways Code Sections 36600 *et seq.* Steps required within this Code to form a Business Improvement District include:

1. "Receive signed copies of the petition circulated as above from property owners who will pay more than 50 percent of the assessments proposed to be levied;
2. Adopt a resolution of intention to establish the BID. This must include (a) a brief description of the proposed activities and improvements, the amount of the proposed assessment, and a description of the exterior boundaries of the district, and (b) a time and place for a public hearing on the establishment of the BID within 90 days of the resolution's adoption;
3. Notice its intention to establish the BID in accordance with Section 53753 of the Government Code;
4. Hold a public hearing on the establishment of the BID within 90 days of the resolution's adoption; and
5. Adopt a proposed resolution of adoption (if the Board makes substantial changes to the originally proposed assessment) or a resolution establishing the district (if the Board does not make substantial changes). This resolution must contain all information included in paragraphs (1) to (8) of Section 36625 (including descriptions of the proposed activities, assessment type, and boundaries as well as a copy of the engineer's report)."

The formation of BIDs in San Francisco

In 2004, The Board of Supervisors of the City and County of San Francisco adopted an ordinance that incorporates the state law and then specifies how the Board of Supervisors may choose to augment the state law provisions by choosing to: (1) reduce the percentage of petitions required from owners in order to initiate formation; (2) have the district encompass and assess residential property; or (3) extend the term of the district to a maximum of 15 years, unless a longer term is authorized by state law; or (4) authorize the district to recover through assessments the costs incurred in its formation. In addition, this Article augments state law by authorizing the Board of Supervisors to disestablish a district upon a

FLORAL BASKETS



SURVEILLANCE CAMERAS



supermajority vote of the Board, requiring the Clerk of the Board to notify business owners in English, Cantonese and Spanish when a petition for district formation is received, and setting minimum levels of representation by business owners on the governing body of the proposed district.

III. Proposal for the renewal of the Mission Miracle Mile Business Improvement District

The 2500 Block of Mission Street Business Improvement District has been formed as a business improvement district under the Property and Business Improvement District Law of 1994. The information required by Section 36622 for this management district plan for the district are as follows:

A. Map of the proposed district

A map showing each parcel of property within the proposed district is set forth on page 7 of this Management Plan.

B. Name of the district

The district shall be renamed the "Mission Miracle Mile BID."

C. Description of district boundaries

The Mission Miracle Mile Business Improvement District (BID) will contain 20 parcels. Seven of these parcels are located on the west side of Mission Street between 21st and 22nd Streets. The other 13 parcels are located on the east side of Mission Street between 21st and 22nd Streets.

The seven parcels on the west side of Mission Street are located on the Assessor-Recorder's Office Block 3616. The 13 parcels on the east side of Mission Street are located on the Assessor-Recorder's Office Block 3615.

All parcels on the Mission Street side of Blocks 3616 and 3615 will comprise the BID. Should a parcel be located on a corner, the side of the parcel perpendicular to Mission Street will also be in the BID. Accordingly, THE BID will incorporate 1,473.17 linear feet. These boundaries and participating properties are depicted on the map on page 7.





BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Boundaries and participating properties in the 2500 Block of Mission Street BID



Parcel dimensions

Parcel No.	Linear ft.	Parcel No.	Linear ft.	Parcel No.	Linear ft.
3616 001	30' + 92.5'	3615 070	65' + 93.17'	3615 022	30'
3616 002	30.25'	3615 028	30'	3615 079	24'
3616 003	25'	3615 027	30'	3615 020	30'
3616 061	52.167'	3615 026	30'	3615 019	32.833'
3616 005	108.313'	3615 025	30'	3615 018	23.042'
3616 007	161.531'	3615 024	32'	3615 016	75.125' + 122.5'
3616 008	112.75' + 125'	3615 023	88'		

Due to limited space, parcel dimensions shown on above map are rounded up to the nearest decimal point. Dimensions in the table are given to three decimal places as per San Francisco Assessor-Recorder's Office documents.

D. The improvements and activities to be funded by the assessments

During the period of 2006 through 2010, the City maintained existing services at verifiable "baseline" service levels. By adopting this plan, the Board of Supervisors will confirm and guarantee a continued baseline level of service equivalent to that being provided in similar areas of the City from 2011 through 2016.

Safe/clean/green services			
Existing city services	Frequency	Additional BID services	Frequency
Mechanical street sweeping	7 days/week		
Manual street sweeping	DPW crew daily sweeping	Additional manual sweeping of sidewalks and curbs; litter patrol	Twice daily, 7 days/week
Removal of weeds on sidewalks, curbs and in storm drains	Infrequent; as needed	Additional removal of weeds on sidewalks, curbs and in storm drains	7 days/week
Sidewalk steamcleaning	Infrequent; as needed	Additional sidewalk steamcleaning	12 times/year
Graffiti removal services	Infrequent; only graffiti on public property	Rapid-response graffiti removal services	7 days/week
Street tree maintenance including removal of weeds and debris around trees	infrequent (tree pruning every seven years)	Additional removal of weeds and debris around trees and maintenance of tree wells	7 days/week
Emptying of public litter receptacles	7 days/week	BID vendor notifies DPW if litter receptacle requires emptying	7 days/week
Repair/maintenance/cleaning/repainting of public fixtures	Infrequent; as needed	Repair request called into DPW to ensure rapid resolution; fixture cleaning and repainting done by BID vendor	7 days/week
Environmental code enforcement	Infrequent and non-systematic	Long-term code compliance fostered by BID patrol, which documents violations, reports to DPW & follows up	7 days/week
Police service levels at the discretion of the Captain of Mission Police Station		Community Ambassadors augment services by SFPD by providing additional eyes and ears, safety presence, reporting illegal activities, and deterring crime.	7 days/week
		<ul style="list-style-type: none"> • Provide assistance to visitors. • Maintain excellent relations with merchants and property owners. • Maintain excellent communications with SFPD, DPW and other relevant city agencies. • Refer street population to available city homeless services. • Maintain 20 floral baskets. • Maintain and back up seven surveillance cameras 	7 days/week 7 days/week 7 days/week

E. Total annual amount proposed to be expended

The maximum annual budget presented below represents the costs for providing the improvements, services, and activities that are in addition to those services provided by the City.

Beginning in Fiscal Year 2010/11, the maximum annual budget amount for the Mission Miracle Mile BID is as follows:

Description of expenditures	2011 maximum budget amount ¹	Percent of total budget
Beautification, cleaning, and maintenance program	\$50,000	58%
Greening program	\$20,000	23%
Public safety and administrative program	\$15,000	18%
Contingency and reserves	\$861	1%
Total 2010-2011 maximum budget:	\$85,861	100%

¹ Annual cost and budget category allocations determined by the Owners' Association.

Annual revenue description	2011 annual revenue amount ¹	Percent of total annual revenue
Assessment revenue	\$85,002	99%
Other revenue ¹	\$859	23%
Total 2010-2011 annual revenue:	\$85,861	100%

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

During any future year of operation, the Owners' Association may re-allocate funds from one budget to another budget category. However, the annual re-allocation of budget category amounts shall not exceed or decrease more than 10% of the previous Fiscal Year's approved budget category amount.

One percent of the Beautification, Cleaning, and Maintenance Program provides a general benefit to the public; see the Basis of Assessment section of the Engineer's Report for further information. Properties can be assessed for the special benefits received from the programs and activities, but not the general benefits received by the public at large. Therefore, the portion of the total budget designated as general benefit will be supplemented from other sources. The funds needed (\$859) to cover the costs associated with the general benefits received will be contributed through grants, donations, fees for service contracts, and fundraising events.

The Fiscal Year 2010/11 total maximum assessment revenue is subject to an annual increase beginning July 1, 2011. The maximum annual assessment revenue increase will reflect the change in the most recent 12-month Consumer Price Index for All Urban Consumers in San Francisco-Oakland-San Jose, or 3%, whichever is less. In no event shall the annual assessment revenue be less than zero (i.e., decreases). Note however, that this is the maximum annual assessment revenue and the actual amount assessed to properties may be less than this maximum, depending on the desires of the Mission Miracle Mile BID and its stakeholders.

Based upon a maximum annual assessment increase of 3%, beginning July 1, 2011, the total annual maximum assessment revenue each year for each of the five years is as shown in the table at right.

Fiscal Year	Total maximum annual assessment revenue ¹
FY 2010/11	\$85,002
FY 2011/12	\$87,552
FY 2012/13	\$90,179
FY 2013/14	\$92,884
FY 2014/15	\$95,671
Total maximum assessment revenue	\$451,288

¹ The total maximum assessed to property owners within the Mission Miracle Mile BID each Fiscal Year.

F. The proposed source(s) of financing, including proposed method and basis of levying the assessments

The annual operating costs for the district will be financed by assessments levied on all parcels of property within the district and voluntary donations (cash, payment of district administrative overhead expenses and in-kind services) from property owners within the district.

Issuance of bonds or debt service: No bonds, nor related bond indebtedness will result from the formation of this district. If debt does occur, it would only be in the form of acquisition or services or equipment related to the implementation of the special benefits called for in this management district plan.

The annual assessments in years 1-5 of the renewed district may be increased over the prior year assessment, at the election of the Board of Directors of the non-profit management corporation, by the lesser of the change in the most recent 12-month Consumer Price Index (CPI) for the San Francisco Bay Area (All Urban Consumers), or three percent (3%).

G. The time and manner of collecting the assessments

The assessments for the Mission Miracle Mile BID will appear as a separate line item on the annual property tax bills prepared by San Francisco Tax Collector. Property tax bills are generally distributed in the fall. Payment may be made in two installments due on November 1 and February 1, and the bill is delinquent if not paid by December 10 and April 10, respectively. The assessments collected by the City and County of San Francisco will then be forwarded to the management corporation to fund the improvements and activities authorized under this plan. Existing laws for enforcement of property taxes apply to the Management District assessments.

H. The term of the district and disestablishment procedures

The term of the Mission Miracle Mile BID will be five years and six months, starting July 1, 2010 and concluding on December 31, 2015. The procedures for disestablishment of the district prior to the end of the five-year term are summarized in the Appendix on page 17 of this Management Plan.

I. Proposed rules and regulations to be applicable in the district

The rules and regulations will be determined by the board of directors of the non-profit corporation governing the Mission Miracle Mile BID (see Section K below).

J. Timeline for implementation and completion of management district plan

Following is the timeline for renewal of this management district plan:

Task:	Completed by:
Submit petitions to renew District to Board of Supervisors	July 16, 2010
Board of Supervisors adopts Resolution of Intent to renew District	August 10, 2010
Notice, ballots and other documents distributed to property owners	August 16, 2010
Ballots due, public hearing, ballots counted, district formed	October 5, 2010
Property owners elect board of directors for non-profit Management Corporation	November 2010
Contracts with Service Providers signed	December 2010
First assessments paid to City	December 2010
First installment of assessments transferred from City to Mission Miracle Mile BID management corporation	January 2011
Services commence	January 1, 2011

K. Management of the district

The Mission Miracle Mile BID will be governed by a non-profit corporation whose responsibility it is to manage programs for the Mission Miracle Mile BID. The non-profit management corporation will have a five-member Board of Directors elected annually by property owners within the BID, whose votes are to be weighted according to financial obligation in the same manner as for district formation. The board will oversee contracts to provide the beautification, cleaning, greening, safety, and maintenance services, the public safety program and community relations services authorized under this plan. The board of directors will file a report with all members of the BID and the Clerk of the Board of Supervisors for each fiscal year of operation after the first year of operation. This report will address (a) any proposed boundary changes, (b) the improvements and activities to be provided for that year as well as associated costs, (c) the method and basis of levying the assessment, (d) the amount of any surplus or deficit revenues to be carried over from the prior year, and (e) the amount of any contributions to be made from sources other than assessments.

The name of the non-profit management corporation is Mission Miracle Mile, Inc. Its overarching principles of governance are:

- Create and manage programs that best respond to the needs of the property owners on the 2500 block of Mission Street.
- Find and manage programs that will augment—and not duplicate—services already provided by City agencies.
- Purchase services cost-effectively.
- Provide total accountability to assessed property owners.

IV. Appendix

A. First-year assessments for special BID services by owner/block-lot

Mission St. address	Block-lot	Owner	Percentage of voting rights & assessments	First-year assessment
2501	3615-070	M-J SF Investments LLC	10.74%	\$9,126.40
2515-2517	3615-028	Cabrera Manuel A & Maria M	2.04%	\$1,731.00
2519-2523	3615-027	Winter Greta	2.04%	\$1,731.00
2525-2527	3615-026	Nasrah Development LLC	2.04%	\$1,731.00
2531-2535	3615-025	Brent Richard L	2.04%	\$1,731.00
2539	3615-024	Ly Quoc Quang & Lee Wai-King	2.17%	\$1,846.40
2551-2557	3615-023	Vera Cort Survivors Trust	5.97%	\$5,077.60
2565	3615-022	Maury Josette M Revoc Trust 20	2.04%	\$1,731.00
2567	3615-079	Skyline Mission Block LLC	1.63%	\$1,384.80
2571-2575	3615-020	Survivors Trust	2.04%	\$1,731.00
2577-2581	3615-019	KV Lee Properties LLC	2.23%	\$1,894.46
2583-2585	3615-018	Patel Pradeep J & Varsha P	1.56%	\$1,329.52
2589-2595	3615-016	2595 Mission Street LLC	13.41%	\$11,402.96
2500	3616-001	Metropolitan Life Insurance Co.	8.32%	\$7,068.24
2506-2508	3616-002	Stamper Bruce D	2.05%	\$1,745.42
2512-2514	3616-003	Yeung Kai Fai	1.70%	\$1,442.50
2516-2524	3616-061	Murkelley LLC	3.54%	\$3,010.02
2526-2548	3616-005	Feed Bag Inc.	7.35%	\$6,249.66
2554-2574	3616-007	Gus Murad & Associates LLC	10.96%	\$9,319.76
2578-2598	3616-008	Hawk & Carmen Lou	16.14%	\$13,718.16
Totals:			100.00%	\$85,001.90

B. Contact Information: BID property owners/managers

Mission St. Address	Current tenant(s)	Property owner(s)
2501	Vanguard Properties	M-J SF Investments LLC c/o James Nunemacher/Mike Cassidy 2501 Mission St., S.F., CA 94110 (415) 321-7007 jn@vanguardsf.com
2515-2517	Lola Gallery (2517)	Cabrera Manuel A & Maria M 7 West Way South San Francisco, CA 94080
2519-2523	Crazy Fashions (2519)	Greta Winter 200 Potrero Ave., S.F., CA 94103
2525-2527	A-Foto Video (2525) Payless Optical (2527)	Nasrah Development LLC 57 Southridge Way Daly City, CA 94104
2531-2535	Pan American Travel (2531) R. Brent Chiropractor (2535)	Brent Richard L 2535 Mission St., S.F., CA 94110 (415) 826-1000
2539	Evergreen Market	Ly Quoc Quang & Lee Wai-King 2539 Mission St., S.F., CA 94110 (415) 641-4506, Fax: (415) 641-4523 evergreenmkt87@aol.com
2557	Vacant (formerly Cine Latino)	Vera Cort Survivors Trust 757 3rd Ave., S.F., CA 94118 (415) 751-1505, Fax: (415) 933-9510
2565	Blue Macaw	Maury Josette M Revoc Trust 20 516 Missouri St., # C, S.F., CA 94107 *82 (415) 821-2868 jmaury08@yahoo.com
2567	Joanna's Bridal	Skyline Mission Block LLC 558 Sacramento St. #400, S.F., CA 94111
2571-2575	Residence/office (2571) Lipstick Beauty Supply (2573) Doc's Clock (2575)	Greta Winter 200 Potrero Ave., S.F., CA 94103
2577-2581	Jay C. Fashions (2577) Hou's Jewelry Co. (2581)	KV Lee Properties LLC 265 5th Ave., #2, S.F. CA 94118 (415) 668-7178 (evenings)
2583-2585	King of Fashions	Patel Pradeep J & Varsha 2583 Mission St., S.F., CA 94110 (415) 641-4634

Contact Information-BID property Owners/Managers (continued)

Mission St. Address	Current tenant(s)	Property owner(s)
2589-2595	Notary/Insurance (2589) Swiss Jewelers (2591) Wells Fargo Bank (2595)	2595 Mission Street LLC John P. Brennan, Manager 50 Everson St., S.F., CA 94131 (415) 587-9936
2500	Chase Bank	Metropolitan Life Insurance Co. c/o Leon J. Portelance J.P. Morgan/Chase Real Estate CA 1-4861 1950 Arden Way Suite 310 Sacramento, CA 95815 leon.portelance@chase.com (916) 204-8236
2506-2508	Dr. Bruce D. Stamper Optometry	Stamper Bruce D 2508 Mission St., S.F., CA 94110 (415) 461-1400
2512-2514	Bonita Footwear	Yeung Kai Fai 2512 Mission St., S.F., CA 94110
2516-2524	Elements Youth Hostel Medjool Café	Murkelley LLC c/o Gus Murad 2516 Mission St., S.F., CA 94110 (415) 314-8157, gusmurad@aol.com
2526-2548	Foreign Cinema (2526) Oasis Optometry (2540) Restaurant under constr. (2544) Sports Trends (2548)	Feed Bag Inc. c/o Colleen Meharry Urban Group 363 Waller St., S.F., CA 94114 home: (415) 861-1965 cell: (415) 606-3210 colleenjunior@aol.com
2554-2574	Vacant (2554) - formerly New Mission Theater Value Giant (2574)	Gus Murad & Associates LLC 2516 Mission St., S.F., CA 94110 (415) 314-8157, gusmurad@aol.com
2578-2598	Offices (2578-88) New Mission Market (2590-98)	Hawk & Carmen Lou 37 Ora Way, S.F., CA 94131 (415) 606-9863 & (415) 648-8643 hwklou@yahoo.com

C. Voting rights in descending order of magnitude

Mission St. address	Block-lot	Owner	Percentage of voting rights & assessments	By quintile
2578-2598	3616-008	Hawk & Carmen Lou	16.14%	
2589-2595	3615-016	2595 Mission Street LLC	13.41%	
2501	3615-070	M-J SF Investments LLC	10.74%	
2554-2574	3616-007	Gus Murad & Associates LLC	10.96%	51.25%
2500	3616-001	Metropolitan Life Insurance Co.	8.32%	
2526-2548	3616-005	Feed Bag Inc.	7.35%	
2551-2557	3615-023	Vera Cort Survivors Trust	5.97%	
2516-2524	3616-061	Murkelley LLC	3.54%	25.18%
2577-2581	3615-019	KV Lee Properties LLC	2.23%	
2539	3615-024	Ly Quoc Quang & Lee Wai-King	2.17%	
2506-2508	3616-002	Stamper Bruce D	2.05%	
2515-2517	3615-028	Cabrera Manuel A & Maria M	2.04%	8.49%
2519-2523	3615-027	Greta Winter	2.04%	
2525-2529	3615-026	Nasrah Development LLC	2.04%	
2531-2535	3615-025	Brent Richard L	2.04%	
2565	3615-022	Maury Josette M Revoc Trust 20	2.04%	8.16%
2571-2575	3615-020	Greta Winter	2.04%	
2512-2514	3616-003	Yeung Kai Fai	1.70%	
2567	3615-079	Skyline Mission Block LLC	1.63%	
2583-2585	3615-018	Patel Pradeep J & Varsha P	1.56%	6.93%
Totals:			100.00%	100.00%

D. Mechanisms for modifying or disestablishing the Mission Miracle Mile BID

Modification of boundaries, assessments, improvements or activities

Request for modification of management district plan. The management corporation may, at any time, request that the Board of Supervisors modify the management district plan. Any modification of the management district plan shall be made pursuant to this Modification by Adoption of Resolution–Written Request for Hearing.

1. Upon written request of the management corporation, the Board of Supervisors may modify the management district plan by adopting a resolution after holding hearings on the proposed modification.
2. The Board of Supervisors shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than sixty (60) days after the adoption of the resolution of intention.

Modification of improvements and activities funded–adoption of resolution and hearing

The Board of Supervisors may modify the improvements and activities to be funded with the revenue derived from the levy of assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. (Section 36636 CA Streets & Highways Code)

Dissolution of district

A. Any district established or extended pursuant to the provisions of this chapter, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be dis-established by resolution of the Board of Supervisors in either of the following circumstances:

1. If the Board of Supervisors finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.
2. During the operation of the district, there shall be a thirty (30) day period each year in which the assessed property owners may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for a thirty (30) day period. The next thirty (30) day period shall begin two years after the date of establishment of the district. Each successive year of operation of the district shall have such a thirty (30) day period. Upon the written petition of the owners of real property in the area who pay thirty (30) percent or more of the assessments levied, the Board of Supervisors shall notice a hearing of disestablishment.

B. The Board of Supervisors shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The public hearing shall be held no less than thirty (30) days or more than sixty (60) days after the adoption of the resolution of intention. Notice of the public hearing shall be published.

C. Upon the disestablishment of a district, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be refunded to the owners of the property then located and operating within the district in which assessments were levied by applying the same method as basis that was used to calculate the assessments levied in the fiscal year in which the district was disestablished. If the disestablishment occurs before the assessment is levied for the fiscal year, the method and basis that was used to calculate the assessment levied in the immediate prior fiscal year shall be used to calculate the amount of refund.

D. Notice of disestablishment of a district shall be published once in a newspaper of general circulation in the city, not later than fifteen (15) days after the resolution disestablishing the district is established.

In addition, under Section 1511 of the San Francisco Business and Tax Regulations Code, the Board of Supervisors may initiate disestablishment proceedings for any reason, at the initiative of at least eight of its members, and shall adopt a resolution of intention and comply with the notice, public hearing, sale and refund and publication procedures described above.