

**City and County of San Francisco**

**Mission Miracle Mile  
Business Improvement District**

**Engineer's Report**

**July 2010**

*Submitted by*



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## **ENGINEER'S LETTER**

**WHEREAS**, The Board of Supervisors of the City and County of San Francisco previously formed the 2500 Block of Mission Street Business Improvement District in 2006 pursuant to the Property and Business Improvement District Law of 1994 (the "1994 Act") with assessments levied for a term of five years, expiring June 30, 2010. A portion of the Fiscal Year 2009/10 carry-over assessment revenue will provide funding for the improvements, services, and activities from July 1, 2010 through December 31, 2010.

**WHEREAS**, pursuant to the 1994 Act, it is proposed that the 2500 Block of Mission Street Business Improvement District rename to the Mission Miracle Mile Business Improvement District and be reauthorized for a term of five years, commencing July 1, 2010 and expiring June 30, 2015. Assessments levied and collected during this term will provide funding for the improvements, services, and activities from January 1, 2011 through December 31, 2015.

**WHEREAS**, this Engineer's Report presents the plans and specifications describing the improvements, services, and activities, an estimate of the costs of the improvements, services, and activities for the Mission Miracle Mile Business Improvement District for the referenced fiscal years, a diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, services, and activities, assessing the net amount upon all assessable lots and/or parcels within the Mission Miracle Mile Business Improvement District in proportion to the special benefit received; and

**NOW THEREFORE**, the following assessment is to be authorized in order to pay the estimated costs of the improvements, services, and activities to be paid by the assessable real property within the boundaries of the Mission Miracle Mile Business Improvement District in proportion to the special benefit received. The following table summarizes the assessment.

### **FISCAL YEAR 2010/11 SUMMARY OF ASSESSMENT**

<b>Estimated Fiscal Year 2010/11 Revenue:</b>	
Estimated Revenue to be Funded by Assessments	\$85,002
Estimated Revenue to be Funded by Non-assessment Sources	<u>859</u>
<b>Total Estimated Fiscal Year 2010/11 Revenue</b>	<b>\$85,861</b>
<b>Total Estimated Fiscal Year 2010/11 Expenditures</b>	<b>\$85,861</b>
<b>Fiscal Year 2010/11 Maximum Assessment:</b>	
Linear Street Frontage for all Assessor's Parcels	\$57.70 per Linear Street Foot

In making the assessments contained herein pursuant to Proposition 218, the "Right to Vote on Taxes Act" approved by California voters in 1996, which added Articles XIIC and XIID to the California State Constitution (the "Assessment Law"):

1. I have identified all parcels which will have a special benefit conferred upon them from the improvements, services, and activities described in the Description of Improvements, Services, and Activities section of this Engineer's Report (the "Specially Benefited Parcels"). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in Appendix A of this Engineer's Report.

2. I have evaluated the costs and expenses of the improvements, services, and activities upon the Specially Benefited Parcels. In making such evaluation:
  - a. The proportionate special benefit derived by each Specially Benefited Parcel from the improvements, services, and activities was determined in relationship to the entirety of the costs of the improvements, services, and activities;
  - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the improvements, services, and activities; and
  - c. Any general benefits from the improvements, services, and activities have been separated from the special benefits and only special benefits have been assessed.

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

  
K. Dennis Klingelhofer, P.E., Assessment Engineer



## ***INTRODUCTION***

This Engineer's Report has been prepared to support the reauthorization of the Mission Miracle Mile Business Improvement District within the 2500 block of the Mission Street area of the City and County of San Francisco ("City"). The business improvement district will provide beautification, cleaning, maintenance, public safety, and greening services throughout the 2500 block of the Mission Street area. If reauthorized, the City will levy assessments annually against real property, for a term of five years, within the boundaries of the district.

### **Official Name Designation**

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The name designation of this proposed district is the Mission Miracle Mile Business Improvement District ("MMM BID").

### **Type of Business Improvement District**

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The MMM BID is being reauthorized pursuant to the Property and Business Improvement District Law of 1994, California Streets and Highway Code Sections 36600 et seq. ("1994 Act").

### **MMM BID Boundaries**

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The MMM BID contains 20 parcels located along Mission Street. The boundaries of the MMM BID include those properties that front Mission Street from 21<sup>st</sup> Street south to 22<sup>nd</sup> Street. The MMM BID will not provide services and activities to those properties lying outside of the MMM BID.

Appendix A of this Engineer's Report provides an assessment diagram that more fully details the boundaries of the MMM BID and identifies each parcel.

## ***DESCRIPTION OF IMPROVEMENTS, SERVICES, AND ACTIVITIES***

Under the leadership of the Mission Miracle Mile Inc., a non-profit corporation (“Owners’ Association”), the MMM BID plans to implement and fund three principal programs; a Beautification, Cleaning and Maintenance program, a Greening program, and a Public Safety and Administrative program.

### **Beautification, Cleaning and Maintenance**

The MMM BID plans to supplement services already provided by the Department of Public Works (“DPW”) and other relevant City agencies. The comprehensive program aims to ensure owner, merchant, and visitor safety; and provide for the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the MMM BID boundaries. Through the utilization of managed services, the Beautification, Cleaning and Maintenance program is designed to strive for a safe, clean, and litter-free area that is absent of graffiti or other signs of decay. The goal is for property owners and merchants alike to maintain a sense of pride in the Mission Miracle Mile area. Further, perceptions of cleanliness lend itself as an important contribution to the establishment and growth of an aesthetically pleasing, safe, and vibrant community.

The MMM BID’s managed Beautification, Cleaning and Maintenance program includes continuous litter removal 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; and a variety of safety services efforts.

A list of eligible services includes, but is not limited to:

- Regular sweeping of sidewalks and curbs; litter patrol – Twice daily, 7 days per week
- Removal of weeds on sidewalks, curbs and in storm drains – Daily, 7 days per week
- Sidewalk steam cleaning – 12 times per year
- Rapid-response graffiti removal – Daily, 7 days per week
- Removal of weeds and debris around trees and maintenance of tree wells – Daily, 7 days per week
- MMM BID vendor notification to DPW if litter receptacle requires emptying – Daily, 7 days per week
- Repair request calls into DPW to ensure rapid resolution; fixture cleaning and repainting done by MMM BID vendor – Daily, 7 days per week
- Long-term code compliance fostered by MMM BID patrol, which documents violations, reports to DPW and follows up – Daily, 7 days per week

## **Greening Program**

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In an effort to provide a more vibrant area along the 2500 block of Mission Street, the MMM BID provides planting and maintenance service for 20 hanging floral baskets along Mission Street. The hanging floral baskets provide a softened and greened up look to the MMM BID area.

A list of eligible services includes, but is not limited to:

- Maintain 20 floral baskets – Daily, 7 days per week
- Replacement of flowers in floral baskets – Every 6 months

## **Public Safety and Administrative Program**

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The MMM BID views the goal of the public safety efforts as producing an environment in which property owners, merchants, and visitors feel comfortable and secure. An objective of the MMM BID is to improve the quality of life for property owners and businesses within the district, as well as continually improve the experience of visitors by providing a safe and welcoming presence throughout the area.

A list of eligible services includes, but is not limited to:

- Community Ambassadors augment services by the San Francisco Police Department (“SFPD”) by providing additional eyes and ears, safety presence, reporting illegal activities, and deterring crime – Daily, 7 days per week
- Provide assistance to visitors – Daily, 7 days per week
- Maintain excellent relationships with merchants and property owners – Daily, 7 days per week
- Maintain excellent communications with SFPD, DPW, and other relevant City agencies – Daily, 7 days per week
- Refer street population to available City homeless services – Daily, 7 days per week
- Maintain and back up seven surveillance cameras – Daily, 7 days per week

## **Existing City Services**

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The City currently provides services in the MMM BID area. The improvements, services, and activities funded by the MMM BID assessment revenue are in addition to those services currently provided by the City.

A list of existing services provided by the City, is included as part of the Mission Miracle Mile Business Improvement District Management District Plan.

## **ESTIMATED COSTS**

### **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 already provided by the City from January 1, 2011 through December 31, 2015. Fiscal Year 2009/10 carry-over assessments provide the necessary assessment revenue to fund the improvements, services, and activities from July 1, 2010 through December 31, 2010.

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

<b>Description of Expenditures</b>	<b>2010/11 Maximum Budget Amount(1)</b>	<b>% of Total Budget</b>
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%
<b>Total 2010/11 Maximum Budget:</b>	<b>\$85,861</b>	<b>100%</b>

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

<b>Description of Revenue</b>	<b>2010/11 Revenue Amount</b>	<b>% of Total Annual Revenue</b>
Assessment Revenue	\$85,002	99%
Other Revenue(1)	859	1%
<b>Total 2010/11 Annual Revenue</b>	<b>\$85,861</b>	<b>100%</b>

(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 category 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 MMD BID's annual expenditures provides a general benefit to the public; see the Basis of Assessment section of this 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 increase be less than zero (i.e., decreased). 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 desires of the MMM 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:

<b>Fiscal Year</b>	<b>Total Maximum Annual Assessment Revenue (1)</b>
2010/11	\$85,002
2011/12	87,552
2012/13	90,179
2013/14	92,884
2014/15	95,671
<b>Total Maximum Assessment Revenue</b>	<b>\$451,288</b>

(1) The total maximum amount assessed to property owners within the MMM BID each Fiscal Year.

# **METHOD OF ASSESSMENT**

## **Statutory Considerations**

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Proposition 218, the “Right to Vote on Taxes Act” was approved by California voters in 1996, which added Articles XIII C and XIII D to the California State Constitution. The primary results of Proposition 218 were stricter definitions of assessments, special taxes, fees, and charges, and a general mandate for some type of voter approval for any new or increased tax, assessment, or property-related fee. The Proposition 218 Omnibus Implementation Act (“Implementation Act”) was approved July 1, 1997. The Implementation Act provided for procedures throughout the notice, protest and hearing process. It should be noted that this report has been prepared to be consistent with current practices and the California State Constitution. In the meantime, there are a number of pending court cases related to special assessments that could alter current practices and procedures.

### **General Benefit**

Proposition 218 requires that any local agency proposing to increase or impose a special assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that the property owners are not charged with an assessment that pays for general benefits. Thus, a local agency carrying out projects or services that provide both special and general benefits may levy an assessment to pay for the special benefits but must acquire separate funding to pay for those general benefits.

General benefit is an overall and similar benefit to the public at large resulting from the improvements, services, and activities to be provided by the assessments levied. All of the services and activities more fully presented in the Description of Improvements, Services, and Activities section of this Engineer’s Report are provided to parcels and are for the benefit of parcels within the MMM BID boundaries only. There will be no improvements, services, or activities provided outside of the boundaries. Various community benefit districts around the City conducted surveys to determine the likelihood of individuals passing through their boundaries without the intention of engaging in any type of commerce activity in the district. Of those surveyed, less than 1% indicated that they do not nor do they ever have the intention of engaging in any type of commerce regardless of any future district programs and services provided. To account for this activity, 1% of the total annual budget is considered general benefit. Properties within the MMM BID are not assessed this 1% general benefit.

### **Special Benefit**

Pursuant to Proposition 218, or more specifically Article XIII D, Section 2(i) “Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute special benefit.”

All parcels that have special benefit conferred upon them as a result of the services and activities provided shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the services and activities.

In accordance with Article XIII D §4(a) “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.” Article XIII D also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public easements and rights-of-ways.

## **Source(s) of Financing**

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The levy and collection of annual assessments upon property within the MMM BID provides the primary funding source for the improvements, services, and activities previously outlined. The Owners' Association can generate additional funds from sources other than annual assessments on properties within the MMM BID. These funds may include grants, donations, and fees for service contracts and in kind donations.

The MMM BID will not issue bonds to fund any of the improvements, services, and activities provided by the MMM BID.

## **Definitions**

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"Assessor's Parcel" - A lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel number within the boundaries of the MMM BID.

"Assessor's Parcel Map" - An official map of the Assessor of the County designating Assessor's Parcels by Assessor's Parcel number.

"County" – The City and County of San Francisco, State of California.

"Fiscal Year" - The period commencing on July 1 of any calendar year and ending June 30 of the following calendar year.

"Linear Street Frontage" or "Linear Street Foot(Feet)" - The street frontage of the Assessor's Parcel located on Mission Street within the District plus the street frontage along 21<sup>st</sup> Street for the two corner Assessor's Parcels located at Mission Street and 21<sup>st</sup> Street and the street frontage along 22<sup>nd</sup> Street for the two corner Assessor's Parcels located at Mission Street and 22<sup>nd</sup> Street. The street frontage shall be based upon information as shown on the Assessor's Parcel Map, or other sources deemed reliable.

## **Basis of Assessment**

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The benefits provided to real property within the MMM BID relate to the improvements, services, and activities carried out by the MMM BID Owners' Association and more fully described in the "Description of the Improvements, Services, and Activities" section of this Engineer's Report.

Assessor's Parcels within the MMM BID display a unique usage (combined retail, commercial, etc.) that comes in a wide variety of parcel sizes, building sizes, shapes, and formats. These configurations make it difficult to use a standardized formulaic approach in assigning special benefit and determining the proportional assessment. In an effort to enhance the ongoing image and desirability of the MMM BID area, the Owners' Association intends to provide additional levels, above the existing services already provided by the City, of cleaning, maintenance, and safety services along the 2500 block of the Mission Street area. Currently, any desired services and activities above the City's baseline levels are the financial responsibility of the existing district, expiring June 30, 2010. Any desired services and activities above the City's baseline levels will be the responsibility of the individual property owners after June 30, 2010.

To combine property owner efforts and achieve certain economies of scale, assessment revenue collected from MMM BID property owners will provide the necessary funding for the proposed MMM BID program services and activities. Given the linear nature of each program's activities, such as sidewalk maintenance and safety services, the direct benefit assignment basis for each Assessor's Parcel is the Linear Street Frontage along Mission Street, plus that portion of Linear Street Frontage

maintained along 21<sup>st</sup> Street and 22<sup>nd</sup> Street for the four corner Assessor's Parcels within the MMM BID boundaries.

All Assessor's Parcels within the MMM BID boundaries have frontage along Mission Street. In addition, the four corner Assessor's Parcels have frontage along 21<sup>st</sup> and 22<sup>nd</sup> Streets that is within the MMM BID's boundaries. Therefore, the benefit for each program is apportioned to each Assessor's Parcel based upon the Linear Street Frontage assigned to each Assessor's Parcel.

County Assessor Parcel Maps provided the Linear Street Frontage for each Assessor's Parcel. The property owner will confirm the Linear Street Frontage assigned to his or her property. The assessment notice and petition provided to each benefitting property owner will include each Assessor's Parcel's assigned information.

Based upon the County Assessor Parcel Maps, the total Linear Street Frontage for the MMM BID is 1,473.171. The Assessment Roll in Appendix B provides a breakdown of the Linear Street Frontage assigned for each Assessor's Parcel.

Although the improvements, services, and activities provided throughout the MMM BID incorporates public streets and rights of way, it is clear that the improvements, services, and activities provided are directed towards, and necessary for, the cleanliness and maintenance of the 2500 block area of Mission Street, the safety of commercial tenants, property owners, visitors, as well as, the enhancement of the business environment, and the increased opportunities of the properties throughout the MMM BID. The MMM BID will not provide any of these improvements, services, and activities to properties located outside of the MMM BID boundaries. The Owners' Association will use collected assessment revenue to pay for the enhanced improvements, services, and activities that are over and above the baseline services currently provided by the City. However, in assigning direct benefit, public access, use, or availability of these improvements, services, and activities by others was considered.

The general benefits to the public at large are minimal. Various community benefit districts around the City conducted surveys<sup>1</sup> to determine the likelihood of individuals passing through their boundaries without the intention of engaging in any type of commerce activity in the district. Of those surveyed, less than 1% indicated that they do not nor do they ever have the intention of engaging in any type of commerce regardless of any future district programs and services provided. To account for this activity, 1% of the total annual budget is considered general benefit. Properties within the MMM BID are not assessed this 1% general benefit. Further, the City will continue to provide the general baseline services within the MMM BID, consistent with the provision of baseline services in other similar areas of the City.

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<sup>1</sup> In 2009, the City along with the Greater Union Square BID and the proposed West Portal CBD conducted streets surveys to determine the level of general benefit received from the improvements, services, and activities. Specifically, David Binder Research conducted an intercept survey in the Union Square area from April 23-26, 2009 and found that less than 1% of those surveyed had no intention of engaging in any commercial activity.

## Assessment Calculation

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The Fiscal Year 2010/11 assessment calculation rate is:

Assessment Category Description	Fiscal Year 2010/11 Assessment Rate
Linear Street Frontage for all Assessor's Parcels	\$57.70 per Linear Street Foot

### Annual Assessment Calculation:

$$\text{Linear Street Frontage Assessment} = \text{Linear Street Frontage} \times \text{Linear Street Frontage Assessment Rate}$$

### Assessor's Parcel Annual Assessment:

$$\text{Assessor's Parcel Annual Assessment} = \text{Linear Street Frontage Assessment}$$

## Maximum Annual Assessments

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The Fiscal Year 2010/11 maximum annual assessment rate is as follows:

- Per Linear Street Foot: \$57.70

### Maximum Annual Assessment Increases

Beginning July 1, 2011, the maximum assessment rate is subject to an annual increase. 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 increase be less than zero (i.e., decreased).

The maximum increase of 3% to the maximum assessment rate for the next five years is:

Fiscal Year	Maximum Assessment Rate per Linear Foot
2010/11	\$57.70
2011/12	59.43
2012/13	61.21
2013/14	63.05
2014/15	64.94

Regardless of the assessment amount actually levied each year (assessments may be levied at less than the maximum assessment rate), the maximum allowable assessment rates will increase as described above. Any increase in the actual amount of the assessment levied, as long as it does not exceed the maximum assessment for that Fiscal Year, is not considered an increase of the assessment as defined by Proposition 218.

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

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The City will levy and collect MMM BID assessments in the same manner and at the same time as ordinary *ad valorem* property taxes.

## **Delinquent Payments**

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The City and County will place the MMM BID assessments on the County annual secured property tax bills for regular collection at the standard due dates (due twice per year on November 1 and February 1). The MMM BID assessment will appear as a separate line item on the property tax bill. The City will directly bill any Assessor's Parcels which do not regularly receive a property tax bill from the City.

All delinquent payments, including penalties and accrued interest, will be identified in the budgeted categories outlined in the Estimated Costs section of this Engineer's Report. The Owners' Association will determine the budget allocation.

## **Assessment Roll**

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Appendix B of this Engineer's Report provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel number, Owner, and Linear Street Frontage subject to the MMM BID annual assessment.

## **Resolution of Disputes**

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The stakeholders formed the MMM BID after considerable outreach and careful research, based on information and sources deemed to be reliable. If a property owner thinks that the assessment has been calculated or applied in error, he or she must contact the Owners' Association to correct the property information used to calculate the assessment.

## **Disestablishment**

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Each year that the MMM 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 MMM BID. This 30-day period begins each year on the anniversary date the Board of Supervisors established the MMM 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 MMM BID may be disestablished by the Board of Supervisors.

A majority (six members) of the Board of Supervisors may initiate disestablishment proceedings at any time based on improper actions by the MMM BID management corporation, such as misappropriation of funds, malfeasance, or violation of law.

A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason.

All outstanding indebtedness must be paid prior to disestablishment of the MMM BID.

## ***APPENDICES***

**Assessment Diagram**

**A**

**Assessment Roll**

**B**

## ***APPENDIX A – ASSESSMENT DIAGRAM***

The following page provides the Assessment Diagram that outlines the boundaries of the MMM BID, as well as the identification of each parcel subject to the annual assessment.



# ASSESSMENT DIAGRAM

## FOR THE

### MIRACLE MISSION MILE 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 HIGHWAY CODE AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE**

APN	Assessment Number
3615-016	1
3615-018	2
3615-019	3
3615-020	4
3615-079	5
3615-022	6
3615-023	7
3615-024	8
3615-025	9
3615-026	10
3615-027	11
3615-028	12
3615-070	13
3616-001	14
3616-002	15
3616-003	16
3616-061	17
3616-005	18
3616-007	19
3616-008	20

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS, CITY AND COUNTY OF SAN FRANCISCO

RECORDED IN THE OFFICE OF THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

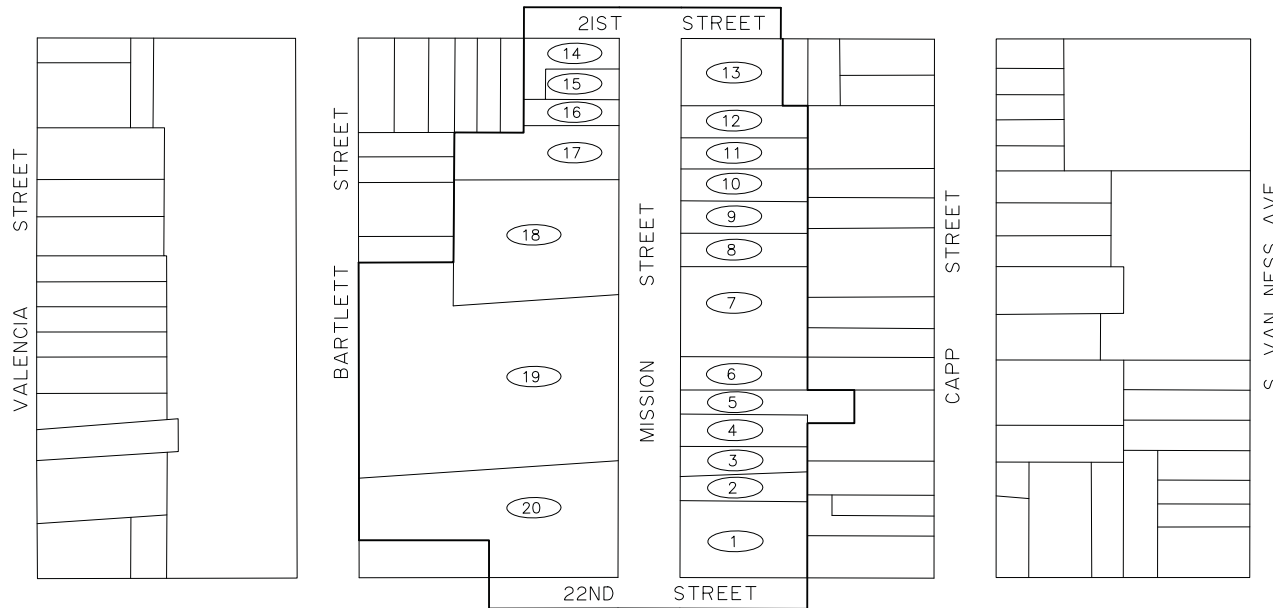
PHIL TING, ASSESSOR RECORDER, CITY AND COUNTY OF SAN FRANCISCO

AN ASSESSMENT WAS LEVIED BY THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO 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 \_\_\_\_\_, 2010, RESOLUTION NO. \_\_\_\_\_ AND THE ASSESSMENT WAS LEVIED EFFECTIVE ON RECORDING OF THIS ASSESSMENT DIAGRAM AND SAID RESOLUTION IN THE OFFICE OF THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010 FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

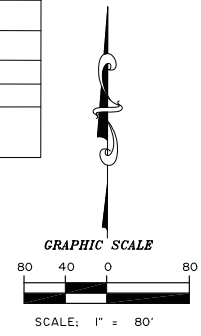
ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS, CITY AND COUNTY OF SAN FRANCISCO

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS AND ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE \_\_\_\_ IN THE OFFICE OF THE ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

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



**NBS**  
 32605 Temecula Parkway, Suite 100  
 Temecula, CA 92592  
 Local Government Solutions



- LEGEND**
- IMPROVEMENT DISTRICT BOUNDARY
  - PARCEL LINES
  - 1 ASSESSMENT NUMBER

## ***APPENDIX B – ASSESSMENT ROLL***

Following is a list of all of the Assessor's Parcels, including the Assessor's Parcel number, Owner, and Linear Street Frontage subject to the MMM BID annual assessment.

**City and County of San Francisco  
Mission Miracle Mile Business Improvement District  
2010/11 Assessment Roll**

<b>APN</b>	<b>Owner</b>	<b>Situs</b>	<b>Linear Street Frontage</b>	<b>Total Assessment</b>	<b>% of Total Assessment</b>
3615 -016	2595 MISSION STREET LLC	3180 22ND ST	197.625	\$11,402.96	13.41%
3615 -018	PATEL PRADEEP J & VARSHA P	2583 MISSION ST	23.042	1,329.52	1.56%
3615 -019	KV LEE PROPERTIES LLC	2577 MISSION ST	32.833	1,894.46	2.23%
3615 -020	SURVIVORS TRUST	2571 MISSION ST	30.000	1,731.00	2.04%
3615 -022	MAURY JOSETTE M REVOC TRUST 20	2565 MISSION ST	30.000	1,731.00	2.04%
3615 -023	VERA CORT SURVIVORS TRUST	2551 MISSION ST	88.000	5,077.60	5.97%
3615 -024	LY QUOC QUANG & LEE WAI-KING	2539 MISSION ST	32.000	1,846.40	2.17%
3615 -025	BRENT RICHARD L	2531 MISSION ST	30.000	1,731.00	2.04%
3615 -026	NASRAH DEVELOPMENT LLC	2525 MISSION ST	30.000	1,731.00	2.04%
3615 -027	WINTER GRETA	2519 MISSION ST	30.000	1,731.00	2.04%
3615 -028	CABRERA MANUEL A & MARIA M	2515 MISSION ST	30.000	1,731.00	2.04%
3615 -070	M-J SF INVESTMENTS LLC	2501 MISSION ST	158.170	9,126.40	10.74%
3615 -079	SKYLINE MISSION BLOCH LLC	2567 MISSION ST	24.000	1,384.80	1.63%
3616 -001	WASHINGTON MUTUAL BANK	2500 MISSION ST	122.500	7,068.24	8.32%
3616 -002	STAMPER BRUCE D	2506 MISSION ST	30.250	1,745.42	2.05%
3616 -003	YEUNG KAI FAI	2512 MISSION ST	25.000	1,442.50	1.70%
3616 -005	FEED BAG INC	2526 MISSION ST	108.313	6,249.66	7.35%
3616 -007	GUS MUNRAD & ASSOCS LLC	2554 MISSION ST	161.521	9,319.76	10.96%
3616 -008	LOU ABRAHAM	2578 MISSION ST	237.750	13,718.16	16.14%
3616 -061	MURKELLEY LLC	2516 MISSION ST	52.167	3,010.02	3.54%
<b>Totals:</b>			<b>1,473.171</b>	<b>\$85,001.90</b>	<b>100.00%</b>