



**City and County of San Francisco  
Fillmore Community Benefit District  
Engineer's Report**

**May 10, 2011**

**Main Office**

32605 Temecula Parkway, Suite 100  
Temecula, CA 92592  
Toll free: 800.676.7516 Fax: 951.296.1998

**Regional Office**

870 Market Street, Suite 1223  
San Francisco, CA 94102  
Toll free: 800.434.8349 Fax: 415.391.8439

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## **ENGINEER'S LETTER**

**WHEREAS**, The Board of Supervisors of the City and County of San Francisco previously formed the Fillmore Jazz District Community Benefit District in 2006 pursuant to the Property and Business Improvement District Law of 1994 (the "1994 Act"), augmented by Article 15 to the Business and Tax Regulations Code of the City and County of San Francisco Municipal Code.

**WHEREAS**, pursuant to the 1994 Act, augmented by Article 15 to the Business and Tax Regulations Code of the City and County of San Francisco Municipal Code it is proposed that the Fillmore Community Benefit District be reauthorized for a term of seven years, commencing July 1, 2011.

**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 Fillmore Community Benefit District for the 2011/12 Fiscal Year, a diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, services, and activities, assessing the net amount upon all assessable lots and/or parcels within the Fillmore Community Benefit 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 Fillmore Community Benefit District in proportion to the special benefit received. The following table summarizes the assessment.

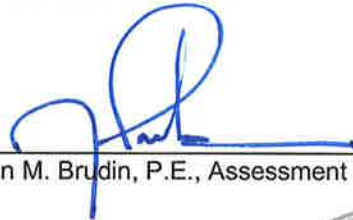
### **FISCAL YEAR 2011/12 SUMMARY OF ASSESSMENT**

<b>Estimated Fiscal Year 2011/12 Revenue:</b>	
Estimated Revenue to be Funded by Assessments	\$366,159
Estimated Revenue to be Funded by Non-assessment Sources	<u>3,699</u>
<b>Total Estimated Fiscal Year 2011/12 Revenue</b>	<b>\$369,858</b>
<b>Total Estimated Fiscal Year 2011/12 Expenditures</b>	<b>\$369,858</b>
<b>Fiscal Year 2011/12 Maximum Assessment Rates:</b>	
Adjusted Linear Street Frontage* for all Assessor's Parcels	\$13.51 per Adjusted Linear Street Foot
* Adjusted Linear Street Frontage is determined by adjusting each Assessor's Parcel's assigned Linear Street Frontage based on an assigned property land use benefit factor and assigned service level factor as detailed in the Method of Assessment section of this Engineer's Report.	
Building Benefit Factor* for all Assessor's Parcels	\$101.38 per Building Benefit Factor
* Building Benefit Factor is determined by the assigned Building Class for each Assessor's Parcel. The assigned Building Class is based on property land use and building square footage as detailed in the Method of Assessment section of this Engineer's Report.	

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 XIII C and XIII D 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.



John M. Brudin, P.E., Assessment Engineer



## ***INTRODUCTION***

This Engineer's Report has been prepared to support the authorization of the Fillmore Community Benefit District within the Fillmore area of the City and County of San Francisco ("City"). This community benefit district will provide cleaning, maintenance, beautification, activation, and advocacy services throughout the Fillmore area. If reauthorized, the City will levy assessments annually against real property, for a term of 10 years, within the boundaries of the district.

### **Official Name Designation**

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The name designation of this district is the Fillmore Community Benefit District ("Fillmore CBD").

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

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The Fillmore CBD 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"), augmented by the Business Improvement District Procedure, Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15").

### **Fillmore CBD Boundaries**

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The boundaries of the Fillmore CBD include the area centering along Fillmore Street from Post Street south to McAllister Street. The Fillmore CBD is bounded on the north by Post Street along the west side of Fillmore Street and by Geary Boulevard on the east side of Fillmore Street, and along Webster and Steiner streets. It is bounded on the east by a varying boundary including Fillmore Street between Post Street and Geary Boulevard, and Webster Street between Geary Boulevard and Ellis Street. On the south the boundary is McAllister Street along the west side of Fillmore Street and is Golden Gate Street on the east side of Fillmore Street and the east side of Steiner Street. The west boundary varies from Geary Boulevard to Ellis Street along the west side of Steiner Street, from Geary Boulevard to Golden Gate Street on the east side of Steiner Street and between Post Street and Geary Boulevard along Bosworth Way. The Fillmore CBD will not provide improvements, services, and activities to those properties located outside of the boundaries.

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

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

Under the leadership of a non-profit corporation established by the Fillmore CBD (“Owners’ Association”), the Fillmore CBD plans to implement and fund cleaning and maintenance, beautification, activation, and advocacy activities throughout the district. A detailed schedule of the improvements, services and activities is included as part of the Fillmore Community Benefit District Management Plan (“Management Plan”).

### **Cleaning and Maintenance Program**

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The Fillmore CBD plans to continue supplementing services already provided by the Department of Public Works and other relevant City agencies throughout the district with a comprehensive program ensuring maximum possible cleanliness of sidewalks, curbs, and street fixtures within the boundaries of the Fillmore CBD. Using teams of daily workers and other managed programs, this program is designed to strive for litter-free sidewalks that are absent of graffiti or other signs of decay. The goal is for property owners, merchants, and visitors alike to maintain pride in the area and for the important perceptions of cleanliness and increased safety to contribute to a vibrant community.

The Cleaning and Maintenance program utilizes uniformed maintenance workers on a daily or other regular basis to provide: A detailed schedule of the Cleaning and Maintenance Program is included as part of the Fillmore Community Benefit District Management District Plan (“Management Plan”).

- Area sidewalk sweeping
- Area curb cleaning
- Refuse and trash removal (building edges to gutter)
- Removal of litter from tree basins and grates
- Remove and disinfect bodily wastes as required
- Remove debris from plants, trees and greenery
- Remove leaves in the entire coverage area
- Remove trash found around and flowing out of City refuse cans
- Cleaning of trash cans, surrounding areas, newsracks, light poles etc.
- Remove unauthorized and expired postings
- Spot clean spills with hose or mop
- Report City maintenance issues to the City’s 311 Customer Service Center
- Report crime / safety issues to SFPD

Additionally, the uniformed maintenance workers will periodically perform the following services:

- Area sidewalk steam cleaning
- Weeding of tree basins and sidewalk cracks

The Fillmore CBD will also provide on-call graffiti removal within 24 hours.

### **Public Safety**

The Fillmore CBD will provide additional training to some of the cleaners to also act as “Ambassadors” of the neighborhood by monitoring the public right of way and reporting any issues to the appropriate business, property owner or City agency. The cross trained Ambassadors will be trained in observation and reporting protocols and receive cellular telephones to interface with the SFPD and other City agencies. Their role is one of deterrence not enforcement. During each daytime cleaning shift one cleaner will be cross-trained as an Ambassador.

## **Marketing and Advocacy Program**

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### **Beautification**

The Fillmore CBD has previously installed decorative street tree lighting, which needs refurbishment. It has also advocated for resources and provided direct investment via grants raised towards much needed capital streetscape enhancements, plantings, trees, pedestrian lights, banners and other improvements. Within the annual budgeted assessment funds, such things as wayfinding signage, additional greening, redoing tree wells, hanging flower baskets at key intersections, and so on, will be considered. The Fillmore CBD can serve as an effective vehicle for planning and implementing a program of capital improvements that can become major community assets. Design and installation of way finding signage, public art and other enhancements for example, is an effective means of improving access and promoting the locations of cultural facilities, eating and drinking establishments and amenities.

Furthermore, adding greening, lighting, and beautifying amenities to a community can often add value and often consists of simple touches. One of the most effective is a program of providing and maintaining hanging flower baskets at key intersections and entry points of the district. This has been done with great effectiveness in various 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 draw of the area.

### **Marketing**

The Fillmore CBD will continue the marketing and district promotional programs that have already been begun as part of the three-year marketing plan begun in 2009. The plan includes print and web based promotion and advertising and news article placements in neighborhood, City-wide and tourist publications such as *San Francisco Magazine*, *Where* magazine, the San Francisco Travel Association (formerly the San Francisco Convention and Visitors Bureau) *Visitor Guide*, the San Francisco Travel Association Convention *Planner's Guide*, the San Francisco Travel Association *Tour Planners Guide*, the San Francisco Travel Association *In-Room City Guide*, CBS Television 5, *San Francisco Chronicle*, *San Francisco Examiner*, the *Western Edition* and the *New Fillmore*. In addition, the Fillmore CBD will continue to maintain a Facebook site and a Twitter site. Other promotional activities sponsoring local businesses and special events such as coupon books, web based small business information, and district wide special events with local businesses and organizational promotion will continue and be enhanced. The Fillmore CBD will continue to monitor results, and adjust accordingly, as outlined in the marketing plan.

### **Advocacy**

The purpose of advocacy is to promote the Fillmore neighborhood as a beautiful, clean, safe, and vibrant music and entertainment filled residential and small business district featuring one of a kind urban multi-cultural and African American events, institutions and history. This goes well beyond marketing programs that create image and visibility. The larger purpose is to advocate for services and resources that increase the area's perception as a friendly, clean, and exciting place for attending performances, dining, shopping, and investing in business opportunities and properties. It is intended to support patronage growth, business growth and wellbeing for residents, workers and visitors.

The Executive Director of the Fillmore CBD will have a key role in participating in community meetings, coordinating information between City agencies and Fillmore stakeholders related to events and issues affecting the neighborhood, speaking at hearings, and raising additional resources and investment for the Fillmore CBD from decision makers and funders. The Executive Director will coordinate a process for regular exchange of information among Fillmore stakeholders.

Other tasks the Executive Director will undertake include:

- Representing the Fillmore CBD's members on issues of common concern and promoting the Fillmore CBD and its members to agencies, organizations and the public.
- Convening regular Security Council meetings consisting of a representative of every private security force in the Fillmore CBD as well as the SFPD and other City agencies, businesses, merchants and residents in order to develop and carry out coordinated security efforts.
- Partnering with, establishing and maintaining effective working relationships and cooperative arrangements with City agencies and other business organizations, neighboring CBD's as appropriate to advance the Fillmore CBD's goals.
- Communicating with all property owners, businesses, churches, service organizations and residents within the Fillmore CBD boundaries regarding important issues of concern or impact as well as effectiveness of services being provided by the Fillmore CBD.
- Scheduling and management of events in the neighborhood to minimize negative impacts and maximize positive impacts on the venues surrounding that property.
- Producing a regular email newsletter to Fillmore CBD organizations, merchants, property owners, residents and members of the media.
- Establishing working partnerships with neighborhood social services to help make connections and referrals for services to the homeless population interested and open to receiving services.
- Maintaining the Fillmore CBD website, including monthly issue report, Facebook and Twitter sites.
- Attending community and City meetings regularly.
- Participating on committees of neighborhood organizations.
- Issuing press releases on the Fillmore CBD's programs and the positive results attributable to them and conducting ongoing media relations.
- Leveraging Fillmore CBD assessments with grants and other donations and investments in the Fillmore CBD.

## **Existing City Services**

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The City currently provides services in the Fillmore area. The improvements, services, and activities funded by the Fillmore CBD 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 Management Plan.



## **ESTIMATED COSTS**

### **Total Annual Amount Proposed to be Expended**

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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 July 1, 2011 through June 30, 2012.

Beginning in Fiscal Year 2011/12, the maximum annual budget amount for the Fillmore CBD is as follows:

<b>Description of Expenditures</b>	<b>2011/12 Annual Budget(1)</b>	<b>% of Total Budget</b>
Cleaning and Maintenance Program	\$288,909	78%
Marketing Program	80,949	22%
<b>Total:</b>	<b>\$369,858</b>	<b>100%</b>

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

<b>Description of Revenue</b>	<b>2011/12 Revenue Amount</b>	<b>% of Total Annual Revenue</b>
Assessment Revenue	\$366,159	99%
Other Revenue(1)	3,699	1%
<b>Total 2011/12 Annual Revenue</b>	<b>\$369,858</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 Fillmore CBD'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 must be supplemented from other sources. The Fillmore CBD needs to supplement \$3,699 to cover the costs associated with the general benefits received. This general benefit amount will be contributed through grants, donations, fees for service contracts, and fundraising events and is factored into the total Other Revenue amount provided in the table above.

The Fiscal Year 2011/12 total maximum assessment revenue is subject to an annual increase beginning July 1, 2012. 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 Fillmore CBD and its stakeholders.

Based upon a maximum annual assessment increase of 3%, beginning July 1, 2012, the total annual maximum assessment revenue each year for each of the seven years is:

<b>Fiscal Year</b>	<b>Total Maximum Annual Assessment Revenue (1)</b>
2011/12	\$366,159
2012/13	377,144
2013/14	388,458
2014/15	400,112
2015/16	412,115
2016/17	424,479
2017/18	437,213
<b>Total Maximum Assessment Revenue</b>	<b>\$2,805,680</b>

(1) The total maximum amount assessed to property owners within the Fillmore CBD 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 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 improvements, services, and activities more fully presented in the Description of Improvements, Services, and Activities section of this Engineer’s Report are provided only to parcels within the Fillmore CBD and are for the specific benefit of parcels within the Fillmore CBD boundaries. There will be no improvements, services, or activities provided outside of the boundaries which would provide a benefit to parcels not within the Fillmore CBD. Various CBDs around the City conducted surveys to determine the likelihood of individuals passing through their boundaries without the intention of engaging in any type of 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 activity 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 Fillmore CBD 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 Fillmore CBD 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 Fillmore CBD. These funds may include grants, donations, and fees for service contracts and in kind donations.

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

## **Definitions**

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"Adjusted Linear Street Frontage" or "Adjusted Linear Street Foot(Feet)" - The Linear Street Frontage assigned to an Assessor's Parcel which has been adjusted by the Assessor's Parcel's assigned property land use factor and service level factor.

"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 Fillmore CBD.

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

"Building Benefit Class 1" – Property used solely as Residential Property with one residential dwelling unit and Building Square Footage less than 5,000 square feet as shown on County Assessor's data, or other sources deemed reliable.

"Building Benefit Class 2" - Property with Building Square Footage less than 5,000 square feet as shown on County Assessor's Data, or other sources deemed reliable. Building Benefit Class 2 shall exclude property assigned to Building Benefit Class 1.

"Building Benefit Class 3" - Property with Building Square Footage greater than or equal to 5,000 square feet and less than 10,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Class 4" - Property with Building Square Footage greater than or equal to 10,000 square feet and less than 50,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Class 5" - Property with Building Square Footage greater than or equal to 50,000 square feet and less than 100,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Benefit Class 6" - Property with Building Square Footage greater than or equal to 100,000 square feet as shown on County Assessor's Data, or other sources deemed reliable.

"Building Square Footage" - The total structure square footage as shown on County Assessor's data for each Assessor's Parcel, or other sources deemed reliable.

"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 level frontage of the Assessor’s Parcel to streets within the Fillmore CBD. The street frontage shall be based upon information as shown on the Assessor’s Parcel Map, or other sources deemed reliable.

“Non-Profit/Public Property” – Assessor’s Parcels or portions of Assessor’s Parcels within the boundaries of the Fillmore CBD occupied with uses designated as non-profit service organizations and afforded a federal tax-exempt status or owned by a public agency, provided that property leased by a public agency to a private entity and subject to the assessment under the 1994 Act shall be assessed and classified according to its use.

“Non-Residential Property” – Assessor’s Parcels or portions of Assessor’s Parcels within the boundaries of the Fillmore CBD of a non-residential nature, including commercial mixed use where the residential portion of the building does not have a separate Assessor’s Parcel number assigned to each residential dwelling unit and multi-family residential buildings that does not assign a unique Assessor’s Parcel number to each individual residential dwelling unit. Non-Residential Property includes those Assessor’s Parcels or portions of Assessor’s Parcels that are not classified as Residential or Non-Profit/Public Property.

“Residential Property” – Assessor’s Parcels or portions of Assessor’s Parcels within the boundaries of the Fillmore CBD assigned one residential dwelling unit, with a Building Square Footage of less than 5,000 building square feet, and used exclusively for residential purposes.

## **Basis of Assessment**

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The special benefits received by real property within the Fillmore CBD relate to the improvements, services, and activities carried out by the Fillmore CBD Owners’ Association and more fully described in the “Description of the Improvements, Services, and Activities” section of this Engineer’s Report. As described herein, all parcels within the Fillmore CBD will receive a special benefit from the improvements or services to be funded regardless of ownership including publically owned parcels.

In an effort to enhance the image and desirability of property, as well as the experience of property owners, merchants, residents, employees, and visitors to the Fillmore CBD area, the Owners’ Association intends to provide additional levels of service to properties within the boundaries of the Fillmore CBD which are in addition to and above existing service levels already provided by the City. The services to be provided will include enhanced cleaning, maintenance, public safety, beautification, marketing and advocacy throughout the Fillmore CBD’s boundaries. Currently, any of these desired services and activities above the City’s existing baseline service levels are the financial responsibility of the individual property owners.

To combine property owner efforts and achieve certain economies of scale, the assessment revenue collected from the Fillmore CBD property owners will provide the necessary funding for the proposed Fillmore CBD improvements, services, and activities which will provide special benefits to the properties within the Fillmore CBD. Parcels within the Fillmore CBD display a unique blend of retail, performing arts, office/commercial, governmental, and residential uses 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.

While the parcels within the Fillmore CBD currently include various retail, performing arts, office/commercial, governmental, and residential property uses, those specific uses associated with each parcel may change over time. The improvements, services, and activities provided by the Fillmore CBD are intended to support all property land uses within its boundaries and not just one specific use or type. Therefore, the method of apportionment established for the Fillmore CBD reflects the proportional special benefit assigned to each property from the proposed improvements, services, and activities based on various property characteristics for each parcel as compared to

other properties within the Fillmore CBD. Various property characteristics which could serve as the basis of assessment were analyzed including parcel size, street frontage, building size, land use, trip generation etc. Given that the special benefits provided by the Fillmore CBD focus on cleaning, maintenance, public safety, beautification, marketing, and advocacy, it was determined that street frontage and building size are the most appropriate factors, and have been used as the primary assessment variables for the assignment of special benefit. The combination of these two assessment variables provides a more complete picture of the special benefits received by parcels than could be derived from using just one property characteristic.

**Cleaning and Maintenance Program**

All Assessor’s Parcels within the Fillmore CBD boundaries have street frontage along one or more of the serviced streets within the Fillmore CBD’s boundaries. To recognize the linear nature of the special benefits received from the enhanced Cleaning and Maintenance program’s services and activities, that portion of the annual budget assigned to the Cleaning and Maintenance program is apportioned to each Assessor’s Parcel based upon the Adjusted Linear Street Frontage assigned to the Assessor’s Parcel.

Adjusted Linear Street Frontage

The primary goal of the Cleaning and Maintenance program is to provide a comprehensive program that ensures the maximum possible cleanliness of sidewalks, curbs, and street fixtures within the boundaries of the Fillmore CBD. In determining the proportional special benefit, compared to other property land uses related to the Cleaning and Maintenance program’s services and activities provided, both the property’s physical street frontage and property’s land use was considered. The different property land uses throughout the Fillmore CBD generate different levels of pedestrian traffic, which impacts the sidewalks, curbs, and street fixtures at different levels. Higher levels of pedestrian traffic require an increased level of services and activities from the Cleaning and Maintenance program to maintain the Fillmore CBD’s street frontages. To assess special benefit accordingly, it is necessary to relate the different types of property land uses to each other. Non-Residential Property generates the greatest level of pedestrian traffic than that of residential, non-profit, and public land uses. To account for the different levels of pedestrian traffic generated, a benefit factor is assigned to each property land use within the Fillmore CBD, with Non-Residential Property assigned a benefit factor of 2.0 in recognition of the greatest benefit received from the Cleaning and Maintenance Program. Every other property land use is then assigned a benefit factor that equates that property’s land use, and the proportional special benefit received, as compared to the Non-residential Property. Residential Property is assigned a benefit factor of 1.0 because of the reduced level of pedestrian traffic generated by a single residence parcel as compared to retail, commercial, mixed-use, or apartment land uses. Non-profit/Public Property is assigned a benefit factor of 0.50 in recognition of the limited benefit received from the Cleaning and Maintenance Program due to the reduced levels of pedestrian foot traffic and the limited hours of operation and access, as compared to the benefit conferred on Non-Residential Property. The following table shows the property land uses and corresponding benefit factors for the Fillmore CBD:

<b>Property Land Use</b>	<b>Benefit Factor</b>
Non-Profit/Public Property	0.50
Residential Property - assigned a unique Assessor’s Parcel number, with one residential dwelling unit and used exclusively for residential purposes	1.00
Non-Residential Property - including mixed use commercial and multi-family residential property where each residential unit is not assigned a unique Assessor’s Parcel number	2.00

Further, the enhanced Cleaning and Maintenance program provides three different levels of service throughout the Fillmore CBD. Street frontage with Level 1 service assigned receives the highest level of service from the Cleaning and Maintenance program. Street frontage with an assigned Level 2

service, receives a reduced level of service as compared to Level 1. Street frontage with an assigned Level 3 service, receives an even further reduced level of service as compared to Level 1 and Level 2. For the specific service level reductions provided to Level 2 and Level 3 street frontages reference is made to Table 1 of the Service Plan section of the Fillmore CBD's Management Plan. Therefore, each Assessor's Parcel's assigned Linear Street Frontage is also adjusted according to the service level(s) provided to those streets fronting the property. The service level factors for Level 1, Level 2 and Level 3 are provided in the following table:

Service Level	Service Level Factor
Level 1	1.25
Level 2	1.00
Level 3	0.50

Each Assessor's Parcel is assigned an Adjusted Linear Street Frontage for the Cleaning and Maintenance program. The Adjusted Linear Street Frontage is determined by adjusting each Assessor's Parcel's assigned Linear Street Frontage based on the assigned property land use benefit factor and service level factor. The Adjusted Linear Street Frontage is calculated as follows:

Assessor's Parcels Assigned Linear Street Frontage	X	Property Land Use Benefit Factor: Non-Profit/Public Property = 0.50 Residential = 1.00 Non-Residential = 2.00	X	Service Level Factor: Level 1 = 1.25 Level 2 = 1.00 Level 3 = 0.50	=	Assessor's Parcel's Adjusted Linear Street Frontage
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County Assessor Parcel Maps provided the assigned Linear Street Frontage for each Assessor's Parcel. The property owner will confirm the assigned 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. In limited instances, there are Assessor's Parcels which do not have direct street frontage as a result of being located on a floor other than the ground floor. The assigned Linear Street Frontage for these Assessor's Parcels is assigned based upon the assigned Linear Street Frontage assigned divided by the number of individual Assessor's Parcels assigned to that building. If the building includes Assessor's Parcels with multiple property land uses, then each individual Assessor's Parcel's assigned Linear Street Frontage is apportioned based on each Assessor's Parcel's portion of square footage as it relates to the entire buildings total square footage. The actual Linear Street Frontage assigned to the Assessor's Parcel is based upon the parcel's portion of the building's total Building Square Footage.

Based upon Assessor Parcel Maps, the total Linear Street Frontage for the Fillmore CBD is 10,192.033 linear feet, as of Fiscal Year 2010/11 Assessor's data. After adjusting each Assessor's Parcels Linear Street Frontage by the assigned property land use benefit factor and service level factor provided, the total Adjusted Linear Street Frontage for the Fillmore CBD is 21,384.16 linear feet. The Assessment Roll in Appendix B provides a breakdown of the Adjusted Linear Street Frontage assigned for each Assessor's Parcel.

### Marketing Program

To recognize the special benefits from the Marketing program that will maximize the desirability of existing, and future, building space, that portion of the annual budget assigned to the Marketing program is apportioned to each Assessor's Parcel with Residential and Non-Residential Property based upon the building benefit class assigned to the Assessor's Parcel.

The building area of a parcel is a measurement of the capacity of that parcel to currently serve the demand of retail, performing arts, office/commercial, and residential tenants. As a general matter, a larger building area is able to serve a greater number of customers and tenants than a smaller

building. To further take into account the wide variety of property land uses and each land uses unique relationship to building size, all parcels within the Fillmore CBD were assigned to one of six different building classes. Once assigned to a building class, a building benefit factor was assigned to each building class. The building benefit factor assigned to each building class is reflective of the median building size within each building class. While, Residential Property benefits from some of the Marketing program's services and activities, enhanced aesthetic appeal, they do not benefit to the same extent as the Non-Residential Property because of the marketing and promotional programs designed to draw customers to the area. Consequently, all Residential Property with one dwelling unit and Building Square Footage less than 5,000 square feet are assigned to the same building class. Further, based upon the goals, objectives and the nature of the services provided by the Marketing program, marketing and promotional campaigns to promote local business, the special benefit received by Non-Profit/Public Property is negligible. Assessor's Parcels classified as Non-Profit/Public Property are not assigned a building benefit factor for the Marketing Program, but are assessed based upon the special benefit received from the Cleaning and Maintenance program.

The following table provides a list of the building classes and the corresponding building benefit factor for assigned:

<b>Building Class</b>	<b>Property Land Use and Building Square Footage</b>	<b>Building Benefit Factor</b>
N/A	Non-Profit / Public Property	0.00
1	Residential Property (with one dwelling unit) and Building Square Footage less than 5,000	0.50
2	Non-Residential Property with less than 5,000 Building Square Feet	1.00
3	Non-Residential Property with 5,000 - 9,999 Building Square Feet	3.00
4	Non-Residential Property with 10,000 - 49,999 Building Square Feet	10.00
5	Non-Residential Property with 50,000 – 99,999 Building Square Feet	25.00
6	Non-Residential Property with Greater than 100,000 Building Square Feet	50.00

Based upon the assigned building benefit factor for each building class, the total building benefit factors for the Fillmore CBD is 762.00 as of Fiscal Year 2010/11 Assessor's data. The Assessment Roll in Appendix B provides a list of the building benefit factors assigned to each Assessor's Parcel.

Although the services and activities provided throughout the Fillmore CBD incorporate 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 Fillmore CBD area, the safety of tenants, property owners, visitors, as well as, the enhancement of the business environment, and the increased opportunities of the properties throughout the Fillmore CBD. The Fillmore CBD will not provide any of these services and activities to properties located outside of the Fillmore CBD boundaries. The Owners' Association will use collected assessment revenue to pay for the enhanced 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 services and activities by others was considered.



The general benefits to the public at large are minimal. Various CBDs 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 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 activity 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 Fillmore CBD are not assessed this 1% general benefit. Further, the City will continue to provide the general baseline services within the Fillmore CBD, consistent with the provision of baseline services in other similar areas of the City.

## Assessment Calculation

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The Fiscal Year 2011/12 assessment calculation rate is:

Assessment Category Description	Fiscal Year 2011/12 Assessment Rate
Adjusted Linear Street Frontage, based on property land use and service level, for all Assessor's Parcels	\$13.51 per Adjusted Linear Street Foot
Building Benefit Factor, based on property land use and building square footage, for all Assessor's Parcels	\$101.38 per Building Benefit Factor

### Annual Assessment Calculation:

Cleaning and Maintenance Program Assessment	=	Adjusted Linear Street Frontage	x	Adjusted Linear Street Frontage Assessment Rate
Marketing Program Assessment	=	Building Benefit Factor	x	Building Benefit Factor Assessment Rate

### Assessor's Parcel Annual Assessment:

Assessor's Parcel Annual Assessment	=	Cleaning and Maintenance Program Assessment	+	Marketing Program Assessment
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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 street intercept 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.

## Maximum Annual Assessments

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The Fiscal Year 2011/12 maximum annual assessment rates are as follows:

- Per Adjusted Linear Street Foot – All Assessor’s Parcels: \$13.51
- Per Building Benefit Factor – All Assessor’s Parcels: \$101.38

### Maximum Annual Assessment Increases

Beginning July 1, 2012, the maximum assessment rates are subject to an annual increase. The maximum annual assessment rate 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 rate increase be less than zero (i.e., decreased).

The following table includes the maximum assessment rates for the next seven years, which reflects the maximum increase of 3% to the maximum assessment rates beginning July 1, 2012.

Fiscal Year	Adjusted Linear Street Foot	Building Benefit Factor
2011/12	\$13.51	\$101.38
2012/13	13.92	104.42
2013/14	14.33	107.55
2014/15	14.76	110.78
2015/16	15.21	114.10
2016/17	15.66	117.53
2017/18	16.13	121.05

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 Fillmore CBD assessments in the same manner and at the same time as ordinary *ad valorem* property taxes.

## Delinquent Payments

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The City will place the Fillmore CBD assessments on the annual secured property tax bills for regular collection at the standard due dates (due twice per year on November 1 and February 1). The Fillmore CBD 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, site address, Adjusted Linear Street Frontage, and building benefit factor subject to the Fillmore CBD annual assessment.

## **Resolution of Disputes**

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The stakeholders formed the Fillmore CBD 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 supply information that shows the correct property information (parcel frontage or building square footage) that should be used to calculate the assessment.

## **Disestablishment**

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Each year that the Fillmore CBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the Fillmore CBD. This 30-day period begins each year on the anniversary date the Board of Supervisors established the Fillmore CBD. 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 Fillmore CBD 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 Fillmore CBD 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 Fillmore CBD.

## ***APPENDICES***

**Assessment Diagram**

**A**

**Assessment Roll**

**B**

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

The following pages provide the Assessment Diagram that outlines the boundaries of the Fillmore CBD, as well as the identification of each parcel subject to the annual assessment.

# ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE FILLMORE COMMUNITY BENEFIT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,  
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE  
("PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994," §§36600 ET SEQ.)  
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

(1) AN ASSESSMENT WAS LEVIED BY THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE LEVY OF ASSESSMENT WAS APPROVED BY THE BOARD OF SUPERVISORS ON \_\_\_\_\_, 20\_\_\_\_ AND SIGNED BY THE MAYOR ON \_\_\_\_\_, 20\_\_\_\_, RESOLUTION NO. \_\_\_\_\_. THE ASSESSMENT DIAGRAM WAS FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO, ON \_\_\_\_\_, 20\_\_\_\_.

SAID RESOLUTION NO. \_\_\_\_\_, TOGETHER WITH THE STATUTORILY REQUIRED MANAGEMENT DISTRICT PLAN AND CERTIFIED ENGINEER'S REPORT FOR THIS DISTRICT AS ALSO APPROVED BY THE BOARD OF SUPERVISORS, ARE ON FILE WITH THE BOARD OF SUPERVISORS AND ARE SUBMITTED WITH THE ASSESSMENT DIAGRAM TO THE OFFICE OF THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO FOR RECORDING. REFERENCE IS MADE TO THE MANAGEMENT DISTRICT PLAN, CERTIFIED ENGINEER'S REPORT AND ASSESSMENT DIAGRAM, FOR THE AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

UPON RECORDATION BY THE COUNTY ASSESSOR-RECORDER, A CONFORMED COPY OF THE ASSESSMENT DIAGRAM WILL BE FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO, AND A NOTICE OF ASSESSMENT WILL BE ISSUED PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE §§3114 AND 36627.

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

(2) THE ASSESSMENT DIAGRAM AND RESOLUTION NO. \_\_\_\_\_ TOGETHER WITH THE MANAGEMENT DISTRICT PLAN AND ENGINEER'S REPORT FOR THIS ASSESSMENT DISTRICT, THAT WERE SUBMITTED FOR RECORDING BY THE CLERK OF THE BOARD OF SUPERVISORS (SEE PARAGRAPH NO. 1, ABOVE), WERE RECORDED BY THE ASSESSOR-RECORDER FOR THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON \_\_\_\_\_, 20\_\_\_\_. THE ASSESSMENT DIAGRAM WAS FILED IN BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) \_\_\_\_\_, IN THE OFFICE OF THE ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_M., ON THIS SAME DATE.

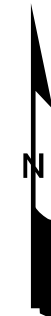
PHIL TING, ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO

NOTES:

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



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**Legend**  
□ District Parcels  
▭ District Boundary

# ASSESSMENT DIAGRAM FOR THE ASSESSMENT DISTRICT KNOWN AS THE FILLMORE COMMUNITY BENEFIT DISTRICT

A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
ESTABLISHED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,  
UNDER PART 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE  
("PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994," §§36600 ET SEQ.)  
AND ARTICLE 15 OF THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE

Assessor's Parcel Number	Assessment ID	Assessor's Parcel Number	Assessment ID	Assessor's Parcel Number	Assessment ID	Assessor's Parcel Number	Assessment ID	Assessor's Parcel Number	Assessment ID
0702 -001	1	0708 -021	47	0731 -033	93	0732 -044	139	0732 -090	185
0702 -002	2	0708 -022	48	0731 -034	94	0732 -045	140	0732 -091	186
0702 -003	3	0708 -023	49	0731 -035	95	0732 -046	141	0732 -092	187
0702 -004	4	0725 -029	50	0731 -036	96	0732 -047	142	0732 -093	188
0702 -027	5	0725 -030	51	0731 -037	97	0732 -048	143	0732 -094	189
0702 -028	6	0726 -013	52	0731 -038	98	0732 -049	144	0732 -095	190
0702 -028A	7	0726 -014	53	0731 -039	99	0732 -050	145	0732 -096	191
0702 -028B	8	0726 -014A	54	0731 -040	100	0732 -051	146	0732 -097	192
0702 -033	9	0726 -014B	55	0731 -041	101	0732 -052	147	0732 -098	193
0706 -001	10	0726 -014C	56	0731 -042	102	0732 -053	148	0732 -099	194
0707 -001	11	0726 -021	57	0731 -043	103	0732 -054	149	0732 -100	195
0707 -002	12	0726 -022	58	0731 -044	104	0732 -055	150	0732 -101	196
0707 -016	13	0726 -023	59	0731 -045	105	0732 -056	151	0732 -102	197
0707 -017	14	0726 -024	60	0731 -046	106	0732 -057	152	0732 -103	198
0707 -018	15	0726 -025	61	0731 -047	107	0732 -058	153	0732 -104	199
0707 -019	16	0726 -026	62	0731 -048	108	0732 -059	154	0732 -105	200
0707 -021	17	0726 -027	63	0731 -049	109	0732 -060	155	0732 -106	201
0707 -022	18	0726 -028	64	0731 -050	110	0732 -061	156	0732 -107	202
0707 -023	19	0726 -029	65	0731 -051	111	0732 -062	157	0732 -108	203
0707 -024	20	0726 -030	66	0731 -052	112	0732 -063	158	0732 -109	204
0707 -025	21	0726 -031	67	0731 -053	113	0732 -064	159	0732 -110	205
0707 -026	22	0726 -032	68	0731 -054	114	0732 -065	160	0732 -111	206
0707 -027	23	0726 -033	69	0731 -055	115	0732 -066	161	0732 -112	207
0707 -028	24	0726 -034	70	0731 -056	116	0732 -067	162	0732 -113	208
0707 -029	25	0726 -035	71	0731 -057	117	0732 -068	163	0732 -114	209
0707 -030	26	0726 -036	72	0731 -058	118	0732 -069	164	0749 -009	210
0707 -031	27	0726 -037	73	0731 -059	119	0732 -070	165	0749 -019	211
0707 -032	28	0726 -038	74	0731 -060	120	0732 -071	166	0750 -019	212
0707 -033	29	0726 -039	75	0731 -061	121	0732 -072	167	0755 -002	213
0707 -035	30	0726 -040	76	0731 -062	122	0732 -073	168	0755 -003	214
0707 -036	31	0726 -041	77	0731 -063	123	0732 -074	169	0755 -005	215
0707 -037	32	0726 -042	78	0731 -064	124	0732 -075	170	0755 -006	216
0707 -038	33	0731 -018	79	0731 -065	125	0732 -076	171	0755 -009	217
0707 -039	34	0731 -020	80	0731 -066	126	0732 -077	172	0755 -010	218
0707 -040	35	0731 -021	81	0731 -067	127	0732 -078	173	0755 -011	219
0707 -041	36	0731 -022	82	0732 -032	128	0732 -079	174	0755 -013	220
0707 -043	37	0731 -023	83	0732 -033	129	0732 -080	175	0756 -014	221
0707 -044	38	0731 -024	84	0732 -035	130	0732 -081	176	0756 -015	222
0707 -045	39	0731 -025	85	0732 -036	131	0732 -082	177	0756 -016	223
0707 -046	40	0731 -026	86	0732 -037	132	0732 -083	178	0756 -017	224
0707 -047	41	0731 -027	87	0732 -038	133	0732 -084	179	0774 -020	225
0707 -048	42	0731 -028	88	0732 -039	134	0732 -085	180	0774 -021	226
0708 -012	43	0731 -029	89	0732 -040	135	0732 -086	181		
0708 -012A	44	0731 -030	90	0732 -041	136	0732 -087	182		
0708 -013	45	0731 -031	91	0732 -042	137	0732 -088	183		
0708 -013A	46	0731 -032	92	0732 -043	138	0732 -089	184		



## ***APPENDIX B – ASSESSMENT ROLL***

Following is a list of all of the Assessor's Parcels, including the Assessor's Parcel number, owner, site address, Adjusted Linear Street Frontage, and building benefit factor subject to the Fillmore CBD annual assessment.



**City and County of San Francisco  
Fillmore Community Benefit District  
2011/12 Assessment Roll**

APN	Owner	Site Address	Adjusted Linear Frontage	Building Benefit Factors	2011/12 Assessment(1)
0702 -001	PASQUAN STEPHEN & PAMELA	1651 FILLMORE ST	359.540	3.00	\$5,161.54
0702 -002	PASQUAN STEPHEN & PAMELA	1641 FILLMORE ST	62.500	1.00	945.76
0702 -003	LOW FAMILY TRUST	1637 FILLMORE ST	112.500	3.00	1,824.02
0702 -004	CENTRAL FAMILY TRUST	1633 FILLMORE ST	112.500	3.00	1,824.02
0702 -027	LOW FAMILY TRUST	8 AVERY ST	50.000	1.00	776.88
0702 -028	LOW FAMILY TRUST	1949 POST ST	256.000	1.00	3,559.94
0702 -028A	SOHN ASSOCIATES INC	1933 POST ST	60.000	1.00	911.98
0702 -028B	SOHN ASSOCIATES INC	1933 POST ST	50.000	1.00	776.88
0702 -033	SIM & YOON LLC	1601 FILLMORE ST	503.915	1.00	6,909.28
0706 -001	CITY & COUNTY OF SAN FRANCISCO - RECREATION AND PARK DEPARTMENT (Kimbell Park)	1125	331.955	0.00	4,484.72
0707 -001	KORTZ REGINA TRUSTEE KORTZ BER	1807 GEARY BLV	566.250	10.00	8,663.84
0707 -002	WEBCO GROUP LLC	1525 FILLMORE ST	142.500	1.00	2,026.56
0707 -016	LEM/RAY PROPERTIES LLC	1550 STEINER ST	137.500	3.00	2,161.78
0707 -017	KEARN ENTERPRISES INC	1875 GEARY BLVD	618.750	3.00	8,663.46
0707 -018	UNITED STATES POSTAL SERVICE	1859 GEARY BLVD	51.563	0.00	696.62
0707 -019	UNITED STATES POSTAL SERVICE	1839 GEARY BLVD	54.688	0.00	738.84
0707 -021	HOWARD HEATHER K	1540 STEINER ST #1	16.500	0.50	273.62
0707 -022	BRANNAN JAMES F & ISABELLE	1540 STEINER ST #2	16.500	0.50	273.62
0707 -023	CORNELIUZ SIMON R	1540 STEINER ST #3	16.500	0.50	273.62
0707 -024	SIDES DENNIS A	1540 STEINER ST #4	16.500	0.50	273.62
0707 -025	BECKER BARBARA	1520 STEINER ST #5	16.500	0.50	273.62
0707 -026	OZEKI KOYO & SACHIKO	1520 STEINER ST #6	16.500	0.50	273.62
0707 -027	ISHII SUNAO & YOSHIDA HARUKO	1520 STEINER ST #7	16.500	0.50	273.62
0707 -028	EATON MADELAINE A TRUST	1520 STEINER ST #8	16.500	0.50	273.62
0707 -029	BERG JEFFREY R & FRIEA M	1500 STEINER ST #9	16.500	0.50	273.62
0707 -030	DERMAN GARY & GLENN E	1540 STEINER ST #10	16.500	0.50	273.62
0707 -031	DITORO PETER	1500 STEINER ST #11	16.500	0.50	273.62
0707 -032	STAHL ELIZABETH K & MARGARET	1540 STEINER ST #12	16.500	0.50	273.62
0707 -033	LEE JONG HO	1770 OFARRELL ST #13	16.500	0.50	273.62
0707 -035	DORAN BRANDON J & GRETCHEN M	1770 OFARRELL ST #14	16.500	0.50	273.62
0707 -036	VIGNET 2002 REVOC LIV TRUST	1770 OFARRELL ST #15	16.500	0.50	273.62
0707 -037	BITTENCOURT ROGERIO	1770 OFARRELL ST #16	16.500	0.50	273.62
0707 -038	WHITGROVE PATRICK R	1760 OFARRELL ST #17	16.500	0.50	273.62
0707 -039	PEARSON REBECCA N	1760 OFARRELL ST #18	16.500	0.50	273.62
0707 -040	TOMINORI NAKAMURA LVG TR	1760 OFARRELL ST #19	16.500	0.50	273.62
0707 -041	GOLODNER JACK & LINDA	1760 OFARRELL ST #20	16.500	0.50	273.62
0707 -043	FILLMORE CENTER ASSOCS LP	1730 OFARRELL ST	115.209	1.00	1,657.86
0707 -044	FILLMORE CENTER ASSOCS LP	1730 OFARRELL ST	115.209	1.00	1,657.86

**City and County of San Francisco  
Fillmore Community Benefit District  
2011/12 Assessment Roll**

<b>APN</b>	<b>Owner</b>	<b>Site Address</b>	<b>Adjusted Linear Frontage</b>	<b>Building Benefit Factors</b>	<b>2011/12 Assessment(1)</b>
0707 -045	FILLMORE CENTER ASSOCS LP	1730 OFARRELL ST	115.209	1.00	1,657.86
0707 -046	FILLMORE CENTER ASSOCS LP	1730 OFARRELL ST	115.209	1.00	1,657.86
0707 -047	FILLMORE CENTER ASSOCS LP	1730 OFARRELL ST	115.209	1.00	1,657.86
0707 -048	FILLMORE CENTER ASSOCS LP	1730 OFARRELL ST	115.209	25.00	4,090.98
0708 -012	WEST-COM 1520 LLC	1520 FILLMORE ST	85.000	1.00	1,249.74
0708 -012A	CENTRAL FAMILY TRUST	1528 FILLMORE ST	85.000	3.00	1,452.50
0708 -013	SHIFERAW AGONAFER	1534 FILLMORE ST	150.000	3.00	2,330.64
0708 -013A	KIELY PHILIP Q	1548 FILLMORE ST	403.825	10.00	6,469.48
0708 -021	WCP I	1489 WEBSTER ST	333.960	25.00	7,046.30
0708 -022	WCPI COMMERCIAL LLC	1489 WEBSTER ST	333.960	25.00	7,046.30
0708 -023	WCP I	1489 WEBSTER ST	333.960	50.00	9,580.80
0725 -029	WCP II LLC	1426 FILLMORE ST	687.150	25.00	11,817.90
0725 -030	SAFeway STORES INCORPORATED	1401 FILLMORE ST	1,374.650	10.00	19,585.32
0726 -013	BAILEY JOAN	1428 STEINER ST	62.500	1.00	945.76
0726 -014	MUSLEH MICHAEL N & SAMAR H	1440 STEINER ST	93.750	10.00	2,280.36
0726 -014A	FRANCISCAN-OFARRELL INVES	1795 OFARRELL ST	350.000	10.00	5,742.30
0726 -014B	CALLAN ROBERT & BARBARA FAMILY TR	1785 OFARRELL ST	65.000	3.00	1,182.30
0726 -014C	SESTRI TRUST	1775 OFARRELL ST	110.000	10.00	2,499.90
0726 -021	FILLMORE CENTER ASSOCS LP	1410 STEINER ST	81.392	25.00	3,634.12
0726 -022	FILLMORE CENTER ASSOCS LP	1410 STEINER ST	81.392	1.00	1,201.00
0726 -023	FILLMORE CENTER ASSOCS LP	1755 OFARRELL ST	81.392	50.00	6,168.62
0726 -024	FILLMORE CENTER ASSOCS LP	1425 FILLMORE ST	81.392	1.00	1,201.00
0726 -025	FILLMORE CENTER ASSOCS LP	1755 OFARRELL ST	81.392	1.00	1,201.00
0726 -026	FILLMORE CENTER ASSOCS LP	1419 FILLMORE ST	81.392	1.00	1,201.00
0726 -027	FILLMORE CENTER ASSOCS LP	1405 FILLMORE ST	81.392	25.00	3,634.12
0726 -028	FILLMORE CENTER ASSOCS LP	1401 FILLMORE ST	81.392	1.00	1,201.00
0726 -029	FILLMORE CENTER ASSOCS LP	1401 FILLMORE ST	81.392	1.00	1,201.00
0726 -030	FILLMORE CENTER ASSOCS LP	FILLMORE	81.392	1.00	1,201.00
0726 -031	FILLMORE CENTER ASSOCS LP	FILLMORE	81.392	1.00	1,201.00
0726 -032	FILLMORE CENTER ASSOCS LP	FILLMORE	81.392	1.00	1,201.00
0726 -033	FILLMORE CENTER ASSOCS LP	1749 OFARRELL ST	81.392	1.00	1,201.00
0726 -034	FILLMORE CENTER ASSOCS LP	1745 OFARRELL ST	81.392	1.00	1,201.00
0726 -035	FILLMORE CENTER ASSOCS LP	1739 OFARRELL ST	81.392	1.00	1,201.00
0726 -036	FILLMORE CENTER ASSOCS LP	1475 FILLMORE ST	81.392	1.00	1,201.00
0726 -037	FILLMORE CENTER ASSOCS LP	1475 FILLMORE ST	81.392	1.00	1,201.00
0726 -038	FILLMORE CENTER ASSOCS LP	1474 FILLMORE ST	81.392	1.00	1,201.00
0726 -039	FILLMORE CENTER ASSOCS LP	1475 FILLMORE ST	81.392	1.00	1,201.00
0726 -040	FILLMORE CENTER ASSOCS LP	1475 FILLMORE ST	81.392	1.00	1,201.00
0726 -041	FILLMORE CENTER ASSOCS LP	1475 FILLMORE ST	81.392	1.00	1,201.00

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<b>APN</b>	<b>Owner</b>	<b>Site Address</b>	<b>Adjusted Linear Frontage</b>	<b>Building Benefit Factors</b>	<b>2011/12 Assessment(1)</b>
0726 -042	FILLMORE CENTER ASSOCS LP	1421 FILLMORE ST	81.392	1.00	1,201.00
0731 -018	FILLMORE CENTER ASSOCS LP	THE FILLMORE CENTER	46.773	1.00	733.28
0731 -020	FILLMORE CENTER ASSOCS LP	1510 EDDY ST	46.773	3.00	936.04
0731 -021	FILLMORE CENTER ASSOCS LP	1550 EDDY ST	46.773	3.00	936.04
0731 -022	FILLMORE CENTER ASSOCS LP	1375 FILLMORE ST	46.773	1.00	733.28
0731 -023	FILLMORE CENTER ASSOCS LP	THE FILLMORE CENTER	46.773	1.00	733.28
0731 -024	FILLMORE CENTER ASSOCS LP	THE FILLMORE CENTER	46.773	1.00	733.28
0731 -025	FILLMORE CENTER ASSOCS LP	THE FILLMORE CENTER	46.773	1.00	733.28
0731 -026	FILLMORE CENTER ASSOCS LP	1309 FILLMORE ST	46.773	1.00	733.28
0731 -027	FILLMORE CENTER ASSOCS LP	1305 FILLMORE ST	46.773	1.00	733.28
0731 -028	FILLMORE CENTER ASSOCS LP	1301 FILLMORE ST	46.773	1.00	733.28
0731 -029	FILLMORE CENTER ASSOCS LP	1301 FILLMORE ST	46.773	1.00	733.28
0731 -030	FILLMORE CENTER ASSOCS LP	1520 EDDY ST	46.773	1.00	733.28
0731 -031	FILLMORE CENTER ASSOCS LP	1530 EDDY ST	46.773	1.00	733.28
0731 -032	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -033	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -034	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -035	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -036	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -037	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -038	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -039	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -040	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -041	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -042	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -043	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -044	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -045	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -046	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -047	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -048	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -049	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -050	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -051	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -052	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -053	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -054	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -055	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -056	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04

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0731 -057	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -058	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -059	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -060	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -061	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -062	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -063	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -064	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -065	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -066	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0731 -067	FILLMORE CENTER ASSOCS LP	1345 FILLMORE ST	46.773	3.00	936.04
0732 -032	F R A S	1300 FILLMORE ST	83.300	10.00	2,139.18
0732 -033	F R A S	1320 JAZZ HERITAGE CENTER	270.725	10.00	4,671.30
0732 -035	KUNZE ROBERT	1300 FILLMORE ST #301	3.775	0.50	101.70
0732 -036	KUBOROVICH GOYKO & PATRICA	1310 FILLMORE ST #302	3.775	0.50	101.70
0732 -037	ELLARD JENNIFER MARIE	1300 FILLMORE ST #303	3.775	0.50	101.70
0732 -038	HO ANH XUAN	1310 FILLMORE ST #304	3.775	0.50	101.70
0732 -039	REYES ROCHELLE ANN	1310 FILLMORE ST #305	3.775	0.50	101.70
0732 -040	VALLABHANENI NAGESWARARAO & PAPA	1300 FILLMORE ST #306	3.775	0.50	101.70
0732 -041	ALHAKEEM MAHER	1300 FILLMORE ST #307	3.775	0.50	101.70
0732 -042	LIM GENEVIEVE	1310 FILLMORE ST #308	3.775	0.50	101.70
0732 -043	SUTRO ARIEL	1310 FILLMORE ST #309	3.775	0.50	101.70
0732 -044	LEE RENEE T	1310 FILLMORE ST #310	3.775	0.50	101.70
0732 -045	VASSALLO GIOVANNI & TSERING	1310 FILLMORE ST #401	3.775	0.50	101.70
0732 -046	JUSTINIANO FRANK & FANNY	1310 FILLMORE ST #402	3.775	0.50	101.70
0732 -047	SPOLO LEONARD S	1310 FILLMORE ST #403	3.775	0.50	101.70
0732 -048	WOLDEMICHAEL EYOB & YORDANOS T	1310 FILLMORE ST #404	3.775	0.50	101.70
0732 -049	DEVINE BRENDAN P	1310 FILLMORE ST #405	3.775	0.50	101.70
0732 -050	LAYUG ALAN	1310 FILLMORE ST #406	3.775	0.50	101.70
0732 -051	BORGERT YVONNE H	1310 FILLMORE ST #407	3.775	0.50	101.70
0732 -052	ICHINOSE SHOJI	1310 FILLMORE ST #408	3.775	0.50	101.70
0732 -053	NARRIDO EDIE A	1310 FILLMORE ST #409	3.775	0.50	101.70
0732 -054	MACK PAULINE	1310 FILLMORE ST #410	3.775	0.50	101.70
0732 -055	KURYLO JOHN & MARY A	1300 FILLMORE ST #501	3.775	0.50	101.70
0732 -056	KIM JAY S & YOO J	1310 FILLMORE ST #502	3.775	0.50	101.70
0732 -057	PAUXTIS GREGORY F	1310 FILLMORE ST #503	3.775	0.50	101.70
0732 -058	GUO GRACE WAN	1310 FILLMORE ST #504	3.775	0.50	101.70
0732 -059	KAY MARITAL SHARE ONE TR	1310 FILLMORE ST #505	3.775	0.50	101.70
0732 -060	LI WINNIE ZHAO & SONG PING	1310 FILLMORE ST #506	3.775	0.50	101.70

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0732 -061	BONILLA MARTIN	1310 FILLMORE ST #507	3.775	0.50	101.70
0732 -062	BRESLAUER JILL	1310 FILLMORE ST #508	3.775	0.50	101.70
0732 -063	HUDSON LEE ANNE	1310 FILLMORE ST #509	3.775	0.50	101.70
0732 -064	LEE JEANNE	1310 FILLMORE ST #510	3.775	0.50	101.70
0732 -065	BROWN GORDON CHRISTIAN	1300 FILLMORE ST #601	3.775	0.50	101.70
0732 -066	BELLA JEFFREY L	1300 FILLMORE ST #602	3.775	0.50	101.70
0732 -067	KAYMAKCALAN ZEHRA	1310 FILLMORE ST #603	3.775	0.50	101.70
0732 -068	CHAUDHARI HARDIK	1300 FILLMORE ST #604	3.775	0.50	101.70
0732 -069	WANG SHAO MIN	1310 FILLMORE ST #605	3.775	0.50	101.70
0732 -070	LAU MARGARET Y	1310 FILLMORE ST #606	3.775	0.50	101.70
0732 -071	LIN & FANN FMLY TR	1310 FILLMORE ST #607	3.775	0.50	101.70
0732 -072	LIN & FANN FMLY TR	1310 FILLMORE ST #608	3.775	0.50	101.70
0732 -073	CHOE SANG MI	1310 FILLMORE ST #609	3.775	0.50	101.70
0732 -074	LEE JAEHEE	1310 FILLMORE ST #610	3.775	0.50	101.70
0732 -075	JAMES R TROUT TRUST	1300 FILLMORE ST #701	3.775	0.50	101.70
0732 -076	BRASSFIELD MELISSA ANN	1300 FILLMORE ST #702	3.775	0.50	101.70
0732 -077	ERDAL ABDULLAH CELIK & NILGUN	1310 FILLMORE ST #703	3.775	0.50	101.70
0732 -078	LEE EUGENE	1310 FILLMORE ST #704	3.775	0.50	101.70
0732 -079	SONG ROBERT	1310 FILLMORE ST #705	3.775	0.50	101.70
0732 -080	LAWRENCE DAVID A & WHITE MONETTA	1310 FILLMORE ST #706	3.775	0.50	101.70
0732 -081	ERDAL ABDULLAH C & NILGUN A	1310 FILLMORE ST #707	3.775	0.50	101.70
0732 -082	SCHMIDT JOHN M	1310 FILLMORE ST #708	3.775	0.50	101.70
0732 -083	KIM FAMILY TRUST	1300 FILLMORE ST #709	3.775	0.50	101.70
0732 -084	MCKINNEY LARRY & ALETA	1310 FILLMORE ST #710	3.775	0.50	101.70
0732 -085	KAHN JAY DOUGLAS & DYSON FRANCES MARY	1310 FILLMORE ST #801	3.775	0.50	101.70
0732 -086	CHOU JACKSON	1310 FILLMORE ST #802	3.775	0.50	101.70
0732 -087	WANG JEFFERY L & JULIE P	1310 FILLMORE ST #803	3.775	0.50	101.70
0732 -088	JERRY LONG LIVING TR	1310 FILLMORE ST #804	3.775	0.50	101.70
0732 -089	VARMA ANUJ K	1310 FILLMORE ST #805	3.775	0.50	101.70
0732 -090	KRISTENSEN FMLY TR	1310 FILLMORE ST #901	3.775	0.50	101.70
0732 -091	WANG YENBO & LING LINDA	1310 FILLMORE ST #902	3.775	0.50	101.70
0732 -092	BADRI AMEER	1310 FILLMORE ST #903	3.775	0.50	101.70
0732 -093	CHUNG YONG WOO & AHN WHA SOO	1300 FILLMORE ST #904	3.775	0.50	101.70
0732 -094	CHIEN ELIZABETH	1310 FILLMORE ST #905	3.775	0.50	101.70
0732 -095	COATES GARY L & MARIE E	1310 FILLMORE ST #1001	3.775	0.50	101.70
0732 -096	PANGANIBAN MIGUEL S	1310 FILLMORE ST #1002	3.775	0.50	101.70
0732 -097	NELSON & EVGUENIA V ABRAMSON REVOC TR	1300 FILLMORE ST #1003	3.775	0.50	101.70
0732 -098	BURNS DANA	1310 FILLMORE ST #1004	3.775	0.50	101.70
0732 -099	RUBIN FMLY TR	1310 FILLMORE ST #1005	3.775	0.50	101.70

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0732 -100	ULRICH STAN & SURBER LUCINDA	1310 FILLMORE ST #1101	3.775	0.50	101.70
0732 -101	LACINA MICHAEL J	1300 FILLMORE ST #1102	3.775	0.50	101.70
0732 -102	TASSOUDJI SHAHRZAD	1300 FILLMORE ST #1103	3.775	0.50	101.70
0732 -103	KORBA ROBERT	1300 FILLMORE ST #1104	3.775	0.50	101.70
0732 -104	LOCKSON TRUST	1300 FILLMORE ST #1105	3.775	0.50	101.70
0732 -105	JOHNSON MICHAEL E	1300 FILLMORE ST #PH-1A	3.775	0.50	101.70
0732 -106	CHRISTINE HARRIS REVOC TRUST	1300 FILLMORE ST #PH1-B	3.775	0.50	101.70
0732 -107	WANG STEPHANIE	1310 FILLMORE ST #PH1-C	3.775	0.50	101.70
0732 -108	KIM LIVING TRUST	1300 FILLMORE ST #PH1-D	3.775	0.50	101.70
0732 -109	FILLMORE DEVELOPMENT ASSOCS LLC	1300 FILLMORE ST #PH1-E	3.775	0.50	101.70
0732 -110	VALLABHANENI NAGESWARARAO	1300 FILLMORE ST #PH2-A	3.775	0.50	101.70
0732 -111	KAT MARITAL SHARE ONE TR	1310 FILLMORE ST #PH-2B	3.775	0.50	101.70
0732 -112	SLAVICH GEORGE M	1300 FILLMORE ST #PH2-C	3.775	0.50	101.70
0732 -113	SMITH CHARLES M JR & LORNA M	1310 FILLMORE ST #PH-2D	3.775	0.50	101.70
0732 -114	JCKS 2002 REVOC TR	1310 FILLMORE ST PH2 -E	3.775	0.50	101.70
0749 -009	THELMA ARMS INC	1200 FILLMORE ST	743.629	50.00	15,115.44
0749 -019	WEST BAY LOCAL DEV CORPORATION	1290 FILLMORE ST	609.038	1.00	8,329.48
0750 -019	FILLMORE CENTER ASSOCS LP	1420 TURK ST	3,045.000	50.00	46,206.96
0755 -002	GOLDEN GATE & FILLMORE ASSOC	1101 FILLMORE ST	513.750	10.00	7,954.56
0755 -003	EL BETHEL MISS BAPT CH S F	1320 GOLDEN GATE AVE	28.750	0.00	388.42
0755 -005	CATHOLIC CHARITIES OF THE ARCH	1340 GOLDEN GATE AVE	34.375	0.00	464.42
0755 -006	CONLEY OWEN D JR & JANE A	1350 GOLDEN GATE AVE	137.500	10.00	2,871.44
0755 -009	WONG TRUST	1386 GOLDEN GATE AVE	60.000	1.00	911.98
0755 -010	CITY & COUNTY OF SAN FRANCISCO - RECREATION AND PARK DEPARTMENT (Social Service Agency Leased Space)	1392 GOLDEN GATE AVE	61.000	0.00	824.12
0755 -011	ALCIDE & MARY YOLANDE ABRAMS 2000	1110 STEINER ST	111.000	1.00	1,601.00
0755 -013	CITY & COUNTY OF SAN FRANCISCO - SFPD (Northern Police Station)	1125 FILLMORE ST	397.188	0.00	5,366.02
0756 -014	SSC REALTY LESSOR MCDONALDS C	1100 FILLMORE ST	628.750	1.00	8,595.80
0756 -015	CITY & COUNTY OF SAN FRANCISCO - OEWD (Muni Sub-Station)	1125	90.938	0.00	1,228.58
0756 -016	CITY & COUNTY OF SAN FRANCISCO - RECREATION AND PARK DEPARTMENT - (Mini Park)	1125	62.500	0.00	844.38
0756 -017	MSPDI TURK LLC	1125	375.000	1.00	5,167.64
0774 -020	EL BETHEL TERRACE INC	1301 GOLDEN GATE AVE	393.750	25.00	7,854.06
0774 -021	EL BETHEL ARMS INC	1234 MCALLISTER ST	393.750	50.00	10,388.56
<b>TOTALS:</b>	<b>226 PARCELS</b>		<b>21,384.614</b>	<b>762.00</b>	<b>\$366,159.20</b>

(1) Difference due to rounding.