UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

MANAGEMENT PLAN

2019-2029

DSW
Golden State of Mind
HASCELLOR HOTEL

BIGBUS SAN FRANCISCO
BIG BUS
BIGBUSTOURS.COM
NK-40
DSW

Post

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT MANAGEMENT PLAN

San Francisco, CA
January 2019

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

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

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

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CONTENT

0 VISION & MISSION

1 EXECUTIVE SUMMARY • 01

2 THE DISTRICT • 09

3 WHY RENEW THE USBID • 13

4 IMPROVEMENTS • 23

5 BUDGET • 31

6 METHOD OF ASSESSMENT • 35

7 UNION SQUARE BID MANAGEMENT • 41

8 APPENDICES

A. BOUNDARY MAP, ZONE 1 & ZONE 2 • 45

B. PARCEL LISTING • 51

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

MISSION STATEMENT

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

MENT DISTRICT SERVES MEMBERS AND
RIENCE BY MANAGING AND ACTIVATING
TMENT, AND ADVOCATING FOR THE

VISION

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

1 EXECUTIVE SUMMARY

Union Square Association Formed

1980's

1999

Union Square BID Formed

FIRST RENEWAL

2005

1 EXECUTIVE SUMMARY

HISTORY OF THE UNION SQUARE BID

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

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

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

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

Union Square Foundation
501C3Formed

2017

2009

SECOND RENEWAL
Services expanded to 27 blocks.

2019

Union Square BID THIRD RENEWAL

SAN FRANCISCO STARTS HERE IN UNION SQUARE

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

CORE VALUES

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

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

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

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

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

SERVICES

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

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

Safety
Safety Ambassadors will continue to visit businesses daily to address quality of life issues. 10B Police Officers or their equivalent will enforce City laws and ordinances in the USBID. Overnight security will be added to augment safety. Member services will become a 24/7/365 operation to address member needs. Hospitality Ambassadors will also direct visitors to businesses and Union Square points of interest.

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

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

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

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

ZONE 1 & ZONE 2 SERVICES COMPARISON SUMMARY MATRIX

SERVICES	ZONE 1	ZONE 2
Cleaning Ambassadors	4 Cleanings/Day	3 Cleanings/Day
Overnight Sidewalk Vacuum	Yes	Yes
Pressure Washing	Every week	Every 2 weeks
Safety and Hospitality Ambassadors	Min. 4 Visits/Day	Min. 2 Visits/Day
Member Services/Dispatch	24/7/365 Operation	24/7/365 Operation
2 SFPD 10B Officers/ Private Security	12.5 Hours of Patrol	7.5 Hours of Patrol
Security Camera Program	Security Camera Program to expand from 60% of the district covered to 100% over the next decade term.	
Overnight Camera Monitoring	10PM-6AM	
Overnight Security	Patrol Team (10PM-6AM)	

RENEWAL PROCESS

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

The Union Square Business Improvement District conducted a stakeholder survey as part of its renewal process to gather data on the overall importance of current programs as well as additional services members may be willing to implement. Surveys were mailed in March 2018 to all property owners and tenants within the USBID boundaries. Surveys were also emailed and made available online. The survey period ended in May 2018. 196 parcel and business surveys were received. Surveys received from property owners totaled 62.68% of weighted assessments.

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

RENEWAL COMMITTEE MEMBERS

Leah Heil *COMMITTEE CHAIR*
San Francisco Westfield Centre

Cammy Blackstone
AT&T

Tracy Boyd
Resident

Stephen Brett
Brett & Company

James Goody
Trinity Properties

Chris Hague
Pebblebrook Hotel Trust

Todd Hoyles
Albert Garcia
Neiman Marcus

Jean Johnstone
Johnstone Partners, LLC

Russ Keil, Jr.
The Keil Companies

Russ Keil, III
The Keil Companies

Elizabeth Macedo
Julie Venegas
Cushman & Wakefield

Rob Malone
SFMTA

Michelle McKinney
San Francisco Westfield Centre

Rusty Middleton
Jason White
Grand Hyatt SF

Tad Moore
250 Post Street, LP

Mary Padilla
Cushman & Wakefield

Maxine Papadakis
Resident

Garrett Parker
Hilton PARC 55

Kelly Powers
Hotel Council

Mark Purdy
Grosvenor Americas

James Sangiacomo
Trinity Properties

Minna Tao
Recology

Don Thomas
Club Donatello

Ned Topham, Jr.
Geary-Grant LLC

Wes Tyler
Chancellor Hotel

Susan Walsh
Resident

Carie Yox
Jeffery Ong
Cushman & Wakefield

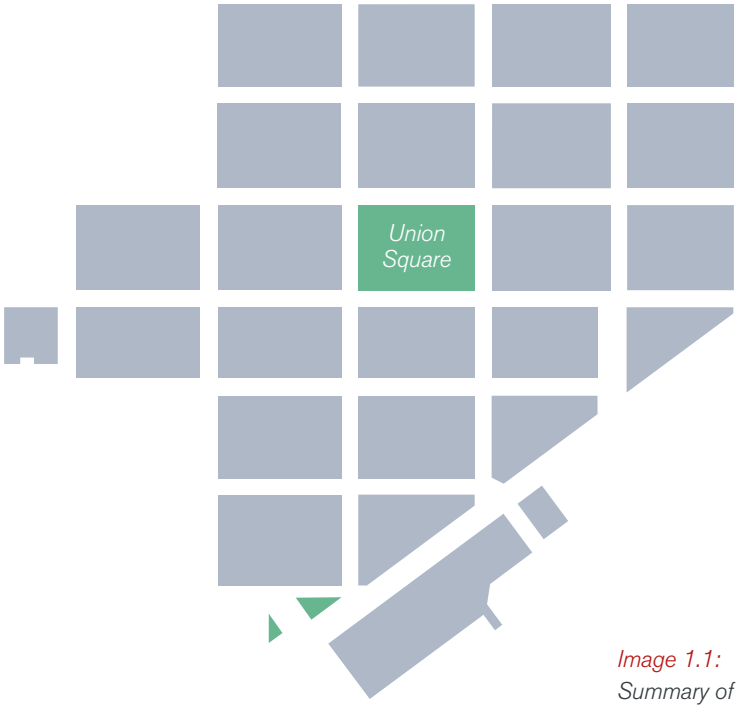


Image 1.1:
Summary of USBID District Map

BOUNDARIES & ZONES

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

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

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

ASSESSMENT METHODOLOGY

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

MANAGEMENT PLAN DESCRIPTION

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

Dior
Marmot
MaxMara
7533552
www.usps.com

2

THE DISTRICT

2 THE DISTRICT

DESCRIPTION

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

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

LOCATION

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

Northern Boundary

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

Southern Boundary

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

Eastern Boundary

- West side of Kearny Street from Market Street to Bush Street

Western Boundary

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

USBID PARCEL MAP
WITH PROPOSED EXPANSION AREAS

ZONE ONE PARCELS

ZONE TWO PARCELS

ZONE BOUNDARIES

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

CORE SERVICES AND PROGRAMS

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

ANNUAL TOTAL BUDGET AND ASSESSMENTS

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

USBID District Map
Zone 1

represent 8% of the total budget, which corresponds to the general benefit percentage identified in the Separation and Quantification of General Benefits section of the Engineer's Report (Appendix C). The remaining portion of the annual operating budgets will be generated from sources such as grants, donations, fees for service contracts, and in-kind donations. Assessments are allocated based on a system of benefit points. The assessment calculation for each property utilizes a combination of land use, linear street frontage, lot size, and building square footage. The Method of Assessment section of this Management Plan provides a more detailed procedure of the annual assessment calculation.

TERM

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

3

WHY RENEW THE USBID

3
WHY RENEW THE USBID

WHY REAUTHORIZE THE UNION SQUARE BID

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

DISTRICT HISTORY

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

As the needs of the community grew, so did the services of the organization with a major boundary expansion to 27 blocks in 2009. Current USBID services and programs include:

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

CLEANING & SAFETY

The USBID will continue to supplement cleaning and safety services provided by the City and County of San Francisco to ensure a maximum possible cleanliness of sidewalks, curbs, and street fixtures within the district boundaries. The City and County of San Francisco provides a minimal set of baseline services (See Table4.2 for City Baseline Services Matrix) for which the majority of the property owners within the district have determined as insufficient for maintaining Union Square as an international destination.

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

HIGHLIGHTS OF CLEAN AND SAFE FIGURES 2018:

Removed

572,375 LBS

of debris

Addressed

44,125

quality of life issues

Cleaned up

11,408

hazardous waste items

Disposed of

9,319

NEEDLES

Reached out to the mentally ill

6,885 TIMES

Assisted

25K+VISITORS

with directions

Removed

17,182

GRAFFITI TAGS

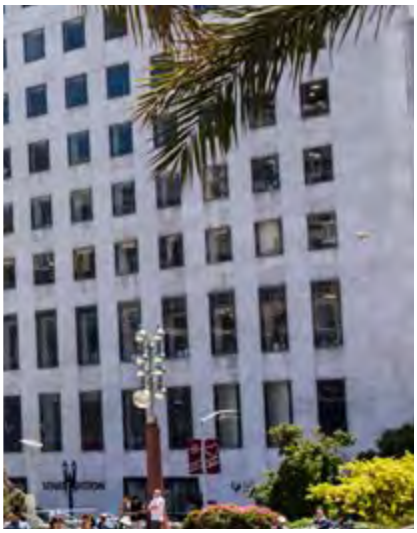
(The amount of graffiti tags removed can stretch across the Golden Gate Bridge ***3.5 TIMES!****)*

Processed over

2,000

REQUESTS

for video footage



ADVOCACY

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

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

MANAGEMENT

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

PUBLIC REALM

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

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

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

MARKETING & EVENTS

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

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

SUMMARY

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

As the retail culture continues to evolve and change to experiential based models with smaller footprints, Union Square will need to adapt and remain resilient to these changes. Promoting Union Square as a place for entertainment and hospitality will draw more visitors and create a healthy nightlife environment. Additionally, activating public spaces within the district not only attracts visitors and new customers, it's also proven to drive out negative street behavior. Events, public art, and other activations allow visitors to effectively tell the story of Union Square. The USBID is ready to meet these challenges.

Objectives in the future term of the USBID include:

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

ECONOMIC IMPACT OF UNION SQUARE TO SAN FRANCISCO

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

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

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

WHAT IS A BUSINESS IMPROVEMENT DISTRICT

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

There are currently 17 other special districts, including:
The Castro, Central Market, Civic Center,

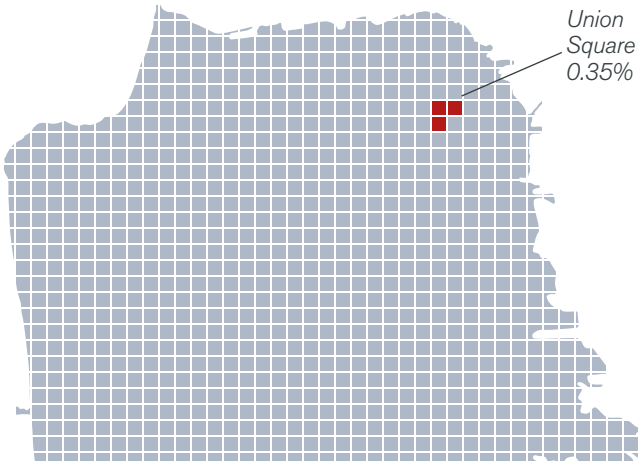


Table 3.1: Union Square Area within the City of San Francisco

Increased by

17%

in property tax revenue

Generated

24%

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

Totaled

$6,200,000,000

in assessed value of properties in 2017

Table 3.2: Highlights of economic impact of the USBID

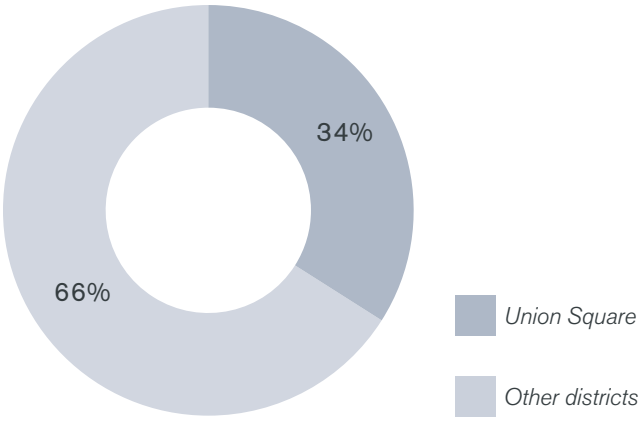


Table 3.3: Generated citywide sales in general consumer goods.

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

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

STATE AND LOCAL LAW GOVERNING BID'S

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

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

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

ESTABLISHING A BID

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

- A map, in sufficient detail to locate each assessed

property within the proposed district

- Name of the proposed district
- Description of the boundaries, including the boundaries of any benefit zones
- Improvements, maintenance, and activities proposed for each year of operation, along with the maximum cost
- Annual amount to be expended, in each year of operation, for the proposed improvements, maintenance, and activities
- Proposed source(s) of financing, including the basis and method of levying the assessments, and whether or not bonds will be issued
- Time and manner of collecting the assessments
- Specific number of years in which the assessments will be levied
- Proposed time for implementation and completion of the Management Plan
- Rules and regulations applicable to the district
- Listing of the properties to be assessed along with the parcel number and the method by which expenses will be imposed upon benefited real property in proportion to the benefit received.
- Total amount of all special benefits to be conferred upon the properties within district
- Total amount of general benefits, if any
- Any other item or matter required to be incorporated therein by the legislative body.

NAME DESIGNATION

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

TIMELINE FOR IMPLEMENTATION AND COMPLETION OF THE UNION SQUARE BID

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

2017

SEPTEMBER 2017
Launched renewal campaign with USBID members, community stakeholders and the City.

NOVEMBER 2017
Membership survey conducted to gather feedback and shared vision.

2018

SUMMER 2018
Engaged in community outreach

SEPTEMBER 2018
USBID Board approved budget and service levels.

NOVEMBER 2018
USBID Board approved assessment methodology and boundaries.

2019

JANUARY 2019
USBID Board approved management plan and engineer's report.

FEBRUARY 2019
Petitions mailed to USBID members for initial round of voting.

MAY 2019
45-day mailing period when USBID members receive and vote on their ballots.

JULY 2019
Resolution voted on by SF Board of Supervisors and signed by Mayor.

2020

JANUARY 2020
Launch new services

Timeline for Implementation and Completion of the Union Square BID

4 SERVICES

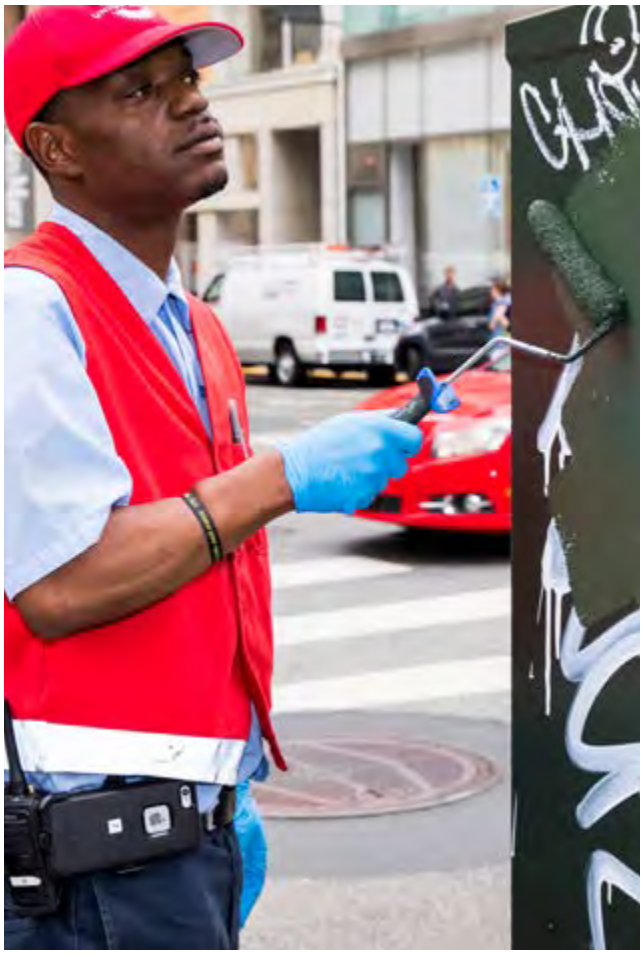
4 IMPROVEMENTS

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

CLEANING & MAINTENANCE

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

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



PUBLIC SAFETY

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

MEMBER SERVICES/DISPATCH

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

SECURITY CAMERA PROGRAM AND OVERNIGHT MONITORING

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

MANAGEMENT AND ADMINISTRATION

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

ZONE MATRIX

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

CONTINUATION OF CITY SERVICES

The City and County of San Francisco may not use BID assessment funds to pay for baseline services providing general benefits to the district. Table 4.2 (on page 29) provides the existing baseline City services provided to the USBID area.

ZONE 1 & ZONE 2 SERVICES COMPARISON SUMMARY MATRIX

SERVICES	ZONE 1	ZONE 2
Cleaning Ambassadors	4 Cleanings/Day	3 Cleanings/Day
Overnight Sidewalk Vacuum	Yes	Yes
Pressure Washing	Every week	Every 2 weeks
Safety and Hospitality Ambassadors	Min. 4 Visits/Day	Min. 2 Visits/Day
Member Services/Dispatch	24/7/365 Operation	24/7/365 Operation
2 10B Officers/ Private Security	12.5 Hours of Patrol	7.5 Hours of Patrol
Security Camera Program	Security Camera Program to expand from 60% of the district covered to 100% over the next decade term.	
Overnight Camera Monitoring	10PM-6AM	
Overnight Security	Patrol Team (10PM-6AM)	
Other USBID Services	Marketing and Events	
	Public Realm and Activations	
	Advocacy	

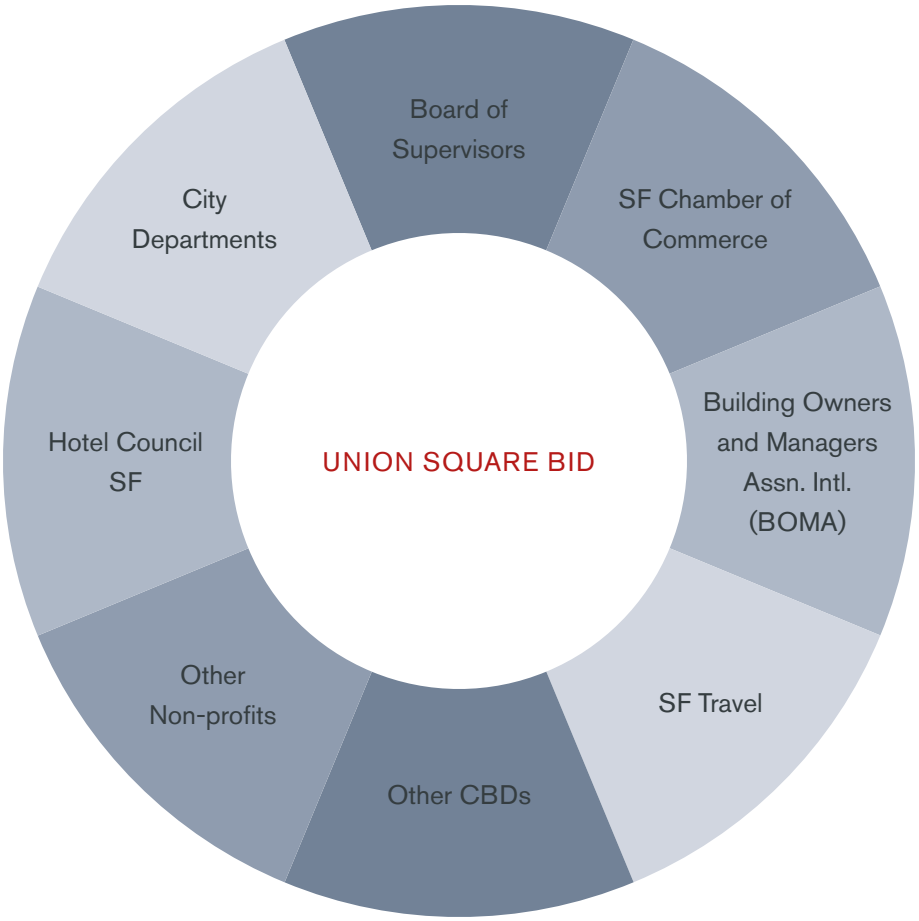


Table 4.1: Strategic Partners of the USBID

ADVOCACY

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

PUBLIC REALM

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

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

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

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

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

DESTINATION MARKETING & EVENTS

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

Businesses, properties, and points of interest will be promoted through target programs and initiatives. Destination marketing activities and consumer events contribute to Union Square's social vitality and economy. The organization will also support the creation and production of special events to draw visitors. Destination marketing and special events will be supported by the organization through a variety of digital and traditional means to include: a destination marketing website, social media presence, email blasts, street banners, printed marketing collateral, etc.

MEMBER EVENTS

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

CITY BASELINE SERVICES MATRIX *(San Francisco Office of Economic and Workforce Development, March 2017)*

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

Table 4.2: City Baseline Services Matrix

5 BUDGET

5
BUDGET

BUDGET DESCRIPTION

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

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

In each fiscal year beginning fiscal year 2020/21, total maximum assessment revenue may be subjected to an annual increase of the assessment revenue of the prior fiscal year by a vote of the Board of Directors of the Union Square BID. The maximum annual assessment revenue increase will reflect the annual change in the Consumer Price Index (CPI) for All Urban Consumers in San Francisco-Oakland-San Jose or 5% per yearly Board approval, whichever is more. If for any reason the percentage change is negative, the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the Union Square BID in any given year. Based upon a maximum possible annual assessment increase of 5%, beginning July 1, 2020, the total annual maximum assessment revenue each year for each of the 10 years is described in Table 5.2.

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

BUDGET CHARTS & TABLES

		Amount	Revenue (%)
Assessments	$	6,036,111	92%
Other (General Benefit)	$	524,879	8%
Total Revenue	**$**	**6,560,990**	**100%**

Table 5.1a: Budget Revenue

		Amount	Assessment Exp. (%)
Clean & Safe	$	4,868,481	74%
Public Realm, Marketing Events, & Advocacy	$	754,601	12%
Management & Admin.	$	937,908	14%
Total Expenses	**$**	**6,560,990**	**100%**

Table 5.1b: Budget Expenses

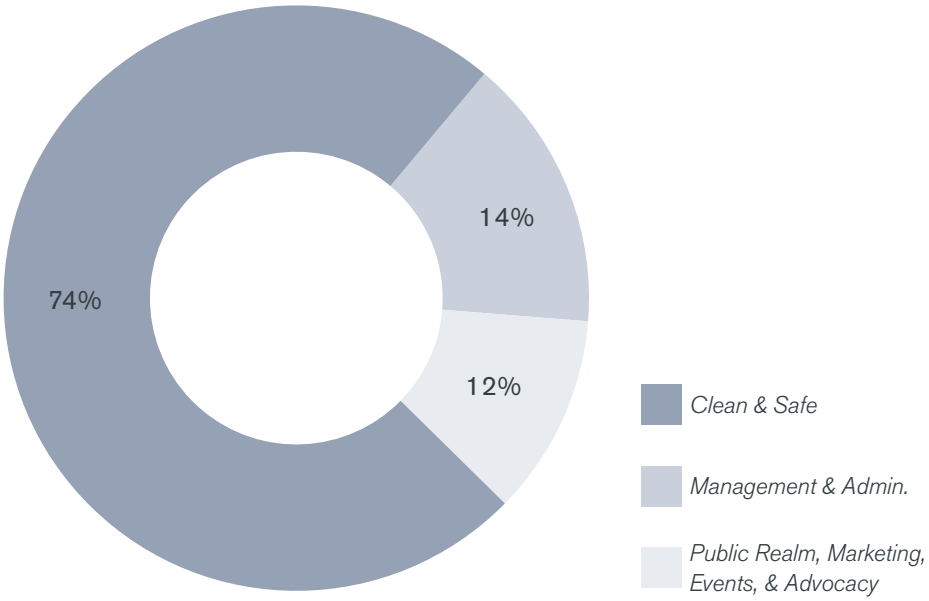


Table 5.1c: Budget Expenses Pie Chart

		Max. Annual Assessments (5%)
FY 2019/2020	$	6,036,111
FY 2020/2021	$	6,337,916
FY 2021/2022	$	6,654,812
FY 2022/2023	$	6,987,553
FY 2023/2024	$	7,336,931
FY 2024/2025	$	7,703,777
FY 2025/2026	$	8,088,966
FY 2026/2027	$	8,493,414
FY 2027/2028	$	8,918,085
FY 2028/2029	$	9,363,989

Table 5.2: Maximum assessments with 5% Increase

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

6

METHOD OF ASSESSMENT

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6 METHOD OF ASSESSMENT

SOURCES AND FINANCING

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

BASIS OF ASSESSMENT

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

GENERAL BENEFIT ASSIGNMENT IS 8%

The Clean and Safe and Marketing programs will be provided solely within the District. However, it's reasonable to assume a certain level of aesthetic, safety, and economic benefits will accrue to properties on the periphery of the District, as the cleaning services would increase the aesthetics of the side of the street opposite these parcels, and it is likely patrolling security may report/respond to security issues near the properties just outside the boundary of the District. Furthermore, the Marketing activities could draw shoppers and diners to the District who might also explore the broader area and patronize businesses on the periphery of the boundary of the District.

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

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

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

SPECIAL BENEFIT POINT ASSIGNMENT AND TYPES OF LAND USE AND POINTS

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

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

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

Condominium Property consists of condominiums used exclusively for residential purposes.

Public Property consists of the following:

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

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

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

BENEFIT ZONE & TABLE

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

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

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

Table 6.1a: Benefit Point Table

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

Table 6.1b: Benefit Point Breakdown

Land Use Type	Asst. Rate Per Lot sq ft.	Asst. Rate Per Building sq ft.	Asst. Rate Per Frontage sq ft.
Non-Residential Property	$ 0.43727	$ 0.06430	$ 126.15163
Apartment Property	$ 0.32795	$ 0.04822	$ 94.61372
Condominium Property	$ 0.21864	$ 0.03215	$ 63.07582
Public Property	$ 0.21864	$ 0.03215	$ 63.07582

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

Land Use Type	Asst. Rate Per Lot sq ft.	Asst. Rate Per Building sq ft.	Asst. Rate Per Frontage sq ft.
Non-Residential Property	$ 0.34982	$ 0.05144	$100.92131
Apartment Property	$ 0.26236	$ 0.0385	$ 75.69098
Condominium Property	$ 0.17491	$ 0.02572	$ 50.46065
Public Property	$ 0.17491	$ 0.02572	$ 50.46065

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

Factor	Weight
Lot	15%
Building	15%
Frontage	70%

Table 6.3: Factor Weighting

Service	Zone 1	Details	Zone 2	Details
Cleaning Ambassadors	1.33	4 Cleanings/Day	1.00	3 Cleanings/Day
Pressure Washing	2.00	1 Wash/Week	1.00	1 Wash/2-weeks
Safety & Hospitality Ambassadors	2.00	4 Visits/Day	1.00	2 Visit/Day
10B Officers/Private Security	1.67	Added Routes	1.00	Regular Routes
Security Cameras	1.00	Equal Services	1.00	Equal Services
Live Overnight Monitoring	1.00	Equal Services	1.00	Equal Services
Overnight Security	1.00	Equal Services	1.00	Equal Services
Member Services	1.00	Equal Services	1.00	Equal Services
Public Realm	1.00	Equal Services	1.00	Equal Services
Marketing	1.00	Equal Services	1.00	Equal Services
Events	1.00	Equal Services	1.00	Equal Services
Advocacy	1.00	Equal Services	1.00	Equal Services
Total:	**15.00**	**Total:**	**12.00**	
Zone Factor:	**1.25***	**Zone Factor:**	**1.00***	

Table 6.4: Zones of Benefit

LOT FACTOR

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

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

Table 6.5a: Linear Factor Equation

BUILDING FACTOR

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

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

Table 6.5b: Building Factor Equation

FRONTAGE FACTOR

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

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

Table 6.5c: Frontage Factor Equation

BENEFIT POINT CALCULATION

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

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

Table 6.5d: Special Benefit Points Equation

ASSESSMENT CALCULATION

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

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

Total Cost Estimate to be levied in 2019/2020 ÷ Total Special Benefit Points
= **Assessment Rate per Special Benefit Point**

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

Parcel's Assessment
= **$358.95** x **Parcel's Total Benefit Points**

Table 6.5e: Assessment Calculation Equation

YEARS ASSESSMENTS WILL BE LEVIED

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

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

TIME AND MANNER FOR COLLECTING ASSESSMENTS

Each property owner pays a share of the cost of the Union Square BID, based on an assessment formula. The payment is collected twice yearly, through the property tax bill. The Union Square BID assessment, including the collection and enforcement of any delinquent assessment and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related law as it may be amended from time to time, will be collected and enforced by the Treasurer and Tax Collector of the City. The Treasurer and Tax Collector shall transfer the assessment payments to the Union Square BID for the funding of improvements, maintenance, and activities described in this Management Plan.

ASSESSOR'S PARCEL LISTING

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

7 MANAGEMENT

7 MANAGEMENT

BOARD COMPOSITION

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

PUBLIC ACCESS

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

OPERATIONS MANAGEMENT

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

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

STAFFING

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

BUDGET & MANAGEMENT

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

RULES & REGULATIONS

The Union Square BID will establish rules and regulations to be employed in its administration of the organization. Each year, the Union Square BID shall prepare an annual report for each Fiscal Year, for which assessments are levied and collected to pay the costs of the improvements, maintenance and activities described in the report. The first annual report shall be due after the first year of operation of the Union Square BID. The Union Square BID must file each annual report with the Clerk of the San Francisco Board of Supervisors; each report shall contain or provide, but not be limited to the following:

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

The San Francisco Board of Supervisors may approve the annual report filed by the Union Square BID, or the Board of Supervisors may modify any particulars contained in the report, and then approve it as modified. Any modification to the annual report shall be made pursuant to Sections 36635 and 36636 of the 1994 Act. At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities

ADDITIONAL MATTERS

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

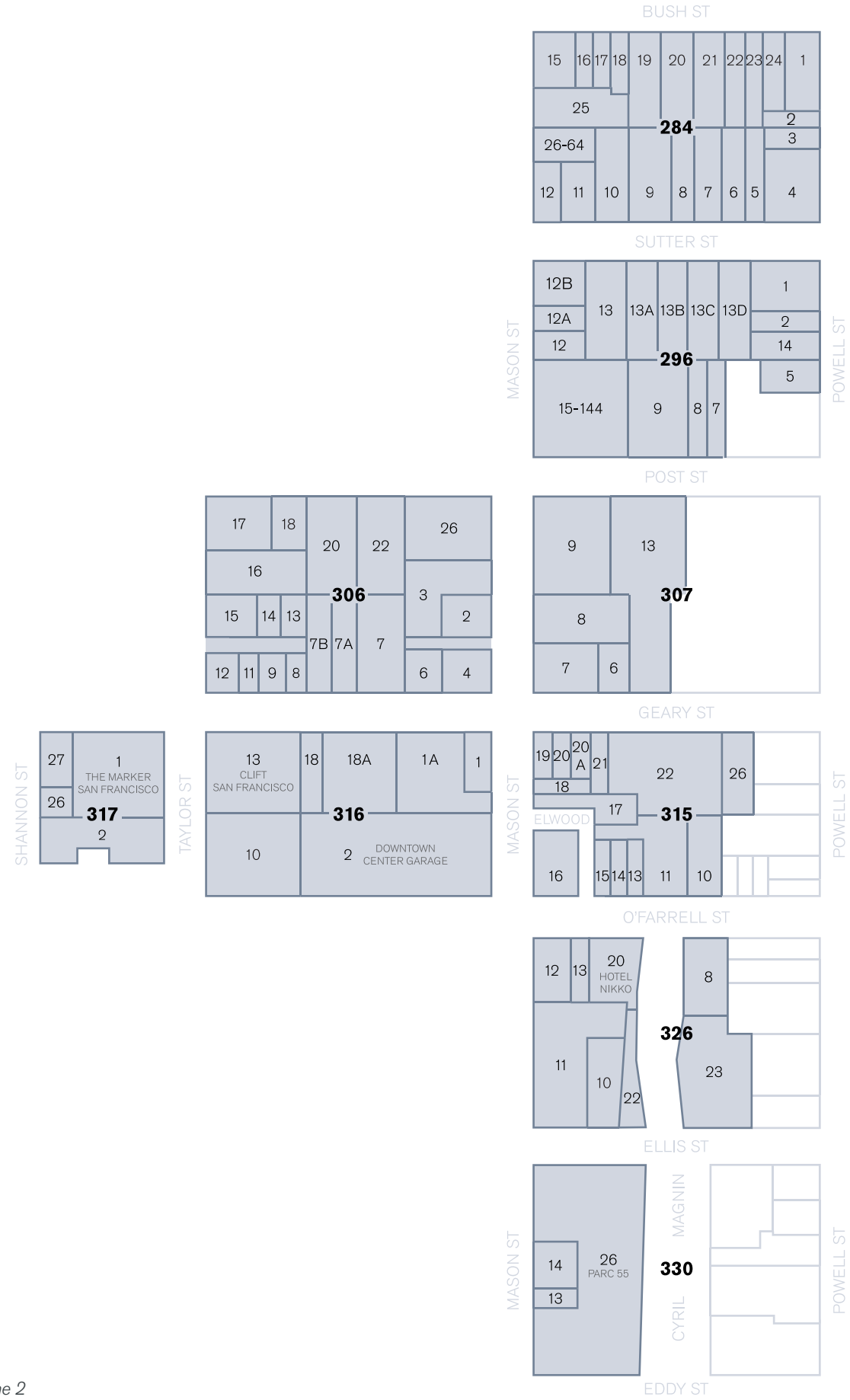
DISESTABLISHMENT

Each year that the BID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the BID. This 30-day period begins each year on the anniversary of the date the San Francisco Board of Supervisors established the BID. Within that 30-day period if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the BID may be disestablished by the Board of Supervisors. The Board of Supervisors, by a majority vote (6 or more members) may disestablish the BID at any time if it finds there has been misappropriation of funds, malfeasance, or violation of law in connection with the management of the District. The Board of Supervisors by a super-majority vote (eight or more) may disestablish the BID for any reason. All outstanding obligations, finances, leases, or other similar obligations of the City, payable from or secured by assessments levied within BID must be paid prior to disestablishment of the BID.

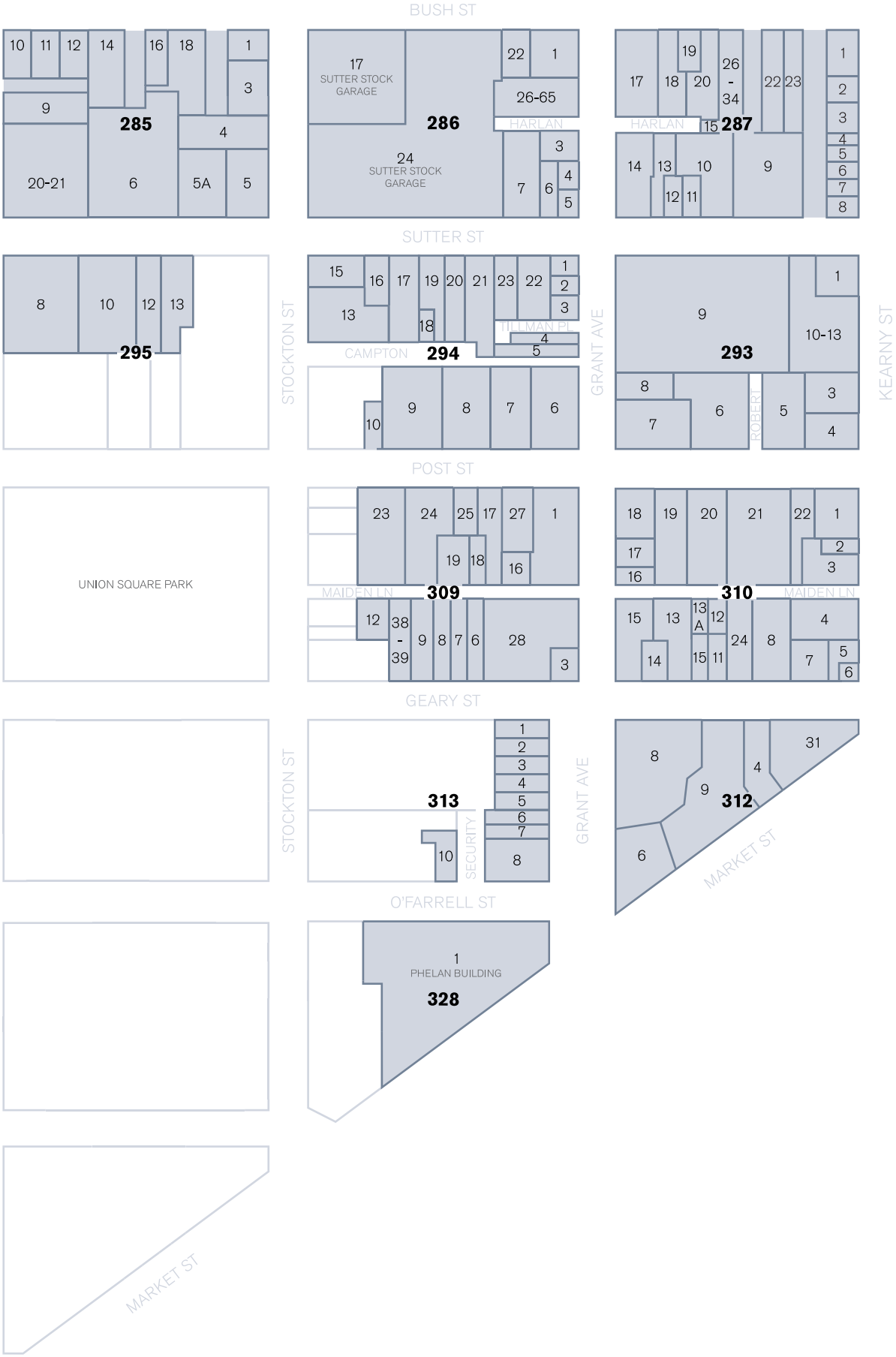
8 APPENDICES

APPENDIX A
BOUNDARY MAP, ZONE 1 & ZONE 2

USBID District Map Zone 1



USBID District Map Zone 2


BUSH ST
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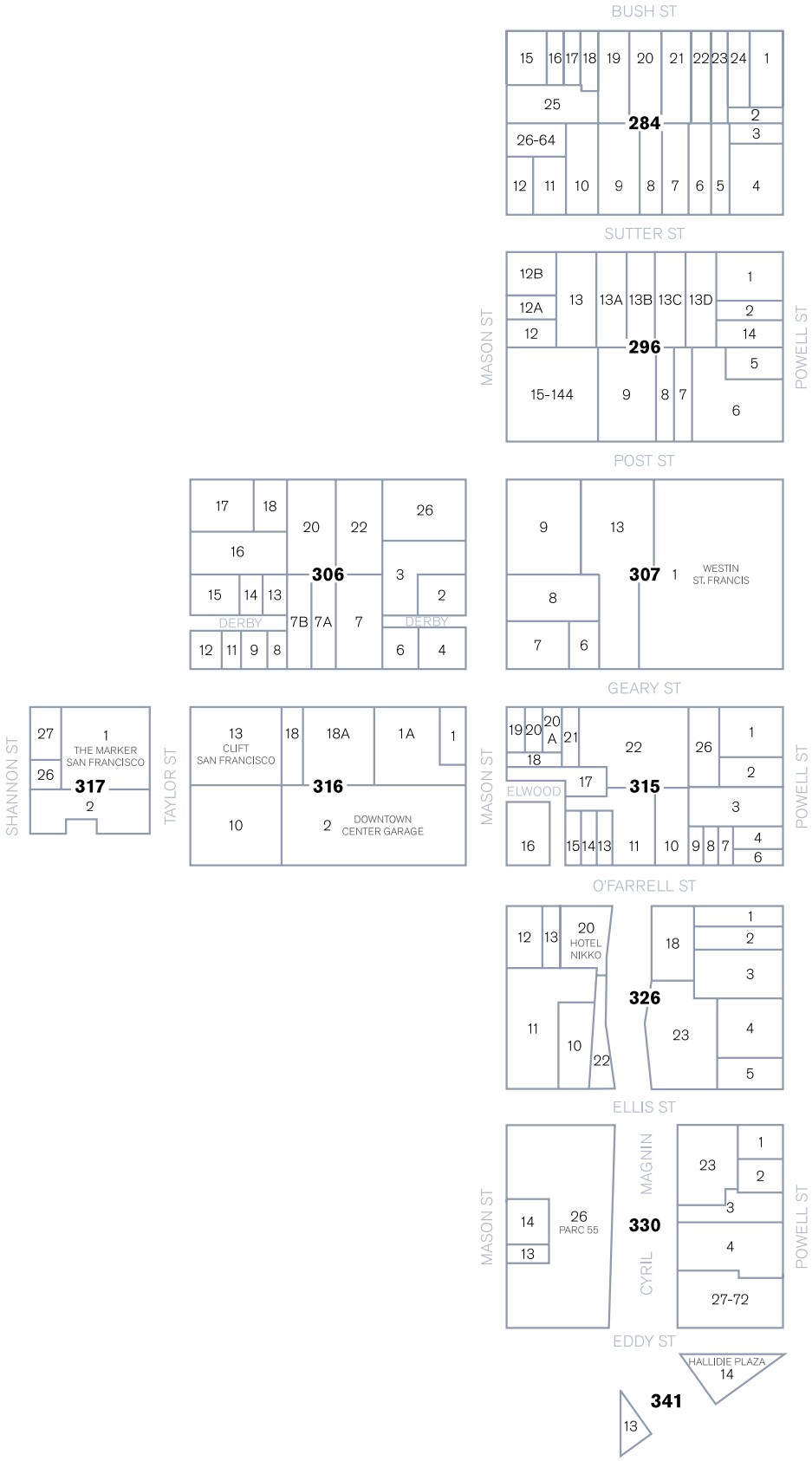
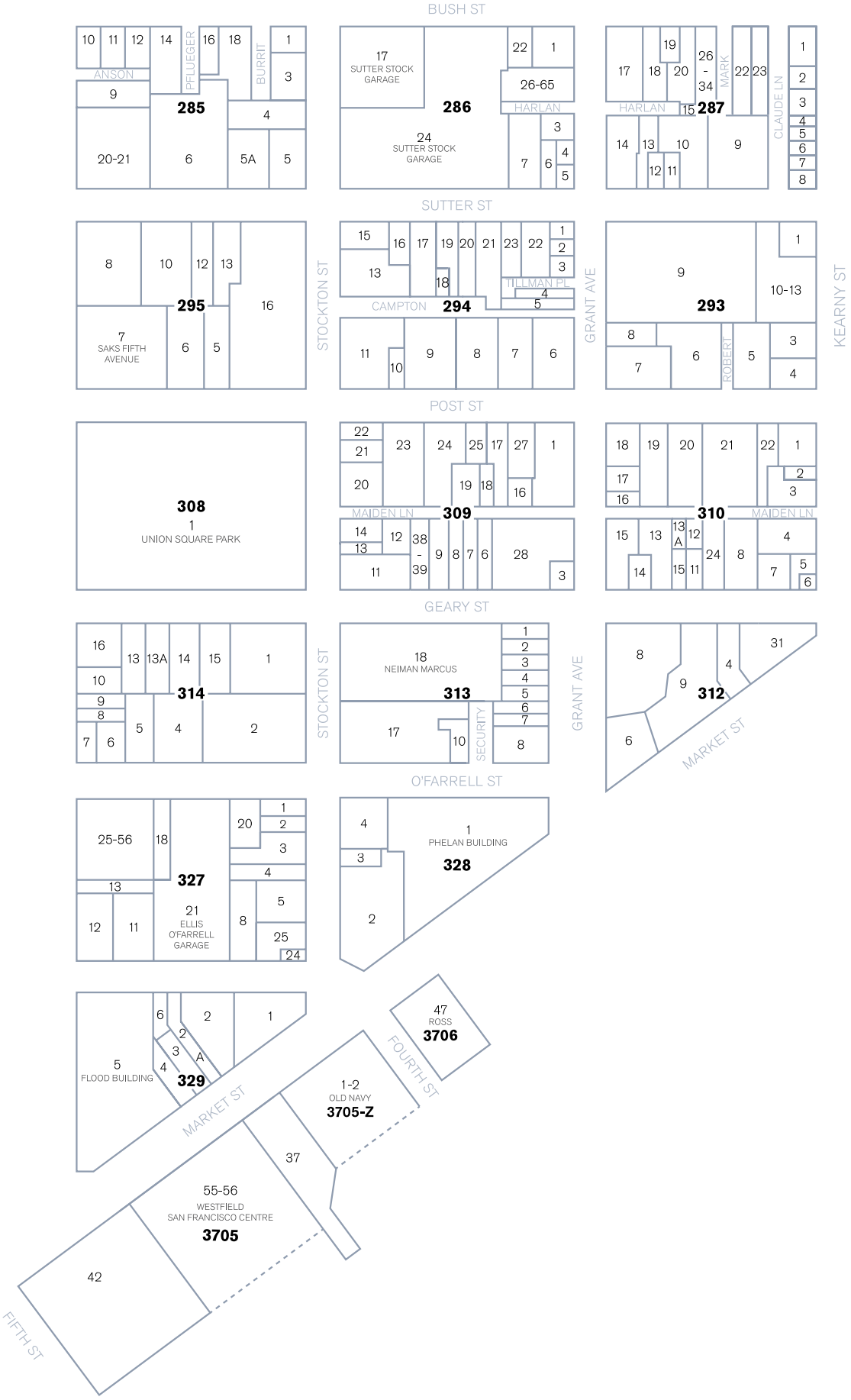
286
287
HARLAN
17 SUTTER STOCK GARAGE
24 SUTTER STOCK GARAGE
26-65
26 - 34
SUTTER ST
295
294
293
STOCKTON ST
GRANT AVE
KEARNY ST
CAMPTON
TILLMAN PL
ROBERT
POST ST
UNION SQUARE PARK
309
310
MAIDEN LN
38 - 39
13 A
GEARY ST
313
SECURITY
312
MARKET ST
O'FARRELL ST
1 PHELAN BUILDING
328



USBID District Map


BUSH ST
ANSON
PFLUEGER
BURRIT
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17 SUTTER STOCK GARAGE
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24 SUTTER STOCK GARAGE
26-65
HARLAN
287
MARK
CLAUDE LN
SUTTER ST
295
7 SAKS FIFTH AVENUE
STOCKTON ST
CAMPTON
294
TILLMAN PL
GRANT AVE
293
10-13
KEARNY ST
ROBERT
POST ST
308
1 UNION SQUARE PARK
MAIDEN LN
309
310
GEARY ST
314
18 NEIMAN MARCUS
313
SECURITY
312
MARKET ST
O'FARRELL ST
327
21 ELLIS O'FARRELL GARAGE
1 PHELAN BUILDING
328
5 FLOOD BUILDING
329
47 ROSS
3706
FOURTH ST
1-2 OLD NAVY
3705-Z
55-56 WESTFIELD SAN FRANCISCO CENTRE
3705
FIFTH ST

APPENDIX B
PARCEL LISTING

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0284-001	2	165.00	5,902	12,092	Non-Residential	4.00	1.00	11.598	1.438	0.433	53.88	$ 19,338.82
0284-002	2	25.00	2,062	5,400	Non-Residential	4.00	1.00	1.757	0.502	0.193	9.81	$ 3,522.15
0284-003	2	25.00	1,937	1,875	Non-Residential	4.00	1.00	1.757	0.472	0.067	9.19	$ 3,297.11
0284-004	2	190.00	8,718	55,414	Non-Residential	4.00	1.00	13.355	2.124	1.985	69.86	$ 25,075.36
0284-005	2	22.50	3,092	9,282	Non-Residential	4.00	1.00	1.582	0.753	0.333	10.67	$ 3,829.85
0284-006	2	37.50	5,153	37,865	Non-Residential	4.00	1.00	2.636	1.255	1.357	20.99	$ 7,534.91
0284-007	2	44.00	6,046	22,440	Non-Residential	4.00	1.00	3.093	1.473	0.804	21.48	$ 7,709.87
0284-008	2	25.71	3,510	5,429	Non-Residential	4.00	1.00	1.807	0.855	0.194	11.43	$ 4,101.64
0284-009	2	67.79	9,343	27,064	Non-Residential	4.00	1.00	4.765	2.276	0.970	32.04	$ 11,502.22
0284-010	2	49.73	6,847	41,272	Non-Residential	4.00	1.00	3.495	1.668	1.479	26.57	$ 9,536.93
0284-011	2	50.27	4,395	4,388	Non-Residential	4.00	1.00	3.534	1.071	0.157	19.05	$ 6,836.64
0284-012	2	125.00	3,281	13,499	Apartment	3.00	1.00	8.786	0.799	0.484	30.21	$ 10,843.06
0284-015	2	152.00	5,712	28,920	Apartment	3.00	1.00	10.684	1.392	1.036	39.34	$ 14,119.47
0284-016	2	22.50	1,886	5,280	Apartment	3.00	1.00	1.582	0.460	0.189	6.69	$ 2,401.58
0284-017	2	22.00	1,848	6,080	Non-Residential	4.00	1.00	1.546	0.450	0.218	8.86	$ 3,179.50
0284-018	2	25.00	2,199	2,192	Non-Residential	4.00	1.00	1.757	0.536	0.079	9.49	$ 3,405.07
0284-019	2	45.50	6,255	16,588	Apartment	3.00	1.00	3.198	1.524	0.594	15.95	$ 5,725.01
0284-020	2	46.00	6,325	26,945	Non-Residential	4.00	1.00	3.233	1.541	0.965	22.96	$ 8,241.04
0284-021	2	46.00	6,325	20,820	Apartment	3.00	1.00	3.233	1.541	0.746	16.56	$ 5,944.49
0284-022	2	27.50	3,781	3,272	Non-Residential	4.00	1.00	1.933	0.921	0.117	11.89	$ 4,266.34
0284-023	2	27.50	3,781	10,924	Apartment	3.00	1.00	1.933	0.921	0.391	9.74	$ 3,494.96
0284-024	2	30.00	3,371	18,720	Non-Residential	4.00	1.00	2.109	0.821	0.671	14.40	$ 5,169.83
0284-025	2	53.58	7,261	31,458	Apartment	3.00	1.00	3.766	1.769	1.127	19.99	$ 7,174.43
0284-026	2	0.54	48	340	Condominium	2.00	1.00	0.038	0.012	0.012	0.12	$ 44.50
0284-027	2	0.41	36	258	Condominium	2.00	1.00	0.029	0.009	0.009	0.09	$ 33.77
0284-028	2	0.63	55	394	Condominium	2.00	1.00	0.044	0.013	0.014	0.14	$ 51.57
0284-029	2	0.56	49	348	Condominium	2.00	1.00	0.039	0.012	0.012	0.13	$ 45.55
0284-030	2	0.54	47	335	Condominium	2.00	1.00	0.038	0.011	0.012	0.12	$ 43.85
0284-031	2	0.78	68	488	Condominium	2.00	1.00	0.055	0.017	0.017	0.18	$ 63.87
0284-032	2	1.40	123	876	Condominium	2.00	1.00	0.098	0.030	0.031	0.32	$ 114.66
0284-033	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-034	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-035	2	1.45	127	908	Condominium	2.00	1.00	0.102	0.031	0.033	0.33	$ 118.84
0284-036	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-037	2	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.54	$ 195.02
0284-038	2	1.65	144	1,030	Condominium	2.00	1.00	0.116	0.035	0.037	0.38	$ 134.81
0284-039	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-040	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	$ 114.92
0284-041	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-042	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-043	2	1.43	125	892	Condominium	2.00	1.00	0.100	0.030	0.032	0.33	$ 116.75
0284-044	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-045	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-046	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	$ 117.80
0284-047	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-048	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-049	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	$ 117.80
0284-050	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-051	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-052	2	1.44	126	900	Condominium	2.00	1.00	0.101	0.031	0.032	0.33	$ 117.80
0284-053	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-054	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-055	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	$ 114.92
0284-056	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-057	2	2.38	208	1,490	Condominium	2.00	1.00	0.167	0.051	0.053	0.54	$ 195.02
0284-058	2	1.73	151	1,080	Condominium	2.00	1.00	0.121	0.037	0.039	0.39	$ 141.36
0284-059	2	1.34	118	840	Condominium	2.00	1.00	0.094	0.029	0.030	0.31	$ 109.94
0284-060	2	1.40	123	878	Condominium	2.00	1.00	0.099	0.030	0.031	0.32	$ 114.92
0284-061	2	1.20	105	750	Condominium	2.00	1.00	0.084	0.026	0.027	0.27	$ 98.16
0284-062	2	1.86	163	1,165	Condominium	2.00	1.00	0.131	0.040	0.042	0.42	$ 152.48
0284-063	2	0.83	72	518	Condominium	2.00	1.00	0.058	0.018	0.019	0.19	$ 67.80
0284-064	2	1.28	112	800	Condominium	2.00	1.00	0.090	0.027	0.029	0.29	$ 104.71
0285-001	2	139.00	2,370	7,285	Non-Residential	4.00	1.00	9.770	0.577	0.261	42.43	$ 15,232.01
0285-003	2	196.00	5,876	42,540	Apartment	3.00	1.00	13.777	1.432	1.524	50.20	$ 18,018.37
0285-004	2	57.50	5,153	37,432	Non-Residential	4.00	1.00	4.042	1.255	1.341	26.55	$ 9,531.08
0285-005	2	162.39	6,237	21,669	Non-Residential	4.00	1.00	11.414	1.520	0.776	54.84	$ 19,684.72
0285-005A	2	75.12	7,509	12,668	Non-Residential	4.00	1.00	5.280	1.829	0.454	30.25	$ 10,859.20
0285-006	2	184.50	23,687	294,416	Non-Residential	4.00	1.00	12.968	5.771	10.547	117.15	$ 42,050.47
0285-009	2	187.50	6,873	30,037	Non-Residential	4.00	1.00	13.179	1.675	1.076	63.72	$ 22,872.30
0285-010	2	157.50	3,037	17,301	Apartment	3.00	1.00	11.071	0.740	0.620	37.29	$ 13,385.70
0285-011	2	47.00	1,586	33,957	Non-Residential	4.00	1.00	3.304	0.386	1.216	19.63	$ 7,044.81
0285-012	2	138.00	4,657	33,957	Non-Residential	4.00	1.00	9.700	1.135	1.216	48.20	$ 17,303.05
0285-014	2	172.00	6,581	30,900	Apartment	3.00	1.00	12.090	1.603	1.107	44.40	$ 15,937.68
0285-016	2	122.00	3,258	16,824	Apartment	3.00	1.00	8.575	0.794	0.603	29.92	$ 10,738.23
0285-018	2	220.50	9,896	41,250	Apartment	3.00	1.00	15.499	2.411	1.478	58.16	$ 20,877.76
0285-020	2	33.99	2,341	40,010	Non-Residential	4.00	1.00	2.389	0.570	1.433	17.57	$ 6,307.08
0285-021	2	241.54	16,638	284,345	Non-Residential	4.00	1.00	16.978	4.054	10.187	124.87	$ 44,823.49
0286-001	2	130.04	4,220	15,355	Non-Residential	4.00	1.00	9.141	1.028	0.550	42.88	$ 15,390.22
0286-003	2	99.00	2,420	23,100	Non-Residential	4.00	1.00	6.959	0.590	0.828	33.50	$ 12,026.09
0286-004	2	42.00	1,260	5,040	Non-Residential	4.00	1.00	2.952	0.307	0.181	13.76	$ 4,938.76
0286-005	2	70.00	1,200	9,350	Non-Residential	4.00	1.00	4.920	0.292	0.335	22.19	$ 7,965.29
0286-006	2	25.00	2,047	8,150	Non-Residential	4.00	1.00	1.757	0.499	0.292	10.19	$ 3,658.36
0286-007	2	105.00	6,612	46,538	Non-Residential	4.00	1.00	7.380	1.611	1.667	42.63	$ 15,303.67
0286-017	2	275.00	18,905	47,669	Public	2.00	1.00	19.330	4.606	1.708	51.29	$ 18,409.50
0286-022	2	40.46	2,548	9,556	Apartment	3.00	1.00	2.844	0.621	0.342	11.42	$ 4,099.50
0286-024	2	575.46	50,991	394,014	Public	2.00	1.00	40.449	12.423	14.115	133.98	$ 48,090.95
0286-026	2	60.47	2,536	11,990	Non-Residential	4.00	1.00	4.250	0.618	0.430	21.19	$ 7,606.45

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0286-027	2	4.71	198	934	Condominium	2.00	1.00	0.331	0.048	0.033	0.83	$ 296.26
0286-028	2	4.03	169	800	Condominium	2.00	1.00	0.284	0.041	0.029	0.71	$ 253.76
0286-029	2	3.13	131	621	Condominium	2.00	1.00	0.220	0.032	0.022	0.55	$ 196.98
0286-030	2	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	$ 128.15
0286-031	2	2.33	98	462	Condominium	2.00	1.00	0.164	0.024	0.017	0.41	$ 146.55
0286-032	2	2.93	123	580	Condominium	2.00	1.00	0.206	0.030	0.021	0.51	$ 183.98
0286-033	2	3.41	143	676	Condominium	2.00	1.00	0.240	0.035	0.024	0.60	$ 214.43
0286-034	2	2.56	107	508	Condominium	2.00	1.00	0.180	0.026	0.018	0.45	$ 161.14
0286-035	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	$ 263.91
0286-036	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	$ 234.09
0286-037	2	3.14	132	622	Condominium	2.00	1.00	0.220	0.032	0.022	0.55	$ 197.30
0286-038	2	2.04	85	404	Condominium	2.00	1.00	0.143	0.021	0.014	0.36	$ 128.15
0286-039	2	2.22	93	441	Condominium	2.00	1.00	0.156	0.023	0.016	0.39	$ 139.89
0286-040	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	$ 177.00
0286-041	2	3.34	140	663	Condominium	2.00	1.00	0.235	0.034	0.024	0.59	$ 210.30
0286-042	2	2.25	94	446	Condominium	2.00	1.00	0.158	0.023	0.016	0.39	$ 141.47
0286-043	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	$ 263.91
0286-044	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	0.61	$ 217.92
0286-045	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	$ 234.09
0286-046	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	$ 192.22
0286-047	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	$ 177.00
0286-048	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0.55	$ 197.93
0286-049	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	$ 210.94
0286-050	2	4.20	176	832	Condominium	2.00	1.00	0.295	0.043	0.030	0.74	$ 263.91
0286-051	2	3.46	145	687	Condominium	2.00	1.00	0.244	0.035	0.025	0.61	$ 217.92
0286-052	2	3.72	156	738	Condominium	2.00	1.00	0.262	0.038	0.026	0.65	$ 234.09
0286-053	2	3.06	128	606	Condominium	2.00	1.00	0.215	0.031	0.022	0.54	$ 192.22
0286-054	2	2.81	118	558	Condominium	2.00	1.00	0.198	0.029	0.020	0.49	$ 177.00
0286-055	2	3.15	132	624	Condominium	2.00	1.00	0.221	0.032	0.022	0.55	$ 197.93
0286-056	2	3.35	141	665	Condominium	2.00	1.00	0.236	0.034	0.024	0.59	$ 210.94
0286-057	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	0.74	$ 264.54
0286-058	2	3.31	139	656	Condominium	2.00	1.00	0.233	0.034	0.024	0.58	$ 208.08
0286-059	2	4.21	176	834	Condominium	2.00	1.00	0.296	0.043	0.030	0.74	$ 264.54
0286-060	2	5.36	225	1,063	Condominium	2.00	1.00	0.377	0.055	0.038	0.94	$ 337.18
0286-061	2	4.84	203	960	Condominium	2.00	1.00	0.340	0.049	0.034	0.85	$ 304.51
0286-062	2	3.74	157	742	Condominium	2.00	1.00	0.263	0.038	0.027	0.66	$ 235.36
0286-063	2	3.30	138	654	Condominium	2.00	1.00	0.232	0.034	0.023	0.58	$ 207.45
0286-064	2	3.57	150	707	Condominium	2.00	1.00	0.251	0.036	0.025	0.62	$ 224.26
0286-065	2	4.51	189	895	Condominium	2.00	1.00	0.317	0.046	0.032	0.79	$ 283.89
0287-001	2	189.42	3,896	31,978	Non-Residential	4.00	1.00	13.314	0.949	1.146	61.64	$ 22,124.19
0287-002	2	73.00	2,204	7,735	Non-Residential	4.00	1.00	5.131	0.537	0.277	23.78	$ 8,536.21
0287-003	2	72.00	2,173	6,122	Non-Residential	4.00	1.00	5.061	0.529	0.219	23.24	$ 8,341.47
0287-004	2	51.00	1,695	4,727	Non-Residential	4.00	1.00	3.585	0.413	0.169	16.67	$ 5,983.13
0287-005	2	52.00	1,568	7,533	Non-Residential	4.00	1.00	3.655	0.382	0.270	17.23	$ 6,183.96
0287-006	2	50.00	1,510	4,536	Non-Residential	4.00	1.00	3.514	0.368	0.163	16.18	$ 5,807.67
0287-007	2	50.00	1,507	6,205	Non-Residential	4.00	1.00	3.514	0.367	0.222	16.42	$ 5,892.47
0287-008	2	133.42	2,204	13,400	Non-Residential	4.00	1.00	9.378	0.537	0.480	41.58	$ 14,925.03
0287-009	2	268.00	15,537	127,289	Non-Residential	4.00	1.00	18.838	3.785	4.560	108.73	$ 39,029.82
0287-010	2	94.50	8,940	54,292	Non-Residential	4.00	1.00	6.642	2.178	1.945	43.06	$ 15,457.22
0287-011	2	30.00	1,799	14,850	Non-Residential	4.00	1.00	2.109	0.438	0.532	12.32	$ 4,420.85
0287-012	2	30.00	1,799	8,280	Non-Residential	4.00	1.00	2.109	0.438	0.297	11.37	$ 4,082.90
0287-013	2	57.50	3,449	7,250	Non-Residential	4.00	1.00	4.042	0.840	0.260	20.57	$ 7,382.49
0287-014	2	237.50	7,050	32,162	Non-Residential	4.00	1.00	16.694	1.718	1.152	78.25	$ 28,089.64
0287-015	2	17.50	949	-	Public	2.00	1.00	1.230	0.231	-	2.92	$ 1,049.06
0287-017	2	258.00	8,276	67,460	Non-Residential	4.00	1.00	18.135	2.016	2.417	90.27	$ 32,403.08
0287-018	2	80.03	4,800	18,750	Non-Residential	4.00	1.00	5.625	1.169	0.672	29.87	$ 10,720.52
0287-019	2	34.47	2,064	4,080	Non-Residential	4.00	1.00	2.423	0.503	0.146	12.29	$ 4,410.59
0287-020	2	60.00	4,098	16,590	Non-Residential	4.00	1.00	4.217	0.998	0.594	23.24	$ 8,342.26
0287-022	2	154.50	3,437	17,185	Apartment	3.00	1.00	10.860	0.837	0.616	36.94	$ 13,259.10
0287-023	2	202.50	8,287	42,992	Non-Residential	4.00	1.00	14.234	2.019	1.540	71.17	$ 25,547.16
0287-024	2	17.50	700	-	Public	2.00	1.00	1.230	0.171	-	2.80	$ 1,005.51
0287-026	2	15.89	468	3,657	Non-Residential	4.00	1.00	1.117	0.114	0.131	5.45	$ 1,956.00
0287-027	2	20.51	604	4,719	Non-Residential	4.00	1.00	1.442	0.147	0.169	7.03	$ 2,524.03
0287-028	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	$ 2,102.02
0287-029	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	$ 2,102.02
0287-030	2	17.08	503	3,930	Non-Residential	4.00	1.00	1.201	0.123	0.141	5.86	$ 2,102.02
0287-031	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	$ 2,089.18
0287-032	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	$ 2,089.18
0287-033	2	16.98	500	3,906	Non-Residential	4.00	1.00	1.193	0.122	0.140	5.82	$ 2,089.18
0287-034	2	13.43	396	3,090	Non-Residential	4.00	1.00	0.944	0.096	0.111	4.60	$ 1,652.73
0293-001	2	119.42	3,510	42,819	Non-Residential	4.00	1.00	8.394	0.855	1.534	43.13	$ 15,482.23
0293-003	2	65.00	7,013	24,759	Non-Residential	4.00	1.00	4.569	1.709	0.887	28.66	$ 10,286.80
0293-004	2	180.42	7,824	37,160	Non-Residential	4.00	1.00	12.681	1.906	1.331	63.68	$ 22,856.54
0293-005	2	187.50	6,873	40,290	Non-Residential	4.00	1.00	13.179	1.675	1.443	65.19	$ 23,399.69
0293-006	2	236.50	14,728	117,435	Non-Residential	4.00	1.00	16.623	3.588	4.207	97.68	$ 35,060.89
0293-007	2	191.75	8,947	39,021	Non-Residential	4.00	1.00	13.478	2.180	1.398	68.22	$ 24,488.87
0293-008	2	57.25	5,266	32,040	Non-Residential	4.00	1.00	4.024	1.283	1.148	25.82	$ 9,268.03
0293-009	2	427.00	37,810	241,918	Non-Residential	4.00	1.00	30.014	9.212	8.667	191.57	$ 68,764.30
0293-010	2	84.06	7,556	60,445	Non-Residential	4.00	1.00	5.909	1.841	2.165	39.66	$ 14,236.06
0293-011	2	35.13	3,157	25,259	Non-Residential	4.00	1.00	2.469	0.769	0.905	16.57	$ 5,949.02
0293-012	2	5.31	477	3,817	Non-Residential	4.00	1.00	0.373	0.116	0.137	2.50	$ 898.98
0293-013	2	1.50	135	1,079	Non-Residential	4.00	1.00	0.105	0.033	0.039	0.71	$ 254.13
0294-001	2	48.00	574	2,025	Non-Residential	4.00	1.00	3.374	0.140	0.073	14.35	$ 5,149.23
0294-002	2	22.00	548	1,650	Non-Residential	4.00	1.00	1.546	0.134	0.059	6.96	$ 2,496.87
0294-003	2	55.00	749	3,750	Non-Residential	4.00	1.00	3.866	0.182	0.134	16.73	$ 6,005.64
0294-004	2	120.00	1,746	10,650	Non-Residential	4.00	1.00	8.435	0.425	0.382	36.97	$ 13,269.28
0294-005	2	115.00	1,999	11,440	Non-Residential	4.00	1.00	8.083	0.487	0.410	35.92	$ 12,893.81

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0294-006	2	260.25	8,433	96,870	Non-Residential	4.00	1.00	18.293	2.055	3.470	95.27	$ 34,197.86
0294-007	2	101.50	6,175	38,400	Non-Residential	4.00	1.00	7.134	1.504	1.376	40.06	$ 14,378.97
0294-008	2	138.50	8,498	32,187	Non-Residential	4.00	1.00	9.735	2.070	1.153	51.83	$ 18,606.15
0294-009	2	187.83	11,473	38,475	Non-Residential	4.00	1.00	13.203	2.795	1.378	69.51	$ 24,949.22
0294-010	2	20.00	1,406	7,413	Non-Residential	4.00	1.00	1.406	0.343	0.266	8.06	$ 2,891.60
0294-011	1	302.00	10,789	73,164	Non-Residential	4.00	1.25	21.227	2.629	2.621	132.39	$ 47,520.21
0294-012	2	25.00	1,245	1,550	Non-Residential	4.00	1.00	1.757	0.303	0.056	8.46	$ 3,038.32
0294-013	2	200.00	9,100	92,000	Non-Residential	4.00	1.00	14.058	2.217	3.296	78.28	$ 28,100.12
0294-015	2	130.00	3,998	34,215	Non-Residential	4.00	1.00	9.138	0.974	1.226	45.35	$ 16,278.43
0294-016	2	50.00	3,500	20,784	Non-Residential	4.00	1.00	3.514	0.853	0.745	20.45	$ 7,339.57
0294-017	2	100.00	5,998	18,500	Non-Residential	4.00	1.00	7.029	1.461	0.663	36.61	$ 13,142.06
0294-019	2	75.00	4,748	14,750	Non-Residential	4.00	1.00	5.272	1.157	0.528	27.83	$ 9,988.83
0294-020	2	50.00	3,000	5,387	Non-Residential	4.00	1.00	3.514	0.731	0.193	17.75	$ 6,372.68
0294-021	2	152.50	6,181	38,237	Non-Residential	4.00	1.00	10.719	1.506	1.370	54.38	$ 19,519.73
0294-022	2	44.00	1,650	10,120	Non-Residential	4.00	1.00	3.093	0.402	0.363	15.43	$ 5,538.34
0294-023	2	66.00	1,725	5,610	Non-Residential	4.00	1.00	4.639	0.420	0.201	21.04	$ 7,552.88
0295-005	1	37.50	5,153	14,475	Non-Residential	4.00	1.25	2.636	1.255	0.519	22.05	$ 7,914.72
0295-006	1	75.00	10,310	110,893	Non-Residential	4.00	1.25	5.272	2.512	3.973	58.78	$ 21,099.89
0295-007	1	300.26	22,380	136,000	Non-Residential	4.00	1.25	21.105	5.453	4.872	157.15	$ 56,409.35
0295-008	2	254.15	16,017	232,984	Non-Residential	4.00	1.00	17.864	3.902	8.347	120.45	$ 43,236.26
0295-010	2	99.40	13,751	81,123	Non-Residential	4.00	1.00	6.986	3.350	2.906	52.97	$ 19,014.45
0295-012	2	30.00	4,151	13,065	Non-Residential	4.00	1.00	2.109	1.011	0.468	14.35	$ 5,151.81
0295-013	2	50.12	6,172	17,097	Non-Residential	4.00	1.00	3.523	1.504	0.612	22.56	$ 8,096.25
0295-016	1	530.90	35,931	610,645	Non-Residential	4.00	1.25	37.316	8.754	21.876	339.73	$ 121,948.60
0296-001	2	176.83	7,588	34,173	Non-Residential	4.00	1.00	12.429	1.849	1.224	62.01	$ 22,258.63
0296-002	2	20.83	2,173	3,958	Non-Residential	4.00	1.00	1.464	0.529	0.142	8.54	$ 3,066.27
0296-005	2	46.08	3,689	48,713	Non-Residential	4.00	1.00	3.239	0.899	1.745	23.53	$ 8,446.98
0296-006	1	227.75	15,069	61,407	Non-Residential	4.00	1.25	16.008	3.671	2.200	109.40	$ 39,268.95
0296-007	2	24.38	3,349	19,170	Non-Residential	4.00	1.00	1.713	0.816	0.687	12.86	$ 4,617.59
0296-008	2	23.38	3,210	32,647	Non-Residential	4.00	1.00	1.643	0.782	1.170	14.38	$ 5,161.27
0296-009	2	90.75	12,475	162,214	Non-Residential	4.00	1.00	6.379	3.039	5.811	60.92	$ 21,866.64
0296-012	2	40.00	2,996	13,124	Apartment	3.00	1.00	2.812	0.730	0.470	12.04	$ 4,320.02
0296-012A	2	35.00	2,625	12,504	Apartment	3.00	1.00	2.460	0.640	0.448	10.64	$ 3,820.31
0296-012B	2	137.50	4,687	12,270	Non-Residential	4.00	1.00	9.665	1.142	0.440	44.99	$ 16,147.58
0296-013A	2	45.00	6,185	21,214	Non-Residential	4.00	1.00	3.163	1.507	0.760	21.72	$ 7,796.35
0296-013B	2	44.25	6,080	20,765	Non-Residential	4.00	1.00	3.110	1.481	0.744	21.34	$ 7,660.83
0296-013C	2	44.25	6,084	22,121	Non-Residential	4.00	1.00	3.110	1.482	0.792	21.54	$ 7,731.98
0296-013D	2	44.00	6,046	14,778	Non-Residential	4.00	1.00	3.093	1.473	0.529	20.38	$ 7,315.75
0296-014	2	40.00	3,994	15,422	Apartment	3.00	1.00	2.812	0.973	0.552	13.01	$ 4,670.51
0296-015	2	75.60	5,197	42,539	Non-Residential	4.00	1.00	5.314	1.266	1.524	32.42	$ 11,635.92
0296-016	2	6.44	443	3,625	Non-Residential	4.00	1.00	0.453	0.108	0.130	2.76	$ 991.57
0296-017	2	2.57	177	1,448	Non-Residential	4.00	1.00	0.181	0.043	0.052	1.10	$ 396.08
0296-018	2	1.49	102	836	Non-Residential	4.00	1.00	0.104	0.025	0.030	0.64	$ 228.68
0296-019	2	4.05	279	2,280	Non-Residential	4.00	1.00	0.285	0.068	0.082	1.74	$ 623.66
0296-020	2	1.78	122	1,001	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.76	$ 273.81
0296-021	2	0.75	52	424	Non-Residential	4.00	1.00	0.053	0.013	0.015	0.32	$ 115.98
0296-022	2	0.86	59	484	Non-Residential	4.00	1.00	0.060	0.014	0.017	0.37	$ 132.39
0296-023	2	0.95	65	534	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	$ 146.07
0296-024	2	0.65	45	368	Non-Residential	4.00	1.00	0.046	0.011	0.013	0.28	$ 100.66
0296-025	2	1.56	108	880	Non-Residential	4.00	1.00	0.110	0.026	0.032	0.67	$ 240.71
0296-026	2	1.17	81	661	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	$ 180.81
0296-027	2	0.94	65	529	Non-Residential	4.00	1.00	0.066	0.016	0.019	0.40	$ 144.70
0296-028	2	0.84	58	471	Non-Residential	4.00	1.00	0.059	0.014	0.017	0.36	$ 128.84
0296-029	2	1.95	134	1,100	Non-Residential	4.00	1.00	0.137	0.033	0.039	0.84	$ 300.89
0296-030	2	1.78	123	1,004	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.77	$ 274.63
0296-031	2	4.32	297	2,430	Non-Residential	4.00	1.00	0.304	0.072	0.087	1.85	$ 664.69
0296-032	2	1.36	93	763	Non-Residential	4.00	1.00	0.095	0.023	0.027	0.58	$ 208.71
0296-033	2	0.36	25	204	Non-Residential	4.00	1.00	0.025	0.006	0.007	0.16	$ 55.80
0296-034	2	1.40	96	786	Non-Residential	4.00	1.00	0.098	0.023	0.028	0.60	$ 215.00
0296-035	2	0.28	19	158	Non-Residential	4.00	1.00	0.020	0.005	0.006	0.12	$ 43.22
0296-036	2	1.33	92	750	Non-Residential	4.00	1.00	0.094	0.022	0.027	0.57	$ 205.15
0296-037	2	1.30	90	733	Non-Residential	4.00	1.00	0.092	0.022	0.026	0.56	$ 200.50
0296-038	2	2.07	142	1,163	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.89	$ 318.12
0296-039	2	4.39	302	2,471	Non-Residential	4.00	1.00	0.309	0.074	0.089	1.88	$ 675.91
0296-040	2	0.45	31	256	Non-Residential	4.00	1.00	0.032	0.008	0.009	0.20	$ 70.03
0296-041	2	1.11	76	626	Non-Residential	4.00	1.00	0.078	0.019	0.022	0.48	$ 171.23
0296-042	2	0.25	17	139	Non-Residential	4.00	1.00	0.017	0.004	0.005	0.11	$ 38.02
0296-043	2	0.70	48	396	Non-Residential	4.00	1.00	0.049	0.012	0.014	0.30	$ 108.32
0296-044	2	1.39	96	784	Non-Residential	4.00	1.00	0.098	0.023	0.028	0.60	$ 214.45
0296-045	2	1.18	81	664	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.51	$ 181.63
0296-046	2	0.47	32	262	Non-Residential	4.00	1.00	0.033	0.008	0.009	0.20	$ 71.67
0296-047	2	1.56	107	877	Non-Residential	4.00	1.00	0.110	0.026	0.031	0.67	$ 239.89
0296-048	2	1.33	91	748	Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	$ 204.60
0296-049	2	0.46	32	260	Non-Residential	4.00	1.00	0.032	0.008	0.009	0.20	$ 71.12
0296-050	2	2.00	137	1,123	Non-Residential	4.00	1.00	0.140	0.033	0.040	0.86	$ 307.18
0296-051	2	1.88	129	1,056	Non-Residential	4.00	1.00	0.132	0.031	0.038	0.80	$ 288.85
0296-052	2	0.89	61	502	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.38	$ 137.31
0296-053	2	1.03	71	580	Non-Residential	4.00	1.00	0.072	0.017	0.021	0.44	$ 158.65
0296-054	2	1.08	75	610	Non-Residential	4.00	1.00	0.076	0.018	0.022	0.46	$ 166.86
0296-055	2	1.40	97	790	Non-Residential	4.00	1.00	0.099	0.024	0.028	0.60	$ 216.09
0296-056	2	1.44	99	808	Non-Residential	4.00	1.00	0.101	0.024	0.029	0.62	$ 221.02
0296-057	2	1.63	112	916	Non-Residential	4.00	1.00	0.114	0.027	0.033	0.70	$ 250.56
0296-058	2	0.75	52	424	Non-Residential	4.00	1.00	0.053	0.013	0.015	0.32	$ 115.98
0296-059	2	0.27	19	152	Non-Residential	4.00	1.00	0.019	0.005	0.005	0.12	$ 41.58
0296-060	2	0.35	24	199	Non-Residential	4.00	1.00	0.025	0.006	0.007	0.15	$ 54.43
0296-061	2	4.45	306	2,506	Non-Residential	4.00	1.00	0.313	0.075	0.090	1.91	$ 685.48
0296-062	2	0.91	62	510	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	$ 139.50

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0296-063	2	0.95	65	533	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	$ 145.79
0296-064	2	1.17	81	661	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	$ 180.81
0296-065	2	7.25	498	4,080	Non-Residential	4.00	1.00	0.510	0.121	0.146	3.11	$ 1,116.02
0296-066	2	2.36	162	1,329	Non-Residential	4.00	1.00	0.166	0.040	0.048	1.01	$ 363.53
0296-067	2	2.06	142	1,161	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	$ 317.57
0296-068	2	0.91	62	511	Non-Residential	4.00	1.00	0.064	0.015	0.018	0.39	$ 139.78
0296-069	2	1.20	83	678	Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	$ 185.46
0296-070	2	1.61	111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	$ 248.10
0296-071	2	1.61	111	907	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	$ 248.10
0296-072	2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	$ 172.33
0296-073	2	3.53	242	1,984	Non-Residential	4.00	1.00	0.248	0.059	0.071	1.51	$ 542.69
0296-074	2	3.73	256	2,099	Non-Residential	4.00	1.00	0.262	0.062	0.075	1.60	$ 574.15
0296-075	2	2.13	146	1,198	Non-Residential	4.00	1.00	0.150	0.036	0.043	0.91	$ 327.70
0296-076	2	2.64	182	1,488	Non-Residential	4.00	1.00	0.186	0.044	0.053	1.13	$ 407.02
0296-077	2	1.64	113	924	Non-Residential	4.00	1.00	0.115	0.028	0.033	0.70	$ 252.75
0296-078	2	1.18	81	662	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	$ 181.08
0296-079	2	2.46	169	1,385	Non-Residential	4.00	1.00	0.173	0.041	0.050	1.06	$ 378.85
0296-080	2	3.22	222	1,814	Non-Residential	4.00	1.00	0.227	0.054	0.065	1.38	$ 496.19
0296-081	2	1.80	124	1,014	Non-Residential	4.00	1.00	0.127	0.030	0.036	0.77	$ 277.36
0296-082	2	1.60	110	902	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	$ 246.73
0296-083	2	0.95	65	535	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	$ 146.34
0296-084	2	1.60	110	903	Non-Residential	4.00	1.00	0.113	0.027	0.032	0.69	$ 247.00
0296-085	2	1.28	88	723	Non-Residential	4.00	1.00	0.090	0.022	0.026	0.55	$ 197.77
0296-086	2	1.41	97	795	Non-Residential	4.00	1.00	0.099	0.024	0.028	0.61	$ 217.46
0296-087	2	2.06	142	1,160	Non-Residential	4.00	1.00	0.145	0.035	0.042	0.88	$ 317.30
0296-088	2	1.12	77	630	Non-Residential	4.00	1.00	0.079	0.019	0.023	0.48	$ 172.33
0296-089	2	0.93	64	524	Non-Residential	4.00	1.00	0.065	0.016	0.019	0.40	$ 143.33
0296-090	2	0.90	62	507	Non-Residential	4.00	1.00	0.063	0.015	0.018	0.39	$ 138.68
0296-091	2	1.22	84	684	Non-Residential	4.00	1.00	0.085	0.020	0.025	0.52	$ 187.10
0296-092	2	2.53	174	1,423	Non-Residential	4.00	1.00	0.178	0.042	0.051	1.08	$ 389.24
0296-093	2	1.83	126	1,030	Non-Residential	4.00	1.00	0.129	0.031	0.037	0.78	$ 281.74
0296-094	2	2.28	157	1,282	Non-Residential	4.00	1.00	0.160	0.038	0.046	0.98	$ 350.67
0296-095	2	1.21	83	680	Non-Residential	4.00	1.00	0.085	0.020	0.024	0.52	$ 186.00
0296-096	2	1.28	88	722	Non-Residential	4.00	1.00	0.090	0.021	0.026	0.55	$ 197.49
0296-097	2	0.63	43	355	Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	$ 97.11
0296-098	2	0.93	64	521	Non-Residential	4.00	1.00	0.065	0.016	0.019	0.40	$ 142.51
0296-099	2	1.11	76	626	Non-Residential	4.00	1.00	0.078	0.019	0.022	0.48	$ 171.23
0296-100	2	1.01	70	569	Non-Residential	4.00	1.00	0.071	0.017	0.020	0.43	$ 155.64
0296-101	2	1.90	130	1,067	Non-Residential	4.00	1.00	0.133	0.032	0.038	0.81	$ 291.86
0296-102	2	1.19	81	667	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.51	$ 182.45
0296-103	2	3.36	231	1,893	Non-Residential	4.00	1.00	0.236	0.056	0.068	1.44	$ 517.80
0296-104	2	2.18	150	1,225	Non-Residential	4.00	1.00	0.153	0.036	0.044	0.93	$ 335.08
0296-105	2	1.62	111	909	Non-Residential	4.00	1.00	0.114	0.027	0.033	0.69	$ 248.64
0296-106	2	0.87	60	490	Non-Residential	4.00	1.00	0.061	0.015	0.018	0.37	$ 134.03
0296-107	2	1.32	91	744	Non-Residential	4.00	1.00	0.093	0.022	0.027	0.57	$ 203.51
0296-108	2	0.80	55	450	Non-Residential	4.00	1.00	0.056	0.013	0.016	0.34	$ 123.09
0296-109	2	0.96	66	542	Non-Residential	4.00	1.00	0.068	0.016	0.019	0.41	$ 148.26
0296-110	2	0.33	23	186	Non-Residential	4.00	1.00	0.023	0.006	0.007	0.14	$ 50.88
0296-111	2	1.72	119	970	Non-Residential	4.00	1.00	0.121	0.029	0.035	0.74	$ 265.33
0296-112	2	0.66	45	369	Non-Residential	4.00	1.00	0.046	0.011	0.013	0.28	$ 100.93
0296-113	2	2.73	188	1,535	Non-Residential	4.00	1.00	0.192	0.046	0.055	1.17	$ 419.88
0296-114	2	2.45	168	1,378	Non-Residential	4.00	1.00	0.172	0.041	0.049	1.05	$ 376.93
0296-115	2	0.97	67	546	Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	$ 149.35
0296-116	2	1.15	79	649	Non-Residential	4.00	1.00	0.081	0.019	0.023	0.49	$ 177.52
0296-117	2	2.12	146	1,195	Non-Residential	4.00	1.00	0.149	0.036	0.043	0.91	$ 326.87
0296-118	2	1.15	79	648	Non-Residential	4.00	1.00	0.081	0.019	0.023	0.49	$ 177.25
0296-119	2	0.70	48	395	Non-Residential	4.00	1.00	0.049	0.012	0.014	0.30	$ 108.05
0296-120	2	0.68	47	385	Non-Residential	4.00	1.00	0.048	0.011	0.014	0.29	$ 105.31
0296-121	2	2.84	195	1,596	Non-Residential	4.00	1.00	0.199	0.048	0.057	1.22	$ 436.56
0296-122	2	0.55	38	312	Non-Residential	4.00	1.00	0.039	0.009	0.011	0.24	$ 85.34
0296-123	2	0.48	33	271	Non-Residential	4.00	1.00	0.034	0.008	0.010	0.21	$ 74.13
0296-124	2	1.58	108	888	Non-Residential	4.00	1.00	0.111	0.026	0.032	0.68	$ 242.90
0296-125	2	0.95	65	535	Non-Residential	4.00	1.00	0.067	0.016	0.019	0.41	$ 146.34
0296-126	2	0.94	65	528	Non-Residential	4.00	1.00	0.066	0.016	0.019	0.40	$ 144.43
0296-127	2	0.87	60	491	Non-Residential	4.00	1.00	0.061	0.015	0.018	0.37	$ 134.31
0296-128	2	1.14	79	643	Non-Residential	4.00	1.00	0.080	0.019	0.023	0.49	$ 175.88
0296-129	2	0.97	67	547	Non-Residential	4.00	1.00	0.068	0.016	0.020	0.42	$ 149.62
0296-130	2	1.18	81	662	Non-Residential	4.00	1.00	0.083	0.020	0.024	0.50	$ 181.08
0296-131	2	0.59	40	331	Non-Residential	4.00	1.00	0.041	0.010	0.012	0.25	$ 90.54
0296-132	2	0.78	54	439	Non-Residential	4.00	1.00	0.055	0.013	0.016	0.33	$ 120.08
0296-133	2	1.78	122	1,001	Non-Residential	4.00	1.00	0.125	0.030	0.036	0.76	$ 273.81
0296-134	2	1.14	78	642	Non-Residential	4.00	1.00	0.080	0.019	0.023	0.49	$ 175.61
0296-135	2	1.60	110	899	Non-Residential	4.00	1.00	0.112	0.027	0.032	0.69	$ 245.91
0296-136	2	2.25	155	1,268	Non-Residential	4.00	1.00	0.158	0.038	0.045	0.97	$ 346.84
0296-137	2	0.63	43	356	Non-Residential	4.00	1.00	0.044	0.011	0.013	0.27	$ 97.38
0296-138	2	0.88	61	497	Non-Residential	4.00	1.00	0.062	0.015	0.018	0.38	$ 135.95
0296-139	2	0.87	60	488	Non-Residential	4.00	1.00	0.061	0.015	0.017	0.37	$ 133.49
0296-140	2	1.26	87	709	Non-Residential	4.00	1.00	0.089	0.021	0.025	0.54	$ 193.94
0296-141	2	3.68	253	2,069	Non-Residential	4.00	1.00	0.258	0.062	0.074	1.58	$ 565.94
0296-142	2	0.82	56	461	Non-Residential	4.00	1.00	0.058	0.014	0.017	0.35	$ 126.10
0296-143	2	1.98	136	1,116	Non-Residential	4.00	1.00	0.139	0.033	0.040	0.85	$ 305.27
0296-144	2	0.68	47	382	Non-Residential	4.00	1.00	0.048	0.011	0.014	0.29	$ 104.49
0296-151	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-152	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-153	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-154	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-155	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0296-156	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-157	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-158	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-159	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0296-160	2	6.00	825	2,893	Non-Residential	4.00	1.00	0.422	0.201	0.104	2.91	$ 1,042.95
0306-002	2	137.50	4,647	34,372	Non-Residential	4.00	1.00	9.665	1.132	1.231	48.11	$ 17,270.46
0306-003	2	110.00	10,471	28,184	Non-Residential	4.00	1.00	7.732	2.551	1.010	45.17	$ 16,214.16
0306-004	2	197.50	4,120	10,580	Non-Residential	4.00	1.00	13.882	1.004	0.379	61.06	$ 21,917.64
0306-006	2	137.50	4,125	31,405	Non-Residential	4.00	1.00	9.665	1.005	1.125	47.18	$ 16,935.24
0306-007	2	86.25	9,453	56,064	Non-Residential	4.00	1.00	6.062	2.303	2.008	41.50	$ 14,895.22
0306-007A	2	34.58	4,754	20,295	Non-Residential	4.00	1.00	2.431	1.158	0.727	17.26	$ 6,197.18
0306-007B	2	51.67	4,698	20,295	Non-Residential	4.00	1.00	3.632	1.145	0.727	22.01	$ 7,901.74
0306-008	2	40.00	1,200	3,600	Non-Residential	4.00	1.00	2.812	0.292	0.129	12.93	$ 4,641.86
0306-009	2	80.00	2,400	18,720	Non-Residential	4.00	1.00	5.623	0.585	0.671	27.51	$ 9,876.27
0306-011	2	40.00	1,200	9,600	Non-Residential	4.00	1.00	2.812	0.292	0.344	13.79	$ 4,950.48
0306-012	2	175.00	3,450	27,600	Non-Residential	4.00	1.00	12.301	0.841	0.989	56.52	$ 20,287.98
0306-013	2	20.00	1,200	3,420	Non-Residential	4.00	1.00	1.406	0.292	0.123	7.28	$ 2,614.15
0306-014	2	35.00	2,099	6,300	Non-Residential	4.00	1.00	2.460	0.511	0.226	12.79	$ 4,590.62
0306-015	2	142.50	4,950	25,820	Apartment	3.00	1.00	10.016	1.206	0.925	36.44	$ 13,080.88
0306-016	2	62.50	8,590	25,580	Non-Residential	4.00	1.00	4.393	2.093	0.916	29.61	$ 10,628.39
0306-017	2	165.00	6,747	36,607	Non-Residential	4.00	1.00	11.598	1.644	1.311	58.21	$ 20,895.41
0306-018	2	47.50	3,562	11,250	Non-Residential	4.00	1.00	3.339	0.868	0.403	18.44	$ 6,618.55
0306-020	2	68.75	9,452	53,390	Non-Residential	4.00	1.00	4.832	2.303	1.913	36.19	$ 12,991.18
0306-022	2	68.75	9,480	57,159	Non-Residential	4.00	1.00	4.832	2.310	2.048	36.76	$ 13,194.85
0306-026	2	225.00	12,031	60,155	Non-Residential	4.00	1.00	15.815	2.931	2.155	83.61	$ 30,010.47
0307-001	1	682.69	56,057	508,714	Non-Residential	4.00	1.25	47.986	13.658	18.225	399.34	$ 143,344.37
0307-006	2	45.42	3,118	6,120	Non-Residential	4.00	1.00	3.192	0.760	0.219	16.68	$ 5,989.13
0307-007	2	160.83	6,329	72,079	Non-Residential	4.00	1.00	11.305	1.542	2.582	61.72	$ 22,153.24
0307-008	2	68.75	9,452	57,825	Non-Residential	4.00	1.00	4.832	2.303	2.072	36.83	$ 13,219.31
0307-009	2	247.50	15,124	39,936	Non-Residential	4.00	1.00	17.397	3.685	1.431	90.05	$ 32,323.20
0307-013	2	169.81	23,349	475,679	Non-Residential	4.00	1.00	11.936	5.689	17.041	138.66	$ 49,773.74
0308-001	1	1,375.00	113,434	453,736	Public	2.00	1.25	96.648	27.637	16.255	351.35	$ 126,118.13
0309-001	2	251.00	7,779	99,223	Non-Residential	4.00	1.00	17.643	1.895	3.555	92.37	$ 33,156.58
0309-003	2	90.00	2,000	10,000	Non-Residential	4.00	1.00	6.326	0.487	0.358	28.69	$ 10,297.03
0309-006	2	91.67	5,497	56,933	Non-Residential	4.00	1.00	6.443	1.339	2.040	39.29	$ 14,102.65
0309-007	2	45.83	2,750	12,400	Non-Residential	4.00	1.00	3.222	0.670	0.444	17.34	$ 6,225.51
0309-008	2	45.83	2,748	9,250	Non-Residential	4.00	1.00	3.222	0.670	0.331	16.89	$ 6,062.78
0309-009	2	45.83	2,750	11,025	Non-Residential	4.00	1.00	3.222	0.670	0.395	17.15	$ 6,154.78
0309-011	1	151.00	5,445	44,500	Non-Residential	4.00	1.25	10.614	1.327	1.594	67.67	$ 24,291.29
0309-012	2	22.50	1,346	4,050	Non-Residential	4.00	1.00	1.582	0.328	0.145	8.22	$ 2,949.94
0309-013	1	17.50	1,224	4,878	Non-Residential	4.00	1.25	1.230	0.298	0.175	8.52	$ 3,056.54
0309-014	1	114.00	3,079	18,425	Non-Residential	4.00	1.25	8.013	0.750	0.660	47.12	$ 16,912.49
0309-016	2	40.00	1,598	4,737	Non-Residential	4.00	1.00	2.812	0.389	0.170	13.48	$ 4,839.57
0309-017	2	57.29	3,436	24,331	Non-Residential	4.00	1.00	4.027	0.837	0.872	22.94	$ 8,235.56
0309-018	2	22.92	1,372	3,985	Non-Residential	4.00	1.00	1.611	0.334	0.143	8.35	$ 2,997.77
0309-019	2	45.83	2,748	4,800	Non-Residential	4.00	1.00	3.222	0.670	0.172	16.25	$ 5,833.81
0309-020	1	130.00	4,199	45,260	Non-Residential	4.00	1.25	9.138	1.023	1.621	58.91	$ 21,146.10
0309-021	1	33.57	2,352	20,986	Non-Residential	4.00	1.25	2.360	0.573	0.752	18.42	$ 6,613.15
0309-022	1	96.43	1,846	13,081	Non-Residential	4.00	1.25	6.778	0.450	0.469	38.48	$ 13,812.83
0309-023	2	135.00	8,097	64,800	Non-Residential	4.00	1.00	9.489	1.973	2.321	55.13	$ 19,790.19
0309-024	2	114.58	6,874	37,088	Non-Residential	4.00	1.00	8.054	1.675	1.329	44.23	$ 15,876.38
0309-025	2	34.38	2,060	5,985	Non-Residential	4.00	1.00	2.416	0.502	0.214	12.53	$ 4,497.69
0309-027	2	44.00	3,520	17,335	Non-Residential	4.00	1.00	3.093	0.858	0.621	18.29	$ 6,563.63
0309-028	2	290.83	13,650	90,210	Non-Residential	4.00	1.00	20.443	3.326	3.232	108.00	$ 38,766.91
0309-038	2	45.00	2,700	24,300	Non-Residential	4.00	1.00	3.163	0.658	0.871	18.77	$ 6,735.96
0309-039	2	45.00	2,700	24,300	Non-Residential	4.00	1.00	3.163	0.658	0.871	18.77	$ 6,735.96
0310-001	2	132.92	4,401	19,875	Non-Residential	4.00	1.00	9.343	1.072	0.712	44.51	$ 15,976.19
0310-002	2	20.00	1,210	8,630	Non-Residential	4.00	1.00	1.406	0.295	0.309	8.04	$ 2,885.64
0310-003	2	130.42	4,216	28,660	Non-Residential	4.00	1.00	9.167	1.027	1.027	44.88	$ 16,111.04
0310-004	2	168.49	6,510	45,354	Non-Residential	4.00	1.00	11.843	1.586	1.625	60.22	$ 21,614.65
0310-005	2	60.00	2,469	19,260	Non-Residential	4.00	1.00	4.217	0.602	0.690	22.04	$ 7,909.74
0310-006	2	52.92	684	3,080	Non-Residential	4.00	1.00	3.719	0.167	0.110	15.99	$ 5,738.21
0310-007	2	58.07	3,628	7,250	Non-Residential	4.00	1.00	4.082	0.884	0.260	20.90	$ 7,502.94
0310-008	2	120.07	7,352	59,550	Non-Residential	4.00	1.00	8.440	1.791	2.133	49.46	$ 17,753.05
0310-011	2	20.00	1,245	3,290	Non-Residential	4.00	1.00	1.406	0.303	0.118	7.31	$ 2,623.20
0310-012	2	75.00	4,586	23,480	Non-Residential	4.00	1.00	5.272	1.117	0.841	28.92	$ 10,381.21
0310-013	2	99.40	3,588	120,334	Non-Residential	4.00	1.00	6.986	0.874	4.311	48.69	$ 17,476.14
0310-013A	2	15.00	1,197	1,800	Non-Residential	4.00	1.00	1.054	0.292	0.064	5.64	$ 2,025.16
0310-014	2	40.10	2,406	18,160	Non-Residential	4.00	1.00	2.819	0.586	0.651	16.22	$ 5,823.17
0310-015	2	223.00	3,791	49,448	Non-Residential	4.00	1.00	15.675	0.924	1.771	73.48	$ 26,375.35
0310-016	2	80.00	897	4,275	Non-Residential	4.00	1.00	5.623	0.219	0.153	23.98	$ 8,607.48
0310-017	2	42.50	2,548	8,420	Non-Residential	4.00	1.00	2.987	0.621	0.302	15.64	$ 5,613.65
0310-018	2	120.00	3,600	28,600	Non-Residential	4.00	1.00	8.435	0.877	1.025	41.35	$ 14,841.16
0310-019	2	106.00	6,490	59,786	Non-Residential	4.00	1.00	7.451	1.581	2.142	44.69	$ 16,043.37
0310-020	2	124.00	7,592	46,314	Non-Residential	4.00	1.00	8.716	1.850	1.659	48.90	$ 17,552.50
0310-021	2	200.00	12,249	66,964	Non-Residential	4.00	1.00	14.058	2.984	2.399	77.76	$ 27,913.91
0310-022	2	55.00	3,393	18,130	Non-Residential	4.00	1.00	3.866	0.827	0.650	21.37	$ 7,670.24
0310-024	2	78.78	4,822	19,327	Non-Residential	4.00	1.00	5.537	1.175	0.692	29.62	$ 10,631.74
0312-004	2	90.00	5,898	55,584	Non-Residential	4.00	1.00	6.326	1.437	1.991	39.02	$ 14,005.37
0312-006	2	200.13	7,235	44,685	Non-Residential	4.00	1.00	14.067	1.763	1.601	69.72	$ 25,026.54
0312-008	2	255.00	13,625	132,356	Non-Residential	4.00	1.00	17.924	3.320	4.742	103.94	$ 37,309.61
0312-009	2	291.90	25,530	151,546	Non-Residential	4.00	1.00	20.517	6.220	5.429	128.67	$ 46,184.85
0312-031	2	311.56	10,539	90,883	Non-Residential	4.00	1.00	21.900	2.568	3.256	110.89	$ 39,805.25
0313-001	2	107.50	2,200	12,540	Non-Residential	4.00	1.00	7.556	0.536	0.449	34.17	$ 12,263.79
0313-002	2	27.50	2,200	9,001	Non-Residential	4.00	1.00	1.933	0.536	0.322	11.17	$ 4,007.96
0313-003	2	27.50	2,200	12,843	Non-Residential	4.00	1.00	1.933	0.536	0.460	11.72	$ 4,205.59
0313-004	2	28.50	2,280	6,840	Non-Residential	4.00	1.00	2.003	0.555	0.245	11.22	$ 4,025.71

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0313-005	2	26.50	2,117	9,505	Non-Residential	4.00	1.00	1.863	0.516	0.341	10.88	$ 3,903.93
0313-006	2	40.00	1,821	6,232	Non-Residential	4.00	1.00	2.812	0.444	0.223	13.91	$ 4,994.48
0313-007	2	81.00	3,640	22,140	Non-Residential	4.00	1.00	5.693	0.887	0.793	29.49	$ 10,586.89
0313-008	2	245.06	6,921	28,515	Non-Residential	4.00	1.00	17.225	1.686	1.022	79.73	$ 28,620.20
0313-010	2	132.50	4,055	37,760	Non-Residential	4.00	1.00	9.313	0.988	1.353	46.62	$ 16,733.03
0313-017	1	400.00	31,402	263,640	Non-Residential	4.00	1.25	28.116	7.651	9.445	226.06	$ 81,143.84
0313-018	1	441.33	41,777	208,885	Non-Residential	4.00	1.25	31.021	10.179	7.483	243.41	$ 87,373.89
0314-001	1	275.04	18,906	243,612	Non-Residential	4.00	1.25	19.332	4.606	8.727	163.33	$ 58,628.06
0314-002	1	326.61	26,013	264,780	Non-Residential	4.00	1.25	22.957	6.338	9.486	193.90	$ 69,601.65
0314-004	1	87.50	12,048	114,468	Non-Residential	4.00	1.25	6.150	2.935	4.101	65.93	$ 23,666.65
0314-005	1	55.00	7,596	69,937	Non-Residential	4.00	1.25	3.866	1.851	2.505	41.11	$ 14,756.71
0314-006	1	55.07	4,303	23,262	Non-Residential	4.00	1.25	3.871	1.048	0.833	28.76	$ 10,324.90
0314-007	1	105.67	2,147	8,243	Non-Residential	4.00	1.25	7.427	0.523	0.295	41.23	$ 14,799.04
0314-008	1	25.00	2,060	6,089	Non-Residential	4.00	1.25	1.757	0.502	0.218	12.39	$ 4,446.12
0314-009	1	35.00	2,883	7,507	Non-Residential	4.00	1.25	2.460	0.702	0.269	17.16	$ 6,158.70
0314-010	1	52.54	4,068	28,444	Non-Residential	4.00	1.25	3.693	0.991	1.019	28.52	$ 10,236.04
0314-013	1	43.75	6,015	104,872	Non-Residential	4.00	1.25	3.075	1.465	3.757	41.49	$ 14,892.38
0314-013A	1	43.75	6,028	104,872	Non-Residential	4.00	1.25	3.075	1.469	3.757	41.50	$ 14,898.06
0314-014	1	56.20	7,758	44,672	Non-Residential	4.00	1.25	3.950	1.890	1.600	37.20	$ 13,354.22
0314-015	1	55.00	7,562	45,372	Non-Residential	4.00	1.25	3.866	1.842	1.625	36.67	$ 13,162.39
0314-016	1	162.50	6,587	41,622	Non-Residential	4.00	1.25	11.422	1.605	1.491	72.59	$ 26,056.37
0315-001	1	177.50	7,862	62,904	Non-Residential	4.00	1.25	12.476	1.915	2.254	83.23	$ 29,874.57
0315-002	1	52.50	4,852	35,873	Non-Residential	4.00	1.25	3.690	1.182	1.285	30.79	$ 11,051.23
0315-003	1	68.75	9,452	19,427	Non-Residential	4.00	1.25	4.832	2.303	0.696	39.16	$ 14,055.28
0315-004	1	43.75	3,149	23,217	Non-Residential	4.00	1.25	3.075	0.767	0.832	23.37	$ 8,388.96
0315-006	1	98.00	1,820	19,427	Non-Residential	4.00	1.25	6.888	0.443	0.696	40.14	$ 14,407.96
0315-007	1	21.50	1,476	19,427	Non-Residential	4.00	1.25	1.511	0.360	0.696	12.83	$ 4,606.83
0315-008	1	22.00	1,511	19,427	Non-Residential	4.00	1.25	1.546	0.368	0.696	13.05	$ 4,685.22
0315-009	1	21.00	1,441	19,427	Non-Residential	4.00	1.25	1.476	0.351	0.696	12.62	$ 4,528.45
0315-010	2	50.00	6,873	47,660	Non-Residential	4.00	1.00	3.514	1.675	1.707	27.59	$ 9,901.96
0315-011	2	146.15	15,546	108,822	Non-Residential	4.00	1.00	10.272	3.788	3.899	71.83	$ 25,785.27
0315-013	2	20.00	1,197	3,753	Non-Residential	4.00	1.00	1.406	0.292	0.134	7.33	$ 2,630.23
0315-014	2	20.00	1,200	4,800	Non-Residential	4.00	1.00	1.406	0.292	0.172	7.48	$ 2,685.13
0315-015	2	80.00	1,200	5,790	Non-Residential	4.00	1.00	5.623	0.292	0.207	24.49	$ 8,791.40
0315-016	2	360.00	7,200	49,060	Non-Residential	4.00	1.00	25.304	1.754	1.758	115.26	$ 41,374.30
0315-017	2	128.85	5,600	43,074	Non-Residential	4.00	1.00	9.057	1.364	1.543	47.86	$ 17,178.88
0315-018	2	25.00	2,186	4,374	Non-Residential	4.00	1.00	1.757	0.533	0.157	9.79	$ 3,512.76
0315-019	2	115.00	2,796	14,761	Non-Residential	4.00	1.00	8.083	0.681	0.529	37.17	$ 13,343.44
0315-020	2	26.25	2,099	14,761	Non-Residential	4.00	1.00	1.845	0.511	0.529	11.54	$ 4,142.76
0315-020A	2	26.25	2,100	4,160	Non-Residential	4.00	1.00	1.845	0.512	0.149	10.02	$ 3,597.82
0315-021	2	25.00	2,622	2,575	Non-Residential	4.00	1.00	1.757	0.639	0.092	9.95	$ 3,572.74
0315-022	2	162.50	21,527	157,075	Non-Residential	4.00	1.00	11.422	5.245	5.627	89.18	$ 32,010.06
0315-026	2	45.00	6,185	6,187	Non-Residential	4.00	1.00	3.163	1.507	0.222	19.57	$ 7,023.40
0316-001	2	140.00	3,998	7,760	Non-Residential	4.00	1.00	9.840	0.974	0.278	44.37	$ 15,926.87
0316-001A	2	135.00	14,906	59,624	Non-Residential	4.00	1.00	9.489	3.632	2.136	61.03	$ 21,905.88
0316-002	2	412.50	37,810	393,285	Non-Residential	4.00	1.00	28.994	9.212	14.089	209.18	$ 75,086.89
0316-010	2	275.00	18,905	33,626	Non-Residential	4.00	1.00	19.330	4.606	1.205	100.56	$ 36,096.67
0316-013	2	275.00	18,905	271,387	Non-Residential	4.00	1.00	19.330	4.606	9.722	134.63	$ 48,326.54
0316-018	2	31.50	4,329	22,247	Non-Residential	4.00	1.00	2.214	1.055	0.797	16.26	$ 5,837.77
0316-018A	2	106.00	14,570	29,641	Non-Residential	4.00	1.00	7.451	3.550	1.062	48.25	$ 17,319.33
0317-001	2	275.00	18,906	108,390	Non-Residential	4.00	1.00	19.330	4.606	3.883	111.28	$ 39,942.70
0317-002	2	150.17	13,277	26,524	Non-Residential	4.00	1.00	10.555	3.235	0.950	58.96	$ 21,164.12
0317-026	2	50.00	2,800	-	Non-Residential	4.00	1.00	3.514	0.682	-	16.79	$ 6,025.62
0317-027	2	143.50	4,896	48,340	Apartment	3.00	1.00	10.087	1.193	1.732	39.03	$ 14,011.19
0326-001	1	160.63	3,175	12,672	Non-Residential	4.00	1.25	11.290	0.774	0.454	62.59	$ 22,466.45
0326-002	1	46.00	6,324	45,213	Non-Residential	4.00	1.25	3.233	1.541	1.620	31.97	$ 11,475.44
0326-003	1	68.38	9,400	27,547	Non-Residential	4.00	1.25	4.806	2.290	0.987	40.42	$ 14,507.30
0326-004	1	93.50	8,738	29,000	Non-Residential	4.00	1.25	6.572	2.129	1.039	48.70	$ 17,480.84
0326-005	1	137.50	4,112	32,228	Non-Residential	4.00	1.25	9.665	1.002	1.155	59.11	$ 21,216.28
0326-010	2	50.00	6,873	51,250	Non-Residential	4.00	1.00	3.514	1.675	1.836	28.10	$ 10,086.62
0326-011	2	275.00	18,906	143,520	Non-Residential	4.00	1.00	19.330	4.606	5.142	116.31	$ 41,749.71
0326-012	2	142.50	4,812	143,520	Non-Residential	4.00	1.00	10.016	1.172	5.142	65.32	$ 23,447.12
0326-013	2	25.00	2,187	143,520	Non-Residential	4.00	1.00	1.757	0.533	5.142	29.73	$ 10,670.46
0326-018	2	177.50	7,048	39,212	Non-Residential	4.00	1.00	12.476	1.717	1.405	62.39	$ 22,396.24
0326-020	2	168.50	6,347	143,520	Non-Residential	4.00	1.00	11.844	1.546	5.142	74.13	$ 26,608.07
0326-022	2	214.10	3,287	12,475	Non-Residential	4.00	1.00	15.049	0.801	0.447	65.19	$ 23,399.03
0326-023	2	241.09	13,724	63,450	Non-Residential	4.00	1.00	16.946	3.344	2.273	90.25	$ 32,396.04
0327-001	1	110.00	2,268	25,179	Non-Residential	4.00	1.25	7.732	0.553	0.902	45.93	$ 16,487.49
0327-002	1	27.50	2,268	25,179	Non-Residential	4.00	1.25	1.933	0.553	0.902	16.94	$ 6,079.87
0327-003	1	55.00	6,046	25,179	Non-Residential	4.00	1.25	3.866	1.473	0.902	31.20	$ 11,201.11
0327-004	1	27.50	3,781	11,469	Non-Residential	4.00	1.25	1.933	0.921	0.411	16.33	$ 5,859.97
0327-005	1	72.50	6,520	18,555	Non-Residential	4.00	1.25	5.096	1.589	0.665	36.75	$ 13,190.17
0327-008	1	47.50	6,529	21,600	Non-Residential	4.00	1.25	3.339	1.591	0.774	28.52	$ 10,236.06
0327-011	1	73.25	8,420	-	Non-Residential	4.00	1.25	5.149	2.051	-	36.00	$ 12,922.57
0327-012	1	179.25	7,387	44,322	Non-Residential	4.00	1.25	12.599	1.800	1.588	79.93	$ 28,692.86
0327-013	1	22.50	3,092	17,268	Non-Residential	4.00	1.25	1.582	0.753	0.619	14.77	$ 5,300.78
0327-018	1	30.00	4,125	23,925	Non-Residential	4.00	1.25	2.109	1.005	0.857	19.85	$ 7,126.66
0327-020	1	55.00	4,537	25,179	Non-Residential	4.00	1.25	3.866	1.105	0.902	29.37	$ 10,541.26
0327-021	1	245.00	33,684	235,788	Public	2.00	1.25	17.221	8.207	8.447	84.69	$ 30,398.59
0327-024	1	53.00	570	-	Public	2.00	1.25	3.725	0.139	-	9.66	$ 3,467.68
0327-025	1	102.00	5,280	16,987	Non-Residential	4.00	1.25	7.170	1.286	0.609	45.32	$ 16,268.64
0327-026	1	146.63	10,080	43,000	Non-Residential	4.00	1.25	10.306	2.456	1.540	71.51	$ 25,670.11
0327-028	1	4.77	328	1,399	Condominium	2.00	1.25	0.335	0.080	0.050	1.16	$ 417.59
0327-029	1	5.11	351	1,499	Condominium	2.00	1.25	0.359	0.086	0.054	1.25	$ 447.44
0327-030	1	5.22	359	1,531	Condominium	2.00	1.25	0.367	0.087	0.055	1.27	$ 456.99
0327-031	1	5.14	353	1,507	Condominium	2.00	1.25	0.361	0.086	0.054	1.25	$ 449.82
0327-032	1	4.55	313	1,334	Condominium	2.00	1.25	0.320	0.076	0.048	1.11	$ 398.19

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0327-033	1	4.67	321	1,369	Condominium	2.00	1.25	0.328	0.078	0.049	1.14	$ 408.63
0327-034	1	4.67	321	1,369	Condominium	2.00	1.25	0.328	0.078	0.049	1.14	$ 408.63
0327-035	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	$ 312.52
0327-036	1	3.67	252	1,076	Condominium	2.00	1.25	0.258	0.061	0.039	0.89	$ 321.17
0327-037	1	3.73	256	1,094	Condominium	2.00	1.25	0.262	0.062	0.039	0.91	$ 326.55
0327-038	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	$ 319.68
0327-039	1	3.69	254	1,082	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	$ 322.97
0327-040	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	$ 312.52
0327-041	1	5.06	348	1,483	Condominium	2.00	1.25	0.355	0.085	0.053	1.23	$ 442.66
0327-042	1	3.69	253	1,081	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	$ 322.67
0327-043	1	4.75	327	1,393	Condominium	2.00	1.25	0.334	0.080	0.050	1.16	$ 415.80
0327-044	1	5.11	351	1,499	Condominium	2.00	1.25	0.359	0.086	0.054	1.25	$ 447.44
0327-045	1	5.22	359	1,531	Condominium	2.00	1.25	0.367	0.087	0.055	1.27	$ 456.99
0327-046	1	5.14	353	1,507	Condominium	2.00	1.25	0.361	0.086	0.054	1.25	$ 449.82
0327-047	1	4.55	313	1,334	Condominium	2.00	1.25	0.320	0.076	0.048	1.11	$ 398.19
0327-048	1	4.70	323	1,379	Condominium	2.00	1.25	0.331	0.079	0.049	1.15	$ 411.62
0327-049	1	3.66	251	1,072	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	$ 319.98
0327-050	1	3.57	245	1,047	Condominium	2.00	1.25	0.251	0.060	0.038	0.87	$ 312.52
0327-051	1	3.67	252	1,076	Condominium	2.00	1.25	0.258	0.061	0.039	0.89	$ 321.17
0327-052	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	$ 319.68
0327-053	1	3.65	251	1,071	Condominium	2.00	1.25	0.257	0.061	0.038	0.89	$ 319.68
0327-054	1	3.69	254	1,082	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	$ 322.97
0327-055	1	8.58	590	2,516	Condominium	2.00	1.25	0.603	0.144	0.090	2.09	$ 751.00
0327-056	1	3.68	253	1,080	Condominium	2.00	1.25	0.259	0.062	0.039	0.90	$ 322.37
0328-001	2	636.71	31,498	327,339	Non-Residential	4.00	1.00	44.754	7.674	11.727	256.62	$ 92,114.31
0328-002	1	301.95	16,535	74,479	Non-Residential	4.00	1.25	21.224	4.029	2.668	139.60	$ 50,110.79
0328-003	1	30.00	2,250	34,236	Non-Residential	4.00	1.25	2.109	0.548	1.226	19.42	$ 6,969.74
0328-004	1	170.00	7,218	34,236	Non-Residential	4.00	1.25	11.949	1.759	1.226	74.67	$ 26,803.54
0329-001	1	286.67	5,937	50,163	Non-Residential	4.00	1.25	20.150	1.446	1.797	116.97	$ 41,985.21
0329-002	1	126.57	7,470	39,993	Non-Residential	4.00	1.25	8.897	1.820	1.433	60.75	$ 21,805.45
0329-002A	1	48.00	3,384	14,300	Non-Residential	4.00	1.25	3.374	0.824	0.512	23.55	$ 8,454.53
0329-003	1	34.20	3,075	7,365	Non-Residential	4.00	1.25	2.404	0.749	0.264	17.08	$ 6,132.35
0329-004	1	30.00	2,495	9,171	Non-Residential	4.00	1.25	2.109	0.608	0.329	15.23	$ 5,465.26
0329-005	1	622.13	34,538	285,570	Non-Residential	4.00	1.25	43.729	8.415	10.230	311.87	$ 111,946.90
0329-006	1	25.29	1,873	2,130	Non-Residential	4.00	1.25	1.778	0.456	0.076	11.55	$ 4,146.63
0330-001	1	123.00	3,598	17,358	Non-Residential	4.00	1.25	8.646	0.877	0.622	50.72	$ 18,206.20
0330-002	1	46.00	3,449	24,168	Non-Residential	4.00	1.25	3.233	0.840	0.866	24.70	$ 8,865.14
0330-003	1	66.00	5,980	9,554	Non-Residential	4.00	1.25	4.639	1.457	0.342	32.19	$ 11,555.30
0330-004	1	140.00	12,122	84,345	Non-Residential	4.00	1.25	9.840	2.953	3.022	79.08	$ 28,385.22
0330-013	2	25.00	1,716	12,440	Apartment	3.00	1.00	1.757	0.418	0.446	7.86	$ 2,822.43
0330-014	2	65.00	4,464	34,188	Non-Residential	4.00	1.00	4.569	1.088	1.225	27.52	$ 9,880.11
0330-023	1	210.43	10,589	60,692	Non-Residential	4.00	1.25	14.791	2.580	2.174	97.72	$ 35,078.63
0330-026	2	808.00	42,077	696,431	Non-Residential	4.00	1.00	56.794	10.252	24.949	367.98	$ 132,087.51
0330-027	1	57.29	2,251	13,633	Non-Residential	4.00	1.25	4.027	0.548	0.488	25.32	$ 9,087.69
0330-028	1	109.50	4,302	26,059	Non-Residential	4.00	1.25	7.697	1.048	0.934	48.39	$ 17,370.81
0330-029	1	4.17	164	992	Condominium	2.00	1.25	0.293	0.040	0.036	0.92	$ 330.63
0330-030	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.30
0330-031	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.30
0330-032	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.30
0330-033	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.30
0330-034	1	3.71	146	883	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.30
0330-035	1	3.68	145	876	Condominium	2.00	1.25	0.259	0.035	0.031	0.81	$ 291.97
0330-036	1	2.26	89	539	Condominium	2.00	1.25	0.159	0.022	0.019	0.50	$ 179.65
0330-037	1	2.66	104	632	Condominium	2.00	1.25	0.187	0.025	0.023	0.59	$ 210.64
0330-038	1	4.18	164	994	Condominium	2.00	1.25	0.294	0.040	0.036	0.92	$ 331.30
0330-039	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	$ 295.30
0330-040	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	$ 295.30
0330-041	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	$ 295.30
0330-042	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	$ 295.30
0330-043	1	3.72	146	886	Condominium	2.00	1.25	0.262	0.036	0.032	0.82	$ 295.30
0330-044	1	3.68	145	876	Condominium	2.00	1.25	0.259	0.035	0.031	0.81	$ 291.97
0330-045	1	2.29	90	546	Condominium	2.00	1.25	0.161	0.022	0.020	0.51	$ 181.98
0330-046	1	2.66	104	632	Condominium	2.00	1.25	0.187	0.025	0.023	0.59	$ 210.64
0330-047	1	4.16	164	991	Condominium	2.00	1.25	0.293	0.040	0.036	0.92	$ 330.30
0330-048	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	$ 293.64
0330-049	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	$ 293.64
0330-050	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	$ 293.64
0330-051	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	$ 293.64
0330-052	1	3.70	145	881	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	$ 293.64
0330-053	1	3.70	145	880	Condominium	2.00	1.25	0.260	0.035	0.032	0.82	$ 293.30
0330-054	1	2.27	89	540	Condominium	2.00	1.25	0.159	0.022	0.019	0.50	$ 179.98
0330-055	1	2.62	103	624	Condominium	2.00	1.25	0.184	0.025	0.022	0.58	$ 207.98
0330-056	1	4.21	165	1,002	Condominium	2.00	1.25	0.296	0.040	0.036	0.93	$ 333.96
0330-057	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.97
0330-058	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.97
0330-059	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.97
0330-060	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.97
0330-061	1	3.72	146	885	Condominium	2.00	1.25	0.261	0.036	0.032	0.82	$ 294.97
0330-062	1	3.74	147	891	Condominium	2.00	1.25	0.263	0.036	0.032	0.83	$ 296.97
0330-063	1	2.41	95	574	Condominium	2.00	1.25	0.170	0.023	0.021	0.53	$ 191.31
0330-064	1	2.45	96	584	Condominium	2.00	1.25	0.172	0.023	0.021	0.54	$ 194.65
0330-065	1	2.68	105	638	Condominium	2.00	1.25	0.188	0.026	0.023	0.59	$ 212.64
0330-066	1	2.64	104	628	Condominium	2.00	1.25	0.185	0.025	0.022	0.58	$ 209.31
0330-067	1	2.71	106	645	Condominium	2.00	1.25	0.191	0.026	0.023	0.60	$ 214.98
0330-068	1	2.51	99	597	Condominium	2.00	1.25	0.176	0.024	0.021	0.55	$ 198.98
0330-069	1	2.78	109	661	Condominium	2.00	1.25	0.195	0.027	0.024	0.61	$ 220.31
0330-070	1	3.41	134	811	Condominium	2.00	1.25	0.240	0.033	0.029	0.75	$ 270.30

APN	Zone	Frontage	Lot Area	Building Area	Property Type	Land Use Benefit Points	Zone Factor	Frontage Factor	Lot Factor	Build-ing Factor	Special Benefit Points	Total Assessment
0330-071	1	4.04	159	962	Condominium	2.00	1.25	0.284	0.039	0.034	0.89	$ 320.63
0330-072	1	2.02	79	480	Condominium	2.00	1.25	0.142	0.019	0.017	0.45	$ 159.98
0341-013	1	865.03	8,915	-	Public	2.00	1.25	60.802	2.172	-	157.44	$ 56,512.23
0341-014	1	842.70	6,630	-	Public	2.00	1.25	59.233	1.615	-	152.12	$ 54,604.12
3705-037	1	80.00	20,987	136,850	Non-Residential	4.00	1.25	5.623	5.113	4.903	78.20	$ 28,068.42
3705-042	1	550.00	75,624	302,496	Non-Residential	4.00	1.25	38.659	18.425	10.837	339.60	$ 121,902.35
3705-055	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.665	9.212	2.922	109.00	$ 39,125.53
3705-056	1	137.50	37,812	81,577	Non-Residential	4.00	1.25	9.665	9.212	2.922	109.00	$ 39,125.53
3705Z-001	1	33.00	1,919	103,350	Non-Residential	4.00	1.25	2.320	0.468	3.702	32.45	$ 11,647.29
3705Z-002	1	307.00	26,356	113,083	Non-Residential	4.00	1.25	21.579	6.421	4.051	160.26	$ 57,524.73
3706-047	1	370.00	17,000	155,871	Non-Residential	4.00	1.25	26.007	4.142	5.584	178.66	$ 64,132.35

APPENDIX C

ENGINEER'S REPORT

(Attached Separately)

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