



CENTRAL



MARKET



CBD



MANAGEMENT



PLAN

Management Plan for the Renewal and
Expansion Of Central Market CBD
May 13, 2013
Amended June 1, 2016



CONTENTS

Executive Summary 3

What is a CBD 7

About CMCBD 8–32

How does the CMCBD create value for property owners and other stakeholders?

What is the track record of the CMCBD and why are we seeking to expand now?

Impact Analysis of San Francisco's CBD's

What area is included in the expanded CBD?

What areas are excluded from the expanded CBD?

What services will the CMCBD provide?

What will the services provided within the CBD Cost?

Continuation of City of SF Services

What is the State and City process for renewing and expanding the CMCBD?

Expanding the CMCBD:
Steering Committee Process

CMCBD Proposed Method of Assessment

Collecting Assessments

What keeps the CMCBD accountable to property owners and other stakeholders?

Renewal and Expansion Schedule and Next Steps

Appendices 1. – Proposed Assessment Roll
Sorted by Assessor's Parcel Number

If you live, work, run a business or own property in San Francisco's Central Market neighborhood, you have benefitted from the Central Market Community Benefit District (CMCBD).

Background Information

- Central Market CBD has been successful since its founding in 2006, and now is scheduled for renewal and expansion by July 31, 2013.
- Doing nothing means the CBD will NOT be renewed, so your petition and vote are essential!
- The CMCBD does not replace City services in the areas of safety, cleaning and maintenance; it supplements them. In some cases, the CBD helps to facilitate City services to be more responsive to the neighborhood's needs.
- The CMCBD also provides important extra services, activities, and improvements from beautifying our streetscapes to marketing that attracts new visitors and shoppers.

The CMCBD Corporation is accountable to the stakeholders in the District. It is structured as a 501(c)(3) nonprofit organization.

- Similar to a condo association, but for the whole neighborhood, everyone who owns property within the CMCBD boundaries pays an assessment to support its services.
- The Central Market CBD Corporation's Board of Directors is made up of stakeholders within our Community Benefit District.
- Central Market property owners make up the majority of the CMCBD board.

The full Management Plan explains the proposed new strategy, which is to continue providing enhanced services within the existing CMCBD and expand those services, both in geographic scope and service level. The renewed and expanded district will continue to be named the Central Market CBD, and its benefits will enhance the safety, cleanliness and economic vitality of the Central Market area.

Central Market CBD Overview Chart

DISTRICT BOUNDARIES

- 5th St. from Market St. to Mission St. (West side only)
 - 6th, from Market St. to Folsom St. (East and West sides)
 - 7th St. from Market St. to Stevenson St. (East and West Sides)
 - 8th St. from Market St. to Mission St. (East and West Sides)
 - Laskie St. from parcel 3701-60 and parcel 3701-66 to Mission St. (East and West Sides)
 - 9th St. from Market St. to Mission St. (East Side) and from Jessie to Mission (West Side)
 - 10th St. from Stevenson St. to Mission St (East Side) and from Jessie to Mission (West Side)
 - Market St. from 5th St. to 9th St. (South Side)
 - Market St., from Cyril Magnin St. to Mason St. (North Side)
 - Mason St. from Eddy to Market (East Side)
 - Eddy St. from parcel 0341-18 to Mason St. (South Side)
 - Market St. from Hyde St. to Larkin St. (North Side)
 - Grove St. from Hyde to Larkin (South Side)
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**DISTRICT BOUNDARIES
CONT.**

- Stevenson St. from parcel 3703-085 to Fifth St. (South Side), from parcel 3702-054 to Fifth St. (North Side)
- Jessie St. From parcel 3703-086 (North Side) to Mint St.
- Jessie St. from parcel 3703-080 (South Side) to Mint St.
- Mint St. from Jessie St. to Mission St. (East and West Sides)
- Mint Plaza from 5th St. to Mint St. (North and South Sides)
- Mission St. from 5th St. to South Van Ness (North Side) excluding the Federal Properties (see a list of the federal properties excluded from the district on **page 11** of the management plan in the area of 7th and Mission) and excluding parcel 3507-040 which is located to the West next to parcel 3507-042 within the adjacent Civic Center CBD boundaries.
- Mission St. starting from parcel 3725-088 to Lafayette St. (South Side)
- Minna St. starting from parcel 3725-075 to Sixth St. (South Side)
- Natoma St. starting from parcel 3725-048 and parcels 3725-033 and 3725-035 to Sixth St. (North and South Sides)
- Howard St. starting from parcel 3725-014 and parcel 3732-146 to Sixth St. (North and South Sides)
- Tehama St. starting from parcel 3732-099 and parcel 3732-097 to Sixth St. (North and South Sides)
- Clementina St. starting from parcel 3732-062 and parcel 3732-048 to Sixth St (North and South Sides)

The SF Federal Building and the US Court of Appeals at 7th and Mission are excluded (Parcels: 3702 -015; 3702 -016; 3702 -029; 3702 -031; 3702 -032; 3702 -033; 3702 -034; 3702 -035; 3702 -036; 3702 -055; 3703 -040; 3703 -041; 3703 -084). Please see the map on **page 12**.

SERVICES

Community Guides – monitoring street conditions, conducting social service outreach, pedestrian safety, and merchant outreach.

Cleaning and Maintenance – daily sweeping, garbage and graffiti removal.

Economic Development – retail attraction, retention and technical support.

Management – including handling of day-to-day operations, advocacy, grant writing, financials, and all administrative tasks.

**ALLOCATION OF BUDGET
TO EACH SERVICE TYPE**

28.7% for cleaning and maintenance
 35.2% for public safety
 24.6% for economic development, marketing/promotion, management
 11.5% contingency

**METHOD OF COLLECTING
ASSESSMENT AND
ENFORCEMENT**

Each property owner pays a share of the cost of the CMCBD, based on a formula. The payment is collected twice yearly, through the property tax bill. The CBD assessment, including the collection and enforcement of any delinquent assessments 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 a non-profit corporation that is designated as the Owners' Non-Profit Association for the District.

TYPICAL ASSESSMENTS FOR DIFFERENT TYPES OF PROPERTIES:	The special benefit is allocated to parcels within the CBD via a benefit point system. Such benefit points are calculated based on objective “parcel criteria” such as land use, linear front footage, lot size and building square footage. The benefit points assigned to parcels in the district may change over time to reflect changes to the parcel criteria. Each parcel’s assessment will be calculated by multiplying that parcel’s total benefit points by a defined dollar amount.
CBD TOTAL SERVICE BUDGET, YEAR ONE	\$1,225,433.63 (Total); \$1,180,337.63 (Special Benefit: to be covered by assessments, paid by property owners). ¹
POTENTIAL ANNUAL INCREASE IN ASSESSMENT	Assessments for years 2- 15 may increase annually by the amount of the annual increase in the Bay Area Consumer Price Index up to a maximum of 3% in any given year, with approval of the CMCDB Corporation Board of Directors. Assessments may also increase over time if changes to the parcels result in the parcels being assigned additional benefit points.
BASELINE CITY SERVICES:	The Board of Supervisors of the City and County of San Francisco is legally required to provide the same level of baseline services it provides elsewhere in similar neighborhoods.
PROCESS FOR DISTRICT RENEWAL AND EXPANSION	Renewal and Expansion of the District require approval by property owners. The process has three steps: <ul style="list-style-type: none"> • A Petition, which property owners representing 30% or more of the weighted assessment the must sign • Approval by the Board of Supervisors of a “Resolution of Intent” • Mailing of ballots to all property owners and a public hearing, if the weighted majority of ballots submitted is in support (meaning there is no majority protest), then the Board of Supervisors may renew and expand the CBD
TERM	Collection for the current Central Market CBD expires June 30, 2013 (services, activities, and improvements may continue to December 31, 2013 to expend remaining assessment funds). If the proposed District is renewed and expanded by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 15 years (July 1, 2013 – June 30, 2028). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (December 31, 2028), at which point the District would then be terminated, if not renewed.
ENTITY STRUCTURE	The CBD is managed by an Owners Non-Profit Association that is a 501(c)(3) non-profit corporation (Central Market Community Benefit District Corporation).
LEGAL AUTHORITY	CBDs are authorized by the Property and Business Improvement District Act of 1994 within the California Streets and Highway Code (Sections 36600 et seq.) (“1994 Act”) and augmented by the Business Improvement District Procedure Code, Article 15 of the San Francisco Business and Tax Regulations Code

¹During the petition phase of the CMCBD renewal and expansion campaign a few property owners documented that proposed assessments for their parcels were classified in the assessment roll at a higher rate than warranted, based on use of the property. Accordingly, proposed assessments for those parcels and total proposed assessment numbers have now been adjusted downward, and the proposed budget for Year One of the renewed/expanded Central Market CBD has been adjusted accordingly.

GOVERNANCE

A new CM CBD Corporation Board of Directors will be elected, consisting of 11 seats in total. Of these, six represent property owners, two represent community based organizations or residents in the district and three represent non-property owning merchants operating in the district. The existing Owners Non-profit Association will continue, but be restructured by amending its by-laws to include representatives from the expanded boundaries.

DISESTABLISHMENT

Each year that the CM CBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the CBD. This 30-day period begins each year on the anniversary of the date the District/ CBD was renewed and expanded. 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 Board of Supervisors shall convene a hearing on whether to disestablish the district by.

A majority of the Board of Supervisors (six members) may initiate disestablishment at any time based on improper actions by the CBD Owner's Non-Profit Association, such as misappropriation of funds, malfeasance, or violation of law.

A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason. All outstanding indebtedness must be paid prior to disestablishment of the CBD.

What is a Community Benefits District (CBD)?

A CBD is a geographic area determined by an agency to contain all parcels, which will receive a special benefit from proposed services, activities, and improvements. Article XIIIID of the State Constitution (1996 Proposition 218) allows property owners in a neighborhood to pool their resources in order to fund services, activities, and improvement that benefit the district and increase the district's economic vitality. A CBD is similar to a condo Home Owners Association (HOA)—but for an entire neighborhood. Everyone who owns property inside the CBD boundaries pays an assessment to support its services, activities, and improvements.

Each CBD is governed by an Owners Non-profit Association, and is accountable to the stakeholders in the district. The Owners Non-profit Association is governed by an elected Board of Directors. Its Board of Directors is comprised of stakeholders within the CBD; property owners comprise the majority of the board.

A CBD provides a stable funding source and serves all property owners and their tenants in a given district. The services, activities, and improvements provided by a CBD are cost-effective because the stakeholders in the district ensure their sidewalks and public rights of way are clean and safe. Investment in the cleanliness and safety of the neighborhood improves the economic vitality of the district.

One state statute governing CBDs is the Property and Business Improvement District Law of 1994 within the California Streets and Highway Code (Sections 36600 et seq.) (“1994 Act”), augmented by the Business Improvement District Procedure, Article 15 of the San Francisco Business and Tax Regulations Code. The 1994 Act governs the process for establishing a CBD and stipulates what must be included in the CBD Management Plan. (See addendum item engineers report for additional information).

These laws include provisions that in San Francisco:

- Allow such districts to undertake services including safety, maintenance, marketing, capital improvements, economic development and special events.
- Allow revenue for services to be raised from assessments on property.
- Require petition support from property owners paying more than 30% of proposed property assessments to initiate district formation proceedings, and affirmative ballots representing more than 50% support of the ballots returned, and levy assessments.
- Provide for a maximum 15-year term for a district (30-year maximum for districts that utilize bond financing), with opportunity for renewal at the end of a term through a new petition and balloting and hearing process to renew a district.

Since the passage of the Property and Business Improvement District Law of 1994, new districts have been formed as well as older districts renewed in dozens of California communities. As a result of the clear successes of established districts, more districts are currently being formed or expanded in San Francisco as well as throughout California and the United States.

The creation of a CBD requires a special election of the property owners in the district and it requires approval by the Board of Supervisors and Mayor of San Francisco.

How does the CMCBD create value for property owners and other stakeholders?

There are a number of compelling reasons for reauthorizing and expanding the CMCBD; the most significant is its history of success. The current CMCBD has delivered what it promised – a cleaner and safer district. There are more people on the street shopping, visiting and recreating. Because of the existence of the CMCBD, other funding sources have been successfully tapped, including the Mayor’s Office of Economic and Workforce Development and Grants for the Arts.

The CMCBD provides an effective means to achieving positive results for district property owners, businesses and residents. Reauthorizing and expanding the CBD accomplishes the following:

Continued enhancement of the Central Market street experience:

As a private/public partnership the CMCBD enhances the experience of merchants, property owners, residents, employees and visitors by providing cleanliness and safety services above and beyond the services that the City of San Francisco is able to provide. These services make the area safer and more attractive and in turn make the area more desirable as a place to live and shop, and more attractive as a location for retailers and businesses. The net result is an enhancement of economic vitality of the district.

An opportunity to continue oversight and accountability:

A Board of Directors to the Owners Non-profit Association consisting of Central Market property and business owners oversees the management of the CBD. The Board develops the annual business improvement plan and budget, and it ensures that the district is directly accountable to those who pay for its services, activities and improvements. A newly constituted Board for the reauthorized district will represent the expanded district and be open to this broader constituency.

A proportional distribution of costs and benefits:

The CMCBD is based on the “benefit assessment district” concept, which provides for an assessment on property to be imposed within an assessed geographic district. Proceeds are directed back to the district to provide special benefit to the properties located within the district. Assessments are based upon a formula that proportionately distributes costs and benefits that are tailored to fit the specific properties located within the CBD.

What is the track record of the CMCBD and why are we seeking to expand it now?

Since its formation in 2006, the CMCBD has improved the quality of life, enhanced business and delivered a wealth of practical benefits to San Francisco’s Central Market area. The neighborhood is cleaner and safer and attracts new investment in properties and businesses.

Since 2006 the CMCBD has:

1. Completed 56,034 cleaning and maintenance service requests
2. Reported 17,482 safety hazards and illegal activities
3. Provided 15,074 merchant and visitor assistance services

4. Removed 6,793 graffiti tags, stickers, illegal postings
5. Performed 2,136 street cleanups and removal of overflowing trash from public trash cans
6. Addressed 9,026 social service outreach and assistance incidents
7. Produced and/or sponsored 143 community marketing events to attract shoppers, diners, potential tenants and investors.

Impact Analysis of San Francisco's CBD's.

In Spring 2012, the City of San Francisco's Office of Economic and Workforce Development undertook an evaluation of all the CBD's in the City of San Francisco. The objective of this effort was to better understand the impact CBDs have on their geographies, and to assess those results directly with quantifiable measures.

Principle findings from this study:

- CBDs outperformed citywide trends on the majority of studied indicators, including public realm cleanliness, public safety, and economic resiliency.
- CBD maintained streets were found to be cleaner than similar commercial streets located in the same Supervisorial District.
- CBD's experienced significant, consistent declines of minus 68% in criminal activity.
- CBDs were insulated from the effects of the 07/09 recessions. While citywide tax revenues declined by 20% in 07/09, within CBD districts sales tax increased +4.8%.

(Office of Economic and Workforce Development's (OEWD) Impact Analysis of San Francisco's Community Benefit Districts (CBDs), January, 2013.)

The CMCBD was established in 2006 to operate for seven years, it now needs to be renewed. Based on the survey results and feedback from meetings with property owners, merchants and residents, it has been determined that by expanding the boundaries of the CBD we can achieve economies of scale which will increase the number of cleaning staff and community guides on the street. While expanding these services is important, implementing a comprehensive economic development program is essential for revitalizing the Central Markets commercial sector.

While stakeholders in the current CBD area have requested its renewal, expansion has been requested by more than a dozen property owners with parcels on nearby blocks outside the CBD's boundaries, who have asked if the CBD could be expanded to include their parcels. Citing the success of the six-year old CBD, these property owners have requested that similar services be implemented on their blocks. In the summer of 2012 the steering committee created and mailed surveys to 3,000 property owners within the existing CBD and within an area that extended out to Howard Street. Responses indicated significant interest in the CBD's expansion, and thus the proposed expanded boundaries were drawn.

What area is included in the existing CBD? (see page 12)

The boundaries of the existing district are follows:

- 5th St. from Market St. to Mission St. (West Side only)
- 6th, from Market St. to Jessie St.; (East and West sides)
- 7th St. from Market St. to Stevenson St; (East and West Sides)
- 8th St. on the east side of the street from Market to approximately 185 feet from the southeast corner of Market and 8th; - in which the lot line is drawn to a point equidistant with the balance of the depth of the parcels on that block between 7th Street and 8th Street (as if there was a continuation of Stevenson Street to 8th Street); also on the west side of 8th Street running southward from the southwest corner of 8th and Market Street, including the four parcels (3701-050, 3701-059, 3701-005, 3701-060) but not including parcel 3701-053 at the corner of 8th and Mission owned by PG&E
- 9th St. just including the parcel at the southeast corner of the Market and 9th Street intersection
- Market St. from 5th St. to 9th St. (South Side)
- Market St., from Cyril Magnin St. to Mason St. and then from Hyde St. to Larkin St.; (North Side)
- Mason St. from Eddy to Market (East Side)
- Eddy St. from parcel 0341-18 to Mason St. (South Side)
- Mission St. from 5th St. running west (North Side only) including the Old Mint and four parcels (3704-012, 3704-013, 3704-015, 3704-017) directly west of Mint St.
- Jessie St. from 5th St. to 6th St. (North Side only), and Jessie running West from 6th St. including 6 parcels (3703-006, 3703-007, 3703-010, 3703-011, 3703-012, 3703-086) to the west of 6th Street (North Side only)
- Mint St. from Jessie St. to Mission St. (East and West Sides)
- Mint Plaza from 5th St. to Mint St. (North and South Sides)

What area is included in the expanded CMCBD? (see page 12)

The proposed boundaries of the district are follows:

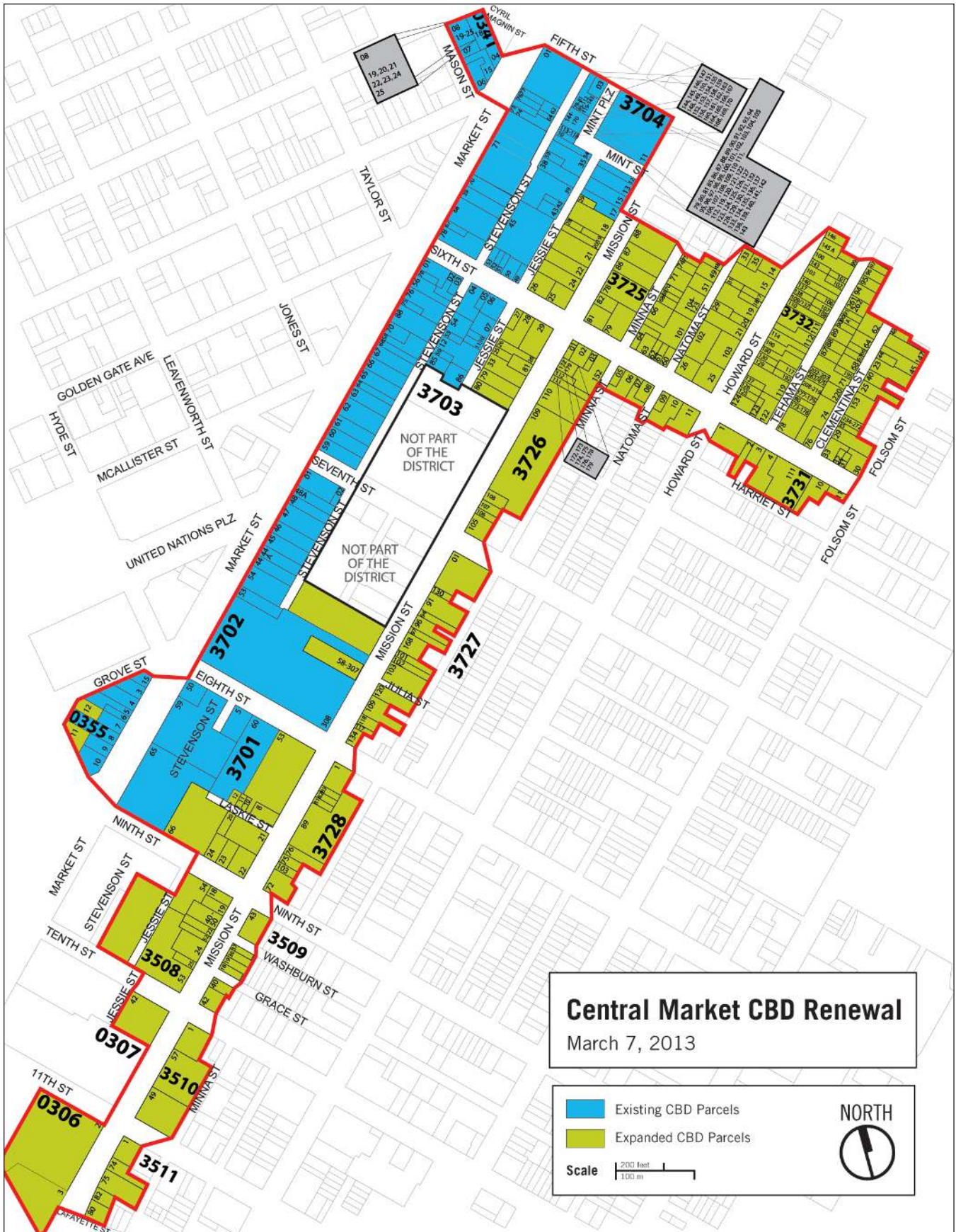
- 5th St. from Market St. to Mission St. (West side only)
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- 7th St. from Market St. to Stevenson St. (East and West Sides)
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- Laskie St. from parcel 3701-60 and parcel 3701-66 to Mission St. (East and West Sides)
- 9th St. from Market St. to Mission St. (East Side) and from Jessie to Mission (West Side)
- 10th St. from Stevenson St. to Mission St (East Side) and from Jessie to Mission (West Side)
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- Stevenson St. from parcel 3703-085 to Fifth St. (South Side), from parcel 3702-054 to Fifth St. (North Side)
- Jessie St. From parcel 3703-086 (North Side) to Mint St.
- Jessie St. from parcel 3703-080 (South Side) to Mint St.
- Mint St. from Jessie St. to Mission St. (East and West Sides)
- Mint Plaza from 5th St. to Mint St. (North and South Sides)
- Mission St. from 5th St. to South Van Ness (North Side) and excluding parcel 3507-040 which is located to the West next to parcel 3507-042 within the adjacent Civic Center CBD boundaries.
- Mission St. starting from parcel 3725-088 to Lafayette St. (South Side)
- Minna St. starting from parcel 3725-075 to Sixth St. (South Side)
- Natoma St. starting from parcel 3725-048 and parcels 3725-033 and 3725-035 to Sixth St. (North and South Sides)
- Howard St. starting from parcel 3725-014 and parcel 3732-146 to Sixth St. (North and South Sides)
- Tehama St. starting from parcel 3732-099 and parcel 3732-097 to Sixth St. (North and South Sides)
- Clementina St. starting from parcel 3732-062 and parcel 3732-048 to Sixth St. (North and South Sides)

What areas are excluded from the expanded CBD? (see page 12)

The Federal properties, namely the San Francisco Federal Building and the US Court of Appeals properties at 7th and Mission are not included in the District excluded (Parcels: 3702 -015; 3702 -016; 3702 -029; 3702 -031; 3702 -032; 3702 -033; 3702 -034; 3702 -035; 3702 -036; 3702 -055; 3703 -040; 3703 -041; 3703 -084).

- Federal law prohibits such involuntary assessments by local government
- The CBD will not provide its designated services, activities and improvements to the Federal property the property owner requests and separately funds provision of such services, benefits and improvements unless the property owner requests and separately funds provision of such services, activities and to that Federal property improvements to that Federal property
- The Federal property owner/property is therefore not eligible to participate in the weighted petitions or in the weighted balloting, and will not be subject to assessments in the renewed/expanded CBD
- Estimated total assessments and estimated budgets in this Management District Plan do not include the Federal property at issue



Central Market CBD Renewal
March 7, 2013

Existing CBD Parcels
Expanded CBD Parcels

Scale 0 100 200 Feet
0 100 200 Meters

NORTH

What Services will the CMCBD provide?

The Central Market CBD will continue to enhance the experience of shoppers, merchants, residents and visitors by providing the cleaning, maintenance and public safety services currently offered in the original CMCBD. The expanded CMCBD will provide the same types of services but to a **larger geographic area** and will provide an overall **enhanced level of services**. In addition the expanded plan calls for a **dedicated employee to increase economic growth** through business attraction, retention and technical support.

Key benefits provided by the CMCBD are enhanced safety, cleaning/maintenance, economic development, and management of the public realm. If the CMCBD is not approved in for renewal and expansion, there will be no CBD for Central Market

SERVICES	EXISTING CMCBD	EXPANDED CMCBD	DIFFERENCE
Safety (General)	2 Full Time	6 Full Time Equivalent	+ 4 Full Time Equivalent
10B Officer Program	As Needed	As Needed	As Needed
Special Patrol	As Needed	As Needed	As Needed
Cleaning/Maintenance	2 Full Time	6 Full Time Equivalent	+ 4 Full Time Equivalent
Economic Development	None	1 Full Time	+ 1 Full Time
Management	1 Full Time : Executive Director (ED)	2 Full Time: Executive Director and a Staff Assistant	+ 1 Full time Staff Assistant

Safety

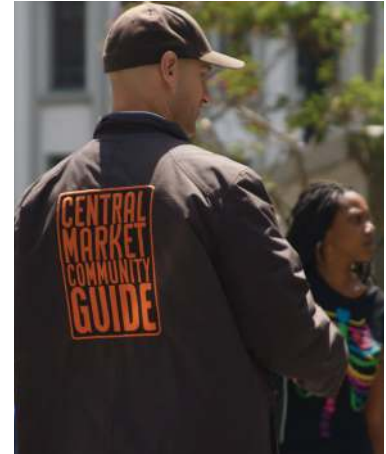
CMCBD Community Guides

The most vital service provided by the CMCBD is crime deterrence. The CMCBD's Community Guides program uses a three-pronged crime prevention approach focusing on public safety, social service outreach, and hospitality/customer service. Under this new management plan, six full-time equivalent Community Guides will patrol the neighborhood. Scheduling of the Community Guides is to be determined by the CMCBD Owners Non-profit Association.

Community Guides are specially trained to constructively engage with individuals in need on the street and connect them to local service providers. Guides have received initial training by social service providers, the San Francisco Police Department and MJM Management Group, in addition to receiving First Aid training. These trained Guides patrol streets in the district to address nuisance behaviors and public disruption while providing a sense of safety and well-being to residents, workers and visitors. CMCBD Community Guides:

- Act as “eyes and ears” for the community, safety agencies, and service providers
- Add a uniformed presence in Central Market to prevent undesirable behavior
- Assist pedestrians with directions and information
- Maintain open communications with police and safety agencies
- Help connect individuals in need of assistance to local service providers and refer those in need to social services

Each Community Guide has radio access to a central dispatch office that answers and logs all incoming calls and supports both the Community Guides and Clean Streets services. Calls are routed to the appropriate department and central dispatch follows up with the individual who placed the call. Property and business owners, residents and visitors can rely on Community Guides to handle their questions and concerns. Community Guides works in partnership with public and non-profit social service providers, safety agencies, and neighborhood organizations.



10B Officer Program / San Francisco Patrol Special Police

The Management Plan calls for and budgets added public safety enforcement services within the district. These services are in addition to the Community Guides, whose role is deterrence not enforcement. There are two alternative methods of providing these safety enforcement services:

10B Officer Program: A 10B officer is an actual uniformed San Francisco Police Department (SFPD) officer who would be funded through the CMCBD assessments. A 10B officer would address crime and quality of life issues within the neighborhood and within the purview of SFPD. A 10B officer would be hired by the CMCBD Owners Non-profit Association and dedicated to the district. In 2011, the CMCBD Owners Non-profit Association coordinated with neighboring community stakeholders to establish and fund a 10B Officer Pilot Program, which was incorporated and managed through the Central Market Community Guides Program. This was a very successful program and made real quality of life improvements in the district.

Patrol Special Police: San Francisco Patrol Special Police is a neighborhood police force authorized in the City Charter, with officers appointed and regulated by the Police Commission after an initial security review by SFPD. Hourly rates for service are principally paid by private clients, with some cost to the City for general program administration concerning standards of professional performance, but not concerning day-to-day operations. Thus, the nature of this special police force is both quasi-private and quasi-public. The force has been in operation in the City of San Francisco for over 162 years. By current City Code, the force provides patrols on the streets of San Francisco as well as at fixed locations, and also provides a range of other safety services as requested by private clients. Patrol Special Police services emanate directly from private clients' needs pursuant to a negotiated contract, however services often benefit the clients' geographically-circumscribed neighborhoods or “beats” where officers serve. Officers concentrate on order maintenance, rapid response, and early intervention in quality-of-life matters.

The elected Board of Directors of the CMCBD Corporation will select the most appropriate alternative method of providing these safety enforcement services on an annual basis when developing the detailed district budget.

In addition to enhancing safety services through the Community Guides program and 10B Officers or Special Patrol, the Owners Non-profit Association also works closely with the San Francisco Police Department and advocates for sufficient police coverage in Central Market to improve safety.

The CMCBD Owners Non-profit Association partners with community-based organizations, including San Francisco SAFE and the Alliance for a Better District 6, to educate the Central Market community on crime prevention methods.

The CMCBD Owners Non-profit Association also hosts Public Safety Seminars that focus on crime prevention and safety education and help the Central Market community learn about current issues facing the neighborhood, directly from civic leaders. Issues such as pedestrian safety, dealing with nuisance crime, and safe shopping are discussed.

Cleaning/Maintenance

The neighborhood served by the CMCBD Owners Non-profit Association receives enhanced cleaning and maintenance services within the public right-of-way and sidewalks, above and beyond the baseline level of service provided by the City of San Francisco. The CMCBD Owners Non-profit Association will determine the new scheduling of six full-time equivalent workers on the street to provide:

- Sidewalk sweeping
- Monitoring public trash receptacle overflow and trash removal
- Weeding of tree basins, sidewalk cracks and landscape planters
- Reporting of bulky items for removal by the Department of Public Works
- Spot cleaning
- Graffiti abatement

In addition to ongoing maintenance described above, services include quarterly steam cleaning of the public right-of- way.

The Clean Team is connected to a central dispatch office by radio for all maintenance-related calls. The dispatch office logs and routes all calls to the appropriate department and follows up with callers.

Economic Development

The new Management Plan greatly expands the economic development services provided by the District. These services include business attraction, retention, and expansion, and technical assistance for business owners.

Specifically:

- Compile and maintain a complete inventory of retail spaces in the CMCBD, including ownership information, tenancy information, and specifications of vacant spaces (e.g. size, amenities, lease rate). Encourage retail landlords that have vacant office spaces to post those spaces to relevant websites.
- Based on the size and amenities of available retail spaces, develop and maintain a list of desired businesses.
- Work to identify and fill vacancies.

- Create and distribute documents to market vacant retail spaces, place “For Lease” signs at spaces, and generate internet property listings and information sheets.
- Distribute Central Market promotional materials to brokers and prospective tenants.
- Connect prospective businesses with available retail spaces. Tour prospective businesses through the neighborhood and arrange showings of vacant spaces. Vet prospective new tenants and help to develop a vibrant mix of distinctive and independent retail establishments.
- Provide leasing assistance to prospective businesses negotiating with property owners.
- Provide technical assistance, loan packaging services and referrals to existing businesses and prospective businesses seeking to launch or expand in the area.
- Facilitate new business establishments and business expansions by providing technical assistance and informing logistics related to the physical build-out of commercial spaces.
- Connect new and existing businesses with employment training and placement programs to help them identify staff.
- Conduct special outreach to merchants, property owners, and other stakeholders related to specific neighborhood issues.

Management

In addition to safety, cleaning and economic development, the CMCBD Owners Non-profit Association’s management orchestrates a varied range of other services, including:

Advocacy:

The CMCBD Owners Non-profit Association serves as a collective voice for property owners within the district. It represents the needs of the district to various City departments and agencies so that the district receives good and timely service. For example, the Owners Non-profit Association helps to mitigate potential negative impacts of permitted events, street closings, protests etc. on businesses and properties.

Administration:

As a non-profit organization with public/private interactions, a CBD requires day-to-day management including securing insurance, filing taxes, maintaining monthly budgets and developing, coordinating and overseeing fundraising and grant writing for beautification and marketing projects. The current executive director will continue to handle these responsibilities in the renewed, expanded CMCBD.

What will the services provided within the CBD Cost?

The total budget for the CBD is \$1,225,433.63 for year one (2013 - 14). This will be allocated as shown in the following chart:

YEAR ONE EXPENSES	\$1.225 MM	% DISTRIBUTION
CLEANING AND MAINTENANCE		
6 FTE workers: uniformed, supplied (for repairs, equipment, steam cleaning, etc.), managed ³	\$352,000.00	28.7%
Total Cleaning and Maintenance	\$352,000.00	28.7%
PUBLIC SAFETY		
6 FTE - community guides: uniformed, supplied, managed	\$353,382.73	28.8%
10B Officer/Special Patrol	30,000.00	2.4%
24 Hour Dispatch	48,000.00	3.9%
Total Public Safety	\$431,382.73	35.2%
MANAGEMENT AND ECONOMIC DEVELOPMENT		
Economic Development	\$56,155.38	4.6%
Marketing/Promotion/District Identity	\$19,730.28	1.6%
Rent, Supplies, Legal/Financial Rpt, Board/Committee Support	\$40,000.00	3.3%
Staff: Executive Director (Salary, Benefits, Payroll/Employee Taxes, Incremental Salary Increase)	\$125,000.00	10.2%
Staff: Assistant/Support (Salary, Benefits, Payroll/Employee Taxes)	\$60,000.00	4.9%
Total Management and Economic Development Services	\$300,885.66	24.6%
Contingency & Reserves	\$141,165.24	11.5%
Total Service Budget	\$1,225,433.63	100%

The budget will be funded by a combination of property owner assessments and other income. Property owner assessments will be levied in proportion to the special benefits received by the property owners in the district and will comprise 96.32% of each year's budget.² The remaining 3.68% will come from non-assessment sources. The allocation based on the year one budget is as follows:

REVENUE	AMOUNT	% EXPENSES
Assessments (Special Benefit, to be covered by property owners)	\$1,180,337.63	96.32%
Other Income (General Benefit ³)	\$45,096.00*	3.68%*
Total	\$1,225,433.63	100%

The general benefit percentage (3.68%) was calculated based on a combination of studies and research. David Binder conducted an intercept survey in the Union Square area from April 23-26, 2009 and found that less than 1% of those surveyed had no intention of engaging in any commercial activity. The results of the David Binder survey cannot be relied upon to best measure the level of general benefit provided by the District's improvements, services and activities; it could be a reasonable proxy for measuring general benefit for the Central Market District. However, additional analysis of the pedestrian activity related to the surrounding Central Market area population was conducted using the Summary of Travel Trends, 2009 National Household Travel Survey, prepared by the U.S. Department of Transportation Federal Highway Administration; and the San Francisco Socio-Economic Profiles American Community Survey 2005-2009, prepared by the San Francisco Planning Department, to ensure that the best possible proxy was used to approximate the general benefit. The amount of general benefit that is provided by the District improvements, services and activities cannot be funded via property owner assessments within the District. It is anticipated that these funds will be raised through fundraising events and grants. For a more detailed calculation of the general benefit, please see the Engineer's Report.

The special benefit component (96.32%) will be derived from assessments levied on property owners in the district. Beginning July 2014, the rates used to calculate these assessments are subject to an annual increase, if approved by a vote of the CMCBD Owners Non-profit Association Board of Directors. The rates may increase by the amount of the change in the Consumer Price Index from the prior year for all urban consumers in San Francisco-Oakland-San Jose or by 3%, whichever is less. The following table shows the maximum annual assessment revenues assuming the Board of Directors approves a 3% increase in each year:

²During the petition phase of the CMCBD renewal and expansion campaign a few property owners documented that proposed assessments for their parcels were classified in the assessment roll at a higher rate than warranted, based on use of the property. Accordingly, proposed assessments for those parcels and total proposed assessment numbers have now been adjusted downward, and the proposed budget for Year One of the renewed/expanded Central Market CBD has been adjusted accordingly.

³As a result of the District services, activities and improvements, there will be a level of general benefit to pedestrians that do not live in or intend to conduct business within the District. There will be pedestrian traffic generated from property outside of the District that will utilize the improvements to pass through the District and access property located outside of the District boundaries. In addition to accessing property located outside of the District, there will also be a level of pedestrian activity that will seek out the District's clean and safe environment for recreational purposes. Therefore, this level of general benefit activity must be quantified. Utilizing travel trends compiled by the U.S. Department of Transportation Federal Highway Administration and population counts surrounding the District, it was determined that 3.68% of the surrounding population will receive a general benefit as a result of the services and activities provided by the District.

YEAR OF RENEWED/ EXPANDED DISTRICT	FISCAL YEAR	TOTAL MAXIMUM ANNUAL ASSESSMENT REVENUE BASED ON CURRENT DEVELOPMENT STATUS
1	2013 / 2014	\$1,180,337.63
2	2014 / 2015	\$1,215,747.76
3	2015 / 2016	\$1,252,220.19
4	2016 / 2017	\$1,289,786.80
5	2017 / 2018	\$1,328,480.40
6	2018 / 2019	\$1,368,334.81
7	2019 / 2020	\$1,409,384.86
8	2020 / 2021	\$1,451,666.40
9	2021 / 2022	\$1,495,216.40
10	2022 / 2023	\$1,540,072.89
11	2023 / 2024	\$1,586,275.07
12	2024 / 2025	\$1,633,863.33
13	2025 / 2026	\$1,682,879.23
14	2026 / 2027	\$1,733,365.60
15	2027 / 2028	\$1,785,366.57
	Total	\$21,952,997.94

The above table is based on the district's current development status and does not account for possible increases to assessments due to changes to the parcel characteristics that are used to allocate special benefits (e.g., building square footage). The amount of each parcel's assessment will depend on the existing assessment rates as well as the specific characteristics of the parcel, as explained in further detail below and in the Engineer's Report. Each parcel will be assessed on a prorated basis from the date it receives a temporary and/or permanent certificate of occupancy. Thus, changes to a parcel may result in corresponding revisions to the assessments. Over time the total assessments levied in the district likely will increase as parcels are developed.

Budget Adjustments

Any assessment funds that remained when the original CMCBD expired on June 30, 2013 were used to continue to provide clean and safe services within the existing CBD boundaries only until such funds were used up (no later than December 31, 2013.)

Starting 2013-2014, the budget for year one will be \$1,225,433.63. A similar budget will apply to subsequent years so long as the Board does not increase assessment rates or if the characteristics used to allocate special benefit (e.g., building square footage) do not change. If the Board votes to increase assessment rates, or if assessments increase due to further parcel development, then the budget will increase accordingly. Any annual budget surplus or deficit will be rolled into the following year's budget.

Time and Manner of Collecting and Enforcing Assessments

As provided by the Property and Business Improvement Law of 1994, the CBD's assessment shall appear a separate line item on annual property tax bills prepared by the City and County of San Francisco. Payment of Property Taxes is due on November 1 and February 1, with the bill becoming delinquent at the close of business December 10 and April 10 respectively. The total bill may be paid with the first installment. If the renewed and expanded CBD is established, the first installment will be due December 2013.

The CBD assessment, including the collection and enforcement of any delinquent assessments and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related laws, 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 Central Market CBD Corporation that is designated as the Owners' Non-Profit Association for the District.

The Owners' Non-Profit Association will manage and administer the CBD pursuant to a management contract with the City, as approved by the Board of Supervisors. The management contract will also include provisions identifying and defining procedures for collection and enforcement of the assessment, including, for example, recordkeeping requirements, audits, assessment of penalties and interest, claims, and refunds.

Continuation of City of SF Services

CBD-provided services are supplemental to City-provided services. These City services are enhanced by a CBD's advocacy and dispatch services. The CBD gives a district the ability to be more responsive, flexible and comprehensive in meeting the service needs of its district.

By adopting this plan, the Board of Supervisors will confirm and guarantee a baseline level of services received from the City equivalent to that being provided in similar areas of the City throughout the term of the District.

City and County of San Francisco Fiscal Year 2012-2013

Existing Cleaning and Maintenance Services (DPW)

SERVICES	FREQUENCY
Mechanical Street Sweep	Market and Mission Streets receive daily sweeps. Secondary N/S streets receive weekly sweeps, and alleys and smaller streets receive sweeping bi-weekly.
Mechanical Street Sweep-Workfare Crew	Corridor Workers sweep all major corridors daily.
Graffiti Removal Services	DPW responds to a generated service request on all public property, or as needed based on DPW crew identification. DPW will provide supplies to CBD cleaning crews to remove graffiti from public property (light poles, trash cans). Citations are issued on private property by DPW. Call 311 to report graffiti issues. Private Properties must remove graffiti within 30 days of notice, and within 48 hours of receiving a citation.
Street Tree Maintenance	Most trees, except those noted on the City Tree Plan map, are maintained by fronting property owners. Call 311 to report missing trees whether maintained by City or Property Owner.
Public Litter Receptacles -Emptying	Recology Recycling and Waste Disposal services all City Trash receptacles daily with all major corridors receiving a second pass in the afternoon. Call 311 if litter receptacles are overflowing with trash, or broken.
Code Enforcement (environmental, safety cleanliness and litter laws)	Staffed 24/7 for issuing citations as required or by a generated Service Request
Sidewalk steam cleaning/power washing	Only major hotspots are cleaned as required or upon a service request to maintain cleanliness

SAN FRANCISCO POLICE DEPARTMENT, SOUTHERN STATION

SERVICES	FREQUENCY
Sector cars patrolling area in which CBD is located	Daily
Homeless outreach officers	6:00 am to 4:00 pm Daily
Market Street foot beat	Daily from 7:00 am to 11:00 pm
Plain clothes sergeant and plain clothes officers	Daily
Other (not provided by City and County)	Homeland Security Officers M-F, 8:30 to 5:30, 7th Street, Market to Mission

What is the State and City process for renewing and expanding the CM CBD?

District formation or reauthorization requires submission of petitions in support from property owners representing at least 30% of the total proposed assessments. Administrative staff assisting the existing CM CBD will send out these petitions. If this threshold of 30% is reached, the Board of Supervisors (BOS) may adopt a Resolution of Intent to propose renewing and expanding the district and to levy the assessments for 15 years.

If the Resolution of Intent is approved by the BOS, the Department of Elections of the City and County of San Francisco will mail out assessment ballots to all owners of properties included in the proposed district. The BOS will hold a public hearing 45 days or more after adopting the Resolution of Intent. Following the close of the public hearing, the returned assessment ballots will be tabulated. The assessment ballots are weighted in accordance with the amount of the annual assessment on each parcel, in relation to all proposed assessments. In the event that the weighted assessment ballots cast in opposition exceed the weighted assessment ballots in support, there will be a “majority protest” and the Board of Supervisors will be precluded from establishing the District.

Timeline for Renewing and Expanding the CM CBD:

STEERING COMMITTEE MEETINGS

1	4/16/12
2	5/22/12
3	6/19/12
4	7/24/12
5	8/21/12
6	9/18/12
7	10/3/12 First Evening Meeting
8	10/17/12
9	11/13/12 & Board Meeting
10	12/11/12 & Board Meeting
11	1/15/13 & Board Meeting
12	2/19/13 & Board Meeting
13	3/12/13 & Board Meeting
14	4/9/13 & Board Meeting

COMMUNITY-WIDE MEETINGS ALL PROPERTY OWNERS WERE MAILED INVITATIONS

DATE	MEETING LOCATION
10/26/12	Open House at International Art Museum of America
10/25/12	Open House at International Art Museum of America
3/9/12	Informational Morning Mixer at Hotel Whitcomb
3/26/13	Informational Evening reception at Hotel Whitcomb

PRESENTATIONS TO CONDOMINIUM HOAS AND OTHER MISC. GROUPS

DATE	HOA / ORGANIZATION
6/13/12	Jim Meko
6/20/12	SoMa Leadership Council
6/27/12	Western SoMa Task Force
7/27/12	Cypress – Market Place developers
7/31/12	Raintree Partners, 975 Market condominiums
8/7/12	Good Hotel, HaiYa Hotels
9/4/12	Rausch Street HOA
9/13/12	SoMa Grand Annual HOA Meeting
10/2/12	“CBD 101” introduction @ SoMa Grand
10/9/12	638 Minna Street HOA
10/9/12	638 Minna Street HOA

CMCBD Proposed Method of Assessment

The method of apportioning benefit to parcels within the District reflects the proportional special benefit assigned to each property from the District services, activities and improvements 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 District services, activities, and improvements focus on cleanliness, maintenance, safety, and economic development, it was determined that property linear street frontage, lot square footage, building square footage, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, lot square footage, building square footage, and land use have been used as the primary assessment variables for the benefit point calculation and assignment of parcel factors. If parcel factors such as building square footage or land use change over time, the benefit point calculation may also change. Thus, changes to the characteristics of individual parcels may result in changes to the assessments for those parcels, and the total assessments levied in the district likely will increase as parcels are developed.

Cleaning and Public Safety Benefit Point Assignment

Benefit points are assigned based upon, not only the property's location in relation to the District improvements, services and activities, but also the property's existing land use designation and the varying level of traffic associated with those different land uses. Given the absence of specific pedestrian traffic studies and related data for the various property land uses within the District, average trip generations and pedestrian attractors were evaluated to assign benefit points. Pedestrian attractors represent those land uses that are more likely to generate and attract pedestrian activity. Thus, the increased likelihood of pedestrian activity generated by the property corresponds to a higher pedestrian attractor ranking. District cleaning and public safety activities will be provided uniformly throughout the District boundaries. Clean and safe areas create an aesthetically pleasing and safe environment for District properties, and those individuals utilizing District property, whether it is to shop, dine, live or visit.

The City desires to restore the Central Market area as the City's downtown arts district as well as attract retail, restaurants, services, and employers. Given the level of pedestrian traffic that will be generated from these non-residential uses, tourists, shoppers and workers, non-residential properties within the District are assigned 2.00 benefit points for the cleaning and public safety services provided by District operations.

In addition to non-residential property land uses, there are several other property land uses within the District. Those other property land uses have also been assigned benefit points for cleaning and public safety services, based upon the activity generated by those other property land uses in relationship to the non-residential property land uses, by comparing average trip generations and pedestrian attractor rankings created by these different land uses to the non-residential property land uses. The pedestrian activity and trip generations provided by non-residential properties within the District reflects a continual and constant activity pattern, instead of periodic events that generate an isolated increase in activity.

Non-profit and public property land uses also generate increased levels of activity. However, when comparing their levels of activity to non-residential property land uses, the levels of pedestrian activity are more isolated and inconsistent for public and non-profit property land uses. This activity pattern produced by public and non-profit property land uses results in a lower pedestrian attractor ranking. Further, average trip generations also reflect a lower level of demand for the public and non-profit land uses when compared to the nonresidential property land uses. To account for this reduction in activity generated by parcels with non-profit, public, residential, vacant and parking lot property land use classifications, 0.75 benefit point for

cleaning and public safety is assigned for these property land use classifications to reflect the lower impact that these property land uses provide as pedestrian attractors.

Residential, vacant and parking lot properties generate even fewer trips when compared to non-residential properties, and thus receive a reduced level of benefit from the cleaning and public safety activities. The activity associated with residential property is related primarily to owners and guests. Therefore, residential properties serve as a low pedestrian attractor. In addition to residential property, both vacant and parking lot property generate minimal activity and these property land uses also serve as low pedestrian attractors. To account for the difference in activity and benefit that that residential, vacant and parking lot properties have in relationship to the activity and benefit created by non-residential properties, residential, vacant and parking lot properties are assigned 0.75 benefit points.

Marketing and Economic Activity Benefit Points Assignment

The District is already an established mixed-use area with a solid marketing and economic activity presence. The District is an area that features a mixture of non-residential, non-profit, public, residential, and vacant property with development and redevelopment potential. Accounting for the existing marketing and economic activity throughout the District, as well as the potential for properties to develop, redevelop and invest in their economic presence, properties within the District are assigned benefit points for the marketing and economic activity benefits received from the District marketing and economic activities. Marketing and economic activities are designed to strengthen the non-residential landscape within the Central Market area.

The District marketing and economic development activities will allow nonresidential properties to maximize their development and land use. Marketing and economic activities will be geared towards creating a more vibrant, and thriving commercial area, which will support increased activity for existing non-residential property and the development of vacant property.

To recognize the increase in marketing and economic activity, the non-residential properties located within the District are assigned 1.00 benefit point. The ongoing District marketing and economic activity efforts will encourage the highest and best use related to the development potential of the vacant properties, as well as increase the utilization of parking lot properties throughout the District in order for pedestrians to shop, dine and visit non-residential properties located throughout the District.

As a result of the marketing and economic benefit received, vacant and parking lot properties are assigned a marketing and economic activity benefit point of 0.50. The District will not provide marketing and economic activities for non-profit, public and residential property land uses. Therefore, non-profit, public and residential property land uses are not assigned benefit points for marketing and economic activities.

Special Benefit Point and Assessment Calculation:

Below is a series of tables which demonstrate what information is necessary to calculate the benefit points and assessment for a parcel.

SPECIAL BENEFIT POINT ASSIGNMENT BY LAND USE

The following table provides the special benefit points assigned to the various parcel land use categories within the District, as discussed above. Please see appendices Engineers Report for more information.

PARCEL LAND USE CLASSIFICATION	BENEFIT POINT ASSIGNMENT	
	Cleaning and Public Safety	Marketing and Economic Activity
Non-Residential/Non-Residential Condominium Property	2.00	1.00
Non-Profit/Public/Institution Property	0.75	0.00
Residential/Residential Condominium Property	0.75	0.00
Parking Lot/Vacant Property	0.75	0.50

The assessment categories have been defined for purpose of determining benefits received by each parcel in the district, and calculating the assessments due from each parcel:

Non-Residential Property (“Commercial and Commercial Residential Property”): Typically Non-Residential Property will consist of parcels owned by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, hotel, or residential income property. This assessment category applies to any property that does not meet criteria for a lower assessment rate in any of the categories below.

Non-Residential Condominium Property (“Retail Condominium Property”): Includes units that are owned as condominiums but are not used as residences, for example ground floor retail condos in a building that mostly contains residential condos.

- a. Includes parking condominiums if the parking spaces in them are not assigned to individual residential condominiums in the same building. Parking spaces that are assigned to individual residential condominiums in the same building are not assessed.

Non-Profit Property:

- b. Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- c. Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants.
- d. Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.

Public Property:

- a. Includes parcels owned by a state, regional, or city government entity; for example, police stations, schools, and government-owned office buildings.
- b. Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants.

Residential Property:

- a. Includes single family dwellings, duplexes and triplexes assigned separate Assessor’s Parcel Numbers by the San Francisco Assessor’s office
- b. Does not include Residential Condominium Property

Residential Condominium Property:

- a. Includes residential condominium units in buildings where there are four or more units and are assigned separate Assessor’s Parcel Numbers by the San Francisco Assessor’s office

Parking Lot/Vacant Property:

- a. Includes unimproved land
- b. Includes parcels paved for use as a parking lot. Such parcels may contain no structures other than a small shed to accommodate a parking lot attendant. Commercial parking garage structures are assessed as nonresidential property.
- c. Includes parcels which have structures that are under construction or are vacant pending demolition or major renovation.

Each property in the district will be assigned to one of the above categories, and may be reassigned at anytime if its usage or ownership changes. Property owners may petition to have their property reclassified to be assessed at a lower rate, and must provide evidence that the property qualifies for the rate sought.

Some parcels may have a mix of different uses or different ownership structures for which different rates may apply. Assessments are not pro-rated based on mixed use or mixed ownership structure; each parcel will be assigned to only one assessment category. For a parcel of mixed-use or mixed ownership to qualify for a lower rate structure, 80% or more of its building square footage must qualify for the rate sought.

PARCEL FACTORS

The following table defines different parcel factors which are used in the parcel’s total Benefit Point Calculation. By adjusting the assigned special benefit points set forth above by parcel factors, a more complete picture of the proportional special benefits received by each parcel within the District is presented. Therefore, linear, lot and building factors were calculated and assigned for each parcel in the District according to the formulas below (See Engineers Report for further detail):

PARCEL FACTORS	
Linear Factor	Parcel's Assigned Linear Street Frontage
Lot Factor	Parcel's Assigned Lot Square Footage / Lot Size Divider*
Building Factor	Parcel's Assigned Building Square Footage / Building Size Divider**

* Lot Size Divider = 2,500

** Building Size Divider = 2,500

ASSESSMENT RATE PER SPECIAL BENEFIT POINT

The following table provides the rate per benefit point, which is later multiplied by the benefit point calculations to determine the total annual assessment for a parcel. These rates are determined by the Engineers Report to fund the services provided by the CBD.

CLEANING AND PUBLIC SAFETY	MARKETING AND ECONOMIC ACTIVITY
\$21.53	\$43.21

RESIDENTIAL CONDOMINIUM PROPERTY

There are several residential parcels in the District that are designated as residential condominium properties. Residential condominiums are buildings within the District that include more than four residential units, where each residential unit is assigned an Assessor's Parcel Number by the San Francisco Assessor's office. It is assumed that residential properties do not receive any special benefit from marketing and economic activity, so they are assigned zero benefit points for that category (for other kinds of property there are two kinds of benefit points: points for "Cleaning and Safety" and points for "Marketing and Economic Development"). To recognize the limited benefit received by these residential condominiums and to assign benefit equitably to residential condos of similar building size, the Linear Factor, Lot Factor and Building Factor are adjusted to each residential condominium based on the four size categories shown in the following table.

RESIDENTIAL CONDOMINIUM BUILDING SIZE CATEGORY	LINEAR FACTOR	LOT FACTOR	BUILDING
< 500 square feet	1.00	1.00	1.00
≥ 500 square feet and < 1,000 square feet	1.50	1.50	1.50
≥ 1,000 square feet and < 1,500 square feet	2.00	2.00	2.00
≥ 1,500 square feet	2.50	2.50	2.50

In order to calculate the benefit points for a residential property, the general residential cleaning and safety benefit (0.75) listed in the Special Benefit Point Assignment by Land Use Table is multiplied by the Linear, Lot, and Building Factor assigned based on the square footage of the individual condominium, and then added together. Once the adjusted Linear, Lot, and Building Factors are added together to find the total Benefit Points for the condominium, the total Benefit Points are multiplied by the Cleaning and Public Safety Rate per Benefit (\$21.53) to find the condominium's annual assessment rate.

The table below shows the steps taken to calculate the annual assessment for a residential property based on the square footage of the owner's condominium. A hypothetical example is included to show the steps taken to calculate a 1,200 square foot apartment that would receive 4.5 benefit points for cleaning and safety. Each benefit point has a value of \$21.53. Therefore that property would be assessed $4.5 \times \$21.53$ or \$96.89.

RESIDENTIAL PROPERTY ANNUAL ASSESSMENT CALCULATION

(SUM OF ADJUSTED PARCEL FACTORS) X (CLEANING AND PUBLIC SAFETY RATE PER BENEFIT)			EX. 1,200 SQ. FT. CONDO.
Adjusted Linear Factor Benefit Points	=	(Residential Property Benefit Point Assignment) X (Residential Condominium Building Size Category Linear Factor)	(0.75) x (2.00) = 1.50
Adjusted Lot Factor Benefit Points	=	(Residential Property Benefit Point Assignment) X (Residential Condominium Building Size Category Lot Factor)	(0.75) X (2.00) = 1.50
Adjusted Building Factor Benefit Points	=	(Residential Property Benefit Point Assignment) X (Residential Condominium Building Size Category Building Factor)	(0.75) X (2.00) = 1.50
Total Benefit Points	=	Sum of Adjusted Parcel Factors	4.50
Annual Assessment	=	(Sum of Adjusted Parcel Factors) X (Cleaning and Public Safety Rate per Benefit)	(4.50) X (\$21.53) = \$96.89

To summarize, the following table shows the Annual Assessment by Building Size for Residential Condominiums.

RESIDENTIAL CONDOMINIUM ANNUAL ASSESSMENT BY BUILDING SIZE

BUILDING SIZE CATEGORY	ANNUAL SPECIAL BENEFIT POINTS	ANNUAL ASSESSMENT
< 500 square feet	2.25	\$48.44
≥ 500 square feet and < 1,000 square feet	3.375	\$72.66
≥ 1,000 square feet and < 1,500 square feet	4.50	\$96.89
≥ 1,500 square feet	5.625	\$121.11

MIXED-USE, NON-RESIDENTIAL CONDOMINIUM PROPERTY

In addition to the residential condominium property, there are several buildings that contain a mixture of both non-residential and residential property land uses, where each unit in the building is assigned a unique Assessor's Parcel Number by the San Francisco Assessor's office. For those buildings that contain a mixture of both non-residential and residential property land uses, the Linear Factor for non-residential condo property is assigned a Linear Factor of 7.50. The Lot Factor and Building Factor for non-residential condominium property is calculated in the same manner as other non-residential property in accordance with the tables presented above.

SPECIAL BENEFIT POINT AND ASSESSMENT CALCULATIONS (FOR ONE LAND USE)

To calculate a parcel's total annual assessment (with only one land use on the parcel), a multi-step calculation must be completed. In order for a property owner to complete the calculation, they first must know their assigned linear street frontage, lot square footage, building square footage, and land use classification. The following charts demonstrate the benefit point and assessment calculation for cleaning and public safety, marketing and economic activity, and total annual assessment (sum of cleaning/public safety and marketing/economic activity assessments) through step-by-step calculations using values from the tables above (Benefit Point Assignment by Land Use, Parcel Factors, and Rate Per Benefit Point tables). An example parcel is calculated as well. This hypothetical, non-residential parcel has 50 feet of linear street frontage, a 15,000 ft.² lot, and a 5,000 ft.² building.

The cleaning and public safety benefit points are calculated by multiplying the total benefit points by land use with the sum of the parcel's linear, lot, and building factors. Next, the total benefit points are multiplied by the cleaning and public safety rate per benefit point to determine the annual cleaning and safety assessment amount.

CLEANING AND PUBLIC SAFETY EXAMPLE

PARCEL CLEANING AND PUBLIC SAFETY BENEFIT POINT CALCULATION:

(Total Cleaning and Public Safety Benefit Points) X (Linear Factor + Lot Factor + Building Factor)

		Linear Factor (in feet)	50
		Lot Factor	15,000 sq. ft. / 2,500 = 6
		Building Factor	5,000 sq. ft. / 2,500 = 2
Total Parcel Factors	=	Linear + Lot + Building Factors	50 + 6 + 2 = 58
Land Use Points	=	Based on Land Use Classification	2.00
Total Benefit Points	=	Land Use Points x Sum of Parcel Factors	2.00 x 58 = 116

PPARCEL CLEANING AND PUBLIC SAFETY ANNUAL BENEFIT ASSESSMENT CALCULATION:

(Rate Per Benefit Point) x (Total Cleaning and Public Safety Benefit Points)

Example (Non-residential) **\$21.53 x 116 = \$2,497.48**

The marketing and economic activity benefit points are calculated by multiplying the total benefit points by land use with the sum of the parcel's lot and building factors. Next, the total benefit points are multiplied by the marketing and economic activity rate per benefit point to determine the annual marketing and economic activity assessment amount.

MARKETING AND ECONOMIC ACTIVITY

PARCEL MARKETING AND ECONOMIC ACTIVITY BENEFIT POINT CALCULATION:

(Total Marketing and Economic Activity Benefit Points) x (Lot Factor + Building Factor)

		Lot Factor	15,000 sq. ft. / 2,500 = 6
		Building Factor	5,000 sq. ft. / 2,500 = 2
Total Parcel Factors	=	Lot + Building Factors	6 + 2 = 8
Land Use Points	=	Based on Land Use Classification	1.00
Total Benefit Points	=	Land Use Points x Sum of Parcel Factors	1.00 x 8 = 8

PARCEL MARKETING AND ECONOMIC ACTIVITY ANNUAL BENEFIT ASSESSMENT CALCULATION:

(Rate Per Benefit Point) x (Total Cleaning and Public Safety Benefit Points)

Example (Non-residential) **\$43.21 x 8 = \$345.68**

After calculating the cleaning and public safety and marketing and economic activity annual benefit assessments separately, they are added together to determine the total annual assessment amount.

PARCEL'S TOTAL ANNUAL ASSESSMENT

(Cleaning and Public Safety Annual Benefit Assessment) + (Marketing and Economic Activity Annual Benefit Assessment)

Example (Non-residential) **\$2,497.48 + \$345.68 = \$2,843.16**

Collecting Assessments

As provided by the Property and Business Improvement District Law of 1994, the CBD's assessment shall appear as a separate line item on annual property tax bills prepared by the City and County of San Francisco. Payment of property taxes is due on November 1 and February 1, with the bill becoming delinquent at the close of business December 10 and April 10 respectively. The total bill may be paid with the first installment.

The CBD assessment, including the collection and enforcement of any delinquent assessments and imposition of interest and penalties per City and County of San Francisco Business and Tax regulations Code Article 6, and related laws, as it may be amended from time to time, will be collected and enforced by the Treasurer and Tax Collector of the City of San Francisco. The Treasurer and Tax Collector shall transfer the assessment payments to the Central Market CBD Corporation that is designated as the Owners' Non-profit Association for the District. The Owners' Non-profit Association will manage and administer the CBD pursuant to a management contract with the City, as approved by the Board of Supervisors. The management contract will also include provisions identifying and defining procedures for collection and enforcement of the assessment, including, for example, recordkeeping requirements, audits, assessment of penalties and interest, claims, and refunds

What keeps the CBD accountable to property owners and other stakeholders?

The CBD Owners Non-profit Association structure has been established by law to ensure a high degree of accountability and transparency. The CBD Owners Non-profit Association is a 501(c)(3), a fully separate legal entity from the City of San Francisco. Its own Board of Directors, the majority of whom are property owners, controls it. The CBD Owners Non-profit Association faces strict requirements for annual reporting, for the proportion of money it can spend on various services, activities and improvements as outlined in this management plan, and management, and it is required to raise 3.68% (general benefit costs) of its funds from sources other than the funds provided by property owners (assessments based on special benefit).

The CMCBD, controlled by the Owners Non-profit Association, is managed by an Executive Director, hired by an 11-member Board of Directors (BOD) elected to two-year terms through an open public process. The new BOD will consist of six property owners, two community-based organizations representing the interests of residents in the district, and three non-property owning merchants from the district.

The Board meets every month and all meetings are open to the public. The Board's activities are governed by the organization's bylaws, its contract with the City of San Francisco, the Management District Plan, San Francisco's Business Improvement District Procedure Code, and California Property and Business Improvement District Law.

Term

Levy of assessments for the current Central Market CBD expires in June 30, 2013 (assessments can be spent until December 31, 2013). If the proposed District is renewed and expanded by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 15 years (July 1, 2013 – June 30, 2028). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (through December 31, 2028), at which point if the District is not renewed the District would then be terminated..

Disestablishment

Each year that the CMCBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the CBD. This 30-day period begins each year on the anniversary of the date the District/CBD was renewed and expanded. 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 Board of Supervisors shall convene a hearing on whether to disestablish the district by.

A majority of the Board of Supervisors (six members) may initiate disestablishment at any time based on improper actions by the CBD Owner's Non-Profit Association, such as misappropriation of funds, malfeasance, or violation of law.

A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason. All outstanding indebtedness must be paid prior to disestablishment of the CBD.

Renewal and Expansion Schedule and Next Steps

The applicable law (the 1994 Act) specifies the process for renewing and expanding the CBD. The process requires going back to the property owners with a revised management plan, and revised assessment formula and seeking approval. The timetable is as follows:

TASK	DATE
Mail Petitions to Property Owners	w/o 4/15
Resolution of Intent introduced by CBD to BOS: Submit petitions to Clerk of BOS when 30% weighted support is achieved. Requesting ballot process; submit final management plan/engineers report to Clerk of BOS at the same time petitions are submitted	5/4/2013
Heard in Gov. Oversight Committee – Post management plan and engineers report on website	5/23/13
BOS Vote to approve resolution of intent	6/4/13
Dept. Of Elections Mails Ballots: Schedule public hearing for 6/18 (ballots require 45 days). Clerk of the Board publishes two newspaper ads about public hearing	6/7/13 – 7/27/13
Public Hearing and Elections for CBD establishment (counting of ballots)	7/30/13
Record resolution to renew and expand CMCBD	8/15/13
Distribution of First Year's New Assessments	1/14

For further information

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  CentralMarketSF

CENTRAL
 COMMUNITY BENEFIT DISTRICT

renewal
 CENTRAL MARKET
 COMMUNITY BENEFIT DISTRICT

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
0341 -004	934 MARKET ST	228.457	\$4,864.12	\$109.49	\$4,973.61
0341 -006	948 MARKET ST	389.561	7,968.77	839.87	8,808.64
0341 -007	34 - 38 MASON ST	108.570	2,204.24	267.47	2,471.71
0341 -008	50 - 68 MASON ST	386.053	7,945.32	735.35	8,680.67
0341 -009	25 CYRIL MAGNIN ST	503.611	10,099.16	1,492.34	11,591.50
0341 -015	30 MASON STREET C101	15.523	330.46	7.52	337.98
0341 -016	938 MARKET ST C-109	17.421	357.70	34.87	392.57
0341 -017	940 MARKET ST C-111	16.803	348.83	25.97	374.80
0341 -018	30 MASON STREET UNIT 201	3.375	72.66	0.00	72.66
0341 -019	30 MASON STREET UNIT 202	3.375	72.66	0.00	72.66
0341 -020	30 MASON STREET UNIT 204	4.500	96.89	0.00	96.89
0341 -021	30 MASON STREET UNIT 205	4.500	96.89	0.00	96.89
0341 -022	30 MASON STREET UNIT 301	3.375	72.66	0.00	72.66
0341 -023	30 MASON STREET UNIT 302	3.375	72.66	0.00	72.66
0341 -024	30 MASON STREET UNIT 304	4.500	96.89	0.00	96.89
0341 -025	30 MASON STREET UNIT 305	4.500	96.89	0.00	96.89
0341 -026	30 MASON STREET UNIT 401	3.375	72.66	0.00	72.66
0341 -027	30 MASON STREET UNIT 402	3.375	72.66	0.00	72.66
0341 -028	30 MASON STREET UNIT 403	3.375	72.66	0.00	72.66
0341 -029	30 MASON STREET UNIT 404	3.375	72.66	0.00	72.66
0341 -030	30 MASON STREET UNIT 405	4.500	96.89	0.00	96.89
0341 -031	30 MASON STREET UNIT 501	3.375	72.66	0.00	72.66
0341 -032	30 MASON STREET UNIT 502	3.375	72.66	0.00	72.66
0341 -033	30 MASON STREET UNIT 503	3.375	72.66	0.00	72.66
0341 -034	30 MASON STREET UNIT 504	3.375	72.66	0.00	72.66
0341 -035	942 MARKET STREET UNIT 505	4.500	96.89	0.00	96.89
0341 -036	30 MASON STREET UNIT 601	3.375	72.66	0.00	72.66
0341 -037	30 MASON STREET UNIT 602	3.375	72.66	0.00	72.66
0341 -038	30 MASON STREET UNIT 603	3.375	72.66	0.00	72.66
0341 -039	30 MASON STREET UNIT 604	3.375	72.66	0.00	72.66
0341 -040	30 MASON STREET UNIT 605	4.500	96.89	0.00	96.89
0341 -041	30 MASON STREET UNIT 701	3.375	72.66	0.00	72.66
0341 -042	30 MASON STREET UNIT 702	3.375	72.66	0.00	72.66
0341 -043	30 MASON STREET UNIT 703	3.375	72.66	0.00	72.66
0341 -044	30 MASON STREET UNIT 704	3.375	72.66	0.00	72.66
0341 -045	30 MASON STREET UNIT 705	4.500	96.89	0.00	96.89
0355 -003	1212 MARKET ST	250.411	5,196.35	391.35	5,587.70
0355 -004	1230 MARKET ST	246.616	5,141.88	336.69	5,478.57
0355 -005	1236 MARKET ST	192.215	4,002.21	273.30	4,275.51
0355 -006	1240 - 1242 MARKET ST	65.936	1,305.23	229.53	1,534.76
0355 -007	1244 MARKET ST	122.800	2,480.26	328.40	2,808.66
0355 -008	1256 - 1264 MARKET ST	241.761	4,905.42	601.48	5,506.90
0355 -009	1272 - 1276 MARKET ST	132.767	2,623.32	471.94	3,095.26
0355 -010	1278 - 1298 MARKET ST	436.118	9,089.75	601.83	9,691.58
0355 -011	30 LARKIN ST	112.737	2,401.78	51.07	2,452.85
0355 -012	41 GROVE ST	43.139	907.83	42.04	949.87
0355 -015	1200 - 1208 MARKET ST	319.554	6,801.59	157.37	6,958.96
3506 -002	1500 - 1560 MISSION ST	251.399	5,412.62	0.00	5,412.62

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3506 -003	1500 - 1560 MISSION ST	183.206	3,944.43	0.00	3,944.43
3507 -042	SITUS TO BE ASSIGNED ST	247.559	5,223.89	212.85	5,436.74
3508 -018	80 - 98 09TH ST	288.561	6,079.51	267.34	6,346.85
3508 -019	1310 MISSION ST	32.735	704.78	0.00	704.78
3508 -022	1338 MISSION ST	26.921	579.61	0.00	579.61
3508 -024	1360 MISSION ST	77.774	1,674.47	0.00	1,674.47
3508 -025	1366 - 1370 MISSION ST	25.633	551.88	0.00	551.88
3508 -039	875 STEVENSON ST	346.075	7,280.26	342.66	7,622.92
3508 -040	1328 MISSION ST #1	3.375	72.66	0.00	72.66
3508 -041	1328 MISSION ST #2	4.500	96.89	0.00	96.89
3508 -042	1328 MISSION ST #3	3.375	72.66	0.00	72.66
3508 -043	1328 MISSION ST #4	4.500	96.89	0.00	96.89
3508 -044	1328 MISSION ST #5	4.500	96.89	0.00	96.89
3508 -045	1328 MISSION ST #6	4.500	96.89	0.00	96.89
3508 -046	1328 MISSION ST #7	3.375	72.66	0.00	72.66
3508 -047	1328 MISSION ST #8	5.625	121.11	0.00	121.11
3508 -048	1328 MISSION ST #9	4.500	96.89	0.00	96.89
3508 -049	1328 MISSION ST #10	5.625	121.11	0.00	121.11
3508 -050	1328 MISSION ST #11	4.500	96.89	0.00	96.89
3508 -052	1340 MISSION ST	20.427	439.79	0.00	439.79
3508 -053	1390 MISSION ST	437.421	9,417.67	0.00	9,417.67
3508 -054	66 09TH ST	193.656	4,169.41	0.00	4,169.41
3509 -018	1349 - 1351 MISSION ST	22.779	490.43	0.00	490.43
3509 -019	1345 MISSION ST	67.881	1,404.92	113.51	1,518.43
3509 -036	1339 MISSION ST	67.997	1,399.41	129.59	1,529.00
3509 -037	1337 MISSION ST	61.997	1,255.87	158.41	1,414.28
3509 -040	1375 MISSION ST	96.557	1,960.05	238.48	2,198.53
3509 -042	113 - 115 10TH ST	57.822	1,220.60	48.78	1,269.38
3509 -043	104 - 112 09TH ST	89.604	1,889.52	79.59	1,969.11
3510 -001	1415 MISSION ST	89.712	1,882.30	98.73	1,981.03
3510 -049	1475 MISSION ST	368.885	7,208.50	1,472.29	8,680.79
3510 -057	1453 MISSION ST	156.496	3,369.36	0.00	3,369.36
3511 -001	1513 MISSION ST	206.223	4,252.39	376.49	4,628.88
3511 -074	1517 - 1519 MISSION ST	129.121	2,570.98	419.44	2,990.42
3511 -075	1525 - 1535 MISSION ST	209.001	4,076.36	849.81	4,926.17
3511 -080	1543 MISSION ST	186.089	3,763.34	488.01	4,251.35
3511 -082	1537 - 1543 MISSION ST	39.569	834.09	35.78	869.87
3701 -005	38V 08TH ST	56.700	1,184.58	72.59	1,257.17
3701 -008	1254 - 1260 MISSION ST	132.556	2,706.41	296.07	3,002.48
3701 -010	30 LASKIE ST	2.688	38.58	38.72	77.30
3701 -011	36 - 38 LASKIE ST	1.148	24.72	0.00	24.72
3701 -012	44V LASKIE ST	0.903	11.67	15.60	27.27
3701 -020	35V LASKIE ST	1.515	19.57	26.19	45.76
3701 -021	1270 - 1278 MISSION ST	202.257	4,230.75	248.54	4,479.29
3701 -022	1284 - 1288 MISSION ST	391.487	8,130.98	597.55	8,728.53
3701 -023	77 - 83 09TH ST	133.234	2,630.02	478.68	3,108.70
3701 -024	65 09TH ST	41.971	903.64	0.00	903.64
3701 -050	1201 MARKET ST	330.043	6,961.98	288.69	7,250.67

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3701 -053		967.413	20,059.97	1,542.21	21,602.18
3701 -059	1215 - 1231 MARKET ST	957.460	17,905.21	5,436.68	23,341.89
3701 -060	50 08TH ST	520.463	9,147.28	4,130.92	13,278.20
3701 -065	1275 MARKET ST	385.848	8,052.41	511.56	8,563.97
3701 -066	55 09TH ST	149.463	3,063.78	309.38	3,373.16
3702 -001	6 - 26 07TH ST	186.443	4,014.12	0.00	4,014.12
3702 -002	30 - 34 07TH ST	208.997	4,435.14	129.59	4,564.73
3702 -044	1145 MARKET ST	378.881	6,701.30	2,922.16	9,623.46
3702 -044A	1141 MARKET ST	193.417	4,039.26	250.88	4,290.14
3702 -045	1133 - 1139 MARKET ST	263.560	5,361.83	627.41	5,989.24
3702 -046	1127 MARKET ST	81.168	1,747.55	0.00	1,747.55
3702 -047	1125 MARKET ST	118.951	2,507.62	107.16	2,614.78
3702 -048	1115 - 1117 MARKET ST	186.700	3,753.88	533.38	4,287.26
3702 -048A	1111 - 1113 MARKET ST	63.394	1,364.87	0.00	1,364.87
3702 -053	1167 - 1171 MARKET ST	50.139	1,044.92	69.40	1,114.32
3702 -054	1155 MARKET ST	184.055	3,962.70	0.00	3,962.70
3702 -058	1160 MISSION ST UNIT B	16.459	343.90	21.00	364.90
3702 -059	1160 MISSION ST UNIT C	20.203	397.64	74.93	472.57
3702 -060	1146-1160 MISSION ST.	67.711	1,079.54	759.20	1,838.74
3702 -061	1160 MISSION ST #501	4.500	96.89	0.00	96.89
3702 -062	1160 MISSION ST #502	3.375	72.66	0.00	72.66
3702 -063	1160 MISSION ST #503	3.375	72.66	0.00	72.66
3702 -064	1160 MISSION ST #504	3.375	72.66	0.00	72.66
3702 -065	1160 MISSION ST #505	3.375	72.66	0.00	72.66
3702 -066	1160 MISSION ST #506	4.500	96.89	0.00	96.89
3702 -067	1160 MISSION ST #507	4.500	96.89	0.00	96.89
3702 -068	1160 MISSION ST #508	4.500	96.89	0.00	96.89
3702 -069	1160 MISSION ST #509	3.375	72.66	0.00	72.66
3702 -070	1160 MISSION ST #510	3.375	72.66	0.00	72.66
3702 -071	1160 MISSION ST #511	3.375	72.66	0.00	72.66
3702 -072	1160 MISSION ST #512	3.375	72.66	0.00	72.66
3702 -073	1160 MISSION ST #513	4.500	96.89	0.00	96.89
3702 -074	1160 MISSION ST #601	4.500	96.89	0.00	96.89
3702 -075	1160 MISSION ST #602	3.375	72.66	0.00	72.66
3702 -076	1160 MISSION ST #603	4.500	96.89	0.00	96.89
3702 -077	1160 MISSION ST #604	3.375	72.66	0.00	72.66
3702 -078	1160 MISSION ST #605	4.500	96.89	0.00	96.89
3702 -079	1160 MISSION ST 606	4.500	96.89	0.00	96.89
3702 -080	1160 MISSION ST #608	4.500	96.89	0.00	96.89
3702 -081	1160 MISSION ST 609	3.375	72.66	0.00	72.66
3702 -082	1160 MISSION ST #610	3.375	72.66	0.00	72.66
3702 -083	1160 MISSION ST #611	3.375	72.66	0.00	72.66
3702 -084	1160 MISSION ST #612	3.375	72.66	0.00	72.66
3702 -085	1160 MISSION ST #613	4.500	96.89	0.00	96.89
3702 -086	1160 MISSION ST #614	4.500	96.89	0.00	96.89
3702 -087	1160 MISSION ST #701	4.500	96.89	0.00	96.89
3702 -088	1160 MISSION ST #702	3.375	72.66	0.00	72.66
3702 -089	1160 MISSION ST #703	3.375	72.66	0.00	72.66

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14		2013/14 Maximum Annual Assessment
			Cleaning and Public Safety Assessment	Marketing and Economic Activity Assessment	
3702 -090	1160 MISSION ST #704	3.375	72.66	0.00	72.66
3702 -091	1160 MISSION ST #705	3.375	72.66	0.00	72.66
3702 -092	1160 MISSION ST #706	4.500	96.89	0.00	96.89
3702 -093	1160 MISSION ST #707	4.500	96.89	0.00	96.89
3702 -094	1160 MISSION ST #708	4.500	96.89	0.00	96.89
3702 -095	1160 MISSION ST #709	3.375	72.66	0.00	72.66
3702 -096	1160 MISSION ST #710	3.375	72.66	0.00	72.66
3702 -097	1160 MISSION ST #711	3.375	72.66	0.00	72.66
3702 -098	1160 MISSION ST #712	3.375	72.66	0.00	72.66
3702 -099	1160 MISSION ST #713	4.500	96.89	0.00	96.89
3702 -100	1160 MISSION ST #714	4.500	96.89	0.00	96.89
3702 -101	1160 MISSION ST #801	4.500	96.89	0.00	96.89
3702 -102	1160 MISSION ST #802	3.375	72.66	0.00	72.66
3702 -103	1160 MISSION ST #803	3.375	72.66	0.00	72.66
3702 -104	1160 MISSION ST #804	3.375	72.66	0.00	72.66
3702 -105	1160 MISSION ST #805	3.375	72.66	0.00	72.66
3702 -106	1160 MISSION ST #806	4.500	96.89	0.00	96.89
3702 -107	1160 MISSION ST 807	4.500	96.89	0.00	96.89
3702 -108	1160 MISSION ST #808	4.500	96.89	0.00	96.89
3702 -109	1160 MISSION ST #809	3.375	72.66	0.00	72.66
3702 -110	1160 MISSION ST #810	3.375	72.66	0.00	72.66
3702 -111	1160 MISSION ST #811	3.375	72.66	0.00	72.66
3702 -112	1160 MISSION ST #812	3.375	72.66	0.00	72.66
3702 -113	1160 MISSION ST #813	4.500	96.89	0.00	96.89
3702 -114	1160 MISSION ST #814	4.500	96.89	0.00	96.89
3702 -115	1160 MISSION ST #901	4.500	96.89	0.00	96.89
3702 -116	1160 MISSION ST #902	3.375	72.66	0.00	72.66
3702 -117	1160 MISSION ST #903	3.375	72.66	0.00	72.66
3702 -118	1160 MISSION ST #904	3.375	72.66	0.00	72.66
3702 -119	1160 MISSION ST #905	3.375	72.66	0.00	72.66
3702 -120	1160 MISSION ST #906	4.500	96.89	0.00	96.89
3702 -121	1160 MISSION ST #907	4.500	96.89	0.00	96.89
3702 -122	1160 MISSION ST #908	4.500	96.89	0.00	96.89
3702 -123	1160 MISSION ST #909	3.375	72.66	0.00	72.66
3702 -124	1160 MISSION ST #910	3.375	72.66	0.00	72.66
3702 -125	1160 MISSION ST #911	3.375	72.66	0.00	72.66
3702 -126	1160 MISSION ST #912	3.375	72.66	0.00	72.66
3702 -127	1160 MISSION ST #913	4.500	96.89	0.00	96.89
3702 -128	1160 MISSION ST #914	4.500	96.89	0.00	96.89
3702 -129	1160 MISSION ST #1001	4.500	96.89	0.00	96.89
3702 -130	1160 MISSION ST #1002	3.375	72.66	0.00	72.66
3702 -131	1160 MISSION ST #1003	3.375	72.66	0.00	72.66
3702 -132	1160 MISSION ST #1004	3.375	72.66	0.00	72.66
3702 -133	1160 MISSION ST #1005	3.375	72.66	0.00	72.66
3702 -134	1160 MISSION ST #1006	4.500	96.89	0.00	96.89
3702 -135	1160 MISSION ST #1007	4.500	96.89	0.00	96.89
3702 -136	1160 MISSION ST #1008	4.500	96.89	0.00	96.89
3702 -137	1160 MISSION ST #1009	3.375	72.66	0.00	72.66

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3702 -138	1160 MISSION ST #1010	3.375	72.66	0.00	72.66
3702 -139	1160 MISSION ST #1011	3.375	72.66	0.00	72.66
3702 -140	1160 MISSION ST #1012	3.375	72.66	0.00	72.66
3702 -141	1160 MISSION ST #1013	4.500	96.89	0.00	96.89
3702 -142	1160 MISSION ST #1014	4.500	96.89	0.00	96.89
3702 -143	1160 MISSION ST #1101	4.500	96.89	0.00	96.89
3702 -144	1160 MISSION ST #1102	3.375	72.66	0.00	72.66
3702 -145	1160 MISSION ST #1103	3.375	72.66	0.00	72.66
3702 -146	1160 MISSION ST #1104	3.375	72.66	0.00	72.66
3702 -147	1160 MISSION ST #1105	3.375	72.66	0.00	72.66
3702 -148	1160 MISSION ST #1106	4.500	96.89	0.00	96.89
3702 -149	1160 MISSION ST #1107	4.500	96.89	0.00	96.89
3702 -150	1160 MISSION ST #1108	4.500	96.89	0.00	96.89
3702 -151	1160 MISSION ST #1109	3.375	72.66	0.00	72.66
3702 -152	1160 MISSION ST #1110	3.375	72.66	0.00	72.66
3702 -153	1160 MISSION ST #1111	3.375	72.66	0.00	72.66
3702 -154	1160 MISSION ST #1112	3.375	72.66	0.00	72.66
3702 -155	1160 MISSION ST #1113	4.500	96.89	0.00	96.89
3702 -156	1160 MISSION ST #1114	4.500	96.89	0.00	96.89
3702 -157	1160 MISSION ST #1201	4.500	96.89	0.00	96.89
3702 -158	1160 MISSION ST #1202	3.375	72.66	0.00	72.66
3702 -159	1160 MISSION ST #1203	3.375	72.66	0.00	72.66
3702 -160	1160 MISSION ST #1204	3.375	72.66	0.00	72.66
3702 -161	1160 MISSION ST #1205	3.375	72.66	0.00	72.66
3702 -162	1160 MISSION ST #1206	4.500	96.89	0.00	96.89
3702 -163	1160 MISSION ST #1207	4.500	96.89	0.00	96.89
3702 -164	1160 MISSION ST #1208	4.500	96.89	0.00	96.89
3702 -165	1160 MISSION ST #1209	3.375	72.66	0.00	72.66
3702 -166	1160 MISSION ST #1210	3.375	72.66	0.00	72.66
3702 -167	1160 MISSION ST #1211	3.375	72.66	0.00	72.66
3702 -168	1160 MISSION ST #1212	3.375	72.66	0.00	72.66
3702 -169	1160 MISSION ST #1213	4.500	96.89	0.00	96.89
3702 -170	1160 MISSION ST #1214	4.500	96.89	0.00	96.89
3702 -171	1160 MISSION ST #1401	4.500	96.89	0.00	96.89
3702 -172	1160 MISSION ST 1402	3.375	72.66	0.00	72.66
3702 -173	1160 MISSION ST #1403	3.375	72.66	0.00	72.66
3702 -174	1160 MISSION ST #1404	3.375	72.66	0.00	72.66
3702 -175	1160 MISSION ST #1405	3.375	72.66	0.00	72.66
3702 -176	1160 MISSION ST #1406	4.500	96.89	0.00	96.89
3702 -177	1160 MISSION ST 1407	4.500	96.89	0.00	96.89
3702 -178	1160 MISSION ST #1408	4.500	96.89	0.00	96.89
3702 -179	1160 MISSION ST #1409	3.375	72.66	0.00	72.66
3702 -180	1160 MISSION ST #1410	3.375	72.66	0.00	72.66
3702 -181	1160 MISSION ST #1411	3.375	72.66	0.00	72.66
3702 -182	1160 MISSION ST #1412	3.375	72.66	0.00	72.66
3702 -183	1160 MISSION ST #1413	4.500	96.89	0.00	96.89
3702 -184	1160 MISSION ST #1414	4.500	96.89	0.00	96.89
3702 -185	1160 MISSION ST #1501	4.500	96.89	0.00	96.89

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3702 -186	1160 MISSION ST #1502	3.375	72.66	0.00	72.66
3702 -187	1160 MISSION ST #1503	3.375	72.66	0.00	72.66
3702 -188	1160 MISSION ST #1504	3.375	72.66	0.00	72.66
3702 -189	1160 MISSION ST 1505	3.375	72.66	0.00	72.66
3702 -190	1160 MISSION ST #1506	4.500	96.89	0.00	96.89
3702 -191	1160 MISSION ST #1507	4.500	96.89	0.00	96.89
3702 -192	1160 MISSION ST #1508	4.500	96.89	0.00	96.89
3702 -193	1160 MISSION ST #1509	3.375	72.66	0.00	72.66
3702 -194	1160 MISSION ST 1510	3.375	72.66	0.00	72.66
3702 -195	1160 MISSION ST #1511	3.375	72.66	0.00	72.66
3702 -196	1160 MISSION ST #1512	3.375	72.66	0.00	72.66
3702 -197	1160 MISSION ST #1513	4.500	96.89	0.00	96.89
3702 -198	1160 MISSION ST #1514	4.500	96.89	0.00	96.89
3702 -199	1160 MISSION ST #1601	4.500	96.89	0.00	96.89
3702 -200	1160 MISSION ST #1602	3.375	72.66	0.00	72.66
3702 -201	1160 MISSION ST #1603	3.375	72.66	0.00	72.66
3702 -202	1160 MISSION ST #1604	3.375	72.66	0.00	72.66
3702 -203	1160 MISSION ST #1605	3.375	72.66	0.00	72.66
3702 -204	1160 MISSION ST #1606	4.500	96.89	0.00	96.89
3702 -205	1160 MISSION ST #1607	4.500	96.89	0.00	96.89
3702 -206	1160 MISSION ST #1608	4.500	96.89	0.00	96.89
3702 -207	1160 MISSION ST #1609	3.375	72.66	0.00	72.66
3702 -208	1160 MISSION ST #1610	3.375	72.66	0.00	72.66
3702 -209	1160 MISSION ST #1611	3.375	72.66	0.00	72.66
3702 -210	1160 MISSION ST #1612	3.375	72.66	0.00	72.66
3702 -211	1160 MISSION ST #1613	4.500	96.89	0.00	96.89
3702 -212	1160 MISSION ST #1614	4.500	96.89	0.00	96.89
3702 -213	1160 MISSION ST #1701	4.500	96.89	0.00	96.89
3702 -214	1160 MISSION ST #1702	3.375	72.66	0.00	72.66
3702 -215	1160 MISSION ST #1703	3.375	72.66	0.00	72.66
3702 -216	1160 MISSION ST #1704	3.375	72.66	0.00	72.66
3702 -217	1160 MISSION ST #1705	3.375	72.66	0.00	72.66
3702 -218	1160 MISSION ST #1706	4.500	96.89	0.00	96.89
3702 -219	1160 MISSION ST #1707	4.500	96.89	0.00	96.89
3702 -220	1160 MISSION ST #1708	4.500	96.89	0.00	96.89
3702 -221	1160 MISSION ST #1709	3.375	72.66	0.00	72.66
3702 -222	1160 MISSION ST #1710	3.375	72.66	0.00	72.66
3702 -223	1160 MISSION ST #1711	3.375	72.66	0.00	72.66
3702 -224	1160 MISSION ST #1712	3.375	72.66	0.00	72.66
3702 -225	1160 MISSION ST #1713	4.500	96.89	0.00	96.89
3702 -226	1160 MISSION ST #1714	4.500	96.89	0.00	96.89
3702 -227	1160 MISSION ST #1801	4.500	96.89	0.00	96.89
3702 -228	1160 MISSION ST #1802	3.375	72.66	0.00	72.66
3702 -229	1160 MISSION ST #1803	3.375	72.66	0.00	72.66
3702 -230	1160 MISSION ST #1804	3.375	72.66	0.00	72.66
3702 -231	1160 MISSION ST #1805	3.375	72.66	0.00	72.66
3702 -232	1160 MISSION ST #1806	4.500	96.89	0.00	96.89
3702 -233	1160 MISSION ST #1807	4.500	96.89	0.00	96.89

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3702 -234	1160 MISSION ST #1808	4.500	96.89	0.00	96.89
3702 -235	1160 MISSION ST #1809	3.375	72.66	0.00	72.66
3702 -236	1160 MISSION ST #1810	3.375	72.66	0.00	72.66
3702 -237	1160 MISSION ST #1811	3.375	72.66	0.00	72.66
3702 -238	1160 MISSION ST #1812	3.375	72.66	0.00	72.66
3702 -239	1160 MISSION ST #1813	4.500	96.89	0.00	96.89
3702 -240	1160 MISSION ST #1814	4.500	96.89	0.00	96.89
3702 -241	1160 MISSION ST #1901	4.500	96.89	0.00	96.89
3702 -242	1160 MISSION ST #1902	3.375	72.66	0.00	72.66
3702 -243	1160 MISSION ST #1903	3.375	72.66	0.00	72.66
3702 -244	1160 MISSION ST #1904	3.375	72.66	0.00	72.66
3702 -245	1160 MISSION ST #1905	3.375	72.66	0.00	72.66
3702 -246	1160 MISSION ST #1906	4.500	96.89	0.00	96.89
3702 -247	1160 MISSION ST #1907	4.500	96.89	0.00	96.89
3702 -248	1160 MISSION ST #1908	4.500	96.89	0.00	96.89
3702 -249	1160 MISSION ST #1909	3.375	72.66	0.00	72.66
3702 -250	1160 MISSION ST #1910	3.375	72.66	0.00	72.66
3702 -251	1160 MISSION ST #1911	3.375	72.66	0.00	72.66
3702 -252	1160 MISSION ST #1912	3.375	72.66	0.00	72.66
3702 -253	1160 MISSION ST #1913	4.500	96.89	0.00	96.89
3702 -254	1160 MISSION ST #1914	4.500	96.89	0.00	96.89
3702 -255	1160 MISSION ST #2001	4.500	96.89	0.00	96.89
3702 -256	1160 MISSION ST #2002	3.375	72.66	0.00	72.66
3702 -257	1160 MISSION ST #2003	3.375	72.66	0.00	72.66
3702 -258	1160 MISSION ST #2004	3.375	72.66	0.00	72.66
3702 -259	1160 MISSION ST #2005	3.375	72.66	0.00	72.66
3702 -260	1160 MISSION ST #2006	4.500	96.89	0.00	96.89
3702 -261	1160 MISSION ST #2007	4.500	96.89	0.00	96.89
3702 -262	1160 MISSION ST #2008	4.500	96.89	0.00	96.89
3702 -263	1160 MISSION ST #2009	3.375	72.66	0.00	72.66
3702 -264	1160 MISSION ST #2010	3.375	72.66	0.00	72.66
3702 -265	1160 MISSION ST #2011	3.375	72.66	0.00	72.66
3702 -266	1160 MISSION ST #2012	3.375	72.66	0.00	72.66
3702 -267	1160 MISSION ST #2013	4.500	96.89	0.00	96.89
3702 -268	1160 MISSION ST #2014	4.500	96.89	0.00	96.89
3702 -269	1160 MISSION ST #2101	4.500	96.89	0.00	96.89
3702 -270	1160 MISSION ST #2102	3.375	72.66	0.00	72.66
3702 -271	1160 MISSION ST #2103	3.375	72.66	0.00	72.66
3702 -272	1160 MISSION ST #2104	3.375	72.66	0.00	72.66
3702 -273	1160 MISSION ST #2105	3.375	72.66	0.00	72.66
3702 -274	1160 MISSION ST #2106	4.500	96.89	0.00	96.89
3702 -275	1160 MISSION ST #2107	4.500	96.89	0.00	96.89
3702 -276	1160 MISSION ST #2108	4.500	96.89	0.00	96.89
3702 -277	1160 MISSION ST #2109	3.375	72.66	0.00	72.66
3702 -278	1160 MISSION ST #2110	3.375	72.66	0.00	72.66
3702 -279	1160 MISSION ST #2111	3.375	72.66	0.00	72.66
3702 -280	1160 MISSION ST #2112	3.375	72.66	0.00	72.66
3702 -281	1160 MISSION ST #2113	4.500	96.89	0.00	96.89

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3702 -282	1160 MISSION ST #2114	4.500	96.89	0.00	96.89
3702 -283	1160 MISSION ST #2201	4.500	96.89	0.00	96.89
3702 -284	1160 MISSION ST #2202	3.375	72.66	0.00	72.66
3702 -285	1160 MISSION ST #2203	3.375	72.66	0.00	72.66
3702 -286	1160 MISSION ST #2204	3.375	72.66	0.00	72.66
3702 -287	1160 MISSION ST #2205	3.375	72.66	0.00	72.66
3702 -288	1160 MISSION ST #2206	5.625	121.11	0.00	121.11
3702 -289	1160 MISSION ST #2208	4.500	96.89	0.00	96.89
3702 -290	1160 MISSION ST #2209	3.375	72.66	0.00	72.66
3702 -291	1160 MISSION ST #2210	3.375	72.66	0.00	72.66
3702 -292	1160 MISSION ST #2211	3.375	72.66	0.00	72.66
3702 -293	1160 MISSION ST #2212	3.375	72.66	0.00	72.66
3702 -294	1160 MISSION ST #2213	5.625	121.11	0.00	121.11
3702 -295	1160 MISSION ST #2301	4.500	96.89	0.00	96.89
3702 -296	1160 MISSION ST #2302	3.375	72.66	0.00	72.66
3702 -297	1160 MISSION ST #2303	3.375	72.66	0.00	72.66
3702 -298	1160 MISSION ST #2304	3.375	72.66	0.00	72.66
3702 -299	1160 MISSION ST #2305	3.375	72.66	0.00	72.66
3702 -300	1160 MISSION ST #2306	5.625	121.11	0.00	121.11
3702 -301	1160 MISSION ST #2308	4.500	96.89	0.00	96.89
3702 -302	1160 MISSION ST #2309	3.375	72.66	0.00	72.66
3702 -303	1160 MISSION ST #2310	3.375	72.66	0.00	72.66
3702 -304	1160 MISSION ST #2311	3.375	72.66	0.00	72.66
3702 -305	1160 MISSION ST #2312	3.375	72.66	0.00	72.66
3702 -306	1160 MISSION ST #2313	5.625	121.11	0.00	121.11
3702 -307	1188 MISSION ST	490.551	7,773.06	5,596.43	13,369.49
3702 -308	33 8TH ST	921.035	19,158.38	1,347.68	20,506.06
3703 -001	1001 - 1005 MARKET ST	362.717	7,502.73	615.27	8,118.00
3703 -002	20 - 22 06TH ST	124.669	2,507.08	355.32	2,862.40
3703 -003	26 - 28 06TH ST	215.400	4,598.81	77.78	4,676.59
3703 -004	32 - 40 06TH ST	414.579	8,462.43	930.14	9,392.57
3703 -005	42 - 46 06TH ST	63.485	1,270.05	194.23	1,464.28
3703 -006	48 - 62 06TH ST	336.136	7,049.44	376.45	7,425.89
3703 -007	520 JESSIE ST	61.313	1,320.07	0.00	1,320.07
3703 -010	532 - 536 JESSIE ST	56.090	1,163.91	87.72	1,251.63
3703 -011	532 - 536 JESSIE ST	56.750	1,173.39	97.22	1,270.61
3703 -012	527 - 529 STEVENSON ST	111.823	2,361.71	91.99	2,453.70
3703 -025	531 - 537 JESSIE ST	68.123	1,426.34	80.98	1,507.32
3703 -026	1010V MISSION ST	44.420	937.14	38.59	975.73
3703 -027	64 - 68 06TH ST	273.335	5,789.20	192.07	5,981.27
3703 -028	72 - 76 06TH ST	250.339	5,028.53	725.06	5,753.59
3703 -029	80 - 96 06TH ST	173.990	3,746.00	0.00	3,746.00
3703 -033	1026 MISSION ST	257.169	5,305.98	463.34	5,769.32
3703 -050	535 STEVENSON ST	64.847	1,289.60	213.85	1,503.45
3703 -053	527 STEVENSON ST	54.497	1,141.05	64.77	1,205.82
3703 -054	519 STEVENSON ST	61.313	1,320.07	0.00	1,320.07
3703 -056	1011 - 1013 MARKET ST	180.585	3,668.50	440.53	4,109.03
3703 -058	1035 MARKET ST	267.440	5,273.99	971.36	6,245.35

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3703 -059	1095 - 1097 MARKET ST	611.653	12,582.89	1,176.09	13,758.98
3703 -060	1089 - 1093 MARKET ST	225.800	4,676.32	371.61	5,047.93
3703 -061	1083 - 1087 MARKET ST	277.799	5,422.67	1,120.56	6,543.23
3703 -062	1075 MARKET ST	342.450	7,068.30	611.42	7,679.72
3703 -063	1067 - 1071 MARKET ST	244.094	4,938.90	635.10	5,574.00
3703 -064	1063 MARKET ST	114.850	2,366.15	213.89	2,580.04
3703 -065	1059 - 1061 MARKET ST	279.614	5,448.73	1,146.71	6,595.44
3703 -066	1053 - 1055 MARKET ST	219.788	4,590.02	285.01	4,875.03
3703 -067	1049 MARKET ST	278.186	5,429.13	1,124.32	6,553.45
3703 -068	1043 - 1045 MARKET ST	135.394	2,660.12	511.61	3,171.73
3703 -070	1035 MARKET ST	149.800	2,867.80	717.29	3,585.09
3703 -075	1023 MARKET ST	21.450	461.82	0.00	461.82
3703 -076	1019 - 1021 MARKET ST	98.812	2,083.82	87.50	2,171.32
3703 -078	1007 - 1009 MARKET ST	21.225	456.97	0.00	456.97
3703 -079	P	75.048	1,583.08	65.64	1,648.72
3703 -080	P	75.048	1,583.08	65.64	1,648.72
3703 -081	1018 - 1024 MISSION ST	130.579	2,591.91	440.44	3,032.35
3703 -085	537 STEVENSON ST	124.272	2,517.68	316.90	2,834.58
3703 -086	570 JESSIE ST	127.150	2,585.75	304.63	2,890.38
3703 -088	1025 MARKET ST	121.403	2,613.81	0.00	2,613.81
3704 -001	901 - 919 MARKET ST	1,325.899	26,423.04	4,261.93	30,684.97
3704 -003	40 - 48 05TH ST	275.843	5,753.44	372.21	6,125.65
3704 -010	12 MINT PLZ	106.743	2,249.78	97.14	2,346.92
3704 -011		682.506	14,694.35	0.00	14,694.35
3704 -012	66 MINT ST	434.397	9,249.24	207.36	9,456.60
3704 -013	936 - 940 MISSION ST	267.175	5,270.18	967.56	6,237.74
3704 -015	942 - 946 MISSION ST	79.000	1,666.42	69.14	1,735.56
3704 -017	948 - 952 MISSION ST	175.769	3,599.36	371.17	3,970.53
3704 -018	956 - 960 MISSION ST	338.693	6,985.67	614.92	7,600.59
3704 -019	966 MISSION ST	60.080	1,221.18	145.19	1,366.37
3704 -020	968 MISSION ST	114.393	2,359.58	207.32	2,566.90
3704 -021	972 - 976 MISSION ST	386.400	7,699.13	1,244.45	8,943.58
3704 -022	980 - 984 MISSION ST	247.997	4,994.92	691.32	5,686.24
3704 -024	481 - 483 JESSIE ST	259.400	5,158.59	855.56	6,014.15
3704 -025	87 - 99 06TH ST	337.909	7,074.89	401.98	7,476.87
3704 -026	65 - 83 06TH ST	331.600	6,984.33	311.11	7,295.44
3704 -028	471 JESSIE ST	57.680	1,186.73	110.62	1,297.35
3704 -029	431 JESSIE ST	63.043	1,292.42	130.23	1,422.65
3704 -034	14 MINT PLZ	275.085	5,742.55	361.32	6,103.87
3704 -035	439 - 441 STEVENSON ST	256.937	5,331.37	402.37	5,733.74
3704 -038	P	73.745	1,556.55	62.57	1,619.12
3704 -039		449.339	9,413.48	523.40	9,936.88
3704 -042	P V	18.169	383.26	15.90	399.16
3704 -043	460 JESSIE ST	39.299	830.61	31.11	861.72
3704 -045	469 - 479 STEVENSON ST	312.145	6,596.51	248.80	6,845.31
3704 -049	V 06TH ST	75.938	1,626.87	16.20	1,643.07
3704 -050	47 - 55 06TH ST	133.475	2,633.49	482.14	3,115.63
3704 -051	43 - 45 06TH ST	52.973	1,083.28	114.85	1,198.13

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3704 -052	39 - 41 06TH ST	53.424	1,089.76	121.33	1,211.09
3704 -053	35 - 37 06TH ST	215.360	4,569.53	134.82	4,704.35
3704 -059	443 - 447 STEVENSON ST	51.073	1,056.02	87.46	1,143.48
3704 -062	422 STEVENSON ST	101.807	2,035.40	314.09	2,349.49
3704 -064	929 MARKET ST	44.680	928.37	67.41	995.78
3704 -067	993 MARKET ST	55.400	1,154.01	77.78	1,231.79
3704 -068	979 - 989 MARKET ST	531.109	10,450.79	1,974.83	12,425.62
3704 -069	973 - 977 MARKET ST	78.061	1,644.61	72.33	1,716.94
3704 -070	969 MARKET ST	78.051	1,644.48	72.16	1,716.64
3704 -071	949 - 961 MARKET ST	221.687	4,672.27	202.01	4,874.28
3704 -072	943 MARKET ST	75.168	1,584.63	67.71	1,652.34
3704 -073	935 - 939 MARKET ST	142.425	3,002.47	128.33	3,130.80
3704 -074	931 - 933 MARKET ST	154.461	3,149.99	352.33	3,502.32
3704 -075	929 MARKET ST	65.000	1,291.80	216.05	1,507.85
3704 -076	925 MARKET ST	61.982	1,248.48	172.58	1,421.06
3704 -077	923 MARKET ST	64.970	1,291.37	215.62	1,506.99
3704 -078	995 - 997 MARKET ST	723.871	14,710.31	1,755.36	16,465.67
3704 -079	410 JESSIE ST #1	19.367	385.62	62.91	448.53
3704 -080	410 JESSIE ST #101	17.592	360.15	37.33	397.48
3704 -081	410 JESSIE ST #102	16.715	347.56	24.72	372.28
3704 -085	410 JESSIE ST #501	4.500	96.89	0.00	96.89
3704 -086	410 JESSIE ST #502	5.625	121.11	0.00	121.11
3704 -087	410 JESSIE ST #503	4.500	96.89	0.00	96.89
3704 -088	410 JESSIE ST #504	4.500	96.89	0.00	96.89
3704 -089	410 JESSIE ST #601	4.500	96.89	0.00	96.89
3704 -090	410 JESSIE ST #602	5.625	121.11	0.00	121.11
3704 -091	410 JESSIE ST #603	4.500	96.89	0.00	96.89
3704 -092	410 JESSIE ST #604	4.500	96.89	0.00	96.89
3704 -093	410 JESSIE ST #701	4.500	96.89	0.00	96.89
3704 -094	410 JESSIE ST #702	4.500	96.89	0.00	96.89
3704 -095	410 JESSIE ST #703	4.500	96.89	0.00	96.89
3704 -096	410 JESSIE ST #704	4.500	96.89	0.00	96.89
3704 -097	410 JESSIE ST #705	4.500	96.89	0.00	96.89
3704 -098	410 JESSIE ST #801	4.500	96.89	0.00	96.89
3704 -099	410 JESSIE ST #802	4.500	96.89	0.00	96.89
3704 -100	410 JESSIE ST #803	4.500	96.89	0.00	96.89
3704 -101	410 JESSIE ST #804	4.500	96.89	0.00	96.89
3704 -102	410 JESSIE ST #805	4.500	96.89	0.00	96.89
3704 -103	410 JESSIE ST #901	4.500	96.89	0.00	96.89
3704 -104	410 JESSIE ST #902	4.500	96.89	0.00	96.89
3704 -105	410 JESSIE ST #903	4.500	96.89	0.00	96.89
3704 -106	410 JESSIE ST #904	4.500	96.89	0.00	96.89
3704 -107	410 JESSIE ST #905	4.500	96.89	0.00	96.89
3704 -108	410 JESSIE ST #1001	4.500	96.89	0.00	96.89
3704 -109	410 JESSIE ST #1002	4.500	96.89	0.00	96.89
3704 -110	410 JESSIE ST #1003	4.500	96.89	0.00	96.89
3704 -111	410 JESSIE ST #1004	4.500	96.89	0.00	96.89
3704 -112	410 JESSIE ST #1005	4.500	96.89	0.00	96.89

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3704 -113	10 MINT PLZ #1	5.625	121.11	0.00	121.11
3704 -114	10 MINT PLZ #2	5.625	121.11	0.00	121.11
3704 -115	10 MINT PLZ #3	5.625	121.11	0.00	121.11
3704 -116	10 MINT PLZ #4	5.625	121.11	0.00	121.11
3704 -117	10 MINT PLZ #5	5.625	121.11	0.00	121.11
3704 -118	10 MINT PLZ #6	5.625	121.11	0.00	121.11
3704 -119	410 JESSIE ST #103	18.090	367.30	44.51	411.81
3704 -120	410 JESSIE ST #201	4.500	96.89	0.00	96.89
3704 -121	410 JESSIE ST #202	3.375	72.66	0.00	72.66
3704 -122	410 JESSIE ST #203	3.375	72.66	0.00	72.66
3704 -123	410 JESSIE ST #204	3.375	72.66	0.00	72.66
3704 -124	410 JESSIE ST #205	2.250	48.44	0.00	48.44
3704 -125	410 JESSIE ST #206	3.375	72.66	0.00	72.66
3704 -126	410 JESSIE ST #207	3.375	72.66	0.00	72.66
3704 -127	410 JESSIE ST #208	3.375	72.66	0.00	72.66
3704 -128	410 JESSIE ST #301	4.500	96.89	0.00	96.89
3704 -129	410 JESSIE ST #302	3.375	72.66	0.00	72.66
3704 -130	410 JESSIE ST #303	3.375	72.66	0.00	72.66
3704 -131	410 JESSIE ST #304	3.375	72.66	0.00	72.66
3704 -132	410 JESSIE ST #305	2.250	48.44	0.00	48.44
3704 -133	410 JESSIE ST #306	3.375	72.66	0.00	72.66
3704 -134	410 JESSIE ST #307	3.375	72.66	0.00	72.66
3704 -135	410 JESSIE ST #308	3.375	72.66	0.00	72.66
3704 -136	410 JESSIE ST #401	4.500	96.89	0.00	96.89
3704 -137	410 JESSIE ST #402	3.375	72.66	0.00	72.66
3704 -138	410 JESSIE ST #403	3.375	72.66	0.00	72.66
3704 -139	410 JESSIE ST #404	3.375	72.66	0.00	72.66
3704 -140	410 JESSIE ST #405	2.250	48.44	0.00	48.44
3704 -141	410 JESSIE ST #406	3.375	72.66	0.00	72.66
3704 -142	410 JESSIE ST #407	3.375	72.66	0.00	72.66
3704 -143	410 JESSIE ST #408	3.375	72.66	0.00	72.66
3704 -144	418 JESSIE ST #101A	20.923	407.97	85.30	493.27
3704 -145	418 JESSIE ST #102A	16.284	341.38	18.49	359.87
3704 -146	418 JESSIE ST #201A	3.375	72.66	0.00	72.66
3704 -147	418 JESSIE ST #203A	3.375	72.66	0.00	72.66
3704 -148	418 JESSIE ST #301A	3.375	72.66	0.00	72.66
3704 -149	418 JESSIE ST #302A	3.375	72.66	0.00	72.66
3704 -150	418 JESSIE ST #303A	3.375	72.66	0.00	72.66
3704 -151	418 JESSIE ST #304A	3.375	72.66	0.00	72.66
3704 -152	418 JESSIE ST #306A	3.375	72.66	0.00	72.66
3704 -153	418 JESSIE ST #401A	3.375	72.66	0.00	72.66
3704 -154	418 JESSIE ST #402A	3.375	72.66	0.00	72.66
3704 -155	418 JESSIE ST #403A	3.375	72.66	0.00	72.66
3704 -156	418 JESSIE ST #404A	3.375	72.66	0.00	72.66
3704 -157	418 JESSIE ST #501A	3.375	72.66	0.00	72.66
3704 -158	418 JESSIE ST #502A	3.375	72.66	0.00	72.66
3704 -159	418 JESSIE ST #503A	3.375	72.66	0.00	72.66
3704 -160	418 JESSIE ST #504A	3.375	72.66	0.00	72.66

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3704 -161	418 JESSIE ST #601A	3.375	72.66	0.00	72.66
3704 -162	418 JESSIE ST #602A	5.625	121.11	0.00	121.11
3704 -163	418 JESSIE ST #603A	3.375	72.66	0.00	72.66
3704 -164	418 JESSIE ST #701A	3.375	72.66	0.00	72.66
3704 -165	418 JESSIE ST #702A	5.625	121.11	0.00	121.11
3704 -166	418 JESSIE ST #703A	3.375	72.66	0.00	72.66
3704 -167	418 JESSIE ST #801A	3.375	72.66	0.00	72.66
3704 -168	418 JESSIE #802A	5.625	121.11	0.00	121.11
3704 -169	418 JESSIE ST #803A	3.375	72.66	0.00	72.66
3704 -170	418 JESSIE ST #900A	5.625	121.11	0.00	121.11
3725 -014	934 HOWARD ST	267.597	5,635.07	253.47	5,888.54
3725 -015	938 - 946 HOWARD ST	320.013	6,575.46	631.04	7,206.50
3725 -017	948 - 950 HOWARD ST	57.620	1,185.87	109.75	1,295.62
3725 -018	952 - 954 HOWARD ST	58.089	1,192.61	116.49	1,309.10
3725 -019	960 HOWARD ST	287.097	6,004.67	354.28	6,358.95
3725 -020	964 HOWARD ST	72.448	1,488.41	143.28	1,631.69
3725 -021	970V HOWARD ST	78.998	1,666.40	69.09	1,735.49
3725 -025	988 - 992 HOWARD ST	145.878	3,140.75	0.00	3,140.75
3725 -026	169 - 183 06TH ST	338.100	7,005.86	548.77	7,554.63
3725 -029	465 NATOMA ST	84.977	1,757.95	143.72	1,901.67
3725 -031	445 NATOMA ST	54.195	1,136.72	60.41	1,197.13
3725 -033	433 NATOMA ST	216.081	4,565.52	174.01	4,739.53
3725 -035	82 MARY ST	31.440	676.90	0.00	676.90
3725 -048	442 NATOMA ST	50.763	1,061.15	63.78	1,124.93
3725 -049	444 NATOMA ST	115.720	2,378.63	226.42	2,605.05
3725 -051	454 - 458 NATOMA ST	126.039	2,634.39	159.01	2,793.40
3725 -060	498 NATOMA ST	220.800	4,676.32	155.56	4,831.88
3725 -061	157 - 161 06TH ST	60.056	1,220.84	144.84	1,365.68
3725 -062	151 - 155 06TH ST	54.050	1,134.63	58.33	1,192.96
3725 -063	139 - 149 06TH ST	122.500	2,475.95	324.08	2,800.03
3725 -064	495 MINNA ST	271.175	5,686.44	304.98	5,991.42
3725 -066	481 MINNA ST	172.716	3,555.55	327.19	3,882.74
3725 -068	475V MINNA ST	23.887	504.49	19.66	524.15
3725 -069	475V V	15.487	327.08	12.75	339.83
3725 -070	475V V	19.688	415.81	16.20	432.01
3725 -071	457 MINNA ST	158.447	3,300.51	222.49	3,523.00
3725 -074	455 MINNA ST	78.480	1,643.17	93.33	1,736.50
3725 -075	453 MINNA ST	16.040	345.34	0.00	345.34
3725 -078	476 - 480 MINNA ST	150.100	3,166.20	131.36	3,297.56
3725 -079	117 06TH ST	168.611	3,630.19	0.00	3,630.19
3725 -081	101 - 115 06TH ST	324.395	6,880.92	207.32	7,088.24
3725 -082	987 - 991 MISSION ST	114.097	2,355.34	203.04	2,558.38
3725 -086	967V - 971 MISSION ST	86.716	1,829.21	75.83	1,905.04
3725 -087	959 - 965 MISSION ST	371.065	7,267.02	1,449.05	8,716.07
3725 -088	951 - 957 MISSION ST	405.181	8,122.71	1,205.86	9,328.57
3725 -101	474 NATOMA ST	116.063	2,498.84	0.00	2,498.84
3725 -102	479 NATOMA ST	130.052	2,800.02	0.00	2,800.02
3725 -103	974 - 980 HOWARD ST	107.393	2,312.17	0.00	2,312.17

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3725 -104	460 NATOMA ST #1	3.375	72.66	0.00	72.66
3725 -105	460 NATOMA ST #2	3.375	72.66	0.00	72.66
3725 -106	460 NATOMA ST #3	4.500	96.89	0.00	96.89
3725 -107	460 NATOMA ST #4	3.375	72.66	0.00	72.66
3725 -108	460 NATOMA ST #5	4.500	96.89	0.00	96.89
3725 -109	460 NATOMA ST #6	4.500	96.89	0.00	96.89
3725 -110	460 NATOMA ST #7	3.375	72.66	0.00	72.66
3725 -111	460 NATOMA ST #8	4.500	96.89	0.00	96.89
3725 -112	460 NATOMA ST #9	3.375	72.66	0.00	72.66
3725 -113	460 NATOMA ST #10	3.375	72.66	0.00	72.66
3725 -114	460 NATOMA ST #11	4.500	96.89	0.00	96.89
3725 -115	460 NATOMA ST #12	4.500	96.89	0.00	96.89
3725 -116	460 NATOMA ST #13	4.500	96.89	0.00	96.89
3725 -117	460 NATOMA ST #14	4.500	96.89	0.00	96.89
3725 -118	460 NATOMA ST #15	4.500	96.89	0.00	96.89
3725 -119	460 NATOMA ST #16	4.500	96.89	0.00	96.89
3725 -120	460 NATOMA ST #17	4.500	96.89	0.00	96.89
3725 -121	460 NATOMA ST #18	4.500	96.89	0.00	96.89
3725 -122	460 NATOMA ST #19	4.500	96.89	0.00	96.89
3725 -123	460 NATOMA ST #20	4.500	96.89	0.00	96.89
3726 -001	100 06TH ST	208.784	4,432.08	126.52	4,558.60
3726 -002	106 - 112 06TH ST	163.191	3,203.53	622.09	3,825.62
3726 -003	118 - 120 06TH ST	54.495	1,141.03	64.73	1,205.76
3726 -005	132 - 136 06TH ST	70.800	1,446.82	155.56	1,602.38
3726 -006	138 - 144 06TH ST	131.554	2,605.91	454.48	3,060.39
3726 -007	148 - 150 06TH ST	20.623	427.89	32.36	460.25
3726 -008	152 - 160 06TH ST	113.117	2,341.28	188.91	2,530.19
3726 -009	162 - 170 06TH ST	106.181	2,169.94	233.07	2,403.01
3726 -010	172 - 180 06TH ST	49.859	1,073.46	0.00	1,073.46
3726 -011	1000 HOWARD ST	192.543	3,797.07	699.18	4,496.25
3726 -105	1091 - 1099 MISSION ST	130.463	2,808.87	0.00	2,808.87
3726 -106	1087 - 1089 MISSION ST	57.500	1,184.15	108.03	1,292.18
3726 -107	1083 MISSION ST	83.644	1,702.94	196.52	1,899.46
3726 -108	1077 - 1081 MISSION ST	100.851	2,093.45	156.29	2,249.74
3726 -109	1045 MISSION ST	980.251	19,308.84	3,604.45	22,913.29
3726 -110	1023 MISSION ST	221.600	4,616.03	311.11	4,927.14
3726 -111	1019 MISSION ST	69.200	1,352.08	276.54	1,628.62
3726 -112	1013 MISSION ST	55.095	1,149.64	73.37	1,223.01
3726 -152	518 MINNA ST	55.777	1,200.88	0.00	1,200.88
3726 -172	1009 MISSION ST UNIT A	3.375	72.66	0.00	72.66
3726 -173	1009 MISSION ST UNIT B	3.375	72.66	0.00	72.66
3726 -174	1009 MISSION ST UNIT C	3.375	72.66	0.00	72.66
3726 -175	1009 MISSION ST UNIT D	3.375	72.66	0.00	72.66
3726 -176	1009 MISSION ST UNIT E	3.375	72.66	0.00	72.66
3726 -177	1009 MISSION ST UNIT F	3.375	72.66	0.00	72.66
3726 -178	1009 MISSION ST UNIT G	3.375	72.66	0.00	72.66
3726 -179	1009 MISSION ST UNIT H	3.375	72.66	0.00	72.66
3727 -001	114 7TH ST	701.684	14,521.04	1,176.52	15,697.56

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
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3727 -091	1125 - 1127 MISSION ST	193.200	3,849.56	622.22	4,471.78
3727 -094	1131 MISSION ST	70.148	1,360.91	299.79	1,660.70
3727 -096	1133 - 1137 MISSION ST	39.595	852.48	0.00	852.48
3727 -097	1139 MISSION ST	23.548	506.99	0.00	506.99
3727 -101	1151 - 1153 MISSION ST	64.400	1,283.19	207.41	1,490.60
3727 -102	652 - 654 MINNA ST	64.397	1,283.14	207.36	1,490.50
3727 -103	1161 MISSION ST	253.200	4,710.76	1,486.42	6,197.18
3727 -109	1171 - 1179 MISSION ST	69.566	1,497.76	0.00	1,497.76
3727 -117	1187V MISSION ST	15.480	333.28	0.00	333.28
3727 -118	1183 - 1185 MISSION ST	31.920	687.24	0.00	687.24
3727 -120	1167 - 1169 MISSION ST	49.500	1,065.74	0.00	1,065.74
3727 -130	1119 - 1121 MISSION ST	20.588	443.26	0.00	443.26
3727 -134	1119 V	49.530	1,066.38	0.00	1,066.38
3727 -168	1149 - 1145 MISSION ST	59.625	1,254.66	58.33	1,312.99
3728 -001	1201V MISSION ST	79.000	1,666.42	69.14	1,735.56
3728 -072	101 - 119 09TH ST	212.191	4,337.46	463.64	4,801.10
3728 -075	1271 - 1275 MISSION ST	80.391	1,655.05	152.06	1,807.11
3728 -076	1263 - 1267 MISSION ST	117.366	2,252.90	549.89	2,802.79
3728 -081	1225 MISSION ST	19.913	428.73	0.00	428.73
3728 -082	1221 MISSION ST	54.799	1,145.37	69.14	1,214.51
3728 -083	1217V MISSION ST	19.350	416.61	0.00	416.61
3728 -089	1235 MISSION ST	181.042	3,897.83	0.00	3,897.83
3728 -103	1277 - 1281 MISSION ST	71.486	1,471.02	136.63	1,607.65
3731 -001	200 - 214 06TH ST	98.748	2,083.01	86.38	2,169.39
3731 -002	220 - 224 06TH ST	22.343	481.04	0.00	481.04
3731 -003	226 - 232 06TH ST	118.000	2,411.36	259.26	2,670.62
3731 -004	240 06TH ST	125.350	2,516.86	365.12	2,881.98
3731 -010	270 06TH ST	58.611	1,261.89	0.00	1,261.89
3731 -011	286V - 298 06TH ST	57.598	1,240.08	0.00	1,240.08
3731 -111	248 - 270 06TH ST	144.563	3,112.44	0.00	3,112.44
3732 -023	948 - 952 FOLSOM ST	119.197	2,428.54	276.50	2,705.04
3732 -025	960 FOLSOM ST	117.095	2,398.38	246.21	2,644.59
3732 -029	984 FOLSOM ST	131.904	2,582.22	517.14	3,099.36
3732 -030	998 FOLSOM ST	128.304	2,702.79	119.61	2,822.40
3732 -031	279V 06TH ST	19.468	412.97	12.40	425.37
3732 -032	277 06TH ST	19.468	412.97	12.40	425.37
3732 -033	275 06TH ST	265.740	5,644.30	154.69	5,798.99
3732 -035	980 FOLSOM ST	47.389	990.57	59.63	1,050.20
3732 -040	459 CLEMENTINA ST	96.761	2,034.74	97.40	2,132.14
3732 -044	443V CLEMENTINA ST	23.625	498.96	19.44	518.40
3732 -045	944 FOLSOM ST	69.709	1,359.38	283.89	1,643.27
3732 -048	423V CLEMENTINA ST	28.125	524.79	162.04	686.83
3732 -062	436 CLEMENTINA ST	183.499	3,710.33	482.48	4,192.81
3732 -064	444 CLEMENTINA ST	109.000	2,282.18	129.63	2,411.81
3732 -066	450 CLEMENTINA ST	56.743	1,173.28	97.14	1,270.42
3732 -067	452 - 454 CLEMENTINA ST	56.630	1,171.66	95.49	1,267.15
3732 -068	456 - 458 CLEMENTINA ST	110.435	2,302.78	150.28	2,453.06
3732 -071	465 TEHAMA ST	226.187	4,681.87	377.18	5,059.05

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3732 -074	251 06TH ST	344.751	7,137.22	572.53	7,709.75
3732 -076	261 06TH ST	239.481	5,095.16	122.15	5,217.31
3732 -078	241 06TH ST	153.735	3,309.91	0.00	3,309.91
3732 -080	481 - 483 TEHAMA ST	54.560	1,141.95	65.68	1,207.63
3732 -087	457 TEHAMA ST	85.795	1,769.70	155.47	1,925.17
3732 -088	451 - 453 TEHAMA ST	82.819	1,723.24	120.12	1,843.36
3732 -089	445 - 449 TEHAMA ST	112.472	2,335.75	172.15	2,507.90
3732 -090	443 TEHAMA ST	59.399	1,211.41	135.38	1,346.79
3732 -090A	439 - 441 TEHAMA ST	20.307	437.21	0.00	437.21
3732 -091	435 - 437 TEHAMA ST	55.345	1,153.21	77.00	1,230.21
3732 -094	423 TEHAMA ST	114.058	2,354.78	202.48	2,557.26
3732 -095	421 TEHAMA ST	44.705	962.50	0.00	962.50
3732 -096	415 TEHAMA ST	73.976	1,523.51	138.88	1,662.39
3732 -097	409 - 413 TEHAMA ST	21.912	471.77	0.00	471.77
3732 -099	414 - 416 TEHAMA ST	19.688	415.81	16.20	432.01
3732 -100	921 HOWARD ST	215.641	4,453.95	378.91	4,832.86
3732 -101	420 TEHAMA ST	17.793	383.08	0.00	383.08
3732 -102	424 TEHAMA ST	19.792	426.12	0.00	426.12
3732 -103	927 - 931 HOWARD ST	166.650	3,468.48	239.82	3,708.30
3732 -106	436 - 438 TEHAMA ST	56.570	1,170.80	94.63	1,265.43
3732 -107	440 TEHAMA ST	61.217	1,281.75	72.77	1,354.52
3732 -108	442 TEHAMA ST	17.403	374.69	0.00	374.69
3732 -109	943 HOWARD ST	114.484	2,360.89	208.62	2,569.51
3732 -110	951 - 955 HOWARD ST	277.357	5,775.16	394.03	6,169.19
3732 -111	448 TEHAMA ST	59.125	1,248.20	49.69	1,297.89
3732 -112	452 - 454 TEHAMA ST	137.815	2,875.18	184.59	3,059.77
3732 -114	967 HOWARD ST	49.621	1,068.34	0.00	1,068.34
3732 -117	472 TEHAMA ST	55.883	1,160.94	84.73	1,245.67
3732 -119	981 HOWARD ST	284.650	5,879.84	499.08	6,378.92
3732 -122	225 - 231 06TH ST	320.229	6,749.35	291.37	7,040.72
3732 -123	219 - 221 06TH ST	21.566	464.32	0.00	464.32
3732 -124	201 - 211 06TH ST	283.988	5,942.11	345.51	6,287.62
3732 -125	991 - 993 HOWARD ST	55.164	1,153.02	69.57	1,222.59
3732 -126	989 HOWARD ST	56.038	1,155.99	101.37	1,257.36
3732 -127	985 - 987 HOWARD ST	59.495	1,217.56	127.17	1,344.73
3732 -129	977 HOWARD ST	56.810	1,174.25	98.09	1,272.34
3732 -130	973 - 975 HOWARD ST	59.595	1,214.23	138.19	1,352.42
3732 -137	943 HOWARD ST	19.750	416.61	17.28	433.89
3732 -138	939 HOWARD ST	55.999	1,162.60	86.42	1,249.02
3732 -139	937 HOWARD ST	20.559	442.64	0.00	442.64
3732 -140	933 - 935 HOWARD ST	107.650	2,262.80	110.19	2,372.99
3732 -143	925 HOWARD ST	58.178	1,193.88	117.79	1,311.67
3732 -145A	915 - 917 HOWARD ST	111.100	2,312.32	159.88	2,472.20
3732 -146	909 HOWARD ST	26.333	555.47	23.03	578.50
3732 -147	928 FOLSOM ST	41.500	859.05	69.14	928.19
3732 -153	469 CLEMENTINA ST 1	3.375	72.66	0.00	72.66
3732 -154	469 CLEMENTINA ST 2	3.375	72.66	0.00	72.66
3732 -155	469 CLEMENTINA ST 3	3.375	72.66	0.00	72.66

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3732 -156	469 CLEMENTINA ST 4	3.375	72.66	0.00	72.66
3732 -157	469 CLEMENTINA ST 5	3.375	72.66	0.00	72.66
3732 -158	469 CLEMENTINA ST 6	3.375	72.66	0.00	72.66
3732 -159	469 CLEMENTINA ST 7	3.375	72.66	0.00	72.66
3732 -160	469 CLEMENTINA ST 8	3.375	72.66	0.00	72.66
3732 -161	469 CLEMENTINA ST 9	3.375	72.66	0.00	72.66
3732 -162	469 CLEMENTINA ST 10	3.375	72.66	0.00	72.66
3732 -163	469 CLEMENTINA ST 11	3.375	72.66	0.00	72.66
3732 -164	469 CLEMENTINA ST 12	3.375	72.66	0.00	72.66
3732 -165	469 CLEMENTINA ST 13	3.375	72.66	0.00	72.66
3732 -166	469 CLEMENTINA ST 14	3.375	72.66	0.00	72.66
3732 -167	469 CLEMENTINA ST 15	3.375	72.66	0.00	72.66
3732 -168	469 CLEMENTINA ST 16	3.375	72.66	0.00	72.66
3732 -169	469 CLEMENTINA ST #17	3.375	72.66	0.00	72.66
3732 -170	469 CLEMENTINA ST 18	3.375	72.66	0.00	72.66
3732 -171	469 CLEMENTINA ST 19	3.375	72.66	0.00	72.66
3732 -172	469 CLEMENTINA ST 20	3.375	72.66	0.00	72.66
3732 -173	485 TEHAMA ST 1	5.066	109.07	0.00	109.07
3732 -174	485 TEHAMA ST 2	5.041	108.53	0.00	108.53
3732 -175	485 TEHAMA ST 3	5.066	109.07	0.00	109.07
3732 -176	485 TEHAMA ST 4	5.061	108.96	0.00	108.96
3732 -177	479 TEHAMA ST 1	6.850	147.48	0.00	147.48
3732 -178	479 TEHAMA ST 2	6.930	149.20	0.00	149.20
3732 -179	479 TEHAMA ST 3	7.058	151.96	0.00	151.96
3732 -180	468 TEHAMA ST #1	3.375	72.66	0.00	72.66
3732 -181	468 TEHAMA ST #2	3.375	72.66	0.00	72.66
3732 -182	468 TEHAMA ST #3	3.375	72.66	0.00	72.66
3732 -183	468 TEHAMA ST #4	3.375	72.66	0.00	72.66
3732 -184	468 TEHAMA ST #5	5.625	121.11	0.00	121.11
3732 -185	468 TEHAMA ST #6	3.375	72.66	0.00	72.66
3732 -186	468 TEHAMA ST #7	3.375	72.66	0.00	72.66
3732 -187	468 TEHAMA ST #8	3.375	72.66	0.00	72.66
3732 -188	468 TEHAMA ST #9	3.375	72.66	0.00	72.66
3732 -189	468 TEHAMA ST #10	3.375	72.66	0.00	72.66
3732 -190	971 HOWARD ST #11	4.500	96.89	0.00	96.89
3732 -191	468 TEHAMA ST #12	3.375	72.66	0.00	72.66
3732 -192	476 - 478 TEHAMA ST	6.766	145.67	0.00	145.67
3732 -193	476 - 478 TEHAMA ST	7.036	151.49	0.00	151.49
3732 -194	476 - 478 TEHAMA ST	6.972	150.11	0.00	150.11
3732 -195	466 CLEMENTINA ST #1	3.375	72.66	0.00	72.66
3732 -196	466 CLEMENTINA ST #2	2.250	48.44	0.00	48.44
3732 -197	466 CLEMENTINA ST #3	3.375	72.66	0.00	72.66
3732 -198	466 CLEMENTINA ST #4	2.250	48.44	0.00	48.44
3732 -199	466 CLEMENTINA ST #5	3.375	72.66	0.00	72.66
3732 -200	466 CLEMENTINA ST #6	2.250	48.44	0.00	48.44
3732 -202	469 TEHAMA ST #1	3.375	72.66	0.00	72.66
3732 -203	469 TEHAMA ST #2	3.375	72.66	0.00	72.66
3732 -204	469 TEHAMA ST #3	3.375	72.66	0.00	72.66

**Central Market Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2013/14 Cleaning and Public Safety Assessment	2013/14	2013/14
				Marketing and Economic Activity Assessment	Maximum Annual Assessment
3732 -205	469 TEHAMA ST #4	3.375	72.66	0.00	72.66
3732 -206	469 TEHAMA ST #5	3.375	72.66	0.00	72.66
3732 -207	469 TEHAMA ST #6	3.375	72.66	0.00	72.66
3732 -208	475 TEHAMA ST 101	3.375	72.66	0.00	72.66
3732 -209	475 TEHAMA ST 102	3.375	72.66	0.00	72.66
3732 -210	475 TEHAMA ST 103	4.500	96.89	0.00	96.89
3732 -211	475 TEHAMA ST 104	3.375	72.66	0.00	72.66
3732 -212	475 TEHAMA ST 201	3.375	72.66	0.00	72.66
3732 -213	475 TEHAMA ST 202	3.375	72.66	0.00	72.66
3732 -214	475 TEHAMA ST #203	3.375	72.66	0.00	72.66
3732 -215	475 TEHAMA ST 204	3.375	72.66	0.00	72.66
3732 -216	475 TEHAMA ST 301	3.375	72.66	0.00	72.66
3732 -217	475 TEHAMA ST 302	3.375	72.66	0.00	72.66
3732 -218	475 TEHAMA ST 303	3.375	72.66	0.00	72.66
3732 -219	475 TEHAMA ST #304	3.375	72.66	0.00	72.66
3732 -220	470 CLEMENTINA ST 101	3.375	72.66	0.00	72.66
3732 -221	470 CLEMENTINA ST 102	3.375	72.66	0.00	72.66
3732 -222	470 CLEMENTINA ST 103	4.500	96.89	0.00	96.89
3732 -223	470 CLEMENTINA ST 104	3.375	72.66	0.00	72.66
3732 -224	470 CLEMENTINA ST 201	3.375	72.66	0.00	72.66
3732 -225	470 CLEMENTINA ST 202	3.375	72.66	0.00	72.66
3732 -226	470 CLEMENTINA ST 203	3.375	72.66	0.00	72.66
3732 -227	470 CLEMENTINA ST 204	3.375	72.66	0.00	72.66
3732 -228	470 CLEMENTINA ST 301	3.375	72.66	0.00	72.66
3732 -229	470 CLEMENTINA ST 302	3.375	72.66	0.00	72.66
3732 -230	470 CLEMENTINA ST 303	3.375	72.66	0.00	72.66
3732 -231	470 CLEMENTINA ST 304	3.375	72.66	0.00	72.66
3732 -234	481 CLEMENTINA ST UNIT A	3.375	72.66	0.00	72.66
3732 -235	481 CLEMENTINA ST UNIT B	3.375	72.66	0.00	72.66
3732 -236	481 CLEMENTINA ST UNIT C	3.375	72.66	0.00	72.66
3732 -237	481 CLEMENTINA ST UNIT D	3.375	72.66	0.00	72.66
3732 -238	481 CLEMENTINA ST UNIT E	3.375	72.66	0.00	72.66
3732 -239	481 CLEMENTINA ST UNIT F	3.375	72.66	0.00	72.66
3732 -261	431 TEHAMA ST #1	39.435	802.85	92.69	895.54
3732 -262	431 TEHAMA ST #2	14.537	312.98	0.00	312.98
3732 -263	473 TEHAMA ST	6.671	143.63	0.00	143.63
3732 -264	473B TEHAMA ST	6.747	145.26	0.00	145.26
3732 -265	473A TEHAMA ST	6.743	145.18	0.00	145.18
Totals:		52,393.713	\$1,076,096.97	\$104,240.66	\$1,180,337.63