



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL, DIRIDON
DEVELOPMENT AUTHORITY

FROM: Hans F. Larsen
David Sykes

SUBJECT: RENEWAL OF DOWNTOWN
SAN JOSE PROPERTY BASED
IMPROVEMENT DISTRICT

DATE: April 9, 2012

Approved

Date 4/19/12

COUNCIL DISTRICT: 3

RECOMMENDATION

- 1) Adopt resolutions by the City Council and the Diridon Development Authority approving the petitions as property owners to expand and renew the Property Based Improvement District (PBID) in Downtown San José.
- 2) Adopt a resolution by the City Council:
 - a. Stating its intention to expand and renew the PBID in Downtown San José;
 - b. Preliminarily approving the Downtown PBID Management Plan/Engineer's Report; and
 - c. Setting a public hearing and calling an election for tabulation of the ballots for June 19, 2012 at 1:30 pm or as soon thereafter as the matter may be heard.
- 3) Adopt a resolution by the City Council, in accordance with San José Municipal Code section 4.12.235, finding the San José Downtown Association (SJDA) remains uniquely situated to manage and oversee the delivery of enhanced and baseline services specified in the PBID Management Plan and Engineer's Report and authorizing the City Manager to negotiate an agreement with the SJDA to continue the management of the Downtown PBID if approved by the property owners on June 19, 2012.

OUTCOME

Adoption of the resolution of intent initiates the formation process of expanding and continuing the Downtown San José Property Based Improvement District (PBID), and satisfies the legal requirement to allow affected property owners to vote on the proposed expansion and renewal of the assessment district. Expansion and renewal of the Downtown San José PBID would result in the continuation and new assessment of properties within the district boundaries to pay for enhanced maintenance and cleaning of sidewalk areas, information and safety services,

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beautification activities, and business retention and growth programs, beyond those provided by the City for an anticipated 10-year period from January 1, 2013 to December 31, 2022.

BACKGROUND

In August 2007, consistent with the California Streets and Highways Code, the City Council formed the Downtown San José Property Based Improvement District for an initial five-year term. In January 2008, the PBID began providing enhanced and baseline services. Over the course of the last four and one-half years, the PBID Property Owners Association and the SJDA have overseen the delivery of services that has led to a cleaner, better maintained, and more attractive Downtown, resulting in a more vibrant place to the benefit of property owners.

Simultaneously, City staff and the PBID Property Owners Association have regularly reported to the City Council about annual property assessments, annual budgets, enhanced and baseline service delivery, and the proper administration of the PBID as required in the agreement between the City and the PBID. In addition, property owners, businesses, and residents have been surveyed annually on their level of satisfaction with the services delivered by the PBID and have overwhelmingly indicated a high level of satisfaction with the services and the results achieved by the PBID. The current PBID is scheduled to expire on December 31, 2012 and must be renewed if the property assessments and the enhanced services are to be continued.

Renewal and Formation of the PBID

The California Streets and Highway Code Sections 36620-36630 establish the requirements to expand and renew a PBID. Expansion and renewal of a PBID must also conform to the requirements of Proposition 218. The key requirements for expanding and renewing a PBID are similar to the initial establishment of a PBID and are outlined below:

- Petitions in favor of forming the PBID must be signed by property owners within the district who will pay more than 50% of the assessment proposed to be levied.
- Petitions are sent to property owners accompanied by a summary of the PBID Management Plan/Engineer's Report. The Management Plan/Engineer's Report outlines the enhanced services that will be provided, the geographic boundaries of the district, the assessments proposed to be levied against the property, and the methodology for development of the assessment levels. The Engineer's Report must be prepared by a registered professional engineer of the State of California and identify the general and special benefits and apportion the cost to the benefited parcels in proportion to the benefit received.
- A resolution by the City Council stating its intent to form the PBID, preliminarily approving the Management Plan/Engineer's Report, and setting the date and time for a public hearing for an election to establish the district.
- All properties, including publicly owned parcels that receive any special benefit must be assessed for that benefit. Any portion of the services, if any, that provides benefits to the general public cannot be assessed to a property owner in the district, and must be paid by

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funds other than special assessments. Additionally, any parcels zoned solely for residential or agricultural are presumed to receive no benefit from a PBID.

- The owner of each parcel to be assessed must be given written notice that includes the proposed district assessment total, their proportionate share and the reason of the assessment, the date, time, and location of the public hearing on the proposed assessment, and a ballot.
- Assessments must be approved by a majority of the voting property owners. The votes are weighted by the assessment amounts.
- Proposition 218 precludes assessment of the City's baseline services and general benefits of the enhanced services proposed by the district.

The City Council may withdraw its intent to form a PBID at any time during the process.

ANALYSIS

Status of the Property Owner Petition Process and Outreach on PBID Renewal

Signed petitions in support of forming the PBID must be signed by property owners within the district who will pay more than 50% of the assessment proposed to be levied. In February 2012, all property owners within the proposed district boundary were mailed a petition and summary of the Management Plan/Engineer's Report in compliance with State law. To support the petition process, the SJDA conducted outreach within the district to receive feedback on the value of the existing services and potential improvements that should be considered during renewal. The outreach included numerous presentations to Downtown property owners and residents. In addition, the SJDA attempted to make personal contact with property owners within the PBID, including conducting numerous individual meetings with property owners to ensure a level of understanding of the renewal processes, the services proposed, and the types of benefits that will accrue to properties.

As of the publication of this memorandum, property owners (not including the City or Diridon Development Authority) representing 50.76% of assessments within the proposed district signed a petition supporting its expansion and renewal, including the proposed assessments and enhanced services described in the Management Plan and Engineer's Report. The City and Diridon Development Authority (DDA) also own properties within the proposed district. If the City Council and DDA adopt resolutions approving the petition of property owners to expand and renew the PBID, the percentage will increase by 18.1% for a total petition support of 68.86%. The level of petition support for renewal compares favorably to the original district formation in 2007 when property owners representing just over 52% of proposed assessments signed the petition, including the City and Redevelopment Agency. The success of the original PBID and the level of satisfaction of property owners have had a significant influence on the level of current petition support.

PBID Finances, Budgets and Services

The attached PBID Management Plan and Engineer's Report, prepared by the City's consultant, describe the enhanced services, the estimated cost of services, funding sources, property assessments, the special benefits to be received by the properties in the district, and the general benefits accruing from the services. The PBID Management Plan/Engineer's Report has a proposed budget of \$2,192,250 from assessments on properties, including approximately \$400,000 in assessments on the City of San José. Funding for these assessments is anticipated in the 2012-2013 Proposed Budget (\$4,000 from the Diridon Development Authority Fund, \$74,000 from the General Purpose Parking Fund, and \$259,000 from the General Fund). It should be noted that the anticipated 2012-2013 allocation in the General Fund reflects a one-time reduction due to overpayments (\$63,000) in prior years. The assessments on properties owned by the Successor Agency to the Redevelopment Agency (City) are estimated at \$20,000 in 2012-2013. As the PBID's largest property owner, the City's proposed assessments represent 19% of the total assessments.

In addition, staff recommends continued provision of approximately \$365,000 in baseline funding and services as described below:

- Approximately \$365,000 in annual baseline funding contributions for sidewalk area trash pick up and portering, cleaning, and power washing, typically weekdays in the transit mall, repertory plaza, SoFA and San Pedro Square areas.
- Public litter can (PLC) servicing of approximately 200 cans in the district generally outside of the transit mall and repertory plaza, and typically from one to six days per week depending upon need (approximately 760 pickups per week) and PLC maintenance as needed.
- Street sweeping twice per week throughout the district.

The service levels described above reflect anticipated funding levels in the 2012-2013 Proposed Budget. If future baseline service funding levels are decreased, the PBID has the option to reduce assessment levels by the same proportional amount. The specific services, descriptions, and frequencies to be provided can be found in the attached PBID Management Plan and Engineer's Report for Renewal of the Downtown San José PBID referenced earlier in this report.

The PBID will provide two major categories of enhanced services and activities: "Environment" and "Economy." Environment activities include Clean Teams, Enhanced Maintenance and Information and Safety Ambassadors. These activities are designed to provide a clean, safe and attractive Downtown. Economy activities are intended to support and encourage business retention and growth by beautifying the Downtown and making it more visually attractive, as well as supporting property owners in recruitment and retention of tenants. The following table outlines the services and proposed PBID assessment budget for its first year of operation:

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Activity	Description	Annual Assessment Funding	Annual City Baseline & Other Funding	Annual Total
Clean Teams	Portering, debris removal, cleaning, street sweeping, Public Litter Containers, sidewalk power washing in a larger area at greater frequency	\$840,000	\$427,430	\$1,267,430
Enhanced Maintenance	Tree trimming, repair and replacement of tree wells and sidewalk grout, other repairs identified by Owner's Assoc.	\$285,000	\$0	\$285,000
Information and Safety Ambassadors	Provide directions and information on downtown activities and businesses, monitor and report quality of life issues and property damage, and work with public/private agencies to reduce street populations.	\$475,000	\$0	\$475,000
Economy	Installation of beautification elements, enhanced landscaping; and business retention and growth programs	\$375,000	\$0	\$375,000
Administration	Provide administration including insurance, oversight and annual audit	\$217,250	\$1,100	\$218,350
Total		\$2,192,250	\$428,530	\$2,620,780

PBID Boundaries, Zones of Service and Assessment Rates

The map outlining the proposed PBID area and zones of benefit is included in the Management Plan/Engineer's Report. The current PBID encompasses the core of the Downtown area and is bounded roughly by:

- 4th Street, the San Jose State University campus, and the City Hall complex to the East
- St. James and Devine Streets to the North
- Highway 87 and the Arena complex to the West
- Market and First Streets to Reed Street to the South

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The proposed PBID would continue to include the current area as defined above, and is proposed to slightly expand to include the additional areas of the “Little Italy” district (north Almaden Ave from St. John to Julian) and one block of 5th Street to the south of City Hall.

The PBID Management Plan/Engineer’s Report establishes two zones of benefit within the PBID: premium and basic. The premium zone of benefit encompasses the core of Downtown and is bounded roughly by St. John to the North, Almaden to the West, Reed Street to the South, and 4th Street to the East, and would receive twice the frequency of service of the basic zone. The basic service zone includes the remainder of the Downtown area to the west of Almaden Blvd, the Arena area, the area north of St. John Street, and the City Hall complex. The basic service zone will receive approximately half the level of service of the premium zone. The assessment rates are further categorized within the premium and basic zones based upon the type of property and the benefits the property is expected to receive from the enhanced services. The table below provides the assessment rates for each benefit zone.

Benefit Zone	Per Square Foot of Lot per Year	Per Square Foot of Building per Year
Basic Benefit Zone: Commercial and Enterprise Gov’t	\$ 0.0574	\$ 0.0574
Premium Benefit Zone: Commercial and Enterprise Gov’t	\$ 0.0962	\$ 0.0962
Basic Zone: Traditional Gov’t and Other Non-Commercial	\$ 0.0388	\$ 0.0388
Premium Zone: Traditional Gov’t and Other Non-Commercial	\$ 0.0775	\$ 0.0775

The following information represents four examples of special assessments on a range of property types and sizes within the premium benefit zone based upon the above rates:

- Residential condominium on S. Third Street – \$211.53 per year
1,300 square foot lot and 1,400 square foot building
- Small retail building on S. First – \$529.37 per year
2,200 square foot lot and 3,324 square foot building
- Large retail building on E. Santa Clara – \$4,094.55 per year
12,200 square foot lot and 30,360 square foot building
- High rise office building on W. Santa Clara – \$25,540.63 per year
56,250 square foot lot and 209,700 square foot building

If the PBID is expanded and renewed, assessments at the rates in the table above would be submitted to the Santa Clara County Tax Collector in August 2012 for collection through property tax bills in fiscal year 2012-13. Properties that do not receive tax bills would be invoiced directly by the City under the same billing schedule. The funds would then be disbursed to the PBID to provide the enhanced services. This same process has been successfully performed throughout the entire original term of the PBID.

Requirement to Quantify Special and General Benefits of the Enhanced Services

The PBID Management Plan/Engineer's Report describes a funding and service delivery model that would combine property-based assessments and generally available City and other funds and services to provide enhanced and baseline services within the PBID. The services include:

- Environment Services: Cleaning and Maintenance, Information and Safety Services
- Economy Services: Beautification Activities, Business Retention and Growth Programs

As required by the California Streets and Highway Code and Proposition 218, the Engineer's Report must define and quantify the special and general benefits of the services provided. Special benefit as defined by the California State Constitution Article XIID means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

Research and Analysis to Determine and Quantify Special and General Benefit

As part of the process of determining the level of special benefit that each assessed parcel will receive, and the level of general benefit from the services and activities provided by the PBID, a statistically valid intercept survey was conducted within the boundaries of the existing PBID. The purpose of the survey was to determine what activities members of the public were engaged in while in the Downtown commercial district and within the boundaries of the PBID; and whether they considered the enhanced services provided by the PBID to be an important factor in being in the district, and engaging in activities housed in the properties proposed for assessment.

The survey, conducted by PMZ3 Research in March 2012, included a sample size of 408 participants from 11 locations throughout the PBID, with a margin of error of 4.8%. All participants in the survey were engaged in some type of activity directly associated with properties within the PBID (e.g. conducting commercial, professional, personal or retail business; attending a special event or venue, etc). In addition, all participants indicated that at least some of the enhanced services (to be provided by the PBID) were important to them. None of the participants indicated that all of the enhanced services were not at all important to them.

The conclusion of the survey is that each individual participant in the survey was engaged in, or would be engaged in, activities directly associated with the properties within the PBID; and it also indicated that at least some of the enhanced services to be provided by the PBID were important in their decision to be within the district, and hence engaged in activities housed from

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the properties within the district, and thus benefitting the properties. Based upon that information, it can be concluded that virtually all the benefits from the enhanced services accrue to the properties within the district. However, with a margin of error of 4.8% in the survey, it is conceivable that a small percentage of PBID activities could generally benefit the public at large within the district, and not be of special benefit to the properties within the district. As explained in the Engineer's Report, based on the margin of error and number of participants in the survey, the general benefit to the public at large was calculated at 1%.

In addition, the consultant performed an analysis of 105 properties directly adjacent to, but not within the boundaries of the PBID, to quantify potential general benefits being received by those properties. The analysis took into consideration which enhanced services were most likely to benefit various properties adjacent to the PBID, and that none of the enhanced services were being directly provided to the adjacent properties. From that point, a general benefit factor was developed that could be applied to the adjacent properties. The conclusion is 0.65% of general benefit will accrue to properties immediately adjacent to the district.

In conclusion, the approximate 1% general benefit to the public at large within the district coupled with the 0.7% general benefit to adjacent properties outside the district will result in a total general benefit from the enhanced services of 1.7% that cannot be funded from assessments from properties within the district. The 1.7% general benefit equates to an approximate service cost of \$37,000. If the PBID is expanded and renewed, the PBID Property Owners Association will budget \$37,000 in non-assessment funding from other sources to fund services creating general benefit not accruing to properties within the district. Additionally, State law prohibits properties zoned solely for residential use within the district to be assessed. The PBID Owners' Association does intend to engage the owners of the parcels zoned solely for residential use to determine if they are interested in a fee for service agreement with the Owners' Association to pay for and receive services as contemplated in the PBID Management Plan.

Further discussion of special and general benefit considerations can be found in the attached Engineer's Report.

Provision of Baseline Services

The City has traditionally provided sidewalk cleaning, public litter can servicing, and street sweeping in the Downtown. These services are considered baseline services and the enhanced services provided by the PBID are above and beyond the baseline services. The service levels described above reflect anticipated funding levels in the 2012-2013 Proposed Budget. It is anticipated that the 2012-2013 Proposed Budget will include funds for the continuation of these baseline services. The City intends to continue providing and funding these baseline services, if funding remains available, and if the PBID is renewed and formed for a second term. The PBID is designed to provide enhanced services to properties within the district that are above what the City would normally provide. The Downtown PBID provides an enhanced level of cleaning in the Downtown area, provides enhanced security and assistance for visitors, employees, and residents through Information and Safety ambassadors, and provides image enhancement

activities such as murals, hanging flowers, decorative lighting, and other amenities that enhance the image of Downtown and benefit the properties and residents in the district.

PBID Renewal Implementation Schedule

To ensure a seamless continuation of PBID services, staff recommends the proposed implementation schedule as set forth below. A critical element in the continuation of services is receiving funds from the December 2012 property tax payments. To do so, assessments must be placed on the Santa Clara County Tax Roll by August 10, 2012. The following schedule identifies previously accomplished and upcoming milestones to meet that schedule:

DATE	MILESTONE
Nov to Dec 2011	<ul style="list-style-type: none"> • Preliminary draft of PBID Management Plan reviewed by PBID Property Owners Association Board and City staff
Jan to Apr 2012	<ul style="list-style-type: none"> • Property owner and stakeholder outreach on PBID renewal process • Petitions sent to property owners on renewal and formation of PBID • Completed petitions presented to City Clerk • Final PBID Management Plan/Engineer's Report complete
May 1, 2012	<ul style="list-style-type: none"> • Staff recommendation that City Council adopt resolutions that: <ul style="list-style-type: none"> - Approves property owner petition to expand and renew the PBID - State its intent to renew and form the PBID - Preliminarily approving the Management Plan/Engineer's Report - Setting a public hearing and calling an election and tabulating ballots for June 19, 2012
By May 4, 2012	<ul style="list-style-type: none"> • Assessment-based ballots mailed to all property owners
June 19, 2012	<ul style="list-style-type: none"> • City Council conducts public hearing and City Clerk tabulates ballots and reports results to City Council • If supported by more than 50% of the weighted upon assessment, City Council can expand and renew PBID
July 2012	<ul style="list-style-type: none"> • Record Notice of Assessments
August 10, 2012	<ul style="list-style-type: none"> • Assessments are placed on Santa Clara County tax roll
Fall 2012	<ul style="list-style-type: none"> • City Council considers amendment to agreement with SJDA to continue to oversee the management and provision of PBID services
December 31, 2012	<ul style="list-style-type: none"> • Original PBID expires and if approved, PBID is renewed

The public hearing on June 19, 2012, will allow the public testimony to be presented to the City Council. The City Council must consider all objections or protests to the proposed assessments. The hearing may be continued if necessary to allow staff to respond to Council's inquiries. At the close of the public hearing, Council will conduct a form of an election called a protest

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procedure whereby property owners within the district cast ballots in favor of, or opposed to, the new assessment, with votes weighted by the amount of the assessment on each parcel. The assessment can only be implemented if affected property owners' protests do not outweigh the ballots cast in favor of the new assessment.

If approved, the proposed assessment will commence immediately following the expiration of the existing PBID on December 31, 2012. It may be adjusted annually to keep pace with the applicable consumer price index and other program costs consistent with the Management Plan/Engineer's Report. The PBID assessment budget may increase by no more than 5% of the prior year's assessment budget on an annual basis. Actual budgets and increases will be determined by the district Property Owner's Association Board of Directors and formally approved by the City Council. In the event the ballots submitted in opposition to the assessment exceed the ballots in favor of the assessment, the City Council cannot impose the assessment.

The Notice of Public Hearing is scheduled to be published and mailed along with property owner ballots on or before May 4, 2012. The notice will inform the owners of the time and date of the public hearing, the services to be provided by the district, and the proposed assessment. Each completed ballot must be received by the City Clerk prior to the close of the public hearing in order to be included in the tabulation. Although this is a mailed ballot election, any property owner may submit their ballot to the City Council at the public hearing.

Term of PBID/Governing Body/Relationship With SJDA

Consistent with the Streets and Highways Code, the original PBID was established for an initial five-year term and is scheduled to expire on December 31, 2012. The current proposal would create a PBID for 10 years effective immediately upon expiration of the original PBID. The proposed PBID will continue to have its own governing board referred to as the PBID Property Owner's Association Board of Directors (Board). It is proposed that the Board continue to be made up of 11 members representing various property types within the district, including:

- Large and small commercial property owners (e.g. office, hotel, mixed use, etc) (7)
- Residents (1)
- Businesses (1)
- City as a property owner (2)

Selection of the Board members occurs by nomination by category of Board members through a PBID wide property owner election. The Board recommends budgets, assessment rates and monitors service delivery for the City Council and makes reports on a bi-annual basis.

In order to capitalize on an existing organization that provides services in Downtown, staff recommends that the Board continues to contract with the SJDA to provide the enhanced services within the PBID. The SJDA is in a unique position as the manager of the existing Business Improvement District (BID) and as a provider of existing enhanced services of the PBID, to integrate and coordinate services within the Downtown. San Jose Municipal Code Section 4.12.235 provides authorization to enter into agreements without a competitive process

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when the service being sought is of such a nature that one service provider is uniquely qualified and a competitive process would not be of value.

As the proposed manager of the PBID and BID, retaining the SJDA would prevent duplication of effort. The SJDA would also utilize economies of scale by combining baseline and PBID resources to provide efficient and effective cleaning services in the Downtown. The SJDA would utilize contractual services or staff as necessary to perform the services outlined in the PBID Management Plan/Engineer's Report. It is recommended that City Council authorize the PBID Property Owners Association to designate the SJDA as the manager of the services, subject to the on-going oversight of the City Council and the Board.

PBID contracts administered by the SJDA and funded with City funds are subject to living or prevailing wage requirements, whichever is appropriate. PBID and baseline service procurement also comply with applicable City procurement processes. The SJDA adopts a conflict of interest code in compliance with the political reform act.

POLICY ALTERNATIVES

Alternative: Do not support renewal of the Property Based Improvement District.

Pros: The City may save money in the short term by not participating in the PBID.

Cons: San José's Downtown area will not receive the desired level of enhanced services, including cleaning activities, information and safety services, beautification enhancements, and the overall cleanliness conditions in Downtown will revert to unacceptable levels.

Reason for not recommending: The PBID is an excellent opportunity to leverage City funds with private sector funding to provide for a safer, cleaner Downtown with an improved image.

PUBLIC OUTREACH /INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. (Required: Website Posting)
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. (Required: E-mail and Website Posting)
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. (Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)

This action does not meet any of the criteria above; however, this memorandum will be posted to the City's website for the May 1, 2012 Council agenda. The SJDA has provided extensive

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outreach material and held numerous meetings to inform those affected by the process of how it would impact them. In addition, petitions and summaries of the Management Plan were sent to all property owners

COORDINATION

This memo has been coordinated with the City Attorney's Office and the City Manager's Budget Office.

FISCAL/POLICY ALIGNMENT

This action is consistent with the City Council's direction to seek alternative ways to deliver services and reduce costs in the Downtown through appropriate community partnerships and public-private partnerships.

COST SUMMARY/IMPLICATIONS

If the PBID is approved, the City would be required to pay annual assessments estimated at \$400,000 annually. In 2012-2013, this amount would be funded through transfers from the General Purpose Parking Fund (\$74,000), the Diridon Development Authority Fund (\$4,000), and the General Fund (\$259,000). It should be noted that the 2012-2013 transfer from the General Fund to the Downtown Property and Business Improvement District Fund which is anticipated to be included in the 2012-2013 Proposed Operating Budget reflects a one-time reduction of \$63,000 due to overpayments in prior years. The assessments on properties owned by the Successor Agency to the Redevelopment Agency (City) are estimated at \$20,000 in 2012-2013. In addition, the City, subject to appropriation of funds, would continue its current baseline funding for the Downtown of \$365,000.

CEQA

Exempt. File No. PP12-053.

/s/

Hans F. Larsen
Director of Transportation

/s/

David Sykes
Director of Public Works

For questions regarding this memorandum please contact Jim Ortbal, Assistant Director of Transportation at 535-3845.

Attachments

Management District Plan
for the continuation of the
Downtown San José
Property-Based Business Improvement District

FINAL
April 2012 (4/18)

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Prepared for the
Downtown San José Property Owners' Association
by
Progressive Urban Management Associates, Inc.
and **Kristin Lowell Inc.**

I. **DOWNTOWN SAN JOSE
PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT (PBID) SUMMARY**

The Downtown San José Property-Based Business Improvement District (PBID) is a special benefit assessment district formed in 2007 that conveys special benefits to each individual assessed parcel located within the district boundaries. Downtown property owners are now seeking to expand and continue the PBID for an additional ten year term. As described in this plan, it is proposed that the PBID will expand and continue to provide enhanced maintenance, public safety, beautification and economic development programs, above and beyond those provided by the City of San José.

Location: The district will encompass the core of the downtown area bounded roughly by 4th Street, the San Jose State University campus and City Hall complex to the east, including S. 5th Street, St. James and Devine Streets to the north, Highway 87 and the arena complex to the west including N. Almaden Ave to Julian Street and Market and First Streets south to Reed Street. *A map of the proposed district boundary is attached.*

Improvements & Activities: ***A Clean, Inviting & Attractive Downtown:*** The district will finance services and improvements that will improve the downtown environment and experience for workers, visitors and residents, including:

Environment:

- **Clean Teams** that sweep, scrub and power wash sidewalks, remove litter and graffiti, increase the frequency of trash removal and maintenance of public spaces within downtown.
- **Enhanced Maintenance** of beautification improvements installed by the PBID and specialized maintenance needs that may arise, such as light/signal pole painting; curb painting; tree grate and group repair, and periodic tree trimming of district street trees.
- **Information & Safety Ambassadors** to provide information on downtown activities and establishments, prevent crime and work productively to reduce street populations.

Economy:

- **Beautification** improvements that make downtown more visually attractive, including enhanced landscaping, murals, street furniture, lighting, decorations and banners.
- **Business Retention and Growth** services aimed to assist property owners in recruitment and retention of tenants, including efforts to fill storefronts, attract diverse retail and employers to occupy office space.

Method of Financing: Levy of assessments upon real property that specially benefits from the PBID improvements and activities.

Budget: Total district assessment budget for its first year of operation is **\$2,192,250:**

Activity	Sub-Total	Total	% of Total
Environment			
Clean Teams < see note below >	840,000		
Enhanced Maintenance	185,000		
Information & Safety Ambassadors	475,000		
Tree Trimming	100,000		
Total Environment		1,600,000	73.0%
Economy			
Beautification & Landscape	250,000		
Business Retention & Growth	125,000		
Total Economy		375,000	17.1%
Administration		217,250	9.9%
TOTAL		2,192,250	100.0%

Assessments for Clean Teams will likely be matched with approximately **\$365,000** from the City of San José, resulting in a total Clean Team budget of approximately **\$1,215,000**.

Cost: Annual assessments are based upon an allocation of program costs within two benefit zones and a calculation of lot plus building square footage within each zone. Two benefit zones are proposed with two different levels of service. The deployment and frequency of clean and safe services in the premium zone will be approximately double the deployment and frequency of clean and safe services in the basic zone.

Residential uses¹, traditional government and other non-commercial properties pay an assessment rate commensurate with the special benefits each individual assessed parcel receives. Estimated annual maximum assessment rates for the first year of the district are as follows:

	Per sq.ft. of Lot per Year	Per sq.ft. of Building per Year
Basic Benefit Zone: Commercial and Enterprise Government	\$ 0.0574	\$ 0.0574
Premium Benefit Zone: Commercial and Enterprise Government	\$ 0.0962	\$ 0.0962
Basic Benefit Zone: Residential, Traditional Government & Other Non-Commercial	\$ 0.0388	\$ 0.0388
Premium Benefit Zone: Residential, Traditional Government & Other Non-Commercial	\$ 0.0775	\$ 0.0775

Cap: Annual assessments may increase no more than 5% per year to keep pace with living/prevaling wage, program costs, and inflation. The determination

¹ State Law provides that properties zoned solely for residential use are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to assessment

of annual assessment rates will be subject to the review and approval of the PBID Owners' Association and the San Jose City Council.

City Services: The City of San José has established and documented the base level of pre-existing City services and has evidenced its intention, subject to the appropriation of the City Council, to continue to deliver and/or pay for these services if the PBID is expanded and renewed. The PBID will not replace any pre-existing general City services.

Collection: PBID assessments appear as a separate line item on the annual Santa Clara County property tax bills. Any individual assessed parcel not on the property tax rolls will be directly billed by the City of San José.

District Governance: The PBID governance will continue to be the Downtown San Jose Property Owners' Association, a 501(c)6 non-profit organization consisting primarily of property owners within the District. The PBID Owners' Association will determine budgets, assessment rates and monitor service delivery. The PBID Owners' Association will continue to contract for services with the San José Downtown Association (SJDA). The SJDA will then contract with the Groundwerx cleaning program, which eliminates any potential duplication of service and administration, plus maximizes leverage with other downtown improvement resources.

Existing BID: Downtown's existing business-based business improvement district will remain in place and will continue to be managed by the SJDA. The existing BID promotions, marketing and special event programming is different from services that will be supported by the PBID.

District Continuation: District expansion and continuation requires submission petitions signed by property owners in the proposed district who will pay more than 50% of total assessments (i.e. petitions must represent more than 50% of the \$2,192,250 to be assessed). Petitions are then submitted to City Council to adopt a resolution of intent and a mail ballot is sent to all affected property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the PBID in order for City Council to approve it.

Duration: Collection of the first year's assessments will be included on the 2012/2013 tax bill with services beginning on January 1, 2013 and will continue until December 31, 2022. Any subsequent renewal of the District will require a new management plan, engineer's report, petition and mail ballot process. The PBID may use assessment revenues to fund PBID renewal activities.

II. WHY CONTINUE THE DOWNTOWN SAN JOSE PBID?

What is a PBID?

The International Downtown Association estimates that more than 1,000 property-based business improvement districts (PBID) currently operate throughout the United States and Canada. **A PBID provides enhanced improvements and activities, such as public safety, maintenance and image enhancement, in addition to those provided by local government.** PBIDs provide services that improve the overall viability of business districts -- resulting in higher property values, sales and tax revenues.

Since the creation of California's Property and Business Improvement District Law in 1994, nearly 100 new PBIDs have been established in California downtowns, including Sacramento, Oakland, Long Beach, Los Angeles, Santa Monica and San Diego. Other downtowns in major cities throughout the west also support PBIDs, including Portland, Seattle, Phoenix and Denver.

Why Expand and Continue the PBID for Downtown San José?

1. "Clean and Safe" Has Worked – We Can't Go Backwards

Downtown stakeholders agree that the supplemental cleaning and safety services funded by the PBID have succeeded to make downtown San José safer and more attractive. From a property owner survey completed in the spring of 2011, 94% of respondents are satisfied with the overall condition of downtown. 82% approve of downtown's cleanliness (compared to 46% in 2007). 74% approve of ambassadors and 77% approve of beautification efforts. There is concern that if the PBID goes away, downtown's gains in clean and safety will slip.

2. The PBID Is More Important Than Ever in Challenging Economic Times

Most stakeholders value the PBID more than ever as a foundational tool that can help downtown navigate through the current economic turbulence. With a challenging national and regional economy, the PBID is something we can control. The PBID's work program and performance is under the supervision of the Downtown San Jose Property Owners' Association, a governing board composed of property owners located within the PBID.

3. A More Visible Economic Development Role

In response to economic realities and keeping with priorities established by downtown property owners, businesses and residents, the PBID will devote more resources to a variety of business development initiatives that are intended to grow and attract businesses, jobs and investment. A special effort will be launched to help fill empty storefronts and office buildings.

4. The PBID Helps Unify Downtown and Makes Us More Influential

With the PBID, downtown has strengthened its unified voice to guide a variety of policies and issues affecting the central business district. Downtown stakeholders want to continue to benefit from a stronger unified voice in the future.

III. IMPROVEMENT AND ACTIVITY PLAN

A. Process to Establish the Management District Plan

To form the Management District Plan for the expansion and continuation of the Downtown San José PBID, downtown property and business owners and civic leaders have been involved in a participatory process that was initiated in the Spring of 2011. The consulting firms of Progressive Urban Management Associates and Kristin Lowell Inc. were retained by the Downtown San José Property Owners' Association (DSJPOA) to develop the Management Plan forexpanding and continuing the PBID. Key steps included:

1. **DSJPOA Oversight:** To guide the consultant team and test PBID concepts, the Downtown San José Property Owners' Association board of directors has served as the PBID Continuation Oversight Committee.
2. **One-On-One and Roundtable Meetings with Property Owners:** The DSJPOA staff and consultants conducted a series of one-on-one and roundtable meetings with property owners located throughout the PBID study area. Top improvement priorities and guiding principles that emerged from the meetings with property owners and consultation with the PBID Committee included:
 - Providing consistency in the downtown experience, particularly the basics of clean and safe, are critical to downtown's overall vitality.
 - Make sure that PBID services are supplemental to, and do not replace, City services.
 - Keep a PBID focused on the basics of clean and safe -- We don't need to duplicate the work of the San Jose Downtown Association and other groups.
 - Make it simple and non-bureaucratic.
 - Keep costs reasonable.
3. **City Base Level of Services:** Concurrent with the property and business owner outreach process to develop the PBID Management District Plan, meetings were held with City staff to develop an accounting of current city services and a commitment to recommend to the City Council to continue these services through the duration of the proposed PBID. A letter was provided by the City Manager identifying current city services and an intention to continue, subject to City Council appropriation, these services and/or payments in lieu of services. It is the intention of the PBID to provide the services and financial commitment outlined in the Management Plan; however, to the extent the City reduces its services and/or financial commitment to downtown, the PBID may also reduce its services and financial commitment by the same proportional amount.
4. **Plan Review & Final Plan:** The draft PBID Management District Plan and budget were reviewed by the DSJPOA board of directors and individual property owners. All assessed property owners were invited to a public forum in January of 2012 to review the plan. Input from this and other meetings led to the completion of the final plan.

B. PBID Boundaries

The PBID will continue to encompass the core of the downtown area bounded roughly by:

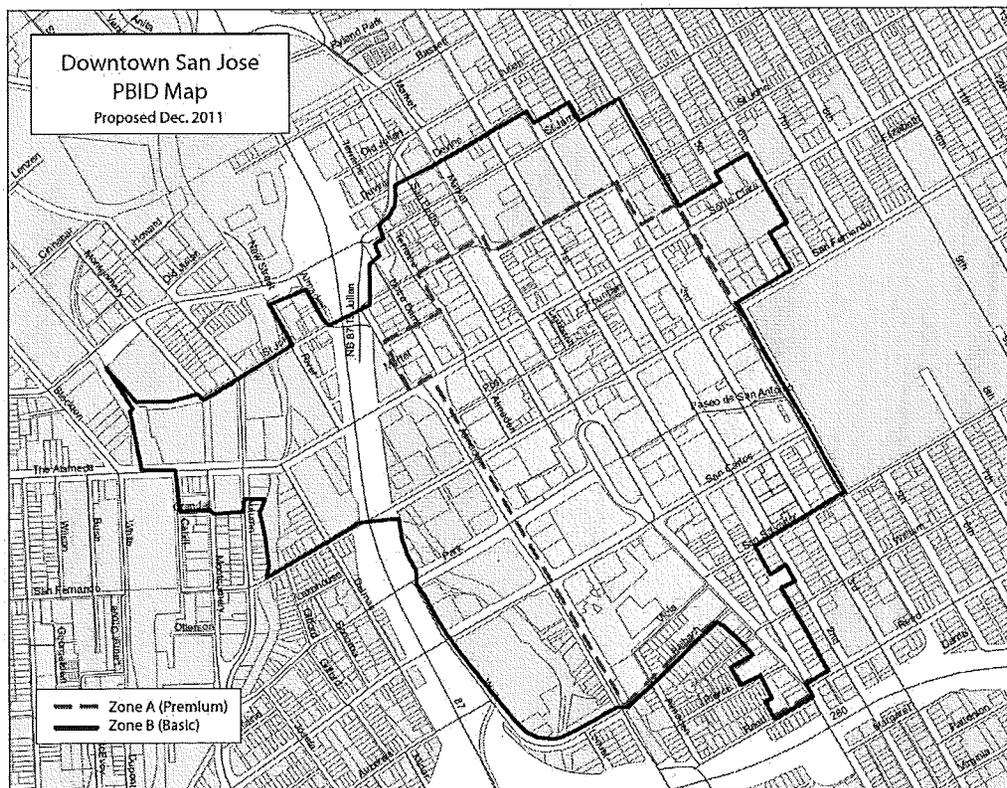
- 4th Street, the San José State University campus and City Hall complex to the east,
- St. James and Devine Streets to the north,
- Highway 87 and the arena complex to the west and
- Market and First Streets to Reed Street in the south.

Expansion to the PBID area include the area commonly known as the "Little Italy" district which is from N. Almaden Avenue from St. John to Julian Streets, plus the one block of 5th Street to the south of City Hall.

Benefit Zones: Two benefit zones are proposed with two different levels of service. The deployment and frequency of clean and safe services in the premium zone will be approximately double the deployment and frequency of clean and safe services in the basic zone as described in Section B. The benefit zones are delineated as follows:

- **Premium Service Zone** encompasses the core of the PBID and is bounded roughly by St. John to the north, Almaden to the west, First and Reed Streets to the south and 4th Street to the east.
- **Basic Service Zone** includes the remainder of the PBID and generally includes the perimeter of the district to the west and north.

A map of the proposed district boundary is provided below and a more detailed map with specific parcel lines will be provided upon request.



C. Work Program

ENVIRONMENT

Clean and Safe Program

Downtown’s “Groundwerx” clean and safe program was developed following the creation of the PBID in 2007. Objectives in developing the program from the 2007 PBID Management Plan included:

- Deploy a Clean and Safe program that will make a visible, tangible and lasting impact.
- Carefully document existing City services and ensure that PBID-funded services are supplemental to, and do not replace, existing City services.
- Ensure that the program is properly capitalized and that additional funding will not be required once the PBID is created.
- Provide flexibility in the modeling of the program so that the PBID can either create its own in-house program or contract with private firms.

To meet these objectives, uniformed Groundwerx cleaning crews have been deployed throughout the PBID to remove litter and graffiti, clean sidewalks and maintain furniture in public places. Results from the 2011 annual property owner survey showed that 82.3% of the respondents felt there was an improvement in the overall cleanliness since the implementation of Groundwerx cleaning services. Groundwerx ambassadors have also been effective at deterring/monitoring quality of life issues, providing hospitality services to downtown visitors and connecting the PBID’s homeless population to available resources. 93.7% of the survey respondents said they were satisfied with the overall condition of the downtown. Achievements of Groundwerx crews within the PBID include:

- Removing thousands of gum wads from sidewalks;
- Abating thousands of graffiti tags;
- Picking up tons of trash;
- Sweeping and power-washing miles of sidewalks, paseos and light-rail tracks;
- Trimming hundreds of trees;
- Directing hundreds of visitors to their destinations;
- Touch up painting to light poles, curbs and benches.

Continuation and expansion of the PBID will allow the Groundwerx crews to build upon these achievements and keep the PBID clean and safe. The proposed PBID continuation work program will provide ongoing Groundwerx deployment at the following frequencies:

Maintenance: 13 to 18 Full Time Equivalent (FTE)	Premium Zone	Basic Zone
Coverage	7 days/week	7 days/week
Pan & Broom litter Removal/Vacuumping/Machine Sweeping/Transit Stop Maintenance	16 hours per day	8 hours per day
Steam Cleaning	Four to six times per year	Two to four times per year
Graffiti Removal	Daily As Needed	Daily As Needed
Light Landscape/Weed Removal	As Needed	As Needed
Swat Patrol or “emergency cleaning”	As Needed	As Needed

Maintenance of PBID funded beautification elements	Landscape watering 3 days/wk and as needed	As Needed
Tree trimming	Approx ¼ of street trees per year	Approx ¼ of street trees per year
Other maintenance services such as pole painting, paver grout replenishment and refinishing street benches	As Needed	As Needed
<ul style="list-style-type: none"> Under the current service deployment model there are 14 members of the clean team. This number may vary as a result of changes in service levels. 		

Info & Safety Ambassadors: 9 to 12 Full Time Equivalent (FTE)	Premium Zone	Basic Zone
Coverage	7 days/week 16 hours per day	7 days/week 8 hours per day
<ul style="list-style-type: none"> Under the current service deployment model there are 9 ambassadors. This number may vary as a result of changes in service levels, such as the implementation of the enhanced security program, which could reduce the FTE range for ambassadors to 6 to 9 FTEs. 		

Options for Enhanced Security: The PBID renewal process has evidenced continued property owners concern with both the reality and perception of public safety within the PBID. There are a variety of elements contributing to this concern, including ongoing challenges with the homeless populations and nuisance crimes ranging from aggressive panhandling to vandalism.

In order to effectively address these concerns the PBID may also fund, in addition to the information and safety ambassadors, programs and activities that target nuisance crimes. Based on best practices from other PBID districts in California, the additional funded activities may include the following to be determined by the PBID Owner's Association and approved by the City Council:

- A "navigator program" in which ambassadors would be tasked with a case management approach to match chronic homeless individuals with available social services (Sacramento, Santa Monica).
- A community prosecutor that would provide restorative justice remedies, such as, community service hours, removing graffiti, and gum scraping, to individuals convicted of nuisance crimes (Sacramento, San Diego).
- Supplemental security patrols (in addition to ambassadors) working under the exclusive direction of the PBID Owner's Association and responding to activity exclusively within the boundaries of the PBID (Sacramento).
- Adjust ambassador training and deployment from hospitality to more of a private security emphasis (Los Angeles).

Options for Enhanced Maintenance: Prior City budget cuts during the term of the existing PBID have necessitated the PBID to expand the scope of its maintenance activities to include tree trimming throughout the PBID. In order to preemptively address this same possibility in the next term of the PBID, other enhanced maintenance activities are envisioned including the repair and replacement of tree wells and sidewalk grout. There may be other enhanced maintenance needs that arise and each will be evaluated and considered by the PBID Owner's Association.

Deployment of Clean and Safe Services: Clean and safe services are deployed in each of two "benefit zones" within the PBID:

- **Premium Service Zone:** The Premium Zone contains the majority of the PBIDs' parcels, and also contains the highest density of buildings as well as the largest number of commercial and retail businesses and office buildings and is the convergence of public modes of transportation – bus and light rail in the PBID. This accounts for the highest pedestrian activity in the PBID which creates the conditions requiring a greater amount of clean and safe services within the PBID, such as dirty sidewalks, the presence of graffiti, and the need to provide ambassador assistance. The service plan anticipates that service deployment frequencies within the premium service zone will be double the remainder of the PBID – from the number of ambassadors to the frequency of sidewalk cleaning.
- **Basic Service Zone:** The basic service zone within the PBID has less pedestrian activity compared to the Premium Service Zone due to fewer parcels, lower building density, fewer retail and commercial businesses, and the absence of transit converge. Accordingly, the lower level of pedestrian activity results in a reduced need for clean and safe services. Service frequencies within the basic service zone are in direct correlation to reduced pedestrian traffic and service needs and are expected to be about half the frequency of services in the premium service zone, as identified in the frequency table above.

ECONOMY

Beautification

In addition to clean and safe services, the PBID budget includes funds for beautification improvements that are defined as cosmetic improvements that visually improve the appearance of the PBID and also to improve wayfinding which, in turn will encourage customer traffic. Examples of image enhancement improvements include:

- Design and installation of flowering planters and baskets
- Directional, wayfinding and gateway signage
- Street furniture and amenities, such as benches, kiosks and lighting
- Design and installation of art and decorative elements
- Other cosmetic improvements that visually improve the PBID's appearance.

Business Retention and Growth

In an effort to increase patronage of existing businesses as well as fill vacant storefronts and encourage business development and commerce this program will provide a primary one-stop point of contact for business prospects looking to locate and/or grow in the PBID. The PBID will provide the funding for the SJDA to hire one full time economic development professional with a limited program support budget for market research and packaging of information. Key tasks may initially include:

- Market information on downtown and a variety of key downtown market indicators will be researched, packaged and maintained. This function will be performed either by part-time staff or sub-contracted.

- The economic development professional will serve as a liaison and expeditor to assist business and property owners in permitting and development review processes, working in partnership with the City's Planning Department.
- The economic development professional will work collaboratively with property owners, real estate professionals, City staff, and regional economic development groups to coordinate and leverage business attraction efforts.

ADMINISTRATION

Administrative costs of less than 10% of the total assessment have been included within the PBID budget. Examples of administrative costs include:

- Accounting and annual financial reports
- Staff support for the PBID Owners' Association board of directors
- Program support costs including supplies, equipment and rent
- County and City PBID assessment collection fees, estimated at 1% of assessments
- Management of clean and safe Groundwerx services and beautification program
- Communications such as newsletters, surveys and website
- Other administration costs associated with the overhead and administrative support of programs.

To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, the PBID Owners' Association intends to continue contracting with the San José Downtown Association to deliver day-to-day services.

D. Plan Budgets

1. First Year Operating Budget Summary

The following table outlines the PBID estimated operating budget for January 2013 – December 2013.

EXPENDITURES	Assessments	Other	Total
Environment			
Clean Teams	\$840,000	\$427,430	\$1,267,430
Information & Safety Ambassadors	\$475,000		\$475,000
Tree Trimming & Enhanced Maintenance	\$285,000		\$285,000
Total Environment	\$1,600,000	\$427,430	\$2,027,430
Economy			
Beautification & Landscape	\$250,000		
Business Retention & Growth	\$125,000		
Total Economy	\$375,000		\$375,000
Administration & Reserve	\$217,250	\$1,100	\$218,350
TOTAL EXPENDITURES	\$2,192,250		\$2,620,780
REVENUES			
Assessments	\$2,192,250		
Other (1)		\$428,530	
TOTAL REVENUES			\$2,620,780

(1) Comprised of the City's baseline services funding and other non-assessment funding to cover the cost associated with general benefit and residential units zoned solely for residential use.

2. Ten Year Operating Budget

A projected ten year operating budget for the Downtown San José PBID is provided in the Ten Year Operating Budget and Maximum Assessment exhibit on the following page. The projections are based upon the following assumptions:

- To keep pace with the Consumer Price Index-All Urban Consumers, San Francisco-Oakland-San José and other program costs consistent with this Report, the PBID assessment budget may increase by no more than 5% of the prior year's assessment budget per year. Actual budgets and increases will be determined by the SJDA Board of Directors, which is the PBID Owners' Association and formally approved by the City Council.
- Revenues for specific activities within the general activity categories (i.e. Environment and Economy) may be reallocated among specific activities from year to year based upon district needs and budgets developed by the PBID Owners' Association.

Downtown San Jose PBID:										
Ten Year Operating Budget & Maximum Assessments										
(Prepared by Progressive Urban Management Associates, Apr18-12)										
Assumptions:										
Assessment rates increase by a maximum of 5% each year.										
Actual adjustments may be lower as determined by the PBID Owner's Association.										
ESTIMATED TEN YEAR OPERATING BUDGET										
Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Environmental Enhancements	1,600,000	1,680,000	1,764,000	1,852,200	1,944,810	2,042,051	2,144,153	2,251,361	2,363,929	2,482,125
Economic Enhancements	375,000	393,750	413,438	434,109	455,815	478,606	502,536	527,663	554,046	581,748
Management & Administration	217,250	228,113	239,518	251,494	264,069	277,272	291,136	305,693	320,977	337,026
TOTAL	2,192,250	2,301,863	2,416,956	2,537,803	2,664,694	2,797,928	2,937,825	3,084,716	3,238,952	3,400,899
MAXIMUM ANNUAL ASSESSMENT RATES: Per Square Foot of Lot + Building										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Basic: Commercial	0.0574	0.0603	0.0633	0.0664	0.0698	0.0733	0.0769	0.0808	0.0848	0.0890
Basic: Non-Commercial	0.0388	0.0407	0.0428	0.0449	0.0472	0.0495	0.0520	0.0546	0.0573	0.0602
Premium: Commercial	0.0962	0.1010	0.1061	0.1114	0.1169	0.1228	0.1289	0.1354	0.1421	0.1492
Premium: Non-Commercial	0.0775	0.0814	0.0854	0.0897	0.0942	0.0989	0.1039	0.1091	0.1145	0.1202

V. ASSESSMENTS

A. Assessment Methodology

To develop the PBID assessment methodology, the consulting team includes Kristin Lowell Inc., a certified engineer. Kristin Lowell Inc. evaluated several methods of assessment for conveying special benefits to each individual assessed parcel from the improvements and activities described within the Downtown San Jose PBID Management District Plan.

Additional information and justification for the proposed assessment methods and adjustments are provided in the Engineer's Report, prepared by Kristin Lowell Inc.

Service benefits are distributed to lot plus building square footage through a "cost allocation" approach — the costs of specific services are allocated to the assessment variables that benefit most from services.

Lot plus Building Square Footage: The sum of lot and gross building square footage is the assessment variable for the PBID activities as it acknowledges the benefits received at the ground level and distributed throughout the buildings. Each of the individual assessed parcels will benefit from the Environment services not only at the street level but also throughout the building as it will provide a safer environment for its employees, residents and visitors. The Economy services are also delivered at both the ground level and throughout the buildings as they will improve occupancy, sales, business retention and recruitment to each individual assessed parcel.

Property Use Considerations: The assessment methodology provides the following treatments for property used exclusively for residential, government and other noncommercial uses:

Residential Property: All residential parcels receive the same level of service and special benefit from Environment Services (i.e. clean and safe) as all other parcels in the PBID by making each of these parcels cleaner and safer. Specifically, these parcels specially benefit from PBID activities, such as, removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, reducing the number of trips and falls by repairing the grout in the sidewalks in front of their parcel, cleaning up any debris or broken glass on their sidewalks, and powerwashing their sidewalks. Thus, each of these parcels is assessed for the special benefits received from the Environment services. However, these parcels will not receive special benefit from Economy Services (i.e. business retention and recruitment) because those uses are not engaged in commercial or customer attraction activities, and will not specially benefit from the increased economic activities. Therefore, they will not be assessed for the Economy Services.

However, State Law provides that properties zoned solely for residential use are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to assessment. As a result, the properties within the PBID zoned solely for residential use will not be assessed for nor receive the Environment services like other residential properties. The PBID Owners' Association does intend to engage the owners of the parcels zoned solely for residential use to determine if they are interested in a fee for service agreement with the Owners'

Association to pay for and receive services as contemplated in the PBID Management Plan/Engineers Report.

Government Assessments: The PBID includes parcels owned by the City of San José, State of California and the Federal government. The PBID has two different types of public parcels; those that are traditional government, e.g. courthouse, parks, fire stations, post office, and government offices, and other enterprise government parcels that support economic activities, e.g. convention center, the Arena, and parking structures. All publicly owned parcels specially benefit from the Environment services as it makes each individual assessed parcel cleaner and safer. Specifically, these parcels specially benefit from PBID activities, such as, removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, reducing the number of trips and falls by repairing the grout in the sidewalks in front of their parcel, or cleaning up any debris or trash and powerwashing their sidewalks.

However, the traditional government parcels, unlike the enterprise government parcels will not benefit from the Economy services as they are not intended for commercial use or income generation and therefore, will not be assessed for those services. The enterprise government parcels are of a commercial nature and will specially benefit in much the same way as commercial parcels from the Economy services as they benefit from the business development and revenue generation and therefore, will be assessed their proportionate share of these activities.

Other Non-commercial: All parcels that fall under the classification of churches, social service providers, vacant land will receive full benefit from the Environment Services (i.e. clean and safe services) and will be assessed fully for them. Specifically, these parcels specially benefit from PBID activities, such as, removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, reducing the number of trips and falls by repairing the grout in the sidewalks in front of their parcel, cleaning up any debris or broken glass on their sidewalks, and powerwashing their sidewalks. Thus, each of these parcels is assessed for the special benefits received from the Environment services. However, these parcels will not receive special benefit from Economy Services (i.e. business retention and recruitment) because those uses are not engaged in commercial or customer attraction activities, and will not specially benefit from the increased economic activities. Therefore, they will not be assessed for the Economy Services.

B. Calculation of Assessments

The preceding methodology is applied to a database that has been constructed by Kristin Lowell Inc. and the Downtown San Jose Property Owners' Association. The process for compiling the property database includes the following steps:

- Property data was first obtained from the Santa Clara County Assessor's Office through the City of San José.
- County assessor property data was cross-checked with reliable private sector sources.
- As an attachment to the Management District Plan, an assessment notice will be sent to all property owners within the proposed PBID. The assessment notice will contain lot acreage information. Property owners may request final verification of

data from the City of San José on or before July 1, 2012, which is approximately one month prior to the submission of assessment information to the Santa Clara County Assessor.

A list of properties to be included in the PBID is provided within the *Appendix*.

Benefit Zone Adjustments: The assessments are also adjusted to reflect anticipated service frequencies in the basic and premium benefit zones. The premium benefit zone will receive double the frequency of clean and safe services, therefore assessment rates for clean and safe services are increased by a factor of two in the premium benefit zone. Residential, Traditional Government and Other Non-Commercial land uses do not receive benefit from the Economy activities and therefore will not be assessed that portion of the assessment. The resulting assessment calculation by service and benefit zone follows:

Benefit Zone	Per sq.ft. of Lot per Year	Per Sq.Ft. of Building per Year
Basic Benefit Zone		
Environment	\$ 0.0388	\$ 0.0388
Economy	\$ 0.0187	\$ 0.0187
Premium Benefit Zone		
Environment	\$ 0.0775	\$ 0.0775
Economy	\$ 0.0187	\$ 0.0187

Total Estimated Assessments: Based upon the methodology, property data and the proposed PBID budget, approximate lot and building assessments are calculated. Assessments will not exceed the following amounts during the first year of the PBID:

Total Estimated Assessments	Per sq.ft. of Lot per Year	Per sq.ft. of Building per Year
Basic Benefit Zone: Commercial and Enterprise Government	\$ 0.0574	\$ 0.0574
Premium Benefit Zone: Commercial and Enterprise Government	\$ 0.0962	\$ 0.0962
Basic Benefit Zone: Residential, Traditional Government & Other Non-Commercial	\$ 0.0388	\$ 0.0388
Premium Benefit Zone: Residential, Traditional Government & Other Non-Commercial	\$ 0.0775	\$ 0.0775

C. Assessment Adjustments

Annual Adjustment: To keep pace with the Consumer Price Index-All Urban Consumers, San Francisco-Oakland-San José and other program costs consistent with this Management Plan and attached Engineer's Report, the PBID assessment budget may increase by no more than 5% of the prior year's assessment budget per year. Actual budgets and increases will be determined by the SJDA Board of Directors, which is the PBID Owners' Association and formally approved by the City Council. Assessment rates will not exceed the levels illustrated by the Ten Year Operating Budget and Maximum Assessment exhibit.

Budget Process: A balanced budget approach is utilized to develop each annual budget within the constraints of the assessment rates. Any annual budget surplus or deficit is tracked by program. Prior year surpluses may be used as necessary based on the allocations described in the Management District Plan.

Time and Manner for Collecting Assessments: As provided by state law, the Downtown San Jose PBID assessment appears as a separate line item on annual property tax bills prepared by Santa Clara County, and either paid in one lump sum or in two equal installments. Existing laws for enforcement and collection of property taxes apply to PBID assessments. Any parcel not on the property tax rolls will be directly billed from the City of San José.

Disestablishment: State law provides for the disestablishment of a PBID pursuant to an annual review process. Each year that the PBID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the district was first established by City Council. Within that 30-day period, if a written petition is submitted by the owners of real property who pay more than 50 percent (50%) of the assessments levied, the PBID may be disestablished. The City Council will hold a public hearing on disestablishing the PBID prior to actually doing so.

Issuance of Bonds: No bonds or other bonded debt is to be issued to finance activities and improvements envisioned in the Management District Plan. If the PBID Owners' Association decides to issue bonds or other bonded debt in the future that increases the term and/or assessment rates set in this Plan, revisions to the Management Plan and Engineer's Report will require new petition and mail ballot procedures.

VI. GOVERNANCE

For the Downtown San José PBID, the Downtown San José Property Owners' Association, an existing 501(c)6 California non-profit corporation, shall continue to serve as the PBID Owners' Association. The role of the Owner's Association is consistent with similar PBIDs and downtown management organizations throughout California and the nation. The Owner's Association determines budgets, assessment rates and monitors service delivery. As part of the Management Plan, the Owner's Association will contract with the San José Downtown Association to delivery day-to-day PBID services in order to:

- Reduce overall administrative costs of the PBID
- Leverage PBID funds with other resources and capabilities provided by the San José Downtown Association
- Eliminate the potential for duplication of enhanced services and activities
- Ensure that downtown is represented by a unified private sector voice, thereby maximizing downtown's influence in policies and civic affairs.

Pursuant to the State of California PBID legislation the PBID Owners' Association is subject to disclosure and notification guidelines set by the Ralph M. Brown Act and California Public Records Act.

The San José Property Owner's Association has an authorized number of eleven board directors. Directors include:

- Seven representing PBID property owners
- One representing non-property owners
- One representing residents
- Two representing the City of San José

Board directors serve three year terms and are elected by members through a mail ballot process with a slate recommended by a nominating committee.

Relationship to the Existing Business-Based BID: Currently, downtown marketing, special events and other promotional programs are produced by the San Jose Downtown Association (SJDA) and financed in part by a special assessment on business license taxes – a business-based BID. The business-based BID will be continued in downtown San José, providing funding for enhancement services that are different from the PBID. The two districts finance the following distinct sets of activities:

Business-Based BID	Property-Based BID
Advocacy	Clean and Safe
Marketing	Beautification
Special Events	Business Retention and Growth
Transportation Services	

The concurrent use of both business and property-based BIDs has been used in other California downtowns for many years, notably in downtown Long Beach, San Diego and Chula Vista.

FINAL

**Downtown San José
Property-Based Business Improvement District
Engineer's Report**



**San José, California
April 2012**

**Prepared by:
Kristin Lowell Inc.**

*Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
and Article XIII D of the California Constitution
to renew and expand a property-based business improvement district*

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ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (hereinafter "State Law") and pursuant to the provisions of Article XIII D of the California Constitution ("Proposition 218").

The Downtown San José Property-Based Business Improvement District ("PBID") will provide services either currently not provided or are above and beyond what the City of San José ("City") provides. These services will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives various levels of special benefit from the programs as identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities; parcels contiguous to and outside the PBID and the public at large may receive a de minimis general benefit as outlined in Section E. The cost of general benefits, if any, will be funded from other sources than assessments.

The duration of the proposed renewed and expanded PBID is ten (10) years commencing January 1, 2013. An estimated budget for the PBID improvements and activities is set forth in Section E. To keep pace with the Consumer Price Index and program costs, the PBID budget will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and approved by the City Council and will vary between 0 and 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the PBID activities and the assessment for each parcel is set forth in Section E.

Respectfully submitted,

Terrance E. Lowell, P.E.



SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The State Law is the legislation that authorizes the City to levy assessments upon the real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, business activities and improve the quality of life for its residents. In order to meet these goals PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning, marketing and economic development. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is designed to increase building occupancy and lease rates, to encourage new business development and attract residential serving businesses and services and improve the quality of life for its residents.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."¹

"Activities" means, but is not limited to, all of the following:

(a) Promotion of public events which benefit businesses or real property in the district.

(b) Furnishing of music in any public place within the district.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Activities which benefit businesses and real property located in the district.²

Under State Law, parcels that are zoned solely residential or agricultural are presumed to receive no benefit from a PBID.

Article XIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements Article XIID changes the way local

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California³.

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."⁴

Judicial Guidance

Since the enactment of Article XIII D, courts have been asked to render opinions regarding various aspects of Article XIII D. The notable portions of cases that apply to assessment districts in general and this PBID in particular are noted below.

"The engineer's report describes the services to be provided by the PBID; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties with the PBID, not to the public at large—they "affect the assessed property in a way that is particular and distinct from {their} effect on other parcels and that real property in general and the public at large do not share."⁵

"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."⁶

³ Section 4, Article XIII D of the State Constitution.

⁴ Section 2 (i), Article XIII D of the State Constitution.

⁵ Dahms v. Downtown Pomona Property and Business Improvement District, (2009) 174 Cal. App. 4th 708.

⁶ Beutz v. County of Riverside, (2010) 184 Cal. App. 4th 1532.

*"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."*⁷

*"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."*⁸

It is noted that this Engineer's Report is prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

⁷ Golden Hill Neighborhood Association, Inc. v. City of San Diego, (2011) 199 Cal. App. 4th 416.

⁸ Golden Hill Neighborhood Association, Inc. v. City of San Diego, (2011) 199 Cal. App. 4th 416.

SECTION B: IMPROVEMENTS AND ACTIVITIES

The PBID is a special benefit assessment district formed in 2007 that conveys special benefits to each individual assessed parcel located within the district boundaries. Downtown property owners now want to renew and expand the PBID for an additional ten (10) year term. As described in the PBID Management Plan, it is proposed that the PBID will continue to provide funding for enhanced maintenance, public safety, beautification, and economic development programs, above and beyond those provided by the City.

In addition, City staff recommends continued provision of approximately \$365,000 in baseline services and funding for the PBID. If future baseline service funding levels are decreased, the PBID has the option to reduce assessment levels by the same proportional amount. The baseline services are described below:

- Approximately \$365,000 in annual baseline funding contributions for sidewalk area trash pick-up and portering, cleaning, and power washing, typically weekdays in the transit mall, repertory plaza, SoFA and San Pedro Square areas.
- Public litter can (PLC) servicing of approximately 200 cans in the district generally outside of the transit mall and San José Repertory Theatre plaza, and typically from 1 to 6 days per week depending upon need (approximately 760 pickups per week) and PLC maintenance as needed.
- Street sweeping twice per week throughout the PBID.

ENVIRONMENT ACTIVITIES

PBID "Environment" activities and improvements are intended to improve commerce and the quality of life by making each individual assessed parcel safer, cleaner and more attractive which will encourage investment dollars downtown and generate additional pedestrian traffic. Environment activities specially benefit each individual assessed parcel, including commercial, government, parking structures, non-profits and residential. The special benefit to each individual assessed parcel from these activities is that a safer and cleaner environment will increase commercial activity which directly relates to increase in lease rates and customer usage, and a safer and cleaner environment for its residents.

A study published in *The Economic Journal* on the impacts 30 Los Angeles (Property) Business Improvement Districts (BID) have on public safety indicates that for every "additional \$10,000 spent by BIDs on private security it reduces the average number of crimes per neighborhood by 3.37...and 1.65 fewer arrests. Crime specific results indicate that most of the reduction in arrests is for robbery and assault...BIDs clearly pass a cost-benefit test".⁹

⁹ Cook, Philip, and John MacDonald. 2011. "Public Safety through Private Action: An Economic Assessment of BIDs." *The Economic Journal*, 121 (May) 445-462.

Clean and Safe Program

Downtown's "Groundwerx" clean and safe program was developed following the creation of the PBID in 2007. Objectives in developing the program from the 2007 PBID Management Plan included:

- Deploy a Clean and Safe program that will make a visible, tangible and lasting impact.
- Carefully document existing City services and ensure that PBID-funded services are supplemental to, and do not replace, existing City services.
- Ensure that the program is properly capitalized and that additional funding will not be required once the PBID is created.
- Provide flexibility in the modeling of the program so that the PBID can either create its own in-house program or contract with private firms.

To meet these objectives, uniformed Groundwerx cleaning crews have been deployed throughout the PBID to remove litter and graffiti, clean sidewalks and maintain furniture in public places. Results from the 2011 annual property owner survey showed that 82.3% of the respondents felt there was an improvement in the overall cleanliness since the implementation of Groundwerx cleaning services. Groundwerx ambassadors have also been effective at deterring/monitoring quality of life issues, providing hospitality services to downtown visitors and connecting the PBID's homeless population to available resources. 93.7% of the survey respondents said they were satisfied with the overall condition of the downtown. Achievements of Groundwerx crews within the PBID include (see Attachment C for the complete listing of the Groudwerx crew statistics):

- Removing thousands of gum wads from sidewalks;
- Abating thousands of graffiti tags;
- Picking up tons of trash;
- Sweeping and power-washing miles of sidewalks, paseos and light-rail tracks;
- Trimming hundreds of trees;
- Directing hundreds of visitors to their destinations;
- Touch up painting to light poles, curbs and benches.

Continuation and expansion of the PBID will allow the Groundwerx crews to build upon these achievements and keep the PBID clean and safe. The proposed PBID continuation work program will provide ongoing Groundwerx deployment at the following frequencies:

Maintenance: 13 to 18 Full Time Equivalent (FTE) *	Premium Zone	Basic Zone
Coverage	7 days/week	7 days/week
Pan & Broom litter Removal/Vacuuming/Machine Sweeping/Transit Stop Maintenance	16 hours per day	8 hours per day
Steam Cleaning	Four to six times per year	Two to four times per year

Graffiti Removal	Daily As Needed	Daily As Needed
Light Landscape/Weed Removal	As Needed	As Needed
Swat Patrol or "emergency cleaning"	As Needed	As Needed
Maintenance of PBID funded beautification elements	Landscape watering 3 days/wk and as needed	As Needed
Tree trimming	Approx ¼ of street trees per year	Approx ¼ of street trees per year
Other maintenance services such as pole painting, paver grout replenishment and refinishing street benches	As Needed	As Needed

- Under the current service deployment model there are 14 members of the clean team. This number may vary as a result of changes in service levels.

Info & Safety Ambassadors: 9 to 12 Full Time Equivalent (FTE)	Premium Zone	Basic Zone
Coverage	7 days/week 16 hours per day	7 days/week 8 hours per day

- Under the current service deployment model there are 9 ambassadors. This number may vary as a result of changes in service levels, such as the implementation of the enhanced security program, which could reduce the FTE range for ambassadors to 6 to 9 FTEs.

Options for Enhanced Security: The PBID renewal process has evidenced continued property owners concern with both the reality and perception of public safety within the PBID. There are a variety of elements contributing to this concern, including ongoing challenges with homeless populations, and nuisance crimes ranging from aggressive panhandling to vandalism.

In order to effectively address these concerns the PBID may also fund, in addition to the information and safety ambassadors, programs and activities that target nuisance crimes. Based on best practices from other PBID districts in California, the additional funded activities may include the following to be determined by the PBID Owner's Association and approved by the City Council:

- A "navigator program" in which ambassadors would be tasked with a case management approach to match chronic homeless individuals with available social services (Sacramento, Santa Monica).
- A community prosecutor that would provide restorative justice remedies, such as, community service hours, removing graffiti, and gum scraping, to individuals convicted of nuisance crimes (Sacramento, San Diego).
- Supplemental security patrols (in addition to ambassadors) working under the exclusive direction of the PBID Owner's Association and responding to activity exclusively within the boundaries of the PBID (Sacramento).
- Adjust ambassador training and deployment from hospitality to more of a private security emphasis (Los Angeles).

Options for Enhanced Maintenance: Prior City budget cuts during the term of the existing PBID have necessitated the PBID to expand the scope of its maintenance

activities to include tree trimming throughout the PBID. In order to preemptively address this same possibility in the next term of the PBID, other enhanced maintenance activities are envisioned including the repair and replacement of tree wells and sidewalk grout. There may be other enhanced maintenance needs that arise and each will be evaluated and considered by the PBID Owner's Association and City Council.

Deployment of Clean and Safe Services: Clean and safe services are deployed in each of two "benefit zones" within the PBID:

- **Premium Service Zone:** The Premium Zone contains the majority of the PBIDs' parcels, and also contains the highest density of buildings as well as the largest number of commercial and retail businesses and office buildings and is the convergence of public modes of transportation – bus and light rail in the PBID. This accounts for the highest pedestrian activity in the PBID which creates the conditions requiring a greater amount of clean and safe services within the PBID, such as dirty sidewalks, the presence of graffiti, and the need to provide ambassador assistance. The service plan anticipates that service deployment frequencies within the premium service zone will be double the remainder of the PBID – from the number of ambassadors to the frequency of sidewalk cleaning.
- **Basic Service Zone:** The basic service zone within the PBID has less pedestrian activity compared to the Premium Service Zone due to fewer parcels, lower building density, fewer retail and commercial businesses, and the absence of transit converge. Accordingly, the lower level of pedestrian activity results in a reduced need for clean and safe services. Service frequencies within the basic service zone are in direct correlation to reduced pedestrian traffic and service needs and are expected to be about half the frequency of services in the premium service zone, as identified in the frequency table above.

ECONOMY ACTIVITIES

A comprehensive economic development program is included as a key component of the PBID, to proactively work on filling office and retail vacancies with targeted businesses, and bring more residents and visitors to the PBID to engage in commercial or business activities. A collaborative approach is proposed, whereby multiple property owners and real estate professionals will work collectively with civic leaders to promote the advantages of the PBID as a business location. The special benefit each individual assessed parcel receives from these activities is increased business development which generates customer traffic which directly relates to increases in commercial activity, filling of vacant storefronts and offices and then ultimately, increased lease rates for retail and office space.

Beautification

In addition to clean and safe services, the PBID budget includes funds for beautification improvements that are defined as cosmetic improvements that visually improve the appearance of the PBID and also to improve wayfinding which, in turn will encourage customer traffic. Examples of image enhancement improvements include:

- Design and installation of flowering planters and baskets
- Directional, wayfinding and gateway signage
- Street furniture and amenities, such as benches, kiosks and lighting
- Design and installation of art and decorative elements
- Other cosmetic improvements that visually improve the PBID's appearance.

Business Retention and Recruitment

In an effort to increase patronage of existing businesses as well as fill vacant storefronts and encourage business development and commerce this program will provide a primary one-stop point of contact for business prospects looking to locate and/or grow in the PBID. The PBID will provide the funding for the San José Downtown Association to hire one full time economic development professional with a limited program support budget for market research and packaging of information. Key tasks may initially include:

- Market information on downtown and a variety of key downtown market indicators will be researched, packaged and maintained. This function will be performed either by part-time staff or sub-contracted.
- The economic development professional will serve as a liaison and expeditor to assist business and property owners in permitting and development review processes, working in partnership with the City's Planning Department.
- The economic development professional will work collaboratively with property owners, real estate professionals, City staff, and regional economic development groups to coordinate and leverage business attraction efforts.

ADMINISTRATION

Administrative costs of less than 10% of the total assessment have been included within the PBID budget. Examples of administrative costs include:

- Accounting and annual financial reports
- Staff support for the PBID Owners' Association board of directors
- Program support costs including supplies, equipment and rent
- County and City PBID assessment collection fees, estimated at 1% of assessments
- Management of clean and safe Groundwerx services and beautification program
- Communications such as newsletters, surveys and website
- Other administration costs associated with the overhead and administrative support of programs.

To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, the PBID Owners' Association will continue to contract with the San José Downtown Association to deliver day-to-day services.

SECTION C: PBID BOUNDARY

The PBID will continue to encompass the core of the downtown area bounded roughly by:

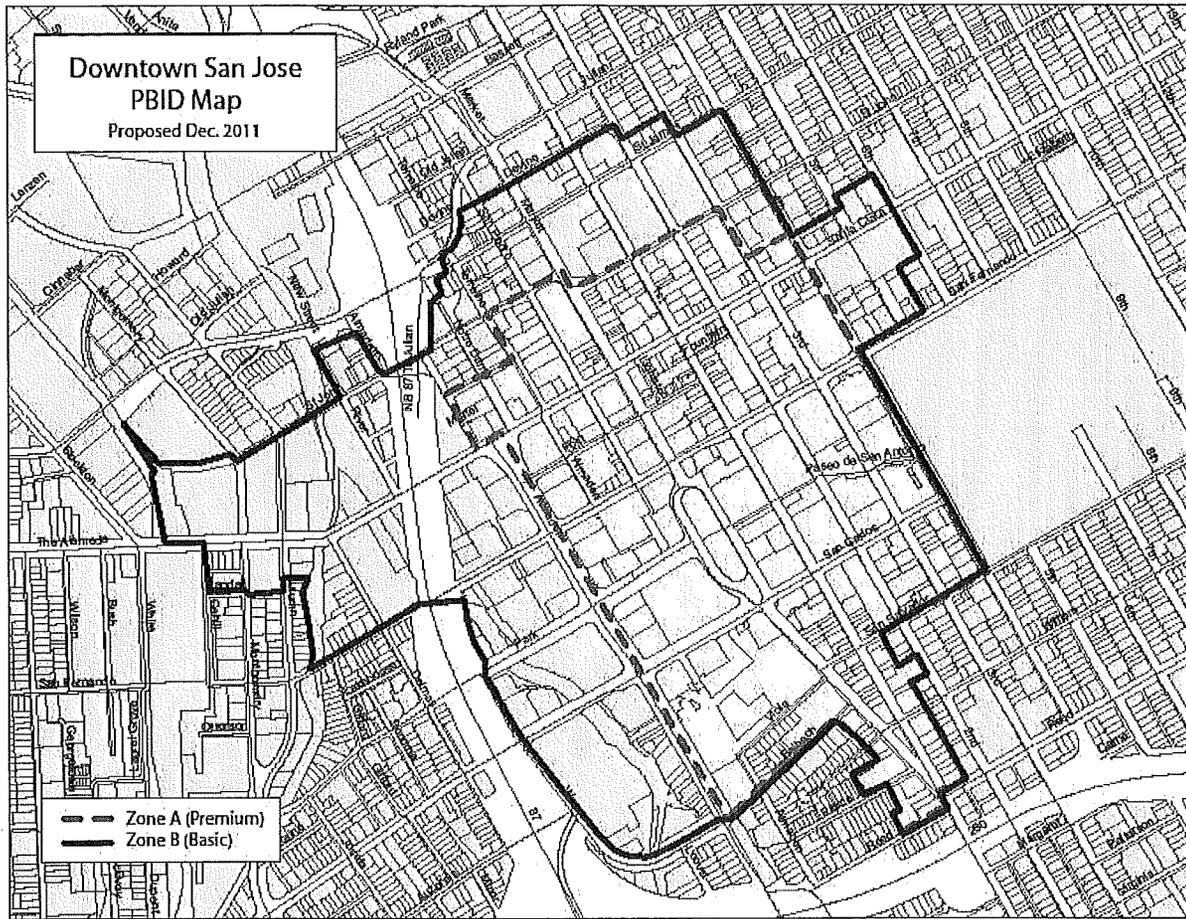
- 4th Street, the San José State University campus and City Hall complex to the east,
- St. James and Devine Streets to the north,
- Highway 87 and the arena complex to the west and
- Market and First Streets to Reed Street in the south.

Additions to the PBID area include the area commonly known as the "Little Italy" district which is from N. Almaden Avenue from St. John to Julian Streets, plus the one block of 5th Street to the south of City Hall.

Benefit Zones: Two benefit zones are proposed with two different levels of service. The deployment and frequency of clean and safe services in the premium zone will be approximately double the deployment and frequency of clean and safe services in the basic zone as described in Section B. The benefit zones are delineated as follows:

- **Premium Service Zone** encompasses the core of the PBID and is bounded roughly by St. John to the north, Almaden to the west, First and Reed Streets to the south and 4th Street to the east.
- **Basic Service Zone** includes the remainder of the PBID and generally includes the perimeter of the district to the west and north.

A map of the proposed district boundary is provided below.



SECTION D: COST ESTIMATE

2013 Operating Budget

The following table outlines the PBID estimated operating budget for January 2013 – December 2013.

EXPENDITURES	Assessments	Other	Total
Environment			
Clean Teams	\$840,000	\$427,430	\$1,267,430
Information & Safety Ambassadors	\$475,000		\$475,000
Tree Trimming & Enhanced Maintenance	\$285,000		\$285,000
Total Environment	\$1,600,000	\$427,430	\$2,027,430
Economy			
Beautification & Landscape	\$250,000		
Business Retention & Growth	\$125,000		
Total Economy	\$375,000		\$375,000
Administration & Reserve	\$217,250	\$1,100	\$218,350
TOTAL EXPENDITURES	\$2,192,250		\$2,620,780
REVENUES			
Assessments	\$2,192,250		
Other (1)		\$428,530	
TOTAL REVENUES			\$2,620,780

(1) Comprised of the City's baseline services funding and other non-assessment funding to cover the cost associated with general benefit and residential units zoned solely for residential use.

Budget Notations

To keep pace with the Consumer Price Index-All Urban Consumers, San Francisco-Oakland-San Jose and other program costs consistent with this Report, the PBID assessment budget may increase by no more than 5% of the prior year's assessment budget per year. Actual budgets and increases will be determined by the SJDA Board of Directors, which is the PBID Owners' Association and formally approved by the City Council.

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states "only special benefits are assessable" which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements. Further clarification from the Golden Hill judicial opinion states that "even *minimal* general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties." A special benefit as defined in Article XIID means a particular and distinct benefit over and above general benefits conferred on real property located in the PBID or to the public at large.

The special benefit to parcels from the proposed PBID activities and improvements described in this Report is equal to or exceeds the total amount of the proposed assessment. Each individual assessed parcel's assessment is no greater than the special benefit it receives from the PBID services. The quantitative analysis of determining the special and general benefit is provided below.

Special Benefit

All of the PBID activities are to supplement and not replace or duplicate any City provided services. All benefits derived from the assessments outlined in this Report are for property related activities directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share.

The PBID's purpose is to fund activities and improvements to provide a cleaner, safer, and more beautiful environment and to perform the business development services as outlined in Section B with the goal of increasing pedestrian traffic and filling vacant storefronts, office space and residential properties. By presenting a more attractive, safer and vibrant destination, pedestrian traffic will increase. The higher the pedestrian traffic, the greater demand for business development; the basic premise of a commercial district.

Pedestrian traffic encourages business development and therefore, we need to quantify the number of people that engage in commerce in the PBID. The San José Downtown Association contracted with PMZ³ Research to conduct intercept surveys within the PBID boundary to determine to what degree respondents engage in any type of commercial activity (going to a restaurant or movie, shopping, visiting a professional or service oriented business, attending an arts performance or an event at the convention center) within the geographical boundary of the PBID. The survey included 408 participants, with a margin of error of 4.8%, and was conducted from

March 9, 2012 through March 20, 2012 at eleven separate locations within the PBID with all efforts made to include an unbiased cross section of participants.

Of the 408 respondents, 100% indicated that they will and intend to engage in at least one of the activities asked in the survey (going to a restaurant or movie, shopping, visiting a professional or service oriented business, attending an arts performance or an event at the convention center) within the PBID boundary as opposed to "just passing through" the PBID with no business purpose. The survey also found that of the 408 respondents 100% indicated that at least one of the PBID enhanced services contributed to their decision to come downtown and engage in commerce. The final survey results are attached as Attachment B to this report.

Based on the results of the survey, we concluded that each of the proposed PBID services and activities provides special benefits to the real property within the PBID. Article XIII D Section 4(a) of the state Constitution states "An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed." Below is an analysis of how each individual assessed parcel benefits from the PBID activities.

Commercial Parcels: All commercial parcels will specially benefit to the same degree from all the PBID activities regardless of their commercial use. The Environment Services (clean and safe) will make each of the commercial parcels cleaner and safer. Specifically, each commercial parcel specially benefits from PBID activities, such as: increased security patrol¹⁰, removing graffiti from their buildings, connecting the homeless to available resources, reducing the number of trips and falls by repairing the grout in the sidewalks in front of their parcel, picking up trash that pedestrians leave behind, and powerwashing their sidewalks.

The Economy Services (beautification and business retention and growth) will specially benefit each commercial parcel by encouraging business development and investment which generates customer traffic which directly relates to increases in commercial activity, filling of vacant storefronts and offices and then ultimately, increased lease rates for retail and office space and cars parking in the paid parking structures and lots. All commercial parcels will be assessed based on their proportional share of the special benefits received from the PBID activities.

Residential and Non-Profit Parcels: All residential and non-profit parcels receive the same level of service and special benefit from Environment Services (i.e. clean and safe) as all other parcels in the PBID by making each of these parcels cleaner and safer. Specifically, these parcels specially benefit from PBID activities, such as; removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, reducing the number of trips and falls by repairing the grout in the sidewalks in front of their parcel, cleaning up any debris or broken glass on their sidewalks, and powerwashing their sidewalks. Thus, each of these parcels is assessed for

¹⁰ The study published in the Economic Journal, cited above in footnote 9, indicates that 30 Los Angeles BIDs that provide security services resulted in crime reduction within those districts.

the special benefits received from the Environment services. However, these parcels will not receive special benefit from Economy Services (i.e. business retention and recruitment) because those uses are not engaged in commercial or customer attraction activities, and will not specially benefit from the increased economic activities. Therefore, they will not be assessed for the Economy Services.

However, State Law provides that properties zoned solely for residential use are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to assessment. As a result, the properties within the PBID zoned solely for residential use will not be assessed for nor receive the Environment services like other residential properties. The PBID Owners' Association does intend to engage the owners of the parcels zoned solely for residential use to determine if they are interested in a fee for service agreement with the Owners' Association to pay for and receive services as contemplated in the PBID Management Plan/Engineers Report.

Publicly Owned Parcels: The PBID includes parcels owned by the City of San Jose, State of California and the Federal government. The PBID has two different types of public parcels; those that are traditional government, e.g. courthouse, parks, fire stations, post office, and government offices, and other enterprise government parcels that support economic activities, e.g. convention center, the Arena, and parking structures. All publicly owned parcels specially benefit from the Environment services as it makes each individual assessed parcel cleaner and safer. Specifically, these parcels specially benefit from PBID activities, such as, removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, reducing the number of trips and falls by repairing the grout in the sidewalks in front of their parcel, or cleaning up any debris or trash and powerwashing their sidewalks.

However, the traditional government parcels, unlike the enterprise government parcels will not benefit from the Economy services as they are not intended for commercial use or income generation and therefore, will not be assessed for those services. The enterprise government parcels are of a commercial nature and will specially benefit in much the same way as commercial parcels from the Economy services as they benefit from the business development and revenue generation and therefore, will be assessed their proportionate share of these activities.

All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIII D of the State Constitution contemplates payment of assessments by governmental entities. Section 4(a) of Article XIII D states in relevant part that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

General Benefit

As required by the State Constitution, the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the general benefits that (1) parcels outside of PBID receive, and (2) the public at large receive.

General Benefit to Parcels Outside of PBID

All the PBID activities and improvements are provided to each of the individual assessed parcels in the PBID boundary. No PBID activities will be provided to any parcel outside of the PBID boundary. However, it is conceivable to conclude that some parcels outside of the PBID boundary may receive some spill-over benefit from the Safety activity as well as the Business Retention & Growth activities.

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to or immediately across the street from the PBID boundary. If a parcel is at least a block away or does not directly front the PBID boundary, then it is not included in this analysis due to the fact that it is not in close proximity to the PBID services and will not receive spill over benefit. Based on these criteria there are approximately 45 commercial parcels and 60 non-commercial parcels outside of the PBID boundary that may receive spill-over benefit which we believe to be a nominal benefit from the Safety and Business Retention & Growth activities. In order to calculate the benefit these parcels may receive, the percentage of the budget for these activities that may be attributed to parcels outside of the PBID must be determined. The following table illustrates this calculation.

Benefit Factor Calculation:	Budget	Percent of Total	x	Relative Benefit *	=	Benefit Factor
Budget for Safety:	\$475,000	21.67%		0.5		0.11
Budget for Business Retention & Growth:	\$125,000	5.70%		0.5		0.03
TOTAL PBID Assessment Budget:	\$2,192,250					

* For purposes of this analysis, we used a conservative 50% relative benefit factor to account for parcels outside the PBID that may receive a nominal benefit from the PBID services.

To calculate the Benefit Factor multiply the Percent of Total by the Relative Benefit. The commercial parcels outside of the PBID boundary are assigned a total benefit factor of 0.14 (0.11 + 0.03) to account for the fact that they may benefit from both the Safety and Business Retention & Growth activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it. The non-commercial parcels outside of the PBID boundary are assigned a benefit factor of 0.11 to account for the fact that they may nominally benefit from the Safety activities. In comparison, there are 1,894 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive special benefit from the PBID activities.

To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage.

	No. of Parcels	Benefit Factor	Total Benefit Units
No. of Parcels in PBID:	1789	1.00	1789.00
No. of Commercial parcels outside of PBID boundary	45	0.14	6.13
No. of Non-Commercial parcels outside of PBID boundary	60	0.11	6.47
Total number of parcels	1,894		1801.60

General Benefit to parcels outside of PBID boundary

$$0.70\% \\ (6.13+6.47)/1801.60$$

General Benefit to the Public At Large

In addition to the general benefit to the parcels outside of the PBID boundary, there may be general benefits to the public at large, those people that are either in the PBID boundary and not specially benefitted from the activities or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the PBID the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities. To quantify this, a determination is made of how many people are in the PBID boundary regardless of the PBID activities or that the PBID activities do not influence their decision to be downtown.

Referencing back to the survey conducted by PMZ³ Research, there was a series of 4 questions posed to the respondents to measure how important the PBID activities are in their decision to be in the PBID boundary. Of the 408 respondents, none of them indicated "Not at all Important" to all 4 questions relating to the PBID activities. What this indicates is that at least one of the PBID activities was important to every one of the respondents to be in the PBID, and hence engaged in activities benefitting the parcels within the PBID. However, with the 4.8 % margin of error in the survey we believe it is conceivable there may be a nominal general benefit attributed to the public at large. Incorporating the 4.8% margin of error into the 408 responses equals 0.01% (4.8% divided by 408 responses) general benefit, as calculated by PMZ³ Research. However, for the purposes of this analysis, we will apply a 1.0% general benefit to factor in the benefit received by the public at large.

Total General Benefits

Using the sum of the two (2) measures of general benefit described above, we find that approximately 1.70% of the benefits conferred by the PBID activities may be general in nature and should be funded from sources other than special assessments.

SECTION F: PROPORTIONAL SPECIAL BENEFITS

Methodology

Determining the proportionate special benefit among the parcels of real property within the proposed assessment PBID which benefit from the proposed improvements and services is the result of a four-step process:

1. Defining the proposed activities;
2. Defining how each parcel specially benefits from the proposed activities;
3. Determining the amount of special benefit each parcel receives; and
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the PBID receive.

The proportional special assessment derived by each individual assessed parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of the parcel related service being provided. Due to the proportionate special benefits received by these parcels from the PBID services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received.

Special Benefit Factors

Each of the PBID activities is designed to meet the goals of the PBID: to improve the cleanliness, safety and appearance of each individual assessed parcel and the public areas immediately adjacent to their parcel within the PBID, and in turn, increase building occupancy and lease rates, encourage new business development, and attract residential serving businesses and services. All parcels within the PBID receive special benefit to varying degrees from the PBID services and improvements, as previously discussed. A determination of how much each individual assessed parcel benefits from these services and improvements is related to each parcel's type of use and lot and gross building square footage. The best measure of proportional special benefit for an individual parcel is determined by a ratio of the parcel's assessable square footage to the total assessable square footage of all parcels in the PBID boundary, respective of each individual assessed parcel's benefit zone.

The way to measure proportional special benefit for an individual parcel is determined by a ratio of the parcel's lot and gross building square footage compared to the total lot and gross building square footage of all parcels in the PBID boundary.

Lot plus Gross Building Square Footage: The sum of lot and gross building square footage is the assessment variable for the PBID activities as it acknowledges the benefits received at the ground level and distributed throughout the buildings. Each of the individual assessed parcels will benefit from the Environment services not only at the street level but also throughout the building as it will provide a safer environment for its employees, residents and visitors. The Economy services are also delivered at both the ground level and throughout the buildings as they will improve occupancy, sales, business retention and recruitment to each individual assessed parcel.

SECTION G: APPORTIONMENT METHOD

As previously discussed in Section B, the PBID services and improvements are determined and segregated into the two benefit zones based upon each Zone's demand for services and improvements and the benefits received. The table below summarizes the assessable footages for the lot square footage and building square footage for each land use type within each benefit zone:

Benefit Zone and Land Use	Lot Sq.Ft.	Bldg Sq.Ft.
Premium Zone		
Commercial/ Ent Government	5,306,654	9,104,161
Residential/Non-Profit/Trad'l Govt	1,293,518	2,485,112
Basic Zone		
Commercial/ Ent Government	3,730,276	4,140,091
Residential/Non-Profit/Trad'l Govt	1,236,033	344,366

Calculation of Assessments

There are two benefit zones within the PBID: the Premium Zone which is the core of the downtown and Basic zone which is every other parcel in the PBID.

Premium Zone

As described in Section B, the premium service zone includes areas of highest pedestrian activity where demands for PBID services and improvements are greatest. The Premium Zone contains 1,515 of the PBID's 1,789 total parcels.

Basic Zone

As described in Section B, the basic service zone has less pedestrian activity and less demand for clean and safe services as compared to the Premium Zone.

To calculate the assessment rate per lot and building square foot is to divide each PBID service assessment budget by the number of lot plus building square feet for each benefit zone. The portion of the budget that is allocated to Administration is applied to both the Environment and Economy budget based on their prorated share of the budget, see below.

	Service Budget	% of Services Budget	Budget with Admin Allocation
Environment Activities	\$1,600,000	81.0%	\$1,776,000
Economic Activities	\$375,000	19.0%	\$416,250
TOTAL ASSMT BUDGET	\$1,975,000		\$2,192,250

	Budget with Admin Allocation	No. of Assessable Lot plus Bldg SF	Premium Zone Assmt Rate	Basic Zone Assmt Rate
Environment Activities (100% Premium, 50% Basic)	\$1,776,000	22,914,828	\$0.0775	\$0.0388
Economic Activities (100% Premium and Basic)	\$416,250	22,281,182	\$0.0187	\$0.0187

Based on each individual parcels benefit zone, land use classification and special benefit from the PBID activities the following table illustrates the first year's maximum annual assessment per lot and building square foot.

Land Use Type	Premium Zone Assessment Rate	Basic Zone Assessment Rate
Commercial/Govt Enterprise	\$0.0962	\$0.0574
Residential/Non-Profit/Govt Tradt'l	\$0.0775	\$0.0388

To calculate each parcel's assessment is to multiply each parcel's assessable square footage by the appropriate assessment rate for that benefit zone.

For example, to calculate the assessment for a commercial parcel in the Premium Zone with a 100,000 square foot building plus 20,000 square feet of lot = building square footage + lot square footage x Premium Zone assessment rate = the total annual parcel assessment.

$$(100,000 + 20,000 \times \$0.0962 = \$11,545.20 \text{ annual parcel assessment})$$

To calculate the assessment for a commercial parcel in the Basic Zone with a 100,000 square foot building plus 20,000 square feet of lot = building square footage + lot square footage = building square footage x Standard Zone assessment rate = the total annual parcel assessment.

$$(100,000 + 20,000 \times \$0.0574 = \$6,892.80 \text{ annual parcel assessment})$$

Annual Assessment Adjustments

Future Development: As a result of continued development, the PBID may experience the addition or subtraction of assessable lot and building square footage for parcels included and assessed within the PBID boundaries. The modification of improvements to the parcels assessed within the PBID may change upwards or downwards based on the change in a parcel's total square footage and lot size.

SECTION H: ASSESSMENT ROLL

The total assessment amount for 2013 is \$2,192,250 apportioned to each individual assessed parcel. For a complete listing of assessed parcels please see Attachment A: Assessment Roll, attached as a separate document.

**ATTACHMENT A
DOWNTOWN SAN JOSE PBID
Assessment Roll**

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25930088	150 North Almaden Llc	200 N Almaden Bl	Basic	\$1,368.70
46722141	150 South 1St St Llc	150 S 1St St	Premium	\$27,621.26
25940013	1512 Investors Llc	152 Post St	Premium	\$697.45
25940087	160 West Santa Clara Office Inc	160 W Santa Clara St	Premium	\$23,570.85
25940088	160 West Santa Clara Office Inc	S San Pedro St	Premium	\$1,969.79
46724012	1St Christian Church Of SJ	80 S 5Th St	Basic	\$945.80
46724013	1St Christian Church Of SJ	46 S 5Th St	Basic	\$270.23
46757082	1St United Methodist Ch Tower Props Lp	235 E Santa Clara St	Basic	\$1,458.14
46757081	1St United Methodist Church At San Jose	235 E Santa Clara St	Basic	\$1,351.13
25940074	2 West Santa Clara, Llc	5 S 1St St	Premium	\$7,866.63
25943076	200 Park Avenue Llc	200 Park Av	Premium	\$4,137.96
26429118	4 Angel Wings Llc	389 S 1St St	Premium	\$1,309.95
25938132	444 West Santa Clara St Lp	450 W Santa Clara St	Basic	\$2,719.55
25935013	87 North San Pedro Parts	87 N San Pedro St	Premium	\$1,675.27
25934047	A & H Messinger Fam Llc	8 N San Pedro St	Premium	\$2,051.86
25940048	Ace Loan Office	31 Post St	Premium	\$586.71
46760035	Acosta Gina	144 S 3Rd St	Premium	\$144.95
46759095	Acosta M Michael	130 E San Fernando St	Premium	\$169.56
25938036	Adobe Systems Inc	402 W Santa Clara St	Basic	\$1,025.90
25938039	Adobe Systems Inc	45 Delmas Av	Basic	\$385.13
25938040	Adobe Systems Inc	55 Delmas Av	Basic	\$425.35
25938041	Adobe Systems Inc	63 Delmas Av	Basic	\$675.57
25938042	Adobe Systems Inc	73 Delmas Av	Basic	\$375.32
25938109	Adobe Systems Inc	15 Delmas Av	Basic	\$575.50
25938110	Adobe Systems Inc	35 Delmas Av	Basic	\$2,268.99
25938128	Adobe Systems Inc	374 W Santa Clara St	Basic	\$3,549.87
25938142	Adobe Systems Inc	384 W Santa Clara St	Basic	\$10,984.39
25938145	Adobe Systems Inc	415 W San Fernando St	Basic	\$155.13
25938146	Adobe Systems Inc	419 W San Fernando St	Basic	\$27.52
25938147	Adobe Systems Inc		Basic	\$1,211.04
25938148	Adobe Systems Inc		Basic	\$125.86
25944085	Adobe Systems Inc	345 Park Av	Basic	\$25,233.81
25957090	Ahmed Mohammed F And Mahjabeen	175 W St James St	Basic	\$70.92
25959150	Ahuja Suhas And Chhabra Tarni	38 N Almaden Bl	Premium	\$132.68
46719075	Alcheck Elie M Trustee	225 E Santa Clara St	Basic	\$100.06
46764068	Aldana Raul A	88 E San Fernando St	Premium	\$116.71
46760038	Allen James C And Peggy T	144 S 3Rd St	Premium	\$199.00
25959184	Almaden Boulevard Holdings Llc	38 N Almaden Bl	Premium	\$132.68
25935055	Almaden Corner Llc		Premium	\$776.83
25959001	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$174.17
25959005	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$176.18
25959006	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$156.64
25959007	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$156.49
25959008	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$152.07
25959009	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$162.30
25959010	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$162.30
25959011	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$176.88
25959031	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$132.68
25959045	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$134.31
25959046	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$150.28
25959050	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25959066	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959069	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959082	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$132.68
25959083	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959086	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959100	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959101	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959104	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959116	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$132.68
25959117	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959120	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959122	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959123	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959134	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959135	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959137	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959138	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959139	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959140	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959144	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959145	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959146	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959152	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959154	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959155	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959156	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959157	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959161	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959162	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959168	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959169	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959172	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959173	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959174	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959176	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959177	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08
25959178	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959179	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959180	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959188	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959189	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959190	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959191	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959192	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$137.18
25959193	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959194	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08
25959195	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959196	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959197	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959202	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959203	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959204	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.94
25959205	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959206	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959207	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959208	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959209	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$137.18
25959210	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25959211	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08
25959212	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959213	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959214	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959215	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$134.31
25959218	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$129.66
25959219	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959220	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959221	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.94
25959222	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959223	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959224	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959225	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959226	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$137.18
25959227	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959229	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959230	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959231	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959232	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$134.31
25959235	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$129.11
25959236	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959237	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959238	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.94
25959239	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959240	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959241	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959242	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959244	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959245	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08
25959246	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959247	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959248	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959249	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$134.31
25959252	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.55
25959253	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959254	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959255	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.94
25959256	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959257	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959258	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959259	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959260	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$137.18
25959261	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959262	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08
25959263	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959264	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959266	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$134.31
25959269	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$127.56
25959270	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959271	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$101.12
25959272	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.94
25959273	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959274	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$102.82
25959275	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959276	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959277	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$137.18
25959278	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959279	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25959280	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959281	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959282	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959285	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.55
25959287	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959288	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959289	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$176.73
25959290	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959291	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959293	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959294	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08
25959295	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959296	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959297	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959300	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.55
25959301	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$166.57
25959302	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$84.60
25959303	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$88.56
25959304	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$176.73
25959305	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$95.15
25959306	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$99.88
25959308	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$109.42
25959309	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$135.08
25959310	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$107.71
25959311	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$118.88
25959312	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$128.41
25959314	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$179.75
25959317	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$126.48
25959318	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$170.99
25959319	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$153.69
25959320	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$172.54
25959321	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$207.43
25959322	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$179.75
25959323	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$131.67
25959324	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$176.18
25959325	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$126.48
25959326	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$170.99
25959327	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$153.69
25959328	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$172.54
25959329	Almaden Tower Venture Llc	38 N Almaden Bl	Premium	\$207.43
46745069	Alvarez Joaquim A And Maria D Trustee	345 S 4Th St	Premium	\$1,423.19
25959042	Amedore Lori Trustee	38 N Almaden Bl	Premium	\$107.71
46760087	Ammons James Jr	144 S 3Rd St	Premium	\$134.09
46759082	Anders Paul D	130 E San Fernando St	Premium	\$159.56
25959148	Anderson Jon J And Caporal Patricia M	38 N Almaden Bl	Premium	\$150.28
25959038	Arjomand Abdolaziz And Haririan Sima Truste	38 N Almaden Bl	Premium	\$105.54
25959133	Arora Naresh And Sarita	38 N Almaden Bl	Premium	\$132.68
46764131	Ashaolu Oladapo O Et Al	88 E San Fernando St	Premium	\$103.52
46764143	Ashby Alan B And Krysiak Deborah A	88 E San Fernando St	Premium	\$102.75
25941054	Atc Building Company	121 S Market St	Premium	\$10,788.74
46760209	Aurora Loan Services Llc	144 S 3Rd St	Premium	\$211.53
46764036	Ausejo Carlos A And Dora L	88 E San Fernando St	Premium	\$128.73
25940050	Avila Elizabeth B Et Al	43 Post St	Premium	\$125.75
46760102	Awasthi Anupam And Aarti Trustee	144 S 3Rd St	Premium	\$211.53
46760173	Azam Corporation	144 S 3Rd St	Premium	\$211.53
25957108	Azarkhail Mohammadreza And Foroughi Parisa	175 W St James St	Basic	\$70.92
25959160	Babbar Anil Et Al	38 N Almaden Bl	Premium	\$135.08
46760069	Bac Home Loans Servicing Lp	144 S 3Rd St	Premium	\$211.53

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46760061	Bajorek Joseph G Trustee	144 S 3Rd St	Premium	\$140.14
46760027	Balcarcel R Robert	144 S 3Rd St	Premium	\$149.17
46723039	Ball James W Trustee & Et Al	118 E Santa Clara St	Premium	\$748.74
46764091	Barber Aaron	88 E San Fernando St	Premium	\$128.73
25959313	Barber Robert	38 N Almaden Bl	Premium	\$158.50
25959017	Barnett Alice S	38 N Almaden Bl	Premium	\$110.35
46760167	Baroody-Hart Cynthia	144 S 3Rd St	Premium	\$146.89
46745022	Barrita Nicandro	150 E San Carlos St	Premium	\$749.70
46721011	Battenberg John N And Lynn M Trustee & Et A	70 N 2Nd St	Premium	\$2,865.82
25959114	Bayman Atiye Trustee & Et Al	38 N Almaden Bl	Premium	\$150.28
46764056	Bella James R And Laura	88 E San Fernando St	Premium	\$125.62
46745029	Belvedere Properties	320 S 3Rd St	Premium	\$1,117.43
46759060	Ben-Meir Amos	130 E San Fernando St	Premium	\$159.56
46759075	Ben-Meir Amos Trustee	130 E San Fernando St	Premium	\$169.64
46760188	Benson Mary E Trustee	144 S 3Rd St	Premium	\$211.53
46747003	Berg Richard P And Made S Trustee	434 S 1St St	Premium	\$1,184.20
46747004	Berg Richard P And Made S Trustee	450 S 1St St	Premium	\$1,371.62
46747090	Berg Richard P And Made S Trustee	400 S 1St St	Premium	\$1,345.94
46746047	Berg Richard P And Made S Trustee & Et Al	396 S 1St St	Premium	\$1,769.85
26430086	Berg Richard P Trustee & Et Al	439 S 1St St	Premium	\$1,989.12
46747089	Berg Richard P Trustee & Et Al	410 S 1St St	Premium	\$2,942.80
46760124	Berkey Mary And James	144 S 3Rd St	Premium	\$211.53
46760048	Bernal Raymond J And Marilyn F	144 S 3Rd St	Premium	\$144.95
46701088	Bernal Thomas Clement	97 E St James St	Basic	\$51.22
46759099	Bernard Joella M	130 E San Fernando St	Premium	\$159.56
26430081	Berns Bertram M And Barbara C Trustee	402 S Market St	Premium	\$628.66
26430082	Berns Bertram M Trustee & Et Al	401 S 1St St	Premium	\$670.61
25934040	Besson Family Lp li Lp	31 N Market St	Premium	\$1,131.09
25934042	Besson Family Lp li Lp	23 N Market St	Premium	\$544.67
25934043	Besson Family Lp li Lp	19 N Market St	Premium	\$349.93
46760092	Bester Dirk Et Al	144 S 3Rd St	Premium	\$211.53
25957003	Bhargava Tarun And Shyama	175 W St James St	Basic	\$93.83
46759050	Bhrad Homer And Helen	130 E San Fernando St	Premium	\$162.66
46759054	Bhrad Homer And Helen	130 E San Fernando St	Premium	\$162.66
25959163	Biswas Rahul	38 N Almaden Bl	Premium	\$128.41
25940043	Black Sea Gallery Devel Llc	27 S 1St St	Premium	\$4,701.10
25935020	Blackhawk Parent Llc	255 W Santa Clara St	Premium	\$38,226.23
25935021	Blackhawk Parent Llc	225 W Santa Clara St	Premium	\$1,299.27
25939122	Blackhawk Parent Llc	10 Almaden Bl	Premium	\$35,437.57
26430114	Blacklock Eileen N And Peter J Trustee & Et	493 S 1St St	Premium	\$1,333.43
46760164	Blaine Mark L	144 S 3Rd St	Premium	\$211.53
46759058	Blaine,Aka Barrie Crystal L	130 E San Fernando St	Premium	\$159.56
46760128	Blair Christopher	144 S 3Rd St	Premium	\$140.14
25959316	Blair James R Trustee & Et Al	38 N Almaden Bl	Premium	\$176.18
46764003	Block 3 Dev.Partners Llc	100 S 2Nd St	Premium	\$442.58
46764004	Block 3 Dev.Partners Llc	100 S 2Nd St	Premium	\$1,239.43
46764005	Block 3 Dev.Partners Llc	100 S 2Nd St	Premium	\$498.58
46764006	Block 3 Dev.Partners Llc	100 S 2Nd St	Premium	\$978.88
46764007	Block 3 Dev.Partners Llc		Premium	\$418.91
46764008	Block 3 Dev.Partners Llc	96 E San Fernando St	Premium	\$545.53
46764009	Block 3 Dev.Partners Llc		Premium	\$370.42
46764010	Block 3 Dev.Partners Llc	100 S 2Nd St	Premium	\$1,464.37
46764012	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$125.70
46764013	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$135.94
46764014	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$118.88
46764018	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$173.86
46764020	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$125.70
46764021	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$135.94

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46764022	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$118.88
46764023	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$118.88
46764024	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$118.88
46764025	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.29
46764039	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764050	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764072	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764089	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$125.62
46764094	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764105	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764107	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$98.17
46764109	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.52
46764114	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$138.26
46764116	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764123	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$124.15
46764125	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$138.26
46764127	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764132	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$102.75
46764133	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$132.29
46764134	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$124.15
46764135	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$128.73
46764138	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764139	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.00
46764142	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.52
46764144	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$132.29
46764145	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$124.15
46764146	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$128.73
46764147	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$138.26
46764148	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.77
46764149	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764150	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.00
46764153	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.52
46764154	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$102.75
46764156	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$124.15
46764157	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$128.73
46764159	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.77
46764160	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764161	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.00
46764162	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$98.17
46764163	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$129.73
46764164	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.52
46764165	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$102.75
46764167	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$116.71
46764168	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$128.73
46764170	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.77
46764171	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764172	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.00
46764174	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$129.73
46764175	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.52
46764176	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$102.75
46764177	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$132.29
46764178	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$124.15
46764179	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$128.73
46764180	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$138.26
46764181	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.77
46764182	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$119.11
46764183	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.00
46764184	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$98.17

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46764186	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.52
46764187	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$102.75
46764188	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$132.29
46764189	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$124.15
46764190	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$128.73
46764192	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.77
46764193	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$129.73
46764194	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$86.00
46764197	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$103.52
46764198	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$102.75
46764199	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$132.29
46764200	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$149.20
46764201	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$155.63
46764203	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$232.02
46764204	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$149.20
46764205	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$155.63
46764206	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$172.23
46764207	Block 3 Dev.Partners Llc	88 E San Fernando St	Premium	\$232.02
46759049	Blumenthal Eric D	130 E San Fernando St	Premium	\$159.56
46760157	Blumenthal Lesley A Et Al	144 S 3Rd St	Premium	\$153.35
25959044	Bobic Camelia	38 N Almaden Bl	Premium	\$128.41
46760071	Boennighausen Leeann	144 S 3Rd St	Premium	\$192.48
46759051	Bolyard Mark A	130 E San Fernando St	Premium	\$159.56
46722008	Bondi Ruth M Trustee & Et Al	56 S 1St St	Premium	\$1,792.08
25957006	Bonilla Julio	175 W St James St	Basic	\$47.77
46754015	Boskovich Anthony And Patricia	28 N 1St St	Premium	\$104.93
46754016	Boskovich Anthony And Patricia	28 N 1St St	Premium	\$63.85
46754017	Boskovich Anthony And Patricia	28 N 1St St	Premium	\$82.61
46754018	Boskovich Anthony And Patricia	28 N 1St St	Premium	\$150.06
46760152	Bosteder Christy L	144 S 3Rd St	Premium	\$153.35
46760118	Boston William J And Julie A	144 S 3Rd St	Premium	\$146.89
46764119	Botta Mauro	88 E San Fernando St	Premium	\$129.73
25957101	Bournazian Annette	175 W St James St	Basic	\$43.00
26428157	Bp 303 Almaden Asscs Llc	365 Vine St	Basic	\$375.32
26428159	Bp 303 Almaden Asscs Llc	303 Almaden Bl	Basic	\$13,220.79
26428019	Bp Almaden Assocs Llc	435 Vine St	Basic	\$575.50
26428022	Bp Almaden Assocs Llc	461 Vine St	Basic	\$268.82
26428023	Bp Almaden Assocs Llc	465 Vine St	Basic	\$165.21
26428024	Bp Almaden Assocs Llc	475 Vine St	Basic	\$220.57
26428025	Bp Almaden Assocs Llc	477 Vine St	Basic	\$106.84
26428028	Bp Almaden Assocs Llc	Vine St	Basic	\$75.08
26428149	Bp Almaden Assocs Llc	381 Vine St	Basic	\$300.25
26428152	Bp Almaden Assocs Llc	Almaden Rd	Basic	\$550.46
26428153	Bp Almaden Assocs Llc	447 Vine St	Basic	\$700.61
26428160	Bp Almaden Assocs Llc	Almaden Bl	Basic	\$1,851.56
26428167	Bp Almaden Assocs Llc	Almaden Bl	Basic	\$1,226.03
26428168	Bp Almaden Assocs Llc	Almaden Bl	Basic	\$350.28
26428169	Bp Almaden Assocs Llc	Almaden Bl	Basic	\$550.46
26428172	Bp Almaden Assocs Llc	365 Vine St	Basic	\$200.17
26428173	Bp Almaden Assocs Llc	Almaden Bl	Basic	\$150.13
26428174	Bp Almaden Assocs Llc	Almaden Bl	Basic	\$400.34
26428175	Bp Almaden Assocs Llc	Almaden Bl	Basic	\$400.34
26428176	Bp Almaden Assocs Llc		Basic	\$450.39
25959094	Bramley John H Trustee	38 N Almaden Bl	Premium	\$118.88
25959073	Brennan Michael And Judith	38 N Almaden Bl	Premium	\$120.12
46760135	Breus Alan J And Stiglitz Eloise A Trustee	144 S 3Rd St	Premium	\$234.12
47226035	Briand Properties Llc	540 S 1St St	Premium	\$1,392.70
25940002	Briggs Victoria Trustee & Et Al	22 Almaden Av	Premium	\$586.71

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25959111	Brissart Charles	38 N Almaden Bl	Premium	\$118.88
46760064	Brown Duncan And Ann	144 S 3Rd St	Premium	\$211.53
25959130	Brown Emily A Et Al	38 N Almaden Bl	Premium	\$134.31
46760161	Brown Kathryn E Trustee	144 S 3Rd St	Premium	\$153.35
46760002	Brown Margaret N Trustee	144 S 3Rd St	Premium	\$168.24
46759021	Browne Sylvia C Et Al	130 E San Fernando St	Premium	\$159.56
46759104	Brumbaugh Philip K And Thach Vi	130 E San Fernando St	Premium	\$159.56
25957087	Buben Vitaliy And Mcevoy Katherine	175 W St James St	Basic	\$63.04
46760154	Buchanan Lisa	144 S 3Rd St	Premium	\$153.35
25936036	Bunce David Trustee & Et Al	338 W St John St	Basic	\$109.57
46760039	Bunz Lewis And Christine	144 S 3Rd St	Premium	\$199.00
25957086	Burk Jason H And Wankner Valerie E	175 W St James St	Basic	\$51.96
25959113	Burke Dennis W	38 N Almaden Bl	Premium	\$134.31
25957106	Burman William H Et Al	175 W St James St	Basic	\$42.61
25959071	Burr John D Trustee & Et Al	38 N Almaden Bl	Premium	\$95.15
46760005	Butler Kathleen	144 S 3Rd St	Premium	\$153.35
25957036	Buurma Gerald And Faye Et Al	175 W St James St	Basic	\$70.92
25959284	Byington Kathryn A	38 N Almaden Bl	Premium	\$150.28
25959170	Byington Sean	38 N Almaden Bl	Premium	\$107.94
46764053	Bykov Mikhail	88 E San Fernando St	Premium	\$129.73
25936038	Cabave Properties Ltd	324 W St John St	Basic	\$129.11
46764097	Caffey Kevin P And Jacobs-Caffey Lenore A	88 E San Fernando St	Premium	\$129.73
46759012	California Housing Finance Agency	130 E San Fernando St	Premium	\$162.66
25945010	California State Of		Basic	\$241.94
46746093	California State Of	S 3Rd St	Premium	\$9,383.19
25930087	California State Of	W St John St	Basic	\$16.89
46760084	Callan Patrick M Trustee	144 S 3Rd St	Premium	\$140.14
46760203	Calzetta Juan And Marlene	144 S 3Rd St	Premium	\$211.53
25957038	Camarda Scott A Trustee	175 W St James St	Basic	\$43.00
25959142	Campbell Troy R Jr	38 N Almaden Bl	Premium	\$109.42
46760093	Cardinet Walter M And Nancy P Trustee	144 S 3Rd St	Premium	\$211.53
26429119	Cardosa Mark A And Marylou A Et Al	347 S 1St St	Premium	\$651.37
46701108	Carlson Robert A	97 E St James St	Basic	\$76.50
25940091	Carlyle Market Post Tower Ii Llc	55 S Market St	Premium	\$29,907.30
25957023	Carmon Dianne-Maria E	175 W St James St	Basic	\$51.96
46764128	Carmona Jeffrey	88 E San Fernando St	Premium	\$86.00
46760074	Carrillo Tony S And Anna L Trustee	144 S 3Rd St	Premium	\$211.53
46764031	Carrubba Nicole	88 E San Fernando St	Premium	\$95.54
46759006	Carter Dawn B	130 E San Fernando St	Premium	\$176.38
46760070	Carter Eric C	144 S 3Rd St	Premium	\$146.89
46723035	Caruso Anthony And Maria	148 E Santa Clara St	Premium	\$1,676.91
46764017	Castillo Alma Et Al	88 E San Fernando St	Premium	\$103.29
25959110	Castillo Cristhian D	38 N Almaden Bl	Premium	\$107.71
25957103	Castro Gerald M	175 W St James St	Basic	\$51.96
46759090	Castro Kathi E Trustee	130 E San Fernando St	Premium	\$159.56
46764196	Cederquist Tera Et Al	88 E San Fernando St	Premium	\$129.73
46745038	Cembellin Larry P Trustee & Et Al	353 S 4Th St	Premium	\$623.54
46754024	Chang Davis	28 N 1St St	Premium	\$83.57
46754025	Chang Davis	28 N 1St St	Premium	\$82.90
46754026	Chang Davis	28 N 1St St	Premium	\$152.94
46754023	Chang Davis L	28 N 1St St	Premium	\$83.86
46754027	Chang Davis L	28 N 1St St	Premium	\$317.08
25957041	Chang Hee J	175 W St James St	Basic	\$51.96
46760004	Chang Patrick S	144 S 3Rd St	Premium	\$153.35
25959055	Chang Steven	38 N Almaden Bl	Premium	\$105.54
46754010	Chao Stanley Trustee & Et Al	28 N 1St St	Premium	\$305.83
46746045	Chapman & Associates Llc	380 S 1St St	Premium	\$900.18
46746074	Chapman & Associates Llc	386 S 1St St	Premium	\$1,068.36

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25959032	Chapman Darel R And Elu	38 N Almaden Bl	Premium	\$84.60
25940070	Chargin Jan Trustee & Et Al	98 Almaden Av	Premium	\$694.09
46760016	Chavez Thomas And Barbara	146 S 3Rd St	Premium	\$253.48
25959014	Chavez Thomas And Sanchez Elizabeth	38 N Almaden Bl	Premium	\$110.11
46764079	Chen Chien-Yu	88 E San Fernando St	Premium	\$116.71
25957081	Chen Christine P Et Al	175 W St James St	Basic	\$70.92
46764071	Chen Eunice	88 E San Fernando St	Premium	\$86.77
46764078	Chen Fang Hwa	88 E San Fernando St	Premium	\$125.62
25959153	Chen Steven	38 N Almaden Bl	Premium	\$107.94
25959022	Chen Xiyang	38 N Almaden Bl	Premium	\$145.16
46759070	Chen Yi-Hsing	130 E San Fernando St	Premium	\$159.56
46759028	Cheng Simon W And Kathy W	130 E San Fernando St	Premium	\$162.66
25957047	Cheung David	175 W St James St	Basic	\$43.00
46764126	Cheung Gregory G Trustee	88 E San Fernando St	Premium	\$86.77
46764088	Chien Hale Elizabeth And Hale Roger R	88 E San Fernando St	Premium	\$102.75
25959127	Chirco Edward L Trustee & Et Al	38 N Almaden Bl	Premium	\$107.71
25959075	Chiu Jason	38 N Almaden Bl	Premium	\$135.08
46764041	Cho Jeffrey A	88 E San Fernando St	Premium	\$98.17
25959165	Cho Sang H	38 N Almaden Bl	Premium	\$150.28
46764081	Chong Creighton Trustee & Et Al	88 E San Fernando St	Premium	\$138.26
25957052	Chu Mary Gay And Dennis	175 W St James St	Basic	\$42.61
46764055	Chuang Chi-Lun K And Fen-Hua Fiona	88 E San Fernando St	Premium	\$102.75
46723038	Chuang Ching-Hsiung And Jan Pei-Hsia Chuang	126 E Santa Clara St	Premium	\$744.12
46746030	Cim Twohy Llc	200 S 1St St	Premium	\$4,333.21
46746005	Cirone Family Llc	80 E San Carlos St	Premium	\$251.50
25932085	City Heights Development Lp		Basic	\$101.56
25957005	City Heights Development Lp	175 W St James St	Basic	\$53.93
25957082	City Heights Development Lp	175 W St James St	Basic	\$59.67
25957089	City Heights Development Lp	175 W St James St	Basic	\$59.67
25957094	City Heights Development Lp	175 W St James St	Basic	\$51.96
25957098	City Heights Development Lp	175 W St James St	Basic	\$59.67
25957100	City Heights Development Lp	175 W St James St	Basic	\$59.67
25957104	City Heights Development Lp	175 W St James St	Basic	\$51.96
25957107	City Heights Development Lp	175 W St James St	Basic	\$59.67
25957109	City Heights Development Lp	175 W St James St	Basic	\$59.67
25957111	City Heights Development Lp	175 W St James St	Basic	\$45.87
25957114	City Heights Development Lp	175 W St James St	Basic	\$42.61
25957117	City Heights Development Lp	175 W St James St	Basic	\$86.73
25957118	City Heights Development Lp	175 W St James St	Basic	\$63.43
25957119	City Heights Development Lp	175 W St James St	Basic	\$84.33
25957120	City Heights Development Lp	175 W St James St	Basic	\$81.42
25957121	City Heights Development Lp	175 W St James St	Basic	\$89.87
25957122	City Heights Development Lp	175 W St James St	Basic	\$56.96
25957123	City Heights Development Lp	175 W St James St	Basic	\$86.73
25928043	City Of San Jose	525 W Santa Clara St	Basic	\$36,132.34
25928044	City Of San Jose	525 W Santa Clara St	Basic	\$4,178.56
25931056	City Of San Jose		Basic	\$75.61
25931065	City Of San Jose		Basic	\$1,010.97
25932073	City Of San Jose	183 W St James St	Basic	\$542.82
25932082	City Of San Jose	101 N San Pedro St	Basic	\$769.71
25932083	City Of San Jose	150 Terraine St	Basic	\$565.68
25933078	City Of San Jose		Basic	\$1,018.14
25933079	City Of San Jose		Basic	\$179.03
25934039	City Of San Jose		Premium	\$9,387.97
25934041	City Of San Jose		Premium	\$13.37
25935026	City Of San Jose	Santa Teresa Bl	Basic	\$615.77
25935050	City Of San Jose	180 W St John St	Premium	\$1,430.71
25936069	City Of San Jose	Vacant Land Only	Basic	\$305.33

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25936082	City Of San Jose	Vacant Land Only	Basic	\$709.34
25936084	City Of San Jose	340 W St John St	Basic	\$1,283.61
25937004	City Of San Jose	395 W Santa Clara St	Basic	\$287.11
25937043	City Of San Jose	405 W Santa Clara St	Basic	\$2,773.52
25937044	City Of San Jose	443 W Santa Clara St	Basic	\$16.90
25937059	City Of San Jose	375 W Santa Clara St	Basic	\$1,705.84
25937060	City Of San Jose	525 W Santa Clara St	Basic	\$5,117.48
25938151	City Of San Jose		Basic	\$27.80
25939094	City Of San Jose		Basic	\$354.68
25941065	City Of San Jose	194 S Market St	Premium	\$33.81
25941077	City Of San Jose		Premium	\$8,678.18
25942023	City Of San Jose	201 S Market St	Premium	\$46,325.89
25942036	City Of San Jose	194 S Market St	Premium	\$5,350.62
25943064	City Of San Jose		Basic	\$15,978.94
25943070	City Of San Jose		Basic	\$16.90
25944075	City Of San Jose	Park Av	Basic	\$610.67
25944082	City Of San Jose		Basic	\$2,111.17
25945001	City Of San Jose	Park Av	Basic	\$327.63
26427086	City Of San Jose	180 Woz Wy	Basic	\$2,533.40
26427087	City Of San Jose	180 Woz Wy	Basic	\$635.04
26427088	City Of San Jose	180 Woz Wy	Basic	\$20,573.07
26428154	City Of San Jose	245 Woz Wy	Premium	\$1,411.63
26429072	City Of San Jose		Premium	\$502.81
26429092	City Of San Jose	Viola Av	Premium	\$38,196.89
26429095	City Of San Jose	Almaden Av	Premium	\$161.64
26429096	City Of San Jose		Premium	\$259.78
26429097	City Of San Jose	300 Almaden Bl	Premium	\$10,897.40
26429098	City Of San Jose	300 Almaden Bl	Premium	\$3,377.87
26429103	City Of San Jose	Almaden Av	Premium	\$769.71
26429104	City Of San Jose	Almaden Av	Premium	\$384.86
26429113	City Of San Jose	365 S Market St	Premium	\$53,017.08
26429114	City Of San Jose	329 S 1St St	Premium	\$6,157.92
26430011	City Of San Jose	435 S Market St	Premium	\$419.11
26430013	City Of San Jose	173 Balbach St	Premium	\$712.46
26430014	City Of San Jose	177 Balbach St	Premium	\$377.16
26430016	City Of San Jose	Almaden Av	Premium	\$413.72
26430017	City Of San Jose	486 Almaden Av	Premium	\$419.11
26430019	City Of San Jose	470 Almaden Av	Premium	\$333.67
46721001	City Of San Jose	E Santa Clara St	Basic	\$5,843.71
46721002	City Of San Jose		Premium	\$5,678.00
46721014	City Of San Jose	E Santa Clara St	Basic	\$5,843.71
46721035	City Of San Jose	N 2Nd St	Premium	\$677.15
46723009	City Of San Jose	200 E Santa Clara St	Basic	\$300.25
46723010	City Of San Jose	200 E Santa Clara St	Basic	\$800.67
46723011	City Of San Jose	200 E Santa Clara St	Basic	\$250.21
46723013	City Of San Jose	200 E Santa Clara St	Basic	\$500.43
46723017	City Of San Jose	200 E Santa Clara St	Basic	\$267.22
46723018	City Of San Jose	200 E Santa Clara St	Basic	\$267.22
46723019	City Of San Jose	200 E Santa Clara St	Basic	\$267.22
46723020	City Of San Jose	200 E Santa Clara St	Basic	\$267.22
46723021	City Of San Jose	200 E Santa Clara St	Basic	\$267.22
46723022	City Of San Jose	200 E Santa Clara St	Basic	\$267.22
46723074	City Of San Jose	26 S 4Th St	Basic	\$125.11
46723075	City Of San Jose	200 E Santa Clara St	Basic	\$947.78
46723076	City Of San Jose	200 E Santa Clara St	Basic	\$430.81
46723077	City Of San Jose		Basic	\$161.55
46723100	City Of San Jose	88 S 4Th St	Basic	\$2,972.53
46724001	City Of San Jose	200 E Santa Clara St	Basic	\$33,034.87

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46724002	City Of San Jose	200 E Santa Clara St	Basic	\$276.44
46724003	City Of San Jose	200 E Santa Clara St	Basic	\$292.23
46724014	City Of San Jose	200 E Santa Clara St	Basic	\$373.80
46724015	City Of San Jose	200 E Santa Clara St	Basic	\$243.95
46724016	City Of San Jose	200 E Santa Clara St	Basic	\$243.95
46724017	City Of San Jose	200 E Santa Clara St	Basic	\$291.17
46724018	City Of San Jose	200 E Santa Clara St	Basic	\$302.97
46724019	City Of San Jose	200 E Santa Clara St	Basic	\$69.72
46724020	City Of San Jose	200 E Santa Clara St	Basic	\$556.61
46724021	City Of San Jose	200 E Santa Clara St	Basic	\$284.33
46724115	City Of San Jose	200 E Santa Clara St	Basic	\$378.32
46724117	City Of San Jose	200 E Santa Clara St	Basic	\$1,859.09
46745097	City Of San Jose		Premium	\$236.45
46745098	City Of San Jose		Premium	\$337.79
46746097	City Of San Jose	280 S 2Nd St	Premium	\$7,124.83
46746109	City Of San Jose	98 Paseo De San Antonio	Premium	\$5,448.40
46763079	City Of San Jose		Premium	\$2,996.58
47226037	City Of San Jose	500 S 1St St	Premium	\$4,332.45
46723022	City Of San Jose	200 E Santa Clara St	Basic	\$185.78
46745035	Claus James E And Kathleen Trustee	385 S 4Th St	Premium	\$2,218.57
46722005	Clayton Willis S Jr Trustee & Et Al	40 S 1St St	Premium	\$1,796.02
46760162	Coates Kevin	144 S 3Rd St	Premium	\$211.53
46722149	Coca Henry D And Salome M Trustee	96 E Santa Clara St	Premium	\$4,094.55
46760099	Cody Bonnie J Trustee	144 S 3Rd St	Premium	\$211.53
46759026	Cohn Lawrence Trustee & Et Al	130 E San Fernando St	Premium	\$162.66
25957115	Coleman Richard C Trustee & Et Al	175 W St James St	Basic	\$59.67
25959286	Colligan Edward T Trustee & Et Al	38 N Almaden Bl	Premium	\$167.11
25959315	Collins Brendan J And Rose M	38 N Almaden Bl	Premium	\$131.67
46764015	Collins Sheila Z	88 E San Fernando St	Premium	\$118.88
25957068	Collonge Joseph And Jean	175 W St James St	Basic	\$51.96
46759046	Combs John R	130 E San Fernando St	Premium	\$159.56
46754009	Commercial Services Pro Shar Serp	28 N 1St St	Premium	\$196.14
46754022	Commercial Services Pro Shar Serp	28 N 1St St	Premium	\$195.85
25934034	Community Towers I Llc		Basic	\$725.60
25934053	Community Towers I Llc	111 N Market St	Basic	\$10,911.13
25934054	Community Towers I Llc	111 W St John St	Basic	\$10,294.96
25959105	Conarro Robert	38 N Almaden Bl	Premium	\$95.15
46759036	Contos Paul A Trustee	130 E San Fernando St	Premium	\$162.66
46760127	Cooke David E And Pamela T Trustee	144 S 3Rd St	Premium	\$134.09
25959091	Cordero Sabine M	38 N Almaden Bl	Premium	\$109.42
26430089	Core Gateway Ii Llc	455 S 1St St	Premium	\$913.26
46760147	Cornwell Michael J	116 S 3Rd St	Premium	\$146.84
25957093	Corona Theodore F	175 W St James St	Basic	\$59.32
26430034	Corotto Company Inc	477 S Market St	Premium	\$3,604.36
46759042	Corr Charles E And Patricia A Trustee	130 E San Fernando St	Premium	\$169.56
46760169	Craig Roger And Ann	144 S 3Rd St	Premium	\$211.53
46759071	Craig Roger E Trustee & Et Al	130 E San Fernando St	Premium	\$175.22
46759074	Crawford James And Susan T	130 E San Fernando St	Premium	\$159.56
46701105	Crawford Tiffani A	97 E St James St	Basic	\$51.22
25959115	Crockford Douglas E And Drake Lisa A	38 N Almaden Bl	Premium	\$135.55
25940049	Croll John A And Chandler Croll Gail J Trus	39 Post St	Premium	\$272.00
25959159	Crosby Deborah L And David M	38 N Almaden Bl	Premium	\$109.42
25957116	Crosby Russell	175 W St James St	Basic	\$70.92
25935051	Cucuzza Family Partnership	72 N Almaden Av	Premium	\$4,568.04
46760021	Cummings David E Trustee & Et Al	151 S 4Th St	Premium	\$146.84
46701103	Curci Patrick A	97 E St James St	Basic	\$46.57
46760060	Curran Mark E	144 S 3Rd St	Premium	\$134.09
46759015	Cymrot Allen And Barbara Trustee	130 E San Fernando St	Premium	\$159.56

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46760207	Dadurian Taniel C Et Al	144 S 3Rd St	Premium	\$211.53
46760013	Dailey Dan And Doris Trustee	142 S 3Rd St	Premium	\$253.48
46764029	Dam John	88 E San Fernando St	Premium	\$115.54
46764016	Dam John Et Al	88 E San Fernando St	Premium	\$118.88
46760083	Dambrosio John V And Juliann Trustee	144 S 3Rd St	Premium	\$211.53
46760042	Daniels Danipaul Et Al	144 S 3Rd St	Premium	\$211.53
25959033	Das Abhijit	38 N Almaden Bl	Premium	\$101.12
25957080	Davey James E	175 W St James St	Basic	\$59.67
46759079	Davidson Gail P Et Al	130 E San Fernando St	Premium	\$162.66
46764086	Davila Alan R	88 E San Fernando St	Premium	\$129.73
46760165	Davis Harry L	144 S 3Rd St	Premium	\$211.53
25957001	Davis James R Jr	175 W St James St	Basic	\$48.04
46760196	Davis William And Agulto Monica	144 S 3Rd St	Premium	\$146.89
46760145	Day Vicki L	114 S 3Rd St	Premium	\$146.84
46760180	De La Cuesta Mary T	144 S 3Rd St	Premium	\$211.53
46760086	Dean & Rector Wardens & Members	144 S 3Rd St	Premium	\$140.14
25935022	Deanza Hotel	233 W Santa Clara St	Premium	\$8,946.73
46760018	Dehart Aaron F And Amy E	148 S 3Rd St	Premium	\$146.84
25940042	Dejesus Cecilo And Felicita Trustee	19 S 1St St	Premium	\$529.37
46701087	Del Moral Enrico O And Daisy Trustee	97 E St James St	Basic	\$46.57
46760184	Depiro Pasquale S And Alma M Trustee	144 S 3Rd St	Premium	\$211.53
26430037	Dermer Daniel B	499 S Market St	Premium	\$461.06
26430139	Design Acquisition Corp	501 S Market St	Premium	\$2,240.82
25959003	Dimalanta Anthony	38 N Almaden Bl	Premium	\$100.89
25957044	Ding Jing	175 W St James St	Basic	\$59.67
25933077	Diridon Development Authority		Basic	\$834.88
25959267	Dlouhy James R	38 N Almaden Bl	Premium	\$150.28
46760072	Do Arthur And Sjoftar M	144 S 3Rd St	Premium	\$146.89
46760036	Domingue Louis A And Joanne G Trustee	144 S 3Rd St	Premium	\$270.23
46760062	Dorn Rebecca E	144 S 3Rd St	Premium	\$134.09
46701111	Dow Lyndsey M	97 E St James St	Basic	\$46.57
46720053	Downtown Sj Athletic Club Llc Et Al	167 N 4Th St	Basic	\$520.30
46720073	Downtown Sj Athletic Club Llc Et Al	196 N 3Rd St	Basic	\$5,378.11
46760155	Duchin Michael J Trustee	144 S 3Rd St	Premium	\$153.35
46701104	Duncan Todd M	97 E St James St	Basic	\$51.22
46759097	Duncanson Thomas P Trustee	130 E San Fernando St	Premium	\$175.22
46764191	Dunn Chris A And Maria	88 E San Fernando St	Premium	\$138.26
46760139	Dunn Diana P	144 S 3Rd St	Premium	\$149.17
25935041	Dussin Family Holdings Llc	51 N San Pedro St	Premium	\$2,968.20
46720084	Eci Two North Third Llc	152 N 3Rd St	Basic	\$9,809.24
25957040	Eggers Daryl K	175 W St James St	Basic	\$51.96
47226030	Eghtesad Nadar	590 S 1St St	Premium	\$1,131.57
47226031	Eghtesad Nadar	584 S 1St St	Premium	\$801.27
47226032	Eghtesad Nadar	580 S 1St St	Premium	\$544.86
46764102	Elliott Steven And Gerri	88 E San Fernando St	Premium	\$128.73
25959085	Emfinger James M	38 N Almaden Bl	Premium	\$107.94
46745025	Ens Associates Investments Llc	140 E San Carlos St	Premium	\$369.65
46745026	Ens Associates Investments Llc	306 S 3Rd St	Premium	\$735.84
46745027	Ens Associates Investments Llc	310 S 3Rd St	Premium	\$551.79
46745028	Ens Associates Investments Llc	312 S 3Rd St	Premium	\$838.70
46764034	Erdman Daniel Et Al	88 E San Fernando St	Premium	\$100.27
25957020	Espinosa Christopher A	175 W St James St	Basic	\$43.00
46723096	Essex San Fernando Lp	99 S 4Th St	Premium	\$41,881.19
46721029	Etph Lp	31 N 2Nd St	Premium	\$5,588.10
46760026	Fa Atuai John D And Patricia A	144 S 3Rd St	Premium	\$149.17
46760006	Fadrilan Ramon V And Faye B Trustee	144 S 3Rd St	Premium	\$153.35
25935042	Farmers Union Llc	45 N San Pedro St	Premium	\$2,434.21
25935035	Farmers Union The	157 W Santa Clara St	Premium	\$2,068.71

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25935048	Farmers Union The	169 W Santa Clara St	Premium	\$3,139.65
25935049	Farmers Union The	20 N Almaden Av	Premium	\$4,909.25
25959088	Farraj Samer B Et Al	38 N Almaden Bl	Premium	\$95.15
25959036	Fassler Matthew R	38 N Almaden Bl	Premium	\$102.82
25941078	Fc Fairmont Spe,Llc.	62 W San Fernando St	Premium	\$1,927.93
25941086	Fc Fairmont Spe,Llc.	50 W San Fernando St	Premium	\$33,846.10
25941087	Fc Fairmont Spe,Llc.	50 W San Fernando St	Premium	\$3,688.16
46701098	Feldman Aaron	97 E St James St	Basic	\$63.55
46764054	Feldstein Jeffrey And Carey	88 E San Fernando St	Premium	\$103.52
25957014	Ferguson Stephen R And Maxine F	175 W St James St	Basic	\$51.96
25957074	Fightmaster Rachel N Et Al	175 W St James St	Basic	\$43.00
25959199	Figuroa Roberto And Tabata A	38 N Almaden Bl	Premium	\$150.28
46764085	Filice Ronald M Trustee	88 E San Fernando St	Premium	\$98.17
46764104	Filice Ronald M Trustee	88 E San Fernando St	Premium	\$99.88
46760140	Finch Paul B And Susan W	144 S 3Rd St	Premium	\$182.94
46745031	First Immanuel Evangelical Church San Jose	340 S 3Rd St	Premium	\$720.55
46745032	First Immanuel Evangelical Lutheran Church	374 S 3Rd St	Premium	\$3,263.10
46745033	First Immanuel Evangelical Lutheran Church		Premium	\$1,070.12
46745034	First Immanuel Evangelical Lutheran Church	394 S 3Rd St	Premium	\$506.68
46746012	First Immanuel Evangelical Lutheran Church	383 S 3Rd St	Premium	\$502.91
46720081	First Presbyterian Ch Of Sj The Soc Of	49 N 4Th St	Basic	\$1,603.75
26430088	First Street Associates Two	451 S 1St St	Premium	\$670.61
46720048	First Unitarian Church Of San Jose	160 N 3Rd St	Basic	\$766.50
46719078	First United Methodist Church		Basic	\$658.67
46719079	First United Methodist Church		Basic	\$219.57
46719080	First United Methodist Church	24 N 5Th St	Basic	\$337.79
25940036	Fjp Llc	66 W Santa Clara St	Premium	\$377.16
46701092	Flaherty John A And Georgiana L Trustee	97 E St James St	Basic	\$76.50
46760150	Flanagan Kenneth	119 S 4Th St	Premium	\$146.84
26429065	Fong Dennis B K Et Al	371 S 1St St	Premium	\$2,766.05
46760032	Fontana Richard A Trustee & Et Al	144 S 3Rd St	Premium	\$211.54
46722158	Fountain Alley Llc	30 E Santa Clara St	Premium	\$2,786.64
25959251	Fox Terri V	38 N Almaden Bl	Premium	\$135.55
25959030	Francois Paul L Trustee & Et Al	38 N Almaden Bl	Premium	\$135.55
25959099	Fraser Nicole	38 N Almaden Bl	Premium	\$132.68
25957113	Frederick Shane A	175 W St James St	Basic	\$63.04
46760028	Freeman James J And Nancy S	144 S 3Rd St	Premium	\$173.36
25957029	Freitas Elizabeth	175 W St James St	Basic	\$43.00
46764083	Fridman Vladimir	88 E San Fernando St	Premium	\$119.11
46764112	Fry John	88 E San Fernando St	Premium	\$124.15
46764122	Fry John	88 E San Fernando St	Premium	\$132.29
46721025	Fuller Lars T	29 E Santa Clara St	Premium	\$876.03
46764140	Fusilero Jonathan D	88 E San Fernando St	Premium	\$98.17
46764108	Gabler Kyle	88 E San Fernando St	Premium	\$129.73
46759103	Gale Jeffrey W And Hayden Sandra C Trustee	130 E San Fernando St	Premium	\$162.66
46760025	Gale Stephen P	144 S 3Rd St	Premium	\$149.17
25940001	Gallagher William B Trustee	44 Almaden Av	Premium	\$489.15
46760045	Garcia-Kohl Jessica P	144 S 3Rd St	Premium	\$146.89
25932015	Garvey John J Iii Trustee	152 Terraine St	Basic	\$293.75
25959023	Garza Hector G	38 N Almaden Bl	Premium	\$110.35
46760204	Gemignani Janis P	144 S 3Rd St	Premium	\$211.53
46722144	Genesis Group, A Cal Ptnsp	90 S 2Nd St	Premium	\$2,309.75
46720079	George F Saunders Entprs Inc	147 E Santa Clara St	Premium	\$3,139.07
25940051	Gih James K And Linda K	45 Post St	Premium	\$251.50
25940037	Gill Timothy A And Sondra L	46 W Santa Clara St	Premium	\$1,738.01
46723083	Giovanni Center	195 E San Fernando St	Basic	\$1,854.04
46760159	Go Robert	144 S 3Rd St	Premium	\$202.02
46759063	Goldberg Charles And Travis Jill	130 E San Fernando St	Premium	\$162.66

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46760126	Golden Link Investments Inc	144 S 3Rd St	Premium	\$140.14
46721004	Goldrock Holdings Llc	97 E Santa Clara St	Premium	\$1,260.98
46721005	Goldrock Holdings Llc	91 E Santa Clara St	Premium	\$512.24
25940019	Gollestani Nasser And Mahboub S Trustee	167 W San Fernando St	Premium	\$665.13
25959167	Gomez Tracy R	38 N Almaden Bl	Premium	\$132.68
25959026	Gonzales Hugo E Et Al	38 N Almaden Bl	Premium	\$118.88
25959028	Gonzales Hugo L And Ana V	38 N Almaden Bl	Premium	\$134.31
25959217	Gonzalez Arturo	38 N Almaden Bl	Premium	\$135.55
25940047	Gonzalez Arturo And Leonor R	27 Post St	Premium	\$125.75
25957037	Goodby James E And Priscilla Dean S Trustee	175 W St James St	Basic	\$59.67
46760020	Govindarajan Prashanth	144 S 3Rd St	Premium	\$149.17
46759105	Granucci Kevin And Shoffstall Susan	130 E San Fernando St	Premium	\$162.66
46764087	Green Alan S	88 E San Fernando St	Premium	\$103.52
25959183	Green Stephen J And Lisa A	38 N Almaden Bl	Premium	\$135.55
25931072	Green Valley Corp	115 Terraine St	Basic	\$4,443.08
25931073	Green Valley Corp	Terraine St	Basic	\$300.25
25931074	Green Valley Corp	Terraine St	Basic	\$300.25
25931075	Green Valley Corp		Basic	\$525.47
25934010	Green Valley Corp	99 N 1St St	Premium	\$2,297.68
25935028	Green Valley Corp	96 Santa Teresa Bl	Basic	\$1,299.44
25935029	Green Valley Corp	99 Notre Dame Av	Basic	\$500.43
25935030	Green Valley Corp	91 Notre Dame Av	Basic	\$300.25
25935031	Green Valley Corp	85 Notre Dame Av	Basic	\$950.82
25936039	Green Valley Corp	99 Pleasant St	Basic	\$685.45
46701118	Green Valley Corp	252 N 1St St	Basic	\$2,694.62
46722004	Green Valley Corp	36 S 1St St	Premium	\$684.27
25931067	Green Valley Enterprises		Basic	\$1,351.13
25934019	Green Valley Enterprises	95 W Santa Clara St	Premium	\$4,101.79
25940061	Green Valley Enterprises	71 S 1St St	Premium	\$2,335.59
25940063	Green Valley Enterprises	89 S 1St St	Premium	\$2,536.97
46701008	Green Valley Enterprises	200 N 1St St	Basic	\$1,003.38
46722110	Green Valley Enterprises	78 S 1St St	Premium	\$8,314.03
46760073	Greenleaf Robert J Iii And Nobuko	144 S 3Rd St	Premium	\$144.95
46760019	Gregory Jared S And Vanessa	149 S 4Th St	Premium	\$146.84
25940012	Greyhound Lines Inc	60 Almaden Av	Premium	\$9,051.99
25940014	Greyhound Lines Inc	70 Almaden Av	Premium	\$209.55
25940015	Greyhound Lines Inc		Premium	\$125.75
25940016	Greyhound Lines Inc		Premium	\$293.36
46764064	Gudmundsson Ragnar	88 E San Fernando St	Premium	\$129.73
25957039	Gunnuscio Christopher Et Al	175 W St James St	Basic	\$59.32
46759010	Gutierrez Ernest R And Leticia C Trustee	130 E San Fernando St	Premium	\$162.66
46760052	Guzman Candy	144 S 3Rd St	Premium	\$211.53
46760066	Haas Peter	144 S 3Rd St	Premium	\$211.53
46764137	Habbas Omar I	88 E San Fernando St	Premium	\$86.77
25959141	Habliston Christopher Et Al	38 N Almaden Bl	Premium	\$137.18
25940017	Hackett W Charles Trustee	97 S San Pedro St	Premium	\$1,546.73
25957062	Haddad Reda	175 W St James St	Basic	\$59.67
46759018	Haemer Joseph Trustee & Et Al	130 E San Fernando St	Premium	\$159.56
25959081	Hahn Phillip S	38 N Almaden Bl	Premium	\$135.55
46760079	Haley Michael J	144 S 3Rd St	Premium	\$146.89
46759033	Hallgrimson Steven L Trustee & Et Al	130 E San Fernando St	Premium	\$162.66
46760043	Halverson Erika	144 S 3Rd St	Premium	\$211.53
25934016	Hamburger Ann	41 W Santa Clara St	Premium	\$1,550.68
46760017	Hanhan Tamer Et Al	147 S 4Th St	Premium	\$192.48
46764026	Hanson Dennis And Brodrick Barrie	88 E San Fernando St	Premium	\$173.86
46760057	Hanson Grayson D And Deborah D	144 S 3Rd St	Premium	\$211.53
46764063	Hardev Veeral And Patel Mita	88 E San Fernando St	Premium	\$98.17
46760136	Harlow James D And Pamela L	144 S 3Rd St	Premium	\$234.12

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46701096	Harrington Daniel T And Nino Michele L	97 E St James St	Basic	\$51.22
46764043	Harrington James	88 E San Fernando St	Premium	\$103.52
46764090	Harrington James B	88 E San Fernando St	Premium	\$124.15
25957077	Harris Justin Z Et Al	175 W St James St	Basic	\$51.96
46764066	Harvey Robert K	88 E San Fernando St	Premium	\$102.75
46764038	Hatfield Guy And Nancy	88 E San Fernando St	Premium	\$86.77
46760011	Hayden Julia C	140 S 3Rd St	Premium	\$146.84
46760041	He Hongying	144 S 3Rd St	Premium	\$211.53
25957031	Hendryx Adam	175 W St James St	Basic	\$51.96
46760089	Henkus Richard D	144 S 3Rd St	Premium	\$211.53
25957083	Herman Theresa M	175 W St James St	Basic	\$43.00
46760055	Hernandez Rose M Trustee	144 S 3Rd St	Premium	\$211.53
46759011	Hernandez Rosemary A Trustee	130 E San Fernando St	Premium	\$159.56
25959072	Herrera Luis	38 N Almaden Bl	Premium	\$99.88
46759091	Herrera Peter J Et Al	130 E San Fernando St	Premium	\$159.56
46701115	Hickey B Dennis And Kathleen L Trustee	97 E St James St	Basic	\$63.55
46759034	Higgs William J Trustee	130 E San Fernando St	Premium	\$162.66
25959060	Hilton Christine C Trustee	38 N Almaden Bl	Premium	\$118.88
25959119	Hirota Steve	38 N Almaden Bl	Premium	\$107.94
46764121	Hirotsu Randolph J	88 E San Fernando St	Premium	\$102.75
25959063	Ho Caesar Trustee & Et Al	38 N Almaden Bl	Premium	\$150.28
46723037	Hoang James And Linda Et Al	134 E Santa Clara St	Premium	\$801.46
25957075	Hoefle Barbara	175 W St James St	Basic	\$59.32
25934018	Hoefler Walt S And Mary R Trustee	81 W Santa Clara St	Premium	\$1,200.27
46760063	Hollis David K	144 S 3Rd St	Premium	\$211.53
46760143	Holt Benjamin	112 S 3Rd St	Premium	\$146.84
46701091	Hornor Louise L Trustee	97 E St James St	Basic	\$63.55
25959024	Hotchkies Lindsey E Et Al	38 N Almaden Bl	Premium	\$135.08
46760113	Houck Stephen E And Bik Wah	144 S 3Rd St	Premium	\$211.53
25959151	Houston Jeff	38 N Almaden Bl	Premium	\$84.60
46764166	Howe Robin C And Lorie R	88 E San Fernando St	Premium	\$132.29
25957067	Howell Ashley C	175 W St James St	Basic	\$51.96
46759023	Howell Jeffrey A	130 E San Fernando St	Premium	\$159.56
25957065	Hsieh Edith Et Al	175 W St James St	Basic	\$43.00
46764151	Hsieh Esther And Peter	88 E San Fernando St	Premium	\$98.17
46764115	Hsieh Hung-Hui And Esther	88 E San Fernando St	Premium	\$86.77
46759020	Hsu Christine Szuli	130 E San Fernando St	Premium	\$159.56
46760067	Hsu Yun-Ping And Yu Wein-Ping Trustee	144 S 3Rd St	Premium	\$211.53
46764028	Ht100 Investment Llc	88 E San Fernando St	Premium	\$99.88
46764033	Ht100 Investment Llc	88 E San Fernando St	Premium	\$99.57
46764073	Ht100 Investment Llc	88 E San Fernando St	Premium	\$86.00
25959182	Huang Lawrence Et Al	38 N Almaden Bl	Premium	\$150.28
25957124	Hudson Edwin L	175 W St James St	Basic	\$65.33
46764100	Hutchinson Martin A Et Al	88 E San Fernando St	Premium	\$132.29
46760098	Huynh Carolyn K	144 S 3Rd St	Premium	\$144.95
46722006	Huynh Minamcin	48 S 1St St	Premium	\$639.63
46764045	Ibrahim Rahim And Jen Judy	88 E San Fernando St	Premium	\$125.62
25956002	Imwalle Properties		Premium	\$1,062.01
25956003	Imwalle Properties		Premium	\$678.40
25956004	Imwalle Properties		Premium	\$21.74
46759032	Ip Hiu Fung Trustee & Et Al	130 E San Fernando St	Premium	\$159.56
46721045	Isis Properties Llc	35 E Santa Clara St	Premium	\$2,177.80
46760096	Iwamura Thomas I Trustee	144 S 3Rd St	Premium	\$144.95
25957072	Jahansetan Barry B	175 W St James St	Basic	\$70.92
25957011	Jain Siddharth	175 W St James St	Basic	\$59.67
25957064	Jamati Moira K	175 W St James St	Basic	\$59.67
25940041	Jara Miguel E	15 S 1St St	Premium	\$870.64
46722007	Jb Carlson Llc	52 S 1St St	Premium	\$1,115.70

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46723082	Jeanne D Arc Manor Inc	85 S 5Th St	Basic	\$3,071.64
46759084	Jjp Realty Entprs Llc	130 E San Fernando St	Premium	\$159.56
25959131	Johnsgard Mark W And Catherine F	38 N Almaden Bl	Premium	\$150.28
25959171	Johnson Drew S And Joblin Elizabeth E	38 N Almaden Bl	Premium	\$88.56
46760194	Johnson Joann H Trustee	144 S 3Rd St	Premium	\$211.53
46764169	Johnson Johnson Partners # 84 Llc	88 E San Fernando St	Premium	\$138.26
25959076	Johnson Matthew M	38 N Almaden Bl	Premium	\$107.71
25959185	Johnston Robert L	38 N Almaden Bl	Premium	\$84.60
47226034	Jones Jeffrey J Et Al	550 S 1St St	Premium	\$586.71
25959004	Joyce Eric A	38 N Almaden Bl	Premium	\$110.11
46721023	Kadah Family Lp	15 E Santa Clara St	Premium	\$5,553.08
46759044	Kadis Albert L Trustee & Et Al	130 E San Fernando St	Premium	\$175.22
25957032	Kagalwala Amish D	175 W St James St	Basic	\$51.96
25959018	Kalman Jeff	38 N Almaden Bl	Premium	\$97.78
25957056	Kanodia Sachin	175 W St James St	Basic	\$43.00
46760094	Kavanagh Erika J Trustee	144 S 3Rd St	Premium	\$211.53
46701094	Kawazoe Bobbie J Trustee	97 E St James St	Basic	\$51.22
46746013	Keats Olive E Trustee & Et Al	395 S 3Rd St	Premium	\$1,286.01
46764113	Kehaty Amiram	88 E San Fernando St	Premium	\$128.73
25957002	Keller Samuel E Jr And Patricia T	175 W St James St	Basic	\$80.88
46760007	Kelly Jim E And Kathleen	144 S 3Rd St	Premium	\$153.35
25959181	Kelly Lisa J	38 N Almaden Bl	Premium	\$134.31
25959158	Kemeter Daniel S And Baughman Janice M	38 N Almaden Bl	Premium	\$137.18
46764155	Kerr Sheri	88 E San Fernando St	Premium	\$132.29
25942079	Khanna Enterprises Ltd Iii Lp	211 S 1St St	Premium	\$8,340.58
25959059	Khavand Fereydoun And Mojgan	38 N Almaden Bl	Premium	\$107.71
25957096	Khoobyarian Erik P	175 W St James St	Basic	\$63.04
25957007	Kiddoo Jenay	175 W St James St	Basic	\$53.93
46701113	Kilpatrick Jeremy	97 E St James St	Basic	\$51.22
46754006	Kim Deok And Suzuki Marilia	28 N 1St St	Premium	\$145.82
46721024	Kim Eunice Shinok	21 E Santa Clara St	Premium	\$1,243.37
46746009	Kim Jin Sung And Soon Hong Trustee & Et Al	345 S 3Rd St	Premium	\$670.61
46746020	Kim Jin Sung And Soon Hong Trustee & Et Al	354 S 2Nd St	Premium	\$628.66
46759025	Kim Kyu Wan And Jeong Yeun Sook	130 E San Fernando St	Premium	\$159.56
46701101	King Jerome A And Elizabeth C Trustee	97 E St James St	Basic	\$76.50
46759073	Klee Stephen M And Joann M Trustee	130 E San Fernando St	Premium	\$159.56
25932024	Klee Stephen M Trustee & Et Al	151 W St James St	Basic	\$357.86
46760163	Klein Greg	144 S 3Rd St	Premium	\$211.53
25959250	Kohler Roger And Rojas William P	38 N Almaden Bl	Premium	\$150.28
46701114	Kohn Carol	97 E St James St	Basic	\$63.55
25959078	Kowshik Anoop	38 N Almaden Bl	Premium	\$128.41
46759027	Kraljevic Tom M	130 E San Fernando St	Premium	\$159.56
26430035	Kralyevich Anthony P And Madalyn L Trustee	489 S Market St	Premium	\$461.06
26430036	Kralyevich Anthony P And Madalyn L Trustee	493 S Market St	Premium	\$753.55
46701100	Krause Frank E And Kristine	97 E St James St	Basic	\$76.50
25959265	Kruckemyer David	38 N Almaden Bl	Premium	\$128.41
46760076	Kubas Michael J And Nadine F Trustee	144 S 3Rd St	Premium	\$211.53
46760101	Kubas Michael J And Nadine F Trustee	144 S 3Rd St	Premium	\$211.53
46759108	Kvek Cicairos Cynthia L And Cicairos Daniel	130 E San Fernando St	Premium	\$159.56
25959080	Lai Christina A	38 N Almaden Bl	Premium	\$150.28
46760031	Lai Chung-Yo And Ange Oyang	144 S 3Rd St	Premium	\$149.17
46760160	Laidlaw Lawrence T And Magdalena D	144 S 3Rd St	Premium	\$202.02
46760144	Laidlaw Magdalena And Lawrence T	113 S 4Th St	Premium	\$146.84
25957043	Lalli Jonathan M	175 W St James St	Basic	\$42.61
25957004	Lam Wilson C And Quach Lelan	175 W St James St	Basic	\$47.77
46760010	Laporte Helen A	144 S 3Rd St	Premium	\$153.35
25959107	Lavallee Nicole C And Jean P	38 N Almaden Bl	Premium	\$137.18
25957058	Lavassani Leila	175 W St James St	Basic	\$51.96

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46759080	Lavia Anthony Trustee & Et Al	130 E San Fernando St	Premium	\$159.56
46722056	Lawrence Building Co	69 E San Fernando St	Premium	\$2,858.80
46759056	Lawson Carol And Darryl	130 E San Fernando St	Premium	\$176.38
46760080	Lazetera Janice Et Al	144 S 3Rd St	Premium	\$211.53
46764051	Le Jimmy H And Nguyen Muoi T	88 E San Fernando St	Premium	\$86.00
46746014	Le Julia Trustee	394 S 2Nd St	Premium	\$586.71
46746015	Le Julia Trustee	394 S 2Nd St	Premium	\$1,366.72
25940044	Le Kim Tran	33 S 1St St	Premium	\$456.44
25959051	Ledesma Katrina M	38 N Almaden Bl	Premium	\$107.94
25934045	Lee Chang Teal Yat Trustee & Et Al	9 N Market St	Premium	\$320.01
25959058	Lee Chunju	38 N Almaden Bl	Premium	\$135.08
46760193	Lee Melanie Yen-Hsuan Et Al	144 S 3Rd St	Premium	\$211.53
25959084	Lee Michael Et Al	38 N Almaden Bl	Premium	\$101.12
25959027	Lee Romon And Irene Trustee	38 N Almaden Bl	Premium	\$128.41
25959041	Lee Steven Young-Hwan	38 N Almaden Bl	Premium	\$135.08
46764037	Lee Yuheng And Amanda Zhou	88 E San Fernando St	Premium	\$138.26
25943072	Legacy Partners I Riverpark I Llc	333 W San Carlos St	Basic	\$2,652.29
25943074	Legacy Partners I Riverpark I Llc	300 Park Av	Basic	\$1,294.27
25943075	Legacy Partners I Riverpark I Llc	333 W San Carlos St	Basic	\$19,234.08
46721033	Legacy Partners I Sj N 2Nd Llc	N 2Nd St	Premium	\$544.86
46721034	Legacy Partners I Sj N 2Nd Llc	4 N 2Nd St	Premium	\$24,440.91
46721040	Legacy Partners I Sj N 2Nd Llc	75 E Santa Clara St	Premium	\$42,451.56
25939111	Legacy Partners Ii Sj Almaden Llc		Basic	\$1,351.16
25939112	Legacy Partners Ii Sj Almaden Llc	99 Almaden Bl	Basic	\$12,210.53
25939113	Legacy Partners Ii Sj Almaden Llc	1 Almaden Bl	Basic	\$11,331.59
25939114	Legacy Partners Ii Sj Almaden Llc	55 Almaden Bl	Basic	\$11,119.93
25939115	Legacy Partners Ii Sj Almaden Llc	99 Almaden Bl	Basic	\$9,836.92
25939119	Legacy Partners Ii Sj Almaden Llc	325 W San Fernando St	Basic	\$425.36
46723036	Legato Enterprises Llc	136 E Santa Clara St	Premium	\$1,306.58
46759086	Leibson Steven H And Cochran Patricia E Et	130 E San Fernando St	Premium	\$159.56
46759014	Leibson Steven H And Cochran Patricia E Tru	130 E San Fernando St	Premium	\$159.56
25959118	Leitner Kam B And Valerie K Trustee	38 N Almaden Bl	Premium	\$101.12
46759092	Lencioni Paul E And Ann C Trustee	130 E San Fernando St	Premium	\$159.56
46760054	Lencioni Paul E And Ann C Trustee	144 S 3Rd St	Premium	\$146.89
46760022	Lenker Scott	144 S 3Rd St	Premium	\$149.17
46764035	Leseignoux Laurent F	88 E San Fernando St	Premium	\$116.71
46722009	Letitia Building Lp	72 S 1St St	Premium	\$4,377.15
25959103	Leung Caresse S	38 N Almaden Bl	Premium	\$88.56
46764040	Leung Siu K And Wong Leung Grace S	88 E San Fernando St	Premium	\$86.00
46760040	Lewis Shirley A Trustee	144 S 3Rd St	Premium	\$199.00
25957042	Li Hao Xiang	175 W St James St	Basic	\$63.04
46760123	Li Steven Trustee	144 S 3Rd St	Premium	\$211.53
46754007	Liao Shaoyi A	28 N 1St St	Premium	\$105.80
46764030	Ligda Sarah V	88 E San Fernando St	Premium	\$99.96
25941088	Light Tower Assocs Sub Llc	170 S Market St	Premium	\$62,819.44
25956001	Light Tower Assocs Sub Llc	170 S Market St	Premium	\$26,203.10
46760148	Lightman-Jones Amanda S And Jones Matthew S	117 S 4Th St	Premium	\$146.84
46759039	Lilienthal Sonja K Et Al	130 E San Fernando St	Premium	\$159.56
25957030	Lilly Jared L	175 W St James St	Basic	\$59.32
46722003	Lin & Lin Llc	30 S 1St St	Premium	\$1,649.01
46759055	Lin Patricia S And Aung Hlwan M	130 E San Fernando St	Premium	\$159.56
46722002	Lin Stephen C And Judy Trustee	26 S 1St St	Premium	\$670.61
46762001	Lin Stephen C And Judy Trustee	12 S 1St St, Bsmt	Premium	\$996.87
46762007	Lin Stephen C And Judy Trustee	12 S 1St St, 5Th Flr	Premium	\$587.87
46762009	Lin Stephen C And Judy Trustee	12 S 1St St, 7Th Flr	Premium	\$587.87
46762010	Lin Stephen C And Judy Trustee	12 S 1St St, 8Th Flr	Premium	\$587.87
46762011	Lin Stephen C And Judy Trustee	12 S 1St St, 9Th Flr	Premium	\$587.87
46762012	Lin Stephen C And Judy Trustee	12 S 1St St, 10Th Flr	Premium	\$587.87

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46762015	Lin Stephen C And Judy Trustee	12 S 1St St, 13Th Flr	Premium	\$514.65
46762019	Lin Stephen C And Judy Trustee	12 S 1St St, 2Nd Floor	Premium	\$1,908.50
46762020	Lin Stephen C And Judy Trustee	12 S 1St St, 3Rd/4Th Flr	Premium	\$1,292.15
46722127	Lion Building Llc	97 S 2Nd St	Premium	\$5,092.21
25959034	Liongosari Fonyy T And Edy S	38 N Almaden Bl	Premium	\$107.94
25959198	Liu Charlie C	38 N Almaden Bl	Premium	\$134.31
46764049	Liu Yanjie	88 E San Fernando St	Premium	\$86.77
25935006	Livingston Block Inc	90 Notre Dame Av	Basic	\$500.43
25935007	Livingston Block Inc	90 Notre Dame Av	Basic	\$2,986.94
25935043	Livingston Block Inc	76 Notre Dame Av	Basic	\$800.67
46760082	Lobue Victor J And Marijoe Trustee	144 S 3Rd St	Premium	\$211.53
46760095	Londregan Peter G Jr And Elizamar M	144 S 3Rd St	Premium	\$146.89
46764111	Lonsinger Mark Et Al	88 E San Fernando St	Premium	\$132.29
25959125	Lopez Daniel D	38 N Almaden Bl	Premium	\$109.42
25959054	Lopez Francisco J	38 N Almaden Bl	Premium	\$95.15
46760023	Lovely Chizuko N	153 S 4Th St	Premium	\$257.05
25957012	Lu Xiaorong And Wang Xiaoming	175 W St James St	Basic	\$43.00
25957054	Lu Yong And Sun Hui	175 W St James St	Basic	\$70.92
46701097	Luebben John F Trustee & Et Al	97 E St James St	Basic	\$51.22
46722041	Luh Shirley And Hwa	17 S 2Nd St	Premium	\$1,108.09
46722042	Luh Shirley And Hwa	42 E Santa Clara St	Premium	\$1,105.88
46760077	Lustig Brooke S Trustee	144 S 3Rd St	Premium	\$211.53
46760177	Ly Can Gia Trustee & Et Al	144 S 3Rd St	Premium	\$211.53
46760202	Ly Can Gia Trustee & Et Al	144 S 3Rd St	Premium	\$211.53
25934015	Lyles Diversified Inc	1 N 1St St	Premium	\$10,725.24
46722154	Lyles Diversified Inc	40 S 2Nd St	Premium	\$6,383.25
46760029	Lynch Dianne Trustee	144 S 3Rd St	Premium	\$173.36
46760206	Ma Philip T Et Al	144 S 3Rd St	Premium	\$211.53
25936074	Macanan Investments	333 W Santa Clara St	Basic	\$16,667.49
25959077	Mackie David	38 N Almaden Bl	Premium	\$118.88
46764069	Maddox Allen D And Amy T I	88 E San Fernando St	Premium	\$128.73
46764101	Madjar Susan Trustee & Et Al	88 E San Fernando St	Premium	\$124.15
46760049	Mahal Kulwant And Colleen M	144 S 3Rd St	Premium	\$211.53
25957021	Maio Zhiqi	175 W St James St	Basic	\$59.32
25957078	Maiwandi Nadia	175 W St James St	Basic	\$63.04
25959298	Mallon Kevin J Trustee	38 N Almaden Bl	Premium	\$134.31
46759009	Malone Christopher And Susan	130 E San Fernando St	Premium	\$159.56
25959216	Malpica Carlos A And Vargas-Malpica Lizzett	38 N Almaden Bl	Premium	\$150.28
46759094	Manley Charles M Trustee & Et Al	130 E San Fernando St	Premium	\$159.56
46721013	Marian T Bowers Fam Ptp Lp	96 N 2Nd St	Premium	\$2,097.75
46721043	Marian T Bowers Fam Ptp Lp	82 N 2Nd St	Premium	\$1,133.69
26430119	Market Gateway Llc	535 S Market St	Premium	\$3,315.49
25940093	Market Street Tower Venture Llc	1 S Market St	Premium	\$5,349.97
46764130	Marleen Mohamed S	88 E San Fernando St	Premium	\$129.73
46721018	Marshall Squares Llc	66 N 1St St	Premium	\$1,114.35
46721019	Marshall Squares Llc	60 N 1St St	Premium	\$530.91
46721020	Marshall Squares Llc	52 N 1St St	Premium	\$2,988.98
46721030	Marshall Squares Llc	65 N 2Nd St	Premium	\$1,867.70
46721038	Marshall Squares Llc	90 N 1St St	Premium	\$2,200.22
46721039	Marshall Squares Llc	80 N 1St St	Premium	\$3,892.23
46701095	Martin Nora T	97 E St James St	Basic	\$46.57
25959062	Masada Yllka	38 N Almaden Bl	Premium	\$134.31
25959096	Masaun Sumit K And Chaudhary-Masaun Priyank	38 N Almaden Bl	Premium	\$134.31
25959164	Masters Delmer W Trustee & Et Al	38 N Almaden Bl	Premium	\$134.31
25959052	Masters Mallory A	38 N Almaden Bl	Premium	\$88.56
46759008	Matarazzo Deborah L	130 E San Fernando St	Premium	\$162.66
25957076	Matsuda Clifton T	175 W St James St	Basic	\$51.96
25930046	Mattes Hans W And Jane Trustee	301 W St John St	Basic	\$354.68

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46760081	Mattson Elizabeth J	144 S 3Rd St	Premium	\$211.53
46760108	Maxey Robert Et Al	144 S 3Rd St	Premium	\$211.53
25959035	Maximilien Eugene M	38 N Almaden Bl	Premium	\$88.56
46764058	Maxson Douglas R	88 E San Fernando St	Premium	\$128.73
46746080	Maxxum Management Co	345 S 2Nd St	Premium	\$7,334.38
46746081	Maxxum Management Co	300 S 1St St	Premium	\$8,381.38
46746082	Maxxum Management Co	300 S 1St St	Premium	\$7,575.01
25957048	Mayo Garrett And Bonilla Sandra	175 W St James St	Basic	\$59.32
25959090	Mcclung Kathryn E Trustee	38 N Almaden Bl	Premium	\$137.18
46746072	Mcdonalds Corporation	90 E San Carlos St	Premium	\$1,566.75
46760046	Mcgee Karesha A	144 S 3Rd St	Premium	\$144.95
25959307	Mchugh John	38 N Almaden Bl	Premium	\$137.18
46760125	Mcleary Rhonda M	144 S 3Rd St	Premium	\$211.53
46701116	Mcmahon Michael H And Davidson-Mcmahon Rosa	97 E St James St	Basic	\$92.31
46701117	Mcmahon Michael H And Davidson-Mcmahon Rosa	97 E St James St	Basic	\$98.63
25959102	Mcmillin Sarah	38 N Almaden Bl	Premium	\$107.94
46759038	Meachum Jingyih C Trustee	130 E San Fernando St	Premium	\$159.56
25957024	Menbari Bobak	175 W St James St	Basic	\$63.04
46701090	Mendez Douglas C	97 E St James St	Basic	\$63.55
25934048	Messinger Michael D Trustee & Et Al	12 N San Pedro St	Premium	\$1,005.82
25957022	Miao Zhiqi	175 W St James St	Basic	\$51.96
25959043	Milligan Shawn A Trustee & Et Al	38 N Almaden Bl	Premium	\$118.88
25957050	Mingione Monique	175 W St James St	Basic	\$51.96
46760112	Mitakides Stephanos	144 S 3Rd St	Premium	\$134.09
25957112	Mitchell Bruce S	175 W St James St	Basic	\$47.77
46760170	Mitra Soumyadeb And Banerjee Sriya	144 S 3Rd St	Premium	\$211.53
46760116	Miyasaka Audrey S	144 S 3Rd St	Premium	\$211.53
25957019	Moore William R	175 W St James St	Basic	\$59.67
46701107	Moradzadeh Eagal	97 E St James St	Basic	\$63.55
46701093	Morano Jeanie	97 E St James St	Basic	\$76.50
46764099	Morrey Cathy M	88 E San Fernando St	Premium	\$102.75
25957033	Mosley Camille B And Charles S Jr	175 W St James St	Basic	\$63.04
25957095	Mosse Elise Trustee	175 W St James St	Basic	\$51.96
26430087	Muccino Alfredo And Stacy R Trustee	447 S 1St St	Premium	\$764.51
46760015	Mulder Donn And Betty	145 S 4Th St	Premium	\$192.48
46760009	Murbach Matthew D	144 S 3Rd St	Premium	\$153.35
46759022	Musumeci Julia J Trustee	130 E San Fernando St	Premium	\$169.64
25959132	Naidu Anand And Sonal Trustee	38 N Almaden Bl	Premium	\$135.55
46759062	Najer Felix H	130 E San Fernando St	Premium	\$159.56
25959089	Nakamura Christopher K	38 N Almaden Bl	Premium	\$99.88
25957061	Nasar Andrew R	175 W St James St	Basic	\$42.61
25959200	Navarro Matthew	38 N Almaden Bl	Premium	\$135.55
46760198	Nazzisi Nick Jr	144 S 3Rd St	Premium	\$211.53
26430090	Neale David E Trustee & Et Al	465 S 1St St	Premium	\$1,104.05
46759083	Neumaier Eleanor Trustee & Et Al	130 E San Fernando St	Premium	\$176.38
46722121	Next Realty LLC	35 S 2Nd St	Premium	\$41.95
25957026	Ng Kwan Yuen Abraham And Sarah Seen Yui Cha	175 W St James St	Basic	\$59.67
46759076	Nga Kim-Ly Trustee	130 E San Fernando St	Premium	\$159.56
46764098	Nguyen David T	88 E San Fernando St	Premium	\$103.52
25959074	Nguyen Johnson	38 N Almaden Bl	Premium	\$109.42
25959048	Nguyen Ngai X	38 N Almaden Bl	Premium	\$132.68
25959087	Nguyen William H	38 N Almaden Bl	Premium	\$102.82
46764141	Nichol Robert P	88 E San Fernando St	Premium	\$129.73
46760122	Niedzwiecki Antoni C And Aleksandra	144 S 3Rd St	Premium	\$211.53
25959098	Nilsen Ralf A And Benton Jay A	38 N Almaden Bl	Premium	\$135.55
25957046	Nirenstein Shaun E And Athena	175 W St James St	Basic	\$59.67
46760088	Norberg Deborah A Trustee	144 S 3Rd St	Premium	\$211.53
46721021	North 40 Llc	34 N 1St St	Premium	\$4,945.49

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46764060	Nowak Edward J	88 E San Fernando St	Premium	\$99.88
46764032	Nyberg Karl K Et Al	88 E San Fernando St	Premium	\$126.32
46760134	O'Brien Margo A And Coelho George A	144 S 3Rd St	Premium	\$201.48
46722148	Office Associates	52 E Santa Clara St	Premium	\$4,524.47
46760199	Ogden George E And Stephanie W Trustee	144 S 3Rd St	Premium	\$211.53
46760210	Okano Robin	144 S 3Rd St	Premium	\$211.53
46759007	Okruhlica Craig	130 E San Fernando St	Premium	\$159.56
46762013	Old Bofa No 12 Llc	12 S 1St St, 11Th Flr	Premium	\$563.52
46762014	Old Bofa No 12 Llc	12 S 1St St, 12Th Flr	Premium	\$563.52
46759048	O'Malley Patrick	130 E San Fernando St	Premium	\$169.64
25930048	One Mac Paroperties Limited	325 W St John St	Basic	\$178.37
25930044	One Pal Properties	143 Pleasant St	Basic	\$183.02
25936067	One Sam Properties Ltd		Basic	\$118.22
25940062	Oneal Dan Et Al	79 S 1St St	Premium	\$461.06
46760130	Onstead R Sheldon And Mona P Trustee	144 S 3Rd St	Premium	\$211.53
26428171	Oracle Corporation	488 Almaden Bl	Premium	\$42,470.70
46701099	Oren Amir	97 E St James St	Basic	\$63.55
46745037	Orion Equity Llc	357 S 4Th St	Premium	\$1,449.55
46745030	Orozco Guadalupe A	330 S 3Rd St	Premium	\$815.60
46760172	Orr Cameron K	144 S 3Rd St	Premium	\$211.53
46760149	Osullivan Mark D	118 S 3Rd St	Premium	\$146.84
25939120	Pacific Bell		Premium	\$41.91
25939121	Pacific Bell		Premium	\$41.95
25944080	Pacific Gas And Electric Co	111 Almaden Bl	Basic	\$6,580.75
26429058	Pacific Properties Iii	325 S 1St St	Premium	\$4,079.95
25957099	Panda Soumya K	175 W St James St	Basic	\$70.92
25957092	Pandher Parry S And Gagandeep K	175 W St James St	Basic	\$43.00
25941057	Park Center Plaza Investors Lp	101 Park Center Plaza	Premium	\$19,124.23
25941066	Park Center Plaza Investors Lp	177 Park Center Plaza	Premium	\$5,174.38
25941067	Park Center Plaza Investors Lp	170 Park Center Plaza	Premium	\$5,037.37
25941068	Park Center Plaza Investors Lp	150 Almaden Bl	Premium	\$29,776.73
25941069	Park Center Plaza Investors Lp	190 Park Center Plaza	Premium	\$4,914.41
25941070	Park Center Plaza Investors Lp	100 W San Fernando St	Premium	\$24,085.69
25939123	Park Center Supreme Court Ltd	355 W San Fernando St	Premium	\$4,774.21
25957010	Park Nam Sun And Seung Hee	175 W St James St	Basic	\$74.48
46720068	Park Place Venture	96 N 3Rd St	Basic	\$4,917.89
25957102	Parris Michael And Vickie	175 W St James St	Basic	\$59.32
25959037	Parsa Shahriar S Et Al	38 N Almaden Bl	Premium	\$95.15
46759110	Paseo Retail Llc	140 E San Fernando St	Premium	\$2,670.90
46759111	Paseo Retail Llc	110 E San Fernando St	Premium	\$221.95
46759112	Paseo Retail Llc	100 E San Fernando St	Premium	\$711.79
46763001	Paseo Villas Lp	25 S 3Rd St	Premium	\$190.06
46763002	Paseo Villas Lp	25 S 3Rd St	Premium	\$129.58
46763003	Paseo Villas Lp	25 S 3Rd St	Premium	\$129.58
46763004	Paseo Villas Lp	25 S 3Rd St	Premium	\$129.58
46763005	Paseo Villas Lp	25 S 3Rd St	Premium	\$129.58
46763006	Paseo Villas Lp	25 S 3Rd St	Premium	\$267.14
46763007	Paseo Villas Lp	25 S 3Rd St	Premium	\$127.48
46763008	Paseo Villas Lp	25 S 3Rd St	Premium	\$129.58
46763009	Paseo Villas Lp	25 S 3Rd St	Premium	\$129.58
46763010	Paseo Villas Lp	25 S 3Rd St	Premium	\$330.03
46763011	Paseo Villas Lp	25 S 3Rd St	Premium	\$330.03
46763012	Paseo Villas Lp	25 S 3Rd St	Premium	\$330.03
46763013	Paseo Villas Lp	25 S 3Rd St	Premium	\$329.64
46763014	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763015	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02
46763016	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763017	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46763018	Paseo Villas Lp	25 S 3Rd St	Premium	\$121.20
46763019	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13
46763020	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13
46763022	Paseo Villas Lp	20 S 2Nd St	Premium	\$194.64
46763023	Paseo Villas Lp	20 S 2Nd St	Premium	\$123.84
46763024	Paseo Villas Lp	20 S 2Nd St	Premium	\$192.08
46763025	Paseo Villas Lp	20 S 2Nd St	Premium	\$120.12
46763026	Paseo Villas Lp	20 S 2Nd St	Premium	\$192.08
46763027	Paseo Villas Lp	20 S 2Nd St	Premium	\$195.10
46763028	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763029	Paseo Villas Lp	20 S 2Nd St	Premium	\$130.35
46763030	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763031	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763032	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763033	Paseo Villas Lp	25 S 3Rd St	Premium	\$329.64
46763034	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763035	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02
46763036	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763037	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02
46763038	Paseo Villas Lp	25 S 3Rd St	Premium	\$121.20
46763039	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13
46763040	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13
46763041	Paseo Villas Lp	20 S 2Nd St	Premium	\$194.64
46763042	Paseo Villas Lp	20 S 2Nd St	Premium	\$123.84
46763043	Paseo Villas Lp	20 S 2Nd St	Premium	\$120.12
46763044	Paseo Villas Lp	20 S 2Nd St	Premium	\$120.12
46763045	Paseo Villas Lp	20 S 2Nd St	Premium	\$192.08
46763046	Paseo Villas Lp	20 S 2Nd St	Premium	\$195.10
46763047	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763048	Paseo Villas Lp	20 S 2Nd St	Premium	\$130.35
46763049	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763050	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763051	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763052	Paseo Villas Lp	25 S 3Rd St	Premium	\$329.64
46763053	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763054	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02
46763055	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763056	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02
46763057	Paseo Villas Lp	25 S 3Rd St	Premium	\$121.20
46763058	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13
46763059	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13
46763060	Paseo Villas Lp	20 S 2Nd St	Premium	\$252.64
46763061	Paseo Villas Lp	20 S 2Nd St	Premium	\$132.91
46763062	Paseo Villas Lp	20 S 2Nd St	Premium	\$120.12
46763063	Paseo Villas Lp	20 S 2Nd St	Premium	\$192.08
46763064	Paseo Villas Lp	20 S 2Nd St	Premium	\$195.10
46763065	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763066	Paseo Villas Lp	20 S 2Nd St	Premium	\$130.35
46763067	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763068	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763069	Paseo Villas Lp	20 S 2Nd St	Premium	\$136.32
46763070	Paseo Villas Lp	25 S 3Rd St	Premium	\$329.64
46763071	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763072	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02
46763073	Paseo Villas Lp	25 S 3Rd St	Premium	\$160.60
46763074	Paseo Villas Lp	25 S 3Rd St	Premium	\$194.02
46763075	Paseo Villas Lp	25 S 3Rd St	Premium	\$121.20
46763076	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46763077	Paseo Villas Lp	25 S 3Rd St	Premium	\$122.13
46763078	Paseo Villas Lp		Premium	\$3,339.58
25959012	Pasillas Christopher M Et Al	38 N Almaden Bl	Premium	\$110.04
46764047	Passanisi Rosa And Domenic L Trustee	88 E San Fernando St	Premium	\$128.73
25934028	Patel Naranji V And Shanta N Et Al	80 N Market St	Premium	\$670.61
25934029	Patel Naranji V And Shanta N Et Al	84 N Market St	Premium	\$754.32
46759088	Paz Conrad S	130 E San Fernando St	Premium	\$159.56
26429109	Pccp Dcp West Hotel Parts Llc	300 Almaden Bl	Premium	\$31,983.01
46760100	Peak Daniel C And Jean M	144 S 3Rd St	Premium	\$211.53
46764195	Peak Daniel C And Jean M	88 E San Fernando St	Premium	\$98.17
25957013	Pearse Brent Et Al	175 W St James St	Basic	\$59.32
46764106	Pecora David S And Jennifer A	88 E San Fernando St	Premium	\$86.00
46760129	Pena Naila R And Roberto	144 S 3Rd St	Premium	\$144.95
46760133	Peng Mary	144 S 3Rd St	Premium	\$201.48
46764067	Pennington Kirk W	88 E San Fernando St	Premium	\$125.62
25935056	Peralta-North San Pedro Llc	73 N San Pedro St	Premium	\$863.90
25935045	Perazzo James B And Eleanor Et Al	170 W St John St	Premium	\$754.41
46760065	Perego Aaron	144 S 3Rd St	Premium	\$211.53
25959025	Perez Ignacio L	38 N Almaden Bl	Premium	\$107.71
25959136	Perloff Thomas A And Ngan Jennifer	38 N Almaden Bl	Premium	\$107.94
46754011	Pesic Katherine N	28 N 1St St	Premium	\$86.27
46754012	Pesic Katherine N	28 N 1St St	Premium	\$83.19
46754013	Pesic Katherine N	28 N 1St St	Premium	\$83.48
46754014	Pesic Katherine N	28 N 1St St	Premium	\$148.13
25940034	Pestana Irene Trustee & Et Al	84 W Santa Clara St	Premium	\$12,511.45
25940073	Pestana Irene Trustee & Et Al	30 S Market St	Premium	\$377.16
46701110	Petersen Maria	97 E St James St	Basic	\$51.22
25959126	Petersen Scott E And Alison	38 N Almaden Bl	Premium	\$135.08
46760037	Petracca Steve V Trustee & Et Al	144 S 3Rd St	Premium	\$199.00
46762018	Pham Anhlan Vu Et Al	11 Fountain Alley	Premium	\$146.53
46762017	Pham Hong Thoa Thi	8 S 1St St	Premium	\$1,424.64
25957027	Pham Paul D	175 W St James St	Basic	\$70.92
46764077	Philbrick Karen And Mandell Evan	88 E San Fernando St	Premium	\$102.75
25959243	Phillips Matthew	38 N Almaden Bl	Premium	\$137.18
26432001	Pierce Reed Associates	599 S 1St St	Premium	\$1,986.91
26432042	Pierce Reed Associates	561 S Market St	Premium	\$1,718.38
26432086	Pierce Reed Associates	577 S Market St	Premium	\$1,482.85
26432087	Pierce Reed Associates	60 Pierce Av	Premium	\$1,523.83
46764158	Pighini Jacqueline V Trustee	88 E San Fernando St	Premium	\$138.26
46764046	Pinel Alain And Corinne	88 E San Fernando St	Premium	\$116.71
46720060	Pitman Family Parts Lp	77 N 4Th St	Basic	\$1,075.93
46759059	Plancarte Alicia	130 E San Fernando St	Premium	\$162.66
46760115	Pollitt Julie A	144 S 3Rd St	Premium	\$217.11
46764027	Poonian Rajveer	88 E San Fernando St	Premium	\$135.32
25959166	Porter Jesse And Jennifer E	38 N Almaden Bl	Premium	\$135.55
25940053	Post Street Corporation	81 Post St	Premium	\$4,586.32
25940072	Post Street Corporation	34 S Market St	Premium	\$83.80
26429111	Pr Sjm Hotel Llc	301 S Market St	Premium	\$39,342.31
46759085	Pramanik Dipankar And Sharmila Trustee	130 E San Fernando St	Premium	\$162.66
46759013	Premo Nur O	130 E San Fernando St	Premium	\$159.56
46760014	Pries Kostantinos N And Kelly A	143 S 4Th St	Premium	\$146.84
46754020	Priest Michael And Wilson Bonnie C Trustee	28 N 1St St	Premium	\$62.50
46754021	Priest Michael And Wilson Bonnie C Trustee	28 N 1St St	Premium	\$62.89
46754001	Priest William G Jr And Layne Sharon J	20 N 1St St	Premium	\$226.29
46754019	Priest William G Jr And Layne Sharon J	28 N 1St St	Premium	\$83.76
25957073	Qiao Jingwei And Wang Hong	175 W St James St	Basic	\$59.67
46723034	Quangminh Pham Et Al	17 S 4Th St	Premium	\$622.50
25940018	Quement Shirley M Et Al	161 W San Fernando St	Premium	\$377.16

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25957053	Quibilan Khristine Et Al	175 W St James St	Basic	\$59.67
46701084	Quigley Stephen T Jr	97 E St James St	Basic	\$76.50
46760191	Raffarin David W	144 S 3Rd St	Premium	\$211.53
46701086	Rampe Jeffery W	97 E St James St	Basic	\$51.22
25959109	Rapaka Arvind And Durairaj Sumitha	38 N Almaden Bl	Premium	\$135.08
46760033	Raroque Thelma B Trustee	144 S 3Rd St	Premium	\$211.53
25959064	Rasam Nikita	38 N Almaden Bl	Premium	\$135.55
25959228	Raza Rashida Trustee	38 N Almaden Bl	Premium	\$135.08
25959068	Reak Adam	38 N Almaden Bl	Premium	\$107.94
46721028	Realty Building Co Of San Jose	19 N 2Nd St	Premium	\$2,327.22
25959061	Rebosura Maria R	38 N Almaden Bl	Premium	\$128.41
25938130	Redev Agency City Of San Jose	8 S Montgomery St	Basic	\$4,003.42
25940071	Redev Agency City Of San Jose	96 Almaden Av	Premium	\$419.11
25942077	Redev Agency City Of San Jose		Premium	\$675.57
25944087	Redev Agency City Of San Jose		Basic	\$300.25
25944088	Redev Agency City Of San Jose	151 Almaden Bl	Basic	\$17,428.35
25944089	Redev Agency City Of San Jose	321 Park Av	Basic	\$19,497.58
26428144	Redev Agency City Of San Jose	255 Balbach St	Basic	\$1,054.04
26428158	Redev Agency City Of San Jose	298 W San Carlos St	Basic	\$304.01
26429108	Redev Agency City Of San Jose		Premium	\$27.30
26430010	Redev Agency City Of San Jose	435 S Market St	Premium	\$371.60
26430012	Redev Agency City Of San Jose	435 S Market St	Premium	\$574.22
26430015	Redev Agency City Of San Jose	494 Almaden Av	Premium	\$371.60
26430018	Redev Agency City Of San Jose	480 Almaden Av	Premium	\$371.60
26430020	Redev Agency City Of San Jose	456 Almaden Av	Premium	\$303.98
26430021	Redev Agency City Of San Jose	166 Viola Av	Premium	\$303.98
26430022	Redev Agency City Of San Jose	162 Viola Av	Premium	\$303.98
26430023	Redev Agency City Of San Jose	160 Viola Av	Premium	\$303.98
26430024	Redev Agency City Of San Jose	152 Viola Av	Premium	\$303.98
26430025	Redev Agency City Of San Jose	142 Viola Av	Premium	\$337.79
26430026	Redev Agency City Of San Jose	132 Viola Av	Premium	\$303.98
26430027	Redev Agency City Of San Jose	126 Viola Av	Premium	\$303.98
26430028	Redev Agency City Of San Jose	114 Viola Av	Premium	\$303.98
26430136	Redev Agency City Of San Jose	107 Balbach St	Premium	\$15,942.63
46720013	Redev Agency City Of San Jose	179 E Santa Clara St	Basic	\$84.45
46720014	Redev Agency City Of San Jose	167 E Santa Clara St	Basic	\$236.44
46720082	Redev Agency City Of San Jose	155 E Santa Clara St	Basic	\$304.02
46720083	Redev Agency City Of San Jose	193 E Santa Clara St	Basic	\$320.88
46722137	Redev Agency City Of San Jose	53 S 3Rd St	Premium	\$2,269.97
46722153	Redev Agency City Of San Jose	33 S 3Rd St	Premium	\$13,444.51
46745086	Redev Agency City Of San Jose	S 3Rd St	Premium	\$33.81
46746075	Redev Agency City Of San Jose	366 S 1St St	Premium	\$847.07
46746105	Redev Agency City Of San Jose	201 S 2Nd St	Premium	\$10,988.00
46747098	Redev Agency City Of San Jose	490 S 1St St	Premium	\$2,354.54
46764001	Redev Agency City Of San Jose	88 E San Fernando St	Premium	\$2,958.77
46764002	Redev Agency City Of San Jose	88 E San Fernando St	Premium	\$8,132.18
46764110	Redondo Jennifer T	88 E San Fernando St	Premium	\$102.75
46760034	Reed Suzan	144 S 3Rd St	Premium	\$144.95
46746008	Renzel Robert Et Al	330 S 2Nd St	Premium	\$1,173.52
46746068	Renzel Robert Et Al	330 S 2Nd St	Premium	\$1,718.38
46746069	Renzel Robert Et Al	308 S 2Nd St	Premium	\$2,976.76
25942037	Retail Store Employees Bldg Corp	200 S Market St	Premium	\$12,442.44
46760181	Reyes Richard Leo R And Ancheta Elizabeth J	144 S 3Rd St	Premium	\$146.89
25959002	Reyes Stephanie S And Rafael K	38 N Almaden Bl	Premium	\$112.67
25959097	Rich Steven W Et Al	38 N Almaden Bl	Premium	\$150.28
46764011	Richards Francis T And Amy C	88 E San Fernando St	Premium	\$187.43
46764118	Rinauro Marion A Trustee	88 E San Fernando St	Premium	\$98.17
25940035	Ritchie Clayton Llc		Premium	\$251.50

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25940038	Ritchie Clayton Llc	34 W Santa Clara St	Premium	\$1,465.05
46764052	Rivell Thomas	88 E San Fernando St	Premium	\$98.17
25936037	River Street Properties Ltd	328 W St John St	Basic	\$152.03
46760197	Rivera Felipe A Trustee	144 S 3Rd St	Premium	\$211.53
25957025	Rivera Maria V	175 W St James St	Basic	\$42.61
25959108	Rivera Roland A	38 N Almaden Bl	Premium	\$109.42
25930047	Riviera North Properties Ltd	323 W St John St	Basic	\$402.52
25930049	Riviera North Properties Ltd	331 W St John St	Basic	\$201.17
46760056	Rizzatti Lauro V	144 S 3Rd St	Premium	\$211.53
25959065	Robertson Graham And Daniela	38 N Almaden Bl	Premium	\$132.68
46760103	Robinson Barbara L	144 S 3Rd St	Premium	\$146.89
25959121	Robinson David A And Janet A	38 N Almaden Bl	Premium	\$102.82
25933058	Robinson-One	227 N 1St St	Basic	\$600.49
25933059	Robinson-One	Devine St	Basic	\$250.21
25933060	Robinson-One	42 Devine St	Basic	\$633.00
46760175	Rocchetta Diana D	144 S 3Rd St	Premium	\$211.53
25940067	Roman Catholic Bishop Sj	80 S Market St	Premium	\$2,871.34
25957110	Rosario Leo F And Digna D	175 W St James St	Basic	\$47.77
46759093	Rose Terrence J Trustee	130 E San Fernando St	Premium	\$169.64
46759031	Rosenberg Joshua W	130 E San Fernando St	Premium	\$176.38
46760171	Rosenzweig Laurie B	144 S 3Rd St	Premium	\$211.53
25930045	Ross Daniel L	141 Pleasant St	Basic	\$206.85
46723069	Ross Lawrence A R Trustee & Et Al	32 S 3Rd St	Premium	\$857.46
26429067	Rostam Llc	399 S 1St St	Premium	\$953.58
46723033	Rstp Investments Llc		Premium	\$922.02
46723088	Rstp Investments Llc	10 S 3Rd St	Premium	\$1,131.57
46723089	Rstp Investments Llc	100 E Santa Clara St	Premium	\$3,209.50
46760058	Rubin Milton S And Phyllis M	144 S 3Rd St	Premium	\$211.53
25935027	Rubino Diane	65 Notre Dame Av	Basic	\$304.02
25935032	Rubino Diane	65 Notre Dame Av	Basic	\$450.40
25935033	Rubino Diane	51 Notre Dame Av	Basic	\$757.88
46760137	Rudnick Melanie R	144 S 3Rd St	Premium	\$149.17
46759061	Rugo John M And Michele J	130 E San Fernando St	Premium	\$162.66
46760151	Rushing Conrad Lee And Elaine Tyo Trustee	144 S 3Rd St	Premium	\$153.35
25959186	Russek Richard A And Marilyn J Et Al	38 N Almaden Bl	Premium	\$118.88
25959187	Russell Joshua P	38 N Almaden Bl	Premium	\$107.94
25959019	Russo David L	38 N Almaden Bl	Premium	\$95.15
25959233	Russo Ronna J	38 N Almaden Bl	Premium	\$150.28
46760192	Ryan Louis E And Josy T Trustee	144 S 3Rd St	Premium	\$211.53
46764042	Ryker Donald J Iii	88 E San Fernando St	Premium	\$129.73
25936081	S C V W D	Vacant Land Only	Basic	\$325.29
25936083	S C V W D	340 W St John St	Basic	\$2,577.22
25937057	S C V W D	361 W Santa Clara St	Basic	\$7,506.42
25945012	S C V W D	Park Av	Basic	\$71.80
46760117	Sabalius Romey	144 S 3Rd St	Premium	\$211.53
46760141	Sadri Omar	144 S 3Rd St	Premium	\$149.17
46764093	Saelieo Pihay	88 E San Fernando St	Premium	\$86.77
26429057	Sainte Claire Building Llc	301 S 1St St	Premium	\$5,144.36
46701026	Sainte Claire Club Of Sj	73 E St James St	Basic	\$725.60
46701027	Sainte Claire Club Of Sj	65 E St James St	Basic	\$1,208.10
26429107	Sainte Claire Hotel Llc	302 S Market St	Premium	\$14,271.78
46760146	Sakai Kevin Et Al	115 S 4Th St	Premium	\$146.84
46701089	Sales Christopher	97 E St James St	Basic	\$51.22
25957055	Salim Clarence	175 W St James St	Basic	\$59.67
46720075	Salinas Valley Corporation	110 N 3Rd St	Basic	\$1,915.61
46747095	San Jose Central Travel Inc	455 S 2Nd St	Premium	\$5,304.17
46754003	San Jose Downtown Assn	28 N 1St St	Premium	\$63.27
46754028	San Jose Downtown Assn	28 N 1St St	Premium	\$314.77

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASMT
47226033	San Jose Inst Contemporary Art	560 S 1St St	Premium	\$1,424.93
47226036	San Jose Museum Quilts & Textiles	520 S 1St St	Premium	\$2,404.19
46745073	San Jose Redev Agcy-Sfc Block 5 R.A. Lease	200 S 3Rd St	Premium	\$1,930.43
46745074	San Jose Redev Agcy-Sfc Block 5 R.A. Lease	115 E San Carlos St	Premium	\$1,462.74
46745075	San Jose Redev Agcy-Sfc Block 5 R.A. Lease	115 E San Carlos	Premium	\$4,839.75
25934046	San Jose Silicon Valley Chamber Of Commerce	101 W Santa Clara St	Premium	\$3,005.43
25959039	Sanchez Roy D	38 N Almaden Bl	Premium	\$145.16
25957016	Sande Steven J And Arlene K Et Al	175 W St James St	Basic	\$63.04
25959128	Sandhu Amardeep S	38 N Almaden Bl	Premium	\$118.88
46724009	Sanjideh Kooros And Parvin Trustee	221 E San Fernando St	Basic	\$289.35
25933057	Santa Clara County Transit Dist	201 N 1St St	Basic	\$610.37
26134002	Santa Clara County Transit Dist	W Santa Clara St	Basic	\$173.07
26134003	Santa Clara County Transit Dist	574 W Santa Clara St	Basic	\$25.04
26134004	Santa Clara County Transit Dist	576 W Santa Clara St	Basic	\$1,132.17
26134005	Santa Clara County Transit Dist	564 W Santa Clara St	Basic	\$25.04
26134006	Santa Clara County Transit Dist	564 W Santa Clara St	Basic	\$25.04
26134011	Santa Clara County Transit Dist		Basic	\$165.14
26134023	Santa Clara County Transit Dist		Basic	\$1,436.03
25934007	Santa Clara Vly Transp Auth	76 W St John St	Premium	\$1,760.23
25934008	Santa Clara Vly Transp Auth	50 W St John St	Premium	\$628.66
25934009	Santa Clara Vly Transp Auth	48 W St John St	Premium	\$461.06
25934011	Santa Clara Vly Transp Auth	77 N 1St St	Premium	\$838.21
25934012	Santa Clara Vly Transp Auth	59 N 1St St	Premium	\$670.61
25934013	Santa Clara Vly Transp Auth	57 N 1St St	Premium	\$1,383.07
25934014	Santa Clara Vly Transp Auth	45 N 1St St	Premium	\$7,125.21
25934017	Santa Clara Vly Transp Auth	65 W Santa Clara St	Premium	\$544.86
25934020	Santa Clara Vly Transp Auth	28 N Market St	Premium	\$419.11
25934021	Santa Clara Vly Transp Auth	34 N Market St	Premium	\$335.31
25934022	Santa Clara Vly Transp Auth	38 N Market St	Premium	\$125.75
25934023	Santa Clara Vly Transp Auth	40 N Market St	Premium	\$251.50
25934024	Santa Clara Vly Transp Auth	44 N Market St	Premium	\$628.66
25934025	Santa Clara Vly Transp Auth		Premium	\$880.16
25934026	Santa Clara Vly Transp Auth	66 N Market St	Premium	\$3,562.41
25934027	Santa Clara Vly Transp Auth	66 N Market St	Premium	\$880.16
25934030	Santa Clara Vly Transp Auth	92 N Market St	Premium	\$293.36
25934031	Santa Clara Vly Transp Auth	100 W St John St	Premium	\$251.50
25938136	Santa Clara Vly Transp Auth		Basic	\$201.04
25938144	Santa Clara Vly Transp Auth	415 W San Fernando St	Basic	\$2,698.76
25938149	Santa Clara Vly Transp Auth		Basic	\$321.10
25938150	Santa Clara Vly Transp Auth		Basic	\$323.51
46760085	Santos Raphael V	144 S 3Rd St	Premium	\$134.09
46759072	Santosuosso Joseph A Et Al	130 E San Fernando St	Premium	\$159.56
46745036	Sasmita Sylvia Trustee	365 S 4Th St	Premium	\$1,423.11
25959020	Sawamura Scott S	38 N Almaden Bl	Premium	\$102.82
46760138	Schaad Norman W And Berthier-Schaad Yvette	144 S 3Rd St	Premium	\$149.17
46760008	Schaadt Heather	144 S 3Rd St	Premium	\$153.35
46764152	Schlinkert Brian C	88 E San Fernando St	Premium	\$129.73
46759081	Schneider John And Janis	130 E San Fernando St	Premium	\$162.66
46762016	Schneider John W Trustee & Et Al	14 S 1St St	Premium	\$213.50
46760114	Schneider Wolfram A Trustee	144 S 3Rd St	Premium	\$211.53
46759089	Schorsch Ronald D Trustee	130 E San Fernando St	Premium	\$162.66
25934044	Schroeder John G And Silvia Et Al	15 N Market St	Premium	\$311.93
46759043	Schumann Jacqueline N And Reid Eric D	130 E San Fernando St	Premium	\$159.56
25959201	Seay Ryan Et Al	38 N Almaden Bl	Premium	\$132.68
46722031	Second Street 88	83 S 2Nd St	Premium	\$1,546.73
25959057	Sepulveda Raymond S	38 N Almaden Bl	Premium	\$109.42
25959047	Seto Steven E	38 N Almaden Bl	Premium	\$135.55
46745084	Sfc Residential Partners	201 S 4Th St	Premium	\$25,383.99

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46760183	Sha Lin Fan And Ann T	144 S 3Rd St	Premium	\$211.53
46760001	Shaffer Stephen J And Patricia M	144 S 3Rd St	Premium	\$168.24
25959021	Shah Anuj Et Al	38 N Almaden Bl	Premium	\$105.54
46746016	Shaheen John D Et Al	384 S 2Nd St	Premium	\$1,463.60
46760012	Shams Nima L	141 S 4Th St	Premium	\$146.84
25957071	Shams Pouyan	175 W St James St	Basic	\$59.67
46762008	Shaula Enterprises Llc	12 S 1St St, 6Th Flr	Premium	\$587.87
46745067	Sheikh & Sheikh Inc	148 E San Carlos St	Premium	\$1,509.98
46759067	Shemouil-Gewargis Helen	130 E San Fernando St	Premium	\$169.64
46759106	Sheng Eric Chien-Li	130 E San Fernando St	Premium	\$159.56
46764061	Shi Jun And Fang Fang	88 E San Fernando St	Premium	\$119.11
25957085	Shih Andrew H And Katherine M S	175 W St James St	Basic	\$51.96
25957091	Shih Janet W Et Al	175 W St James St	Basic	\$59.67
46760190	Shirvani Philip P	144 S 3Rd St	Premium	\$211.53
46759041	Shoenfelt Todd J	130 E San Fernando St	Premium	\$159.56
25959040	Short Ashley L Et Al	38 N Almaden Bl	Premium	\$109.42
25942080	Si 58 Llc	S Market St	Premium	\$6,244.70
46722142	Si 58 Llc	8 E San Fernando St	Premium	\$4,274.88
46760119	Silva Jason A Et Al	144 S 3Rd St	Premium	\$144.95
46760158	Simpliciano Francisco And Catalina B Et Al	144 S 3Rd St	Premium	\$153.35
25959106	Singh Hameet	38 N Almaden Bl	Premium	\$99.88
46760195	Singh Manjit	144 S 3Rd St	Premium	\$146.89
46759045	Singh Rajeev	130 E San Fernando St	Premium	\$159.56
25957070	Siriprusanan Boonsri K	175 W St James St	Basic	\$42.61
26471001	SJ Real Estate Partners Llc	370 S Market St	Premium	\$425.07
26471002	SJ Real Estate Partners Llc	340 S Market St	Premium	\$479.53
26471003	SJ Real Estate Partners Llc	350 S Market St	Premium	\$519.94
26471004	SJ Real Estate Partners Llc	355 S 1St St	Premium	\$385.05
26471005	SJ Real Estate Partners Llc	367 S 1St St	Premium	\$274.59
26471006	SJ Real Estate Partners Llc	360 S Market St	Premium	\$161.06
26471007	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.35
26471008	SJ Real Estate Partners Llc	360 S Market St	Premium	\$115.08
26471009	SJ Real Estate Partners Llc	360 S Market St	Premium	\$153.07
26471010	SJ Real Estate Partners Llc	360 S Market St	Premium	\$113.29
26471011	SJ Real Estate Partners Llc	360 S Market St	Premium	\$118.10
26471012	SJ Real Estate Partners Llc	360 S Market St	Premium	\$112.67
26471013	SJ Real Estate Partners Llc	360 S Market St	Premium	\$115.62
26471014	SJ Real Estate Partners Llc	360 S Market St	Premium	\$138.11
26471015	SJ Real Estate Partners Llc	360 S Market St	Premium	\$131.44
26471016	SJ Real Estate Partners Llc	360 S Market St	Premium	\$98.48
26471017	SJ Real Estate Partners Llc	360 S Market St	Premium	\$131.75
26471018	SJ Real Estate Partners Llc	360 S Market St	Premium	\$161.06
26471019	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.35
26471020	SJ Real Estate Partners Llc	360 S Market St	Premium	\$115.08
26471021	SJ Real Estate Partners Llc	360 S Market St	Premium	\$153.07
26471022	SJ Real Estate Partners Llc	360 S Market St	Premium	\$113.29
26471023	SJ Real Estate Partners Llc	360 S Market St	Premium	\$118.10
26471024	SJ Real Estate Partners Llc	360 S Market St	Premium	\$112.67
26471025	SJ Real Estate Partners Llc	360 S Market St	Premium	\$115.62
26471026	SJ Real Estate Partners Llc	360 S Market St	Premium	\$138.11
26471027	SJ Real Estate Partners Llc	360 S Market St	Premium	\$131.44
26471028	SJ Real Estate Partners Llc	360 S Market St	Premium	\$98.48
26471029	SJ Real Estate Partners Llc	360 S Market St	Premium	\$131.75
26471030	SJ Real Estate Partners Llc	360 S Market St	Premium	\$161.06
26471031	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.35
26471032	SJ Real Estate Partners Llc	360 S Market St	Premium	\$115.08
26471033	SJ Real Estate Partners Llc	360 S Market St	Premium	\$153.07
26471034	SJ Real Estate Partners Llc	360 S Market St	Premium	\$113.29

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
26471035	SJ Real Estate Partners Llc	360 S Market St	Premium	\$118.10
26471036	SJ Real Estate Partners Llc	360 S Market St	Premium	\$112.67
26471037	SJ Real Estate Partners Llc	360 S Market St	Premium	\$115.62
26471038	SJ Real Estate Partners Llc	360 S Market St	Premium	\$138.11
26471039	SJ Real Estate Partners Llc	360 S Market St	Premium	\$131.44
26471040	SJ Real Estate Partners Llc	360 S Market St	Premium	\$98.48
26471041	SJ Real Estate Partners Llc	360 S Market St	Premium	\$131.75
26471042	SJ Real Estate Partners Llc	360 S Market St	Premium	\$141.91
26471043	SJ Real Estate Partners Llc	360 S Market St	Premium	\$104.07
26471044	SJ Real Estate Partners Llc	360 S Market St	Premium	\$97.09
26471045	SJ Real Estate Partners Llc	360 S Market St	Premium	\$109.03
26471046	SJ Real Estate Partners Llc	360 S Market St	Premium	\$138.65
26471047	SJ Real Estate Partners Llc	360 S Market St	Premium	\$183.47
26471048	SJ Real Estate Partners Llc	360 S Market St	Premium	\$166.18
26471049	SJ Real Estate Partners Llc	360 S Market St	Premium	\$163.23
26471050	SJ Real Estate Partners Llc	360 S Market St	Premium	\$161.29
26471051	SJ Real Estate Partners Llc	360 S Market St	Premium	\$134.85
26471052	SJ Real Estate Partners Llc	360 S Market St	Premium	\$142.45
26471053	SJ Real Estate Partners Llc	360 S Market St	Premium	\$131.44
26471054	SJ Real Estate Partners Llc	360 S Market St	Premium	\$140.51
26471055	SJ Real Estate Partners Llc	360 S Market St	Premium	\$141.52
26471056	SJ Real Estate Partners Llc	360 S Market St	Premium	\$139.19
26471057	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.43
26471058	SJ Real Estate Partners Llc	360 S Market St	Premium	\$137.64
26471059	SJ Real Estate Partners Llc	360 S Market St	Premium	\$104.07
26471060	SJ Real Estate Partners Llc	360 S Market St	Premium	\$95.46
26471061	SJ Real Estate Partners Llc	360 S Market St	Premium	\$97.01
26471062	SJ Real Estate Partners Llc	360 S Market St	Premium	\$110.11
26471063	SJ Real Estate Partners Llc	360 S Market St	Premium	\$107.56
26471064	SJ Real Estate Partners Llc	360 S Market St	Premium	\$100.42
26471065	SJ Real Estate Partners Llc	360 S Market St	Premium	\$143.07
26471066	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.66
26471067	SJ Real Estate Partners Llc	360 S Market St	Premium	\$134.85
26471068	SJ Real Estate Partners Llc	360 S Market St	Premium	\$142.45
26471069	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.43
26471070	SJ Real Estate Partners Llc	360 S Market St	Premium	\$145.63
26471071	SJ Real Estate Partners Llc	360 S Market St	Premium	\$103.99
26471072	SJ Real Estate Partners Llc	360 S Market St	Premium	\$106.70
26471073	SJ Real Estate Partners Llc	360 S Market St	Premium	\$110.04
26471074	SJ Real Estate Partners Llc	360 S Market St	Premium	\$111.43
26471075	SJ Real Estate Partners Llc	360 S Market St	Premium	\$113.60
26471076	SJ Real Estate Partners Llc	360 S Market St	Premium	\$104.38
26471077	SJ Real Estate Partners Llc	360 S Market St	Premium	\$139.89
26471078	SJ Real Estate Partners Llc	360 S Market St	Premium	\$97.16
26471079	SJ Real Estate Partners Llc	360 S Market St	Premium	\$146.48
26471080	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.43
26471081	SJ Real Estate Partners Llc	360 S Market St	Premium	\$145.63
26471082	SJ Real Estate Partners Llc	360 S Market St	Premium	\$103.99
26471083	SJ Real Estate Partners Llc	360 S Market St	Premium	\$106.70
26471084	SJ Real Estate Partners Llc	360 S Market St	Premium	\$110.04
26471085	SJ Real Estate Partners Llc	360 S Market St	Premium	\$111.43
26471086	SJ Real Estate Partners Llc	360 S Market St	Premium	\$113.60
26471087	SJ Real Estate Partners Llc	360 S Market St	Premium	\$97.16
26471088	SJ Real Estate Partners Llc	360 S Market St	Premium	\$139.89
26471089	SJ Real Estate Partners Llc	360 S Market St	Premium	\$97.16
26471090	SJ Real Estate Partners Llc	360 S Market St	Premium	\$146.48
26471091	SJ Real Estate Partners Llc	360 S Market St	Premium	\$149.43
26471092	SJ Real Estate Partners Llc	360 S Market St	Premium	\$145.63

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
26471209	SJ Real Estate Partners Llc	360 S Market St	Premium	\$135.32
26471210	SJ Real Estate Partners Llc	360 S Market St	Premium	\$129.97
26471211	SJ Real Estate Partners Llc	360 S Market St	Premium	\$164.24
26471212	SJ Real Estate Partners Llc	360 S Market St	Premium	\$142.53
26471213	SJ Real Estate Partners Llc	360 S Market St	Premium	\$258.54
26471214	SJ Real Estate Partners Llc	360 S Market St	Premium	\$242.41
26471215	SJ Real Estate Partners Llc	360 S Market St	Premium	\$258.85
26471216	SJ Real Estate Partners Llc	360 S Market St	Premium	\$253.81
26471217	SJ Real Estate Partners Llc	360 S Market St	Premium	\$289.24
26471218	SJ Real Estate Partners Llc	360 S Market St	Premium	\$300.57
25957009	Skapinsky Daniel	175 W St James St	Basic	\$55.33
46759047	Slavazza Gilbert M Trustee & Et Al	130 E San Fernando St	Premium	\$159.56
25940046	Sliva Edic H And Tollner-Sliva Lisa M Trust	41 S 1St St	Premium	\$1,371.24
46760030	Smith Bea H	144 S 3Rd St	Premium	\$149.17
46720072	Smith Ebert Properties Llc	101 E Santa Clara St	Premium	\$2,597.00
46720078	Smith Ebert Properties Llc	30 N 3Rd St	Premium	\$1,428.68
46760091	Smith Eleanor E Trustee	144 S 3Rd St	Premium	\$211.53
46760105	Smith Francis M	144 S 3Rd St	Premium	\$211.53
46759100	Smith Pieter H And Jacqueline K	130 E San Fernando St	Premium	\$159.56
46759102	Smith Pieter H And Jacqueline K	130 E San Fernando St	Premium	\$159.56
46723023	Smith Pieter H Trustee	59 S 5Th St	Basic	\$769.78
46724010	Smith Pieter H Trustee	92 S 5Th St	Basic	\$378.02
46724011	Smith Pieter H Trustee	84 S 5Th St	Basic	\$118.23
46760185	Smith Sue A Trustee	144 S 3Rd St	Premium	\$211.53
25940057	Sms-Vef Iv Llc	60 S Market St	Premium	\$586.71
25940086	Sms-Vef Iv Llc	60 S Market St	Premium	\$26,564.06
25940090	Sms-Vef Iv Llc	60 S Market St	Premium	\$922.02
46701109	Snell Jacqueline S Trustee	97 E St James St	Basic	\$76.50
25959299	So Hank Trustee & Et Al	38 N Almaden Bl	Premium	\$150.28
46722156	Sobrato Organization		Premium	\$6,957.18
46760106	Sochor Michael	144 S 3Rd St	Premium	\$211.53
26430137	Sofa Properties Llc	417 S 1St St	Premium	\$2,140.97
25957015	Sohal Santokh And Paramjit Et Al	175 W St James St	Basic	\$51.96
46764095	Sood Nakul	88 E San Fernando St	Premium	\$86.00
46759057	Sorensen Stephanie L	130 E San Fernando St	Premium	\$176.38
46760178	Squibbs Martin J	144 S 3Rd St	Premium	\$211.53
25932001	St James Enterprises Lp	196 W St James St	Basic	\$375.32
25932002	St James Enterprises Lp	190 W St James St	Basic	\$400.37
25932003	St James Enterprises Lp	180 W St James St	Basic	\$400.37
25932004	St James Enterprises Lp	187 N San Pedro St	Basic	\$750.64
25932005	St James Enterprises Lp	175 N San Pedro St	Basic	\$864.61
25932006	St James Enterprises Lp	125 N San Pedro St	Basic	\$825.72
25932007	St James Enterprises Lp	123 N San Pedro St	Basic	\$100.06
25932008	St James Enterprises Lp	121 N San Pedro St	Basic	\$125.11
25932009	St James Enterprises Lp	115 N San Pedro St	Basic	\$150.15
25932016	St James Enterprises Lp	154 Terraine St	Basic	\$326.38
25932017	St James Enterprises Lp	156 Terraine St	Basic	\$318.80
46720041	St John Props Llc	115 N 4Th St	Basic	\$1,700.89
46720059	St John Props Llc	127 N 4Th St	Basic	\$493.42
25959016	Stagnaro Chester J Et Al	38 N Almaden Bl	Premium	\$145.09
46759029	Stambaugh Mary C	130 E San Fernando St	Premium	\$159.56
46759053	Stanek Matthew E And Rachel M	130 E San Fernando St	Premium	\$159.56
46760024	Starks Carl Jr Et Al	144 S 3Rd St	Premium	\$149.17
25933056	State Of California	N 1St St	Basic	\$3,928.36
25934055	State Of California	191 N 1St St	Basic	\$7,881.74
25934056	State Of California	161 N 1St St	Basic	\$2,015.96
46701112	Stevens Matthew F	97 E St James St	Basic	\$51.22
46760104	Stewart Robert C	144 S 3Rd St	Premium	\$156.81

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46764019	Stokes Vinod K	88 E San Fernando St	Premium	\$187.43
46760097	Stotesberry Todd	144 S 3Rd St	Premium	\$146.89
46760053	Strehlow Susan M	144 S 3Rd St	Premium	\$146.89
46760068	Stringham Edward P	144 S 3Rd St	Premium	\$211.53
46760107	Sugiura Shunsaku	144 S 3Rd St	Premium	\$211.53
25957045	Suhaimi Sunyo L And Wibowo Caroline	175 W St James St	Basic	\$70.92
46759017	Suito Ricardo M Et Al	130 E San Fernando St	Premium	\$159.56
46764075	Sujitparapitaya Sutee	88 E San Fernando St	Premium	\$129.73
25959112	Suriyakumar Kumarakulasingham	38 N Almaden Bl	Premium	\$128.41
46764076	Suzumoto Mark K And Sonia P Trustee	88 E San Fernando St	Premium	\$103.52
46760156	Sweeney Stephen J	144 S 3Rd St	Premium	\$153.35
25935009	Swenson French No 1 Llc	192 W St John St	Premium	\$2,118.53
25959013	Swift John M	38 N Almaden Bl	Premium	\$109.65
25959234	Switzer Stanley J	38 N Almaden Bl	Premium	\$135.55
46759016	T G Dynamics Grp Llc	130 E San Fernando St	Premium	\$169.64
46759098	T G Dynamics Grp Llc	130 E San Fernando St	Premium	\$159.56
46759101	T G Dynamics Grp Llc	130 E San Fernando St	Premium	\$169.64
46760003	Tan Poh S	144 S 3Rd St	Premium	\$153.35
46760109	Tarazi Samy R	144 S 3Rd St	Premium	\$140.14
46754002	Taxin David M And Erika A Trustee	18 N 1St St	Premium	\$372.02
46759040	Taylor Burt E And Judy A Trustee & Et Al	130 E San Fernando St	Premium	\$169.64
46764202	Teixeira Paul C Et Al	88 E San Fernando St	Premium	\$172.23
25957063	Tekchandani Navin And Nischal Ritu	175 W St James St	Basic	\$70.92
46701106	Telles Andy	97 E St James St	Basic	\$63.55
25959053	Tenturier Chad T	38 N Almaden Bl	Premium	\$102.82
46759077	Teoh Soon Tee And Chuang Sandy Menghua	130 E San Fernando St	Premium	\$162.66
46764070	Terbush Brian D And Offenbecher Joy L	88 E San Fernando St	Premium	\$138.26
46701085	Terracio Louis And Welsh Marcia L	97 E St James St	Basic	\$76.50
46759107	Terzich Michael	130 E San Fernando St	Premium	\$162.66
25940065	The Roman Catholic Bishop Of San Jose	37 W San Fernando St	Premium	\$1,128.59
25940066	The Roman Catholic Bishop Of San Jose	55 W San Fernando St	Premium	\$3,041.32
46760121	Thippavong Jane	144 S 3Rd St	Premium	\$144.95
25934049	Thomas Marjolie F Trustee & Et Al	18 N San Pedro St	Premium	\$992.83
46760201	Thurston Edward P	144 S 3Rd St	Premium	\$211.53
46764057	Thyagarajan Arjun	88 E San Fernando St	Premium	\$116.71
46764124	Tien Paul Trustee & Et Al	88 E San Fernando St	Premium	\$128.73
25959143	Toda Chris T Trustee	38 N Almaden Bl	Premium	\$135.08
46760120	Toeniskoetter Charles J And Linda O Trustee	144 S 3Rd St	Premium	\$146.89
46701102	Tomatis Janine M	97 E St James St	Basic	\$51.22
46759069	Tonnesen Mark A Trustee & Et Al	130 E San Fernando St	Premium	\$169.56
46764096	Torre Villas Annabyth L	88 E San Fernando St	Premium	\$98.17
46720080	Town Park Towers Inc	60 N 3Rd St	Basic	\$6,866.26
46760176	Trifilo Robert J And Fernanda M Trustee	144 S 3Rd St	Premium	\$211.53
46760179	Trifilo Robert J And Fernanda M Trustee	144 S 3Rd St	Premium	\$211.53
46760182	Trifilo Robert J And Fernanda M Trustee	144 S 3Rd St	Premium	\$146.89
46721031	Trinity Parish The Rec Ward And Vest Of	81 N 2Nd St	Premium	\$3,045.74
46760075	Troncoso Ariel L And Kathleen	144 S 3Rd St	Premium	\$211.53
46760205	Tsai Frank R Et Al	144 S 3Rd St	Premium	\$211.53
46760090	Tsai Ting Yuan And Shou Li	144 S 3Rd St	Premium	\$217.11
46760142	Tseng Wan Ju	144 S 3Rd St	Premium	\$149.17
46764136	Tu Harry R And Hu Yan Jun Trustee	88 E San Fernando St	Premium	\$138.26
26430085	Turco John E	431 S 1St St	Premium	\$1,341.22
46746044	Turco John E Trustee & Et Al	374 S 1St St	Premium	\$1,233.08
46759066	Turriff Lowell L Trustee & Et Al	130 E San Fernando St	Premium	\$159.56
46764074	Uavechanichkul Jaed	88 E San Fernando St	Premium	\$98.17
25957060	Ucovich John N Iii	175 W St James St	Basic	\$63.04
25959283	Ukhalkar Swapneel S Et Al	38 N Almaden Bl	Premium	\$134.31
46760050	Ullmann Peter F And Harrison Victoria G	144 S 3Rd St	Premium	\$211.53

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
25957097	Underwood Nicholas A	175 W St James St	Basic	\$42.61
46754004	United Commercial Brokers	28 N 1St St	Premium	\$107.34
46746098	United States Of America	246 S 1St St	Premium	\$13,821.42
25934006	United States Postal Service	105 N 1St St	Basic	\$5,501.47
25940084	University Of Santa Clara	95 S Market St	Premium	\$12,522.90
25957035	Usami Hitoshi	175 W St James St	Basic	\$59.67
46760153	Vaeth Christine Nguyen And Brian	144 S 3Rd St	Premium	\$153.35
25957105	Vaid Farhad H And Jamal Nazneen N	175 W St James St	Basic	\$63.04
46764044	Valencia Glafira	88 E San Fernando St	Premium	\$102.75
46759052	Van Auken Guy	130 E San Fernando St	Premium	\$162.66
25957066	Van Den Broeke Brian J And Leina R	175 W St James St	Basic	\$59.32
46760187	Van Ess Rita A Trustee	144 S 3Rd St	Premium	\$211.53
25957008	Vancific Llc	175 W St James St	Basic	\$51.68
25957084	Vasilyev Roman A	175 W St James St	Basic	\$59.32
25959079	Veerapuneni Satish And Venkateshwaralu Rupa	38 N Almaden Bl	Premium	\$134.31
25959093	Ventura Joseph F	38 N Almaden Bl	Premium	\$107.71
25959149	Verbeckmoes Eugenia M And Kenyon J	38 N Almaden Bl	Premium	\$135.55
46720054	Vertin Janet W Trustee	N 4Th St	Basic	\$300.25
46720069	Vertin Janet W Trustee	157 N 4Th St	Basic	\$454.53
46760111	Vestry Of Trinity Cathedral S J	144 S 3Rd St	Premium	\$140.14
46764092	Vetrone Len And Sue Ann	88 E San Fernando St	Premium	\$138.26
25957059	Vizcarra Sherwin And Wang Janet	175 W St James St	Basic	\$51.96
25939116	W S D	333 W San Fernando St	Basic	\$3,628.10
25939118	W S D		Basic	\$900.77
25959147	Wade William D Jr	38 N Almaden Bl	Premium	\$134.31
25957049	Wagner John A And Mary J Trustee	175 W St James St	Basic	\$51.96
46764082	Wakeman Jeffrey A	88 E San Fernando St	Premium	\$86.77
46764048	Wallace Darius	88 E San Fernando St	Premium	\$138.26
46764059	Walls Stephanie C	88 E San Fernando St	Premium	\$138.26
25957017	Wang Chengyu	175 W St James St	Basic	\$59.67
25957051	Wang Hao Jun	175 W St James St	Basic	\$63.04
25957069	Wang Hsiao Ming And Lin Shan Trustee	175 W St James St	Basic	\$63.04
25957018	Ward Billy	175 W St James St	Basic	\$70.92
25959268	Weis Walter C	38 N Almaden Bl	Premium	\$135.55
25959292	Weiss James D	38 N Almaden Bl	Premium	\$137.18
25957034	Wells Fargo Bank	175 W St James St	Basic	\$42.61
46754005	Wells Fargo Bank National Association	28 N 1St St	Premium	\$84.63
46760189	Welter Christina G	144 S 3Rd St	Premium	\$211.53
46760132	Werp Peter R Trustee & Et Al	144 S 3Rd St	Premium	\$217.11
46759019	Wertz Eric B	130 E San Fernando St	Premium	\$159.56
25943069	West San Carlos Hotel Parts Llc	282 Almaden Bl	Premium	\$17,771.08
25943077	West San Carlos Hotel Parts Llc	282 Almaden Bl	Premium	\$11,083.93
46759087	Westbrook Simon P And Gillian R Trustee	130 E San Fernando St	Premium	\$162.66
46759064	Wheeler Richard Et Al	130 E San Fernando St	Premium	\$159.56
25959095	Whiteman Janet A	38 N Almaden Bl	Premium	\$128.41
25959175	Whitman Chad And Beth M	38 N Almaden Bl	Premium	\$137.18
46760044	Whyte Ronald M Trustee & Et Al	144 S 3Rd St	Premium	\$211.53
25940064	Wilcox Block Llc	99 S 1St St	Premium	\$1,592.15
25957079	Williams Daniel	175 W St James St	Basic	\$42.61
46747007	Williams Joann Et Al	476 S 1St St	Premium	\$871.50
25959015	Williams Nanci C	38 N Almaden Bl	Premium	\$135.55
46759065	Williamson Michael V And Chung Diana U	130 E San Fernando St	Premium	\$159.56
46759078	Willis Kendall O	130 E San Fernando St	Premium	\$159.56
46760208	Willson Craig And Lavaun	144 S 3Rd St	Premium	\$211.53
46760051	Winter John	144 S 3Rd St	Premium	\$211.53
46760200	Wirt Diana G Trustee	144 S 3Rd St	Premium	\$211.53
25959124	Wohlmut Thomas A And Mccarthy Michele A	38 N Almaden Bl	Premium	\$137.18
25959049	Wong Adriene O	38 N Almaden Bl	Premium	\$84.60

APN	OWNER NAME	SITE ADDRESS	ZONE	PARCEL ASSMT
46764103	Wu Lucia Trustee	88 E San Fernando St	Premium	\$138.26
46764065	Wu Michael	88 E San Fernando St	Premium	\$103.52
25959067	Wu Steven	38 N Almaden Bl	Premium	\$101.12
25940052	Wyrick Joel L	59 Post St	Premium	\$544.38
25940045	Wyrick Joel L And Pearson Judy	37 S 1St St	Premium	\$356.66
46760078	Xie Min Et Al	144 S 3Rd St	Premium	\$156.81
25957088	Xue Peter W And Ni Shingli	175 W St James St	Basic	\$42.61
46760174	Yamamoto Chiye M Trustee	144 S 3Rd St	Premium	\$211.53
46760047	Yamamoto Mark J	144 S 3Rd St	Premium	\$146.89
46760168	Yamamoto Yoshio E And Katharyn Trustee	144 S 3Rd St	Premium	\$146.89
46764129	Yan Thomas T And Sue H Trustee	88 E San Fernando St	Premium	\$98.17
46759068	Yau Richard And Katherine S	130 E San Fernando St	Premium	\$159.56
46760166	Yee Benjamin S	144 S 3Rd St	Premium	\$211.53
25940092	Yee Hung Lee Trustee & Et Al	194 W Santa Clara St	Premium	\$1,937.75
46759030	Yee James P	130 E San Fernando St	Premium	\$176.38
46764120	Yee Jonathan	88 E San Fernando St	Premium	\$103.52
25957057	Yee-Chan Lillian Mun And Tsang James Hin Kw	175 W St James St	Basic	\$59.32
46764173	Yesnosky Paul A	88 E San Fernando St	Premium	\$98.17
25959056	Ying Bond Y And Eva O	38 N Almaden Bl	Premium	\$145.16
46764117	Ying Chentsau And Tu Jierying	88 E San Fernando St	Premium	\$86.00
25959070	Ying Yee	38 N Almaden Bl	Premium	\$102.82
46764062	Yokoyama Tetsuro And Mayu	88 E San Fernando St	Premium	\$86.00
46760059	Young Raymond M Chin-A	144 S 3Rd St	Premium	\$140.14
25957028	Yu Angela L	175 W St James St	Basic	\$59.67
25959129	Yu Helen Y C	38 N Almaden Bl	Premium	\$128.41
46764084	Yu Jae W	88 E San Fernando St	Premium	\$86.00
46759024	Yuan Shen Qian	130 E San Fernando St	Premium	\$162.66
46760186	Yueh Eddy And Wu Alicia	144 S 3Rd St	Premium	\$211.53
46760131	Yuen Manuel D And Mary A	144 S 3Rd St	Premium	\$211.53
46754008	Yuen Ricky Wai Kit And Hong Heather Lai Kue	28 N 1St St	Premium	\$62.40
46759035	Zaleski Anna M	130 E San Fernando St	Premium	\$159.56
25959092	Zhang Beiying And Lee Lawrence Tsung Hang	38 N Almaden Bl	Premium	\$135.08
46764080	Zhang Chen And Liu Wei	88 E San Fernando St	Premium	\$128.73
46759037	Zhang Feng And Li Lena Le Trustee	130 E San Fernando St	Premium	\$159.56
46759109	Zhang Feng Trustee & Et Al	130 E San Fernando St	Premium	\$159.56
46764185	Zhou Wei And Ying Li	88 E San Fernando St	Premium	\$129.73
25940094	Ziering William Et Al	35 S Market St	Premium	\$3,689.61
46759096	Zink-Brody Gordon C And Debra A Trustee	130 E San Fernando St	Premium	\$159.56
25959029	Zsutty Yves N Et Al	38 N Almaden Bl	Premium	\$150.28
46760110	Zuccaro Daniel G	144 S 3Rd St	Premium	\$134.09
TOTAL:				\$2,203,350

ATTACHMENT B
PMZ3 Research Intercept Survey

San Jose Downtown
PBID Survey

Summary of Final Results: San Jose Downtown
PBID Survey

March 2012

PMZ³ Research

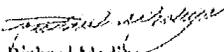
PMZ³ Research administered the downtown San Jose Property-Based Improvement District (PBID) survey. The survey included 408 participants taking place from March 9, 2012 thru March 20, 2012 - margin of error of 4.8%. The survey was conducted at nine (9) locations plus two (2) additional "various" locations within the downtown San Jose Property-Based Improvement District (PBID). All efforts were made to include an unbiased cross section of participants.

Of the 408 completed surveys, 348 responded to question 4; 1, 2, or 3 (Very Likely, Somewhat Likely, or Slightly Likely) that they would *stroll* or *walk around* either today or in the future. Zero (0) participants responded to question 4 with either 1, 2, or 3 (Very Likely, Somewhat Likely, or Slightly Likely) and answered questions 1 through 8, *excluding* question 4, that they were: Not At All Likely to do any of the other listed activities either today or in the future.

	Very	Somewhat	Slightly	Not At All	No Answer	Somewhat & Very	Total
Q1	68.39%	25.29%	6.32%	0.00%	0.00%	0.00%	100.00%
Q2	24.14%	27.30%	29.31%	19.25%	0.00%	0.00%	100.00%
Q3	32.47%	27.01%	22.41%	16.67%	1.44%	0.00%	100.00%
Q4	52.59%	31.32%	16.09%	0.00%	0.00%	0.00%	100.00%
Q5	17.24%	13.22%	25.57%	43.97%	0.00%	0.00%	100.00%
Q6	27.01%	24.14%	18.39%	30.17%	0.29%	0.00%	100.00%
Q7	46.84%	27.01%	17.82%	8.33%	0.00%	0.00%	100.00%
Q8	24.71%	22.99%	23.56%	28.16%	0.29%	0.29%	100.00%

Q1-8: Summary-

Performed or will either perform today or in the future at least one non-strolling activity: 100%
 Did not or will not perform either today or in the future any non-strolling activities: 0%


 Richard Mediha
 Managing Director
 PMZ³ Research

Overview
Completed Surveys: 408

Interview Date:
Location Time:

Location:
Completed Surveys:

Live in San Jose Yes
Improvement No
District No Answer
Subtotal

Q1. Eat/Drink

Very
Somewhat
Slightly
Not At All
No Answer
Subtotal

Q2. Shopping

Very
Somewhat
Slightly
Not At All
No Answer
Subtotal

Q3. Go to Movie

Very
Somewhat
Slightly
Not At All
No Answer
Subtotal

Q4. Stroll/Walk

Very
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Slightly
Not At All
No Answer
Subtotal

Overview

Interview Date:
Location Time:

Location:
Completes Surveys:

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Grand Totals (408)

	Very	Somewhat	Slightly	Not At All	No Answer	Somewhat&Very	Total
Q1	266	104	32	6	0	0	408
Q2	88	105	117	98	0	0	408
Q3	123	103	88	89	5	0	408
* Q4	183	109	56	60	0	0	408
Q5	68	47	98	194	1	0	408
Q6	102	89	73	142	2	0	408
Q7	188	113	70	37	0	0	408
Q8	92	98	98	118	1	1	408
Q9	193	115	58	35	7	0	408
Q10	318	66	11	12	1	0	408
Q11	297	92	13	5	1	0	408
Q12	220	159	24	4	1	0	408
Q13	251	132	16	8	1	0	408

Q 1-8 Totals

	Very	Somewhat	Slightly	Not At All	No Answer	Somewhat&Very	Total
Q1	266	104	32	6	0	0	408
Q2	88	105	117	98	0	0	408
Q3	123	103	88	89	5	0	408
Q4	183	109	56	60	0	0	408
Q5	68	47	98	194	1	0	408
Q6	102	89	73	142	2	0	408
Q7	188	113	70	37	0	0	408
Q8	92	98	98	118	1	1	408

If Q4 = 4 (60)

	Very	Somewhat	Slightly	Not At All	No Answer	Somewhat&Very	Total
Q1	28	16	10	6	0	0	60
Q2	4	10	15	31	0	0	60
Q3	10	9	10	31	0	0	60
Q4	0	0	0	60	0	0	60
Q5	8	1	9	41	1	0	60
Q6	8	5	9	37	1	0	60
Q7	25	19	8	8	0	0	60
Q8	6	18	16	20	0	0	60

If Q4 = 1, 2, or 3 (348)

	Very	Somewhat	Slightly	Not At All	No Answer	Somewhat&Very	Total
Q1	238	88	22	0	0	0	348
Q2	84	95	102	67	0	0	348
Q3	113	94	78	58	5	0	348
Q4	183	109	56	0	0	0	348
Q5	60	46	89	153	0	0	348
Q6	94	84	64	105	1	0	348
Q7	163	94	62	29	0	0	348
Q8	86	80	82	98	1	1	348

If Q4 = 1, 2, or 3 by percentage (348)

	Very	Somewhat	Slightly	Not At All	No Answer	Somewhat&Very	Total
Q1	68.39%	25.29%	6.32%	0.00%	0.00%	0.00%	100.00%
Q2	24.14%	27.30%	29.31%	19.25%	0.00%	0.00%	100.00%
Q3	32.47%	27.01%	22.41%	16.67%	1.44%	0.00%	100.00%
Q4	52.59%	31.32%	16.09%	0.00%	0.00%	0.00%	100.00%
Q5	17.24%	13.22%	25.57%	43.97%	0.00%	0.00%	100.00%
Q6	27.01%	24.14%	18.39%	30.17%	0.29%	0.00%	100.00%
Q7	46.84%	27.01%	17.82%	8.33%	0.00%	0.00%	100.00%
Q8	24.71%	22.99%	23.56%	28.16%	0.29%	0.29%	100.00%

**ATTACHMENT C
Groundwerx Crew Statistics, 2007-2011**

Category	2007-08*	2008-09	2009-10	2010-11
Pan & Broom: Debris	59,933 lbs	91,827 lbs	115,600 lb	175,663
Sweeping	1,159 hrs	4,330 hrs	4,184 hrs	3,171 hrs
Scrubbing	900 hrs	5,433 hrs	3,834 hrs	3,014 hrs
Pressure Washing	536 hrs	5,224 hrs	6,797 hrs	7,004 hrs
Graffiti Abatement	3,668	14,644	22,277	25,310
Directions	6,157	44,862	26,076	27,918
Social Service	449	838	420	509
Graffiti Reports	1,598	3,563	2,037	1,888

* 5 months of service

Elements	Quantity
Street planters	160
Trees lit up with LED lights	150
Hanging flower baskets	127
Wall planters	6 (locations)
Plant beds	5 (locations)
Utility boxes wrapped	44