

Attachment 1:  
Port Five Year Financial Plan for Fiscal Year 2017-18 to 2021-22  
Base, Low, and High Case Scenarios

| <b>BASE CASE</b>                  |                           |                      |                      |                      |                      |                      |                                    |                     |
|-----------------------------------|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------------------|---------------------|
| <b>Fiscal Year</b>                | <b>2017<br/>(Current)</b> | <b>2018<br/>(+1)</b> | <b>2019<br/>(+2)</b> | <b>2020<br/>(+3)</b> | <b>2021<br/>(+4)</b> | <b>2022<br/>(+5)</b> | <b>Change<br/>from<br/>Current</b> | <b>%<br/>Change</b> |
| <b>Sources</b>                    |                           |                      |                      |                      |                      |                      |                                    |                     |
| Estimated Fund Balance            | \$ 45,407                 | \$ 31,984            | \$ 24,045            | \$ 32,879            | \$ 27,266            | \$ 35,225            | \$ (10,182)                        | -22%                |
| Operating Revenues                | \$ 100,291                | \$ 106,292           | \$ 114,746           | \$ 120,386           | \$ 124,408           | \$ 128,018           | \$ 27,727                          | 28%                 |
| 1. Real estate                    | 75,932                    | 83,335               | 90,993               | 95,378               | 97,989               | 101,027              | 25,095                             | 33%                 |
| 2. Maritime                       | 22,468                    | 21,021               | 21,756               | 22,948               | 24,297               | 24,805               | 2,337                              | 10%                 |
| 3. Other operating revenues       | 1,891                     | 1,935                | 1,998                | 2,059                | 2,121                | 2,186                | 295                                | 16%                 |
| South Beach Harbor                | \$ 4,772                  | \$ 4,921             | \$ 5,081             | \$ 5,238             | \$ 5,396             | \$ 5,561             | \$ 789                             | 17%                 |
| Capital Revenues                  | \$ 4,243                  | \$ 2,100             | \$ 550               | \$ -                 | \$ -                 | \$ -                 | \$ (4,243)                         | -100%               |
| 1. Miscellaneous                  | 2,100                     | 2,100                | 550                  | -                    | -                    | -                    | (2,100)                            | -100%               |
| 2. Grants                         | 2,143                     | -                    | -                    | -                    | -                    | -                    | (2,143)                            | -100%               |
| <b>Sources, total</b>             | <b>\$ 154,713</b>         | <b>\$ 145,297</b>    | <b>\$ 144,423</b>    | <b>\$ 158,502</b>    | <b>\$ 157,069</b>    | <b>\$ 168,804</b>    | <b>\$ 14,091</b>                   | <b>9%</b>           |
| <b>Uses</b>                       |                           |                      |                      |                      |                      |                      |                                    |                     |
| Operating Reserves                | \$ 12,290                 | \$ 12,782            | \$ 13,367            | \$ 13,971            | \$ 14,627            | \$ 15,312            | \$ 3,022                           | 25%                 |
| Percent of operating expenses     | 15.0%                     | 15.0%                | 15.0%                | 15.0%                | 15.0%                | 15.0%                | 0.0%                               | 0%                  |
| Operating Expenses                | \$ 86,266                 | \$ 89,679            | \$ 93,725            | \$ 97,896            | \$ 102,414           | \$ 107,127           | \$ 20,861                          | 24%                 |
| 1. Employee Wages                 | 25,900                    | 26,710               | 27,578               | 28,430               | 29,286               | 30,182               | 4,283                              | 17%                 |
| 2. Employee Benefits              | 11,733                    | 13,021               | 14,523               | 16,284               | 18,447               | 20,954               | 9,221                              | 79%                 |
| 3. Non-personnel, other           | 16,372                    | 16,922               | 17,674               | 18,317               | 18,873               | 19,415               | 3,043                              | 19%                 |
| 4. Non-personnel, work orders     | 17,276                    | 17,883               | 18,529               | 19,175               | 19,834               | 20,310               | 3,033                              | 18%                 |
| 5. Debt service                   | 7,240                     | 7,140                | 7,142                | 7,135                | 7,140                | 7,138                | (102)                              | -1%                 |
| 6. Fire boat operations           | 3,412                     | 3,534                | 3,665                | 3,797                | 3,933                | 4,078                | 666                                | 20%                 |
| 7. Facilities maintenance         | 4,333                     | 4,469                | 4,614                | 4,757                | 4,900                | 5,050                | 717                                | 17%                 |
| South Beach Harbor                | \$ 4,772                  | \$ 4,921             | \$ 5,081             | \$ 5,238             | \$ 5,396             | \$ 5,561             | \$ 789                             | 17%                 |
| 1. Operating expenses             | 3,817                     | 3,953                | 4,102                | 4,259                | 4,430                | 4,611                | 794                                | 21%                 |
| 2. Capital investments            | 955                       | 969                  | 979                  | 980                  | 966                  | 950                  | (5)                                | -1%                 |
| Capital Policy Budget             | \$ 37,960                 | \$ 26,023            | \$ 28,137            | \$ 29,546            | \$ 30,552            | \$ 31,454            | \$ (6,506)                         | -17%                |
| 1. Capital investments            | 37,960                    | 22,344               | 11,229               | 18,908               | 12,639               | 19,913               | (18,047)                           | -48%                |
| 2. Designation to Capital         | -                         | 3,679                | 16,908               | 10,639               | 17,913               | 11,541               | 11,541                             | 0%                  |
| Percent of operating revenues     | 38%                       | 24%                  | 25%                  | 25%                  | 25%                  | 25%                  | -13%                               | -35%                |
| <b>Uses, total</b>                | <b>\$ 141,288</b>         | <b>\$ 133,404</b>    | <b>\$ 140,309</b>    | <b>\$ 146,652</b>    | <b>\$ 152,989</b>    | <b>\$ 159,454</b>    | <b>\$ 18,166</b>                   | <b>13%</b>          |
| <b>Balance</b>                    | <b>\$ 13,425</b>          | <b>\$ 11,892</b>     | <b>\$ 4,114</b>      | <b>\$ 11,850</b>     | <b>\$ 4,081</b>      | <b>\$ 9,350</b>      | <b>\$ (4,075)</b>                  | <b>-30%</b>         |
| <b>KEY ASSUMPTIONS</b>            |                           |                      |                      |                      |                      |                      |                                    |                     |
| Real Estate                       | \$ -                      | \$ 1,723             | \$ 7,292             | \$ 9,503             | \$ 9,940             | \$ 10,243            |                                    |                     |
| 1. Backlands - Leases             | -                         | -                    | 2,700                | 3,900                | 4,017                | 4,138                |                                    |                     |
| 2. 19th and Illinois Parking      | -                         | -                    | 516                  | 531                  | 547                  | 564                  |                                    |                     |
| 3. Pier 19 - Shed Lease           | -                         | 325                  | 633                  | 1,349                | 1,390                | 1,431                |                                    |                     |
| 4. Pier 23 - Shed Lease           | -                         | 1,115                | 1,813                | 1,868                | 1,921                | 1,976                |                                    |                     |
| 5. Beltline Building - Lease      | -                         | -                    | 76                   | 79                   | 81                   | 83                   |                                    |                     |
| 6. Pier 29 Bulkhead - Jamestown   | -                         | -                    | 20                   | 189                  | 343                  | 355                  |                                    |                     |
| 7. Pier 29 1/2 - Office & Parking | -                         | 189                  | 388                  | 400                  | 412                  | 424                  |                                    |                     |
| 8. Pier 31/ Pier 48 - Elections   | -                         | 95                   | 1,145                | 1,187                | 1,229                | 1,271                |                                    |                     |
| 9. Percentage Rents, Recession    | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| Maritime Operations               | \$ 6,799                  | \$ 7,207             | \$ 7,668             | \$ 8,345             | \$ 9,393             | \$ 9,595             |                                    |                     |
| 1. Cruise - Metro                 | 7,651                     | 7,728                | 7,819                | 7,915                | 8,015                | 8,114                |                                    |                     |
| 2. Cargo - Pasha                  | 5,364                     | 5,729                | 6,142                | 6,769                | 7,766                | 7,927                |                                    |                     |
| 3. Ship Repair - BAE              | 1,435                     | 1,478                | 1,526                | 1,576                | 1,627                | 1,668                |                                    |                     |
| Development Projects              | \$ -                      | \$ 371               | \$ 355               | \$ 282               | \$ 286               | \$ 1,054             |                                    |                     |
| 1. Pier 70 - Forest City          | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 2. SWL337 - Mission Rock          | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 3. Pier 38 - Development          | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 4. SWL324 - Teatro Zinzani        | -                         | 371                  | 483                  | 496                  | 483                  | 921                  |                                    |                     |
| 5. SWL322-1 - MOH Development     | -                         | -                    | (352)                | (363)                | (374)                | (385)                |                                    |                     |
| 6. Pier 31.5 - NPS Alcatraz Ferry | -                         | -                    | 225                  | 149                  | 177                  | 518                  |                                    |                     |

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Base, Low, and High Case Scenarios

| <b>LOW CASE</b>                   |                           |                      |                      |                      |                      |                      |                                    |                     |
|-----------------------------------|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------------------|---------------------|
| <b>Fiscal Year</b>                | <b>2017<br/>(Current)</b> | <b>2018<br/>(+1)</b> | <b>2019<br/>(+2)</b> | <b>2020<br/>(+3)</b> | <b>2021<br/>(+4)</b> | <b>2022<br/>(+5)</b> | <b>Change<br/>from<br/>Current</b> | <b>%<br/>Change</b> |
| <b>Sources</b>                    |                           |                      |                      |                      |                      |                      |                                    |                     |
| Estimated Fund Balance            | \$ 45,407                 | \$ 31,984            | \$ 22,454            | \$ 31,229            | \$ 25,099            | \$ 33,448            | \$ (11,959)                        | -26%                |
| Operating Revenues                | \$ 100,291                | \$ 97,921            | \$ 99,585            | \$ 102,921           | \$ 106,431           | \$ 109,809           | \$ 9,518                           | 9%                  |
| 1. Real estate                    | 75,932                    | 75,752               | 77,079               | 79,278               | 82,449               | 85,123               | 9,191                              | 12%                 |
| 2. Maritime                       | 22,468                    | 20,235               | 20,508               | 21,584               | 21,861               | 22,500               | 32                                 | 0%                  |
| 3. Other operating revenues       | 1,891                     | 1,935                | 1,998                | 2,059                | 2,121                | 2,186                | 295                                | 16%                 |
| South Beach Harbor                | \$ 4,772                  | \$ 4,921             | \$ 5,081             | \$ 5,238             | \$ 5,396             | \$ 5,561             | \$ 789                             | 17%                 |
| Capital Revenues                  | \$ 4,243                  | \$ 2,149             | \$ 550               | \$ -                 | \$ -                 | \$ -                 | \$ (4,243)                         | -100%               |
| 1. Miscellaneous                  | 2,100                     | 2,149                | 550                  | -                    | -                    | -                    | (2,100)                            | -100%               |
| 2. Grants                         | 2,143                     | -                    | -                    | -                    | -                    | -                    | (2,143)                            | -100%               |
| <b>Sources, total</b>             | <b>\$ 154,713</b>         | <b>\$ 136,975</b>    | <b>\$ 127,671</b>    | <b>\$ 139,389</b>    | <b>\$ 136,926</b>    | <b>\$ 148,818</b>    | <b>\$ (5,895)</b>                  | <b>-4%</b>          |
| <b>Uses</b>                       |                           |                      |                      |                      |                      |                      |                                    |                     |
| Operating Reserve                 | \$ 12,290                 | \$ 12,782            | \$ 13,367            | \$ 13,971            | \$ 14,627            | \$ 15,312            | \$ 3,022                           | 25%                 |
| Percent of operating expenses     | 15.0%                     | 15.0%                | 15.0%                | 15.0%                | 15.0%                | 15.0%                | 0.0%                               | 0%                  |
| Operating Expenses                | \$ 86,266                 | \$ 89,679            | \$ 93,725            | \$ 97,896            | \$ 102,414           | \$ 107,127           | \$ 20,861                          | 24%                 |
| 1. Employee Wages                 | 25,900                    | 26,710               | 27,578               | 28,430               | 29,286               | 30,182               | 4,283                              | 17%                 |
| 2. Employee Benefits              | 11,733                    | 13,021               | 14,523               | 16,284               | 18,447               | 20,954               | 9,221                              | 79%                 |
| 3. Non-personnel, other           | 16,372                    | 16,922               | 17,674               | 18,317               | 18,873               | 19,415               | 3,043                              | 19%                 |
| 4. Non-personnel, work orders     | 17,276                    | 17,883               | 18,529               | 19,175               | 19,834               | 20,310               | 3,033                              | 18%                 |
| 5. Debt service                   | 7,240                     | 7,140                | 7,142                | 7,135                | 7,140                | 7,138                | (102)                              | -1%                 |
| 6. Fire boat operations           | 3,412                     | 3,534                | 3,665                | 3,797                | 3,933                | 4,078                | 666                                | 20%                 |
| 7. Facilities maintenance         | 4,333                     | 4,469                | 4,614                | 4,757                | 4,900                | 5,050                | 717                                | 17%                 |
| South Beach Harbor                | \$ 4,772                  | \$ 4,921             | \$ 5,081             | \$ 5,238             | \$ 5,396             | \$ 5,561             | \$ 789                             | 17%                 |
| 1. Operating expenses             | 3,817                     | 3,953                | 4,102                | 4,259                | 4,430                | 4,611                | 794                                | 21%                 |
| 2. Capital investments            | 955                       | 969                  | 979                  | 980                  | 966                  | 950                  | (5)                                | -1%                 |
| Capital Policy Budget             | \$ 37,960                 | \$ 24,480            | \$ 24,896            | \$ 25,730            | \$ 26,608            | \$ 27,452            | \$ (10,508)                        | -28%                |
| 1. Capital investments            | 37,960                    | 22,393               | 9,638                | 17,258               | 10,472               | 18,136               | (19,824)                           | -52%                |
| 2. Designation to Capital         | -                         | 2,088                | 15,258               | 8,472                | 16,136               | 9,316                | 9,316                              | 0%                  |
| Percent of operating revenues     | 38%                       | 25%                  | 25%                  | 25%                  | 25%                  | 25%                  | -13%                               | -34%                |
| <b>Uses, total</b>                | <b>\$ 141,288</b>         | <b>\$ 131,862</b>    | <b>\$ 137,069</b>    | <b>\$ 142,836</b>    | <b>\$ 149,044</b>    | <b>\$ 155,452</b>    | <b>\$ 14,164</b>                   | <b>10%</b>          |
| <b>Balance</b>                    | <b>\$ 13,425</b>          | <b>\$ 5,113</b>      | <b>\$ (9,398)</b>    | <b>\$ (3,447)</b>    | <b>\$ (12,119)</b>   | <b>\$ (6,634)</b>    | <b>\$ (20,059)</b>                 | <b>-149%</b>        |
| <b>KEY ASSUMPTIONS</b>            |                           |                      |                      |                      |                      |                      |                                    |                     |
| Real Estate                       | \$ -                      | \$ 111               | \$ 1,351             | \$ 3,459             | \$ 4,128             | \$ 4,257             |                                    |                     |
| 1. Backlands - Leases             | -                         | -                    | -                    | 1,350                | 1,950                | 2,009                |                                    |                     |
| 2. 19th and Illinois Parking      | -                         | -                    | -                    | 516                  | 531                  | 547                  |                                    |                     |
| 3. Pier 19 - Shed Lease           | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 4. Pier 23 - Shed Lease           | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 5. Beltline Building - Lease      | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 6. Pier 29 Bulkhead - Jamestown   | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 7. Pier 29 1/2 - Office & Parking | -                         | -                    | 189                  | 388                  | 400                  | 412                  |                                    |                     |
| 8. Pier 31/ Pier 48 - Elections   | -                         | 95                   | 1,145                | 1,187                | 1,229                | 1,271                |                                    |                     |
| 9. Percentage Rents, Recession    | -                         | 16                   | 17                   | 17                   | 17                   | 18                   |                                    |                     |
| Maritime Operations               | \$ 14,164                 | \$ 14,148            | \$ 14,239            | \$ 14,895            | \$ 14,971            | \$ 15,404            |                                    |                     |
| 1. Cruise - Metro                 | 7,651                     | 7,236                | 6,875                | 7,103                | 7,340                | 7,580                |                                    |                     |
| 2. Cargo - Pasha                  | 5,364                     | 5,729                | 6,142                | 6,529                | 6,326                | 6,487                |                                    |                     |
| 3. Ship Repair - BAE              | 1,149                     | 1,184                | 1,223                | 1,263                | 1,305                | 1,337                |                                    |                     |
| Development Projects              | \$ -                      | \$ -                 | \$ (127)             | \$ 269               | \$ 852               | \$ 1,293             |                                    |                     |
| 1. Pier 70 - Forest City          | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 2. SWL337 - Mission Rock          | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 3. Pier 38 - Development          | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| 4. SWL324 - Teatro Zinzani        | -                         | -                    | -                    | 483                  | 1,050                | 1,160                |                                    |                     |
| 5. SWL322-1 - MOH Development     | -                         | -                    | (352)                | (363)                | (374)                | (385)                |                                    |                     |
| 6. Pier 31.5 - NPS Alcatraz Ferry | -                         | -                    | 225                  | 149                  | 177                  | 518                  |                                    |                     |

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| <b>HIGH CASE</b>                  |                           |                      |                      |                      |                      |                      |                                    |                     |
|-----------------------------------|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------------------|---------------------|
| <b>Fiscal Year</b>                | <b>2017<br/>(Current)</b> | <b>2018<br/>(+1)</b> | <b>2019<br/>(+2)</b> | <b>2020<br/>(+3)</b> | <b>2021<br/>(+4)</b> | <b>2022<br/>(+5)</b> | <b>Change<br/>from<br/>Current</b> | <b>%<br/>Change</b> |
| <b>Sources</b>                    |                           |                      |                      |                      |                      |                      |                                    |                     |
| Estimated Fund Balance            | \$ 45,407                 | \$ 31,936            | \$ 25,666            | \$ 32,676            | \$ 28,919            | \$ 34,852            | \$ (10,554)                        | -23%                |
| Operating Revenues                | \$ 100,291                | \$ 106,990           | \$ 115,255           | \$ 121,249           | \$ 124,629           | \$ 128,602           | \$ 28,311                          | 28%                 |
| 1. Real estate                    | 75,932                    | 83,360               | 90,808               | 95,287               | 97,283               | 100,373              | 24,441                             | 32%                 |
| 2. Maritime                       | 22,468                    | 21,694               | 22,449               | 23,902               | 25,225               | 26,043               | 3,575                              | 16%                 |
| 3. Other operating revenues       | 1,891                     | 1,935                | 1,998                | 2,059                | 2,121                | 2,186                | 295                                | 16%                 |
| South Beach Harbor                | \$ 4,772                  | \$ 4,921             | \$ 5,081             | \$ 5,238             | \$ 5,396             | \$ 5,561             | \$ 789                             | 17%                 |
| Capital Revenues                  | \$ 4,243                  | \$ 2,100             | \$ 550               | \$ -                 | \$ -                 | \$ -                 | \$ (4,243)                         | -100%               |
| 1. Miscellaneous                  | 2,100                     | 2,100                | 550                  | -                    | -                    | -                    | (2,100)                            | -100%               |
| 2. Grants                         | 2,143                     | -                    | -                    | -                    | -                    | -                    | (2,143)                            | -100%               |
| <b>Sources, total</b>             | <b>\$ 154,713</b>         | <b>\$ 145,947</b>    | <b>\$ 146,552</b>    | <b>\$ 159,163</b>    | <b>\$ 158,944</b>    | <b>\$ 169,016</b>    | <b>\$ 14,303</b>                   | <b>9%</b>           |
| <b>Uses</b>                       |                           |                      |                      |                      |                      |                      |                                    |                     |
| Operating Reserve                 | \$ 12,290                 | \$ 12,734            | \$ 13,263            | \$ 13,816            | \$ 14,467            | \$ 15,147            | \$ 2,857                           | 23%                 |
| Percent of operating expenses     | 15.0%                     | 15.0%                | 15.0%                | 15.0%                | 15.0%                | 15.0%                | 0.0%                               | 0%                  |
| Operating Expenses                | \$ 86,266                 | \$ 89,359            | \$ 93,034            | \$ 96,863            | \$ 101,349           | \$ 106,030           | \$ 19,764                          | 23%                 |
| 1. Employee Wages                 | 25,900                    | 26,418               | 26,946               | 27,485               | 28,312               | 29,178               | 3,279                              | 13%                 |
| 2. Employee Benefits              | 11,733                    | 13,021               | 14,523               | 16,284               | 18,447               | 20,954               | 9,221                              | 79%                 |
| 3. Non-personnel, other           | 16,372                    | 16,922               | 17,674               | 18,317               | 18,873               | 19,415               | 3,043                              | 19%                 |
| 4. Non-personnel, work orders     | 17,276                    | 17,883               | 18,529               | 19,175               | 19,834               | 20,310               | 3,033                              | 18%                 |
| 5. Debt service                   | 7,240                     | 7,140                | 7,142                | 7,135                | 7,140                | 7,138                | (102)                              | -1%                 |
| 6. Fire boat operations           | 3,412                     | 3,507                | 3,607                | 3,710                | 3,843                | 3,985                | 573                                | 17%                 |
| 7. Facilities maintenance         | 4,333                     | 4,469                | 4,614                | 4,757                | 4,900                | 5,050                | 717                                | 17%                 |
| South Beach Harbor                | \$ 4,772                  | \$ 4,921             | \$ 5,081             | \$ 5,238             | \$ 5,396             | \$ 5,561             | \$ 789                             | 17%                 |
| 1. Operating expenses             | 3,817                     | 3,943                | 4,082                | 4,228                | 4,399                | 4,579                | 762                                | 20%                 |
| 2. Capital investments            | 955                       | 978                  | 1,000                | 1,010                | 997                  | 982                  | 27                                 | 3%                  |
| Capital Policy Budget             | \$ 37,960                 | \$ 26,747            | \$ 28,814            | \$ 30,312            | \$ 31,157            | \$ 32,151            | \$ (5,810)                         | -15%                |
| 1. Capital investments            | 37,960                    | 22,344               | 12,953               | 18,860               | 14,452               | 19,705               | (18,255)                           | -48%                |
| 2. Designation to Capital         | -                         | 4,403                | 15,860               | 11,452               | 16,705               | 12,445               | 12,445                             | 0%                  |
| Percent of operating revenues     | 38%                       | 25%                  | 25%                  | 25%                  | 25%                  | 25%                  | -13%                               | -34%                |
| <b>Uses, total</b>                | <b>\$ 141,288</b>         | <b>\$ 133,761</b>    | <b>\$ 140,192</b>    | <b>\$ 146,230</b>    | <b>\$ 152,370</b>    | <b>\$ 158,889</b>    | <b>\$ 17,601</b>                   | <b>12%</b>          |
| <b>Balance</b>                    | <b>\$ 13,425</b>          | <b>\$ 12,185</b>     | <b>\$ 6,361</b>      | <b>\$ 12,933</b>     | <b>\$ 6,574</b>      | <b>\$ 10,127</b>     | <b>\$ (3,298)</b>                  | <b>-25%</b>         |
| <b>KEY ASSUMPTIONS</b>            |                           |                      |                      |                      |                      |                      |                                    |                     |
| Real Estate                       | \$ -                      | \$ 1,723             | \$ 8,524             | \$ 10,771            | \$ 11,247            | \$ 11,589            |                                    |                     |
| 1. Backlands - Leases             | -                         | -                    | 2,700                | 3,900                | 4,017                | 4,138                |                                    |                     |
| 2. 19th and Illinois Parking      | -                         | -                    | 516                  | 531                  | 547                  | 564                  |                                    |                     |
| 3. Pier 19 - Shed Lease           | -                         | 325                  | 633                  | 1,349                | 1,390                | 1,431                |                                    |                     |
| 4. Pier 23 - Shed Lease           | -                         | 1,115                | 1,813                | 1,868                | 1,921                | 1,976                |                                    |                     |
| 5. Beltline Building - Lease      | -                         | -                    | 76                   | 79                   | 81                   | 83                   |                                    |                     |
| 6. Pier 29 Bulkhead - Jamestown   | -                         | -                    | 20                   | 189                  | 343                  | 355                  |                                    |                     |
| 7. Pier 29 1/2 - Office & Parking | -                         | 189                  | 388                  | 400                  | 412                  | 424                  |                                    |                     |
| 8. Pier 31/ Pier 48 - Elections   | -                         | 95                   | 2,376                | 2,456                | 2,536                | 2,617                |                                    |                     |
| 9. Percentage Rents, Recession    | -                         | -                    | -                    | -                    | -                    | -                    |                                    |                     |
| Maritime Operations               | \$ 8,305                  | \$ 7,390             | \$ 7,857             | \$ 8,539             | \$ 9,593             | \$ 9,803             |                                    |                     |
| 1. Cruise - Metro                 | 7,811                     | 8,218                | 8,323                | 8,434                | 8,550                | 8,665                |                                    |                     |
| 2. Cargo - Pasha                  | 6,692                     | 5,729                | 6,142                | 6,769                | 7,766                | 7,927                |                                    |                     |
| 3. Ship Repair - BAE              | 1,613                     | 1,662                | 1,715                | 1,770                | 1,827                | 1,875                |                                    |                     |
| Development Projects              | \$ -                      | \$ 396               | \$ (1,061)           | \$ (1,078)           | \$ (1,727)           | \$ (1,256)           |                                    |                     |
| 1. Pier 70 - Forest City          | -                         | -                    | (1,500)              | (1,545)              | (1,591)              | (1,639)              |                                    |                     |
| 2. SWL337 - Mission Rock          | -                         | -                    | -                    | (700)                | (1,442)              | (1,485)              |                                    |                     |
| 3. Pier 38 - Development          | -                         | 25                   | 50                   | 50                   | 50                   | 50                   |                                    |                     |
| 4. SWL324 - Teatro Zinzani        | -                         | 371                  | 483                  | 1,050                | 1,160                | 1,333                |                                    |                     |
| 5. SWL322-1 - MOH Development     | -                         | -                    | (352)                | (363)                | (374)                | (385)                |                                    |                     |
| 6. Pier 31.5 - NPS Alcatraz Ferry | -                         | -                    | 259                  | 431                  | 470                  | 870                  |                                    |                     |