

Parameter Rate Schedule
Office Rents FY2019

Exhibit A-1

Full Service Office - Class B Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
NE Waterfront	Roundhouse Plaza	\$ 4.25 - \$ 4.75	\$ 4.00 - \$ 4.50

Full Service Office - Class C Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Ferry Plaza	Ag. Building Interior	\$ 1.60 - \$ 2.00	\$ 1.25 - \$ 1.75
Ferry Plaza	Ag. Building Window	\$ 3.40 - \$ 3.75	\$ 3.00 - \$ 3.50
China Basin	401 Terry Francois	\$ 3.50 - \$ 3.75	\$ 3.20 - \$ 3.50

Office NNN - Class B Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
NE Waterfront	Pier 33 ½ North	\$ 3.50 - \$ 3.95	\$ 3.25 - \$ 3.75
NE Waterfront	Pier 33 Bulkhead Bldg.	\$ 3.25 - \$ 3.50	\$ 3.00 - \$ 3.25
NE Waterfront	Pier 35 Bulkhead Bldg.	\$ 3.25 - \$ 3.50	\$ 3.00 - \$ 3.25
NE Waterfront	Pier 9 Bulkhead Bldg.	\$ 4.00 - \$ 4.50	\$ 3.75 - \$ 4.25
NE Waterfront	Pier 9 Pier Office	\$ 4.00 - \$ 4.50	\$ 3.75 - \$ 4.25
South Beach	Pier 26 Annex Bldg.	\$ 3.25 - \$ 3.75	\$ 2.93 - \$ 3.22

Office NNN - Class C Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Fishermen's Wharf	490 Jefferson St.	\$ 3.50 - \$ 3.75	\$ 3.25 - \$ 3.50
NE Waterfront	Pier 29 ½	\$ 2.25 - \$ 2.50	\$ 2.00 - \$ 2.25
NE Waterfront	Pier 29 Annex Bldg.	\$ 3.15 - \$ 3.50	\$ 3.00 - \$ 3.25
NE Waterfront	Pier 35 Interior Office	\$ 2.50 - \$ 3.00	\$ 2.50 - \$ 3.00
NE Waterfront	Piers 23 Bulkhead Bldgs.	\$ 2.00 - \$ 2.00	\$ 2.00 - \$ 2.00
South Beach	Pier 28 Bulkhead Bldg.	\$ 2.50 - \$ 2.75	\$ 2.25 - \$ 2.50
South Beach	Pier 38 Bulkhead Bldg.	\$ 2.50 - \$ 2.75	\$ 2.25 - \$ 2.50
South Beach	Piers 26 Bulkhead Bldg.	\$ 2.50 - \$ 2.75	\$ 2.10 - \$ 2.50
China Basin	Pier 54 Office	\$ 1.60 - \$ 1.75	\$ 1.40 - \$ 1.50
China Basin	Pier 70, Building 11	\$ 1.10 - \$ 1.25	\$ 0.80 - \$ 1.00
China Basin	Piers 50 Bulkhead Bldg.	\$ 3.40 - \$ 3.50	\$ 2.75 - \$ 3.25
Southern Waterfront	501 Cesar Chavez	\$ 1.30 - \$ 1.50	\$ 1.20 - \$ 1.25
Southern Waterfront	601 Cesar Chavez	\$ 1.80 - \$ 2.00	\$ 1.50 - \$ 1.75
Southern Waterfront	671 Illinois St.	\$ 1.00 - \$ 1.10	\$ 0.80 - \$ 1.00
Southern Waterfront	696 Amador	\$ 1.35 - \$ 1.50	\$ 1.10 - \$ 1.40
Southern Waterfront	Pier 96 Admin. Bldg.	\$ 1.40 - \$ 1.50	\$ 1.10 - \$ 1.25
Southern Waterfront	Pier 96 Gate House Bldg.	\$ 1.15 - \$ 1.25	\$ 1.00 - \$ 1.10

Office Storage Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Portwide	Office Storage	\$ 1.70 - \$ 2.00	\$ 1.65 - \$ 2.00

Parameter Rate Schedule
Pier, Shed, Land Rates FY2019

Exhibit A-1

Pier, Shed, & Land Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Northeast Waterfront	Pier 9	\$ 1.75 - \$ 1.93	\$ 1.58 - \$ 1.73
Northeast Waterfront	Pier 19	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 23	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 29	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 31	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 33, 35, 45	\$ 1.50 - \$ 1.65	\$ 1.35 - \$ 1.49
South Beach	Pier 24 Annex	\$ 3.40 - \$ 3.74	\$ 3.06 - \$ 3.37
South Beach	Pier 40	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
South Beach	Pier 50	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
South Beach	Piers 26, 28, 38	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
China Basin	Pier 54 Shed	\$ 0.70 - \$ 0.77	\$ 0.63 - \$ 0.69
China Basin	Piers 48	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
Southern Waterfront	699 Illinois St.	\$ 1.10 - \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Facility 6019	\$ 0.75 - \$ 0.83	\$ 0.68 - \$ 0.74
Southern Waterfront	Pier 80	\$ 1.10 - \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Pier 92 & SWL's 344 & 349	\$ 1.05 - \$ 1.16	\$ 0.95 - \$ 1.04
Southern Waterfront	Pier 96 M & R Bldg.	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Southern Waterfront	SWL 345	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Southern Waterfront	SWL's 343 & 354	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14

Open Land & Pier Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Open Land & Pier	Improved Land & Sidewalk	\$ 0.85 - \$ 0.94	\$ 0.77 - \$ 0.84
Open Land & Pier	Paved Land	\$ 0.45 - \$ 0.50	\$ 0.41 - \$ 0.45
Open Land & Pier	Submerged Land	\$ 0.19 - \$ 0.21	\$ 0.17 - \$ 0.19
Open Land & Pier	Unpaved Land	\$ 0.35 - \$ 0.39	\$ 0.32 - \$ 0.35
Open Land & Pier	Apron & Open Pier Space	\$ 0.40 - \$ 0.44	\$ 0.36 - \$ 0.40

Fish Processing & Wholesale Industry Rates

Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Fisherman's Wharf	Pier 45 2nd Fl Mezz.	\$ 1.05 - \$ 1.16	\$ 0.95 - \$ 1.04
Fisherman's Wharf	Pier 45 Office 1st Fl Office	\$ 1.35 - \$ 1.49	\$ 1.22 - \$ 1.34
Fisherman's Wharf	Pier 45 Shed	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Fisherman's Wharf	Second floor warehouse	\$ 0.70 - \$ 0.77	\$ 0.63 - \$ 0.69
Fisherman's Wharf	SWL 302	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Northeast Waterfront	Pier 33	\$ 1.25 - \$ 1.38	\$ 1.13 - \$ 1.24

Fishing Gear Storage Rates

Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Portwide	Berthholders	\$ 0.45 - \$ 0.50	\$ 0.41 - \$ 0.45
Portwide	Non-Berthholders	\$ 1.20 - \$ 1.32	\$ 1.08 - \$ 1.19

Pier 40 Storage Locker Rates

Sub-Area	Location Type	Base Rent
South Beach	Pier 40 Lockers	\$ 80.00 Per Month

Telecommunications Site Rates

Sub-Area	Location Type	Base Rent
Portwide	Fixed Telecom Sites	\$ 6,500.00 Per Month
Portwide	Temporary Telecom Sites	\$ 500.00 Per Day

Parameter Rate Schedule
 Parking Rates FY2019

Exhibit A-2

Parking Stall Permit Rates				
Facility	Stall Type	Pre-Tax Rent	Parking Tax	Stall Rent
Agriculture Building	Building Tenant	\$ 340.00	\$ 85.00	\$ 425.00
Pier 9	Shed Tenant	\$ 340.00	\$ 85.00	\$ 425.00
SWL 302	Commercial Tenant	\$ 320.00	\$ 80.00	\$ 400.00
SWL 302	Restaurant Tenant	\$ 220.00	\$ 55.00	\$ 275.00
SWL 303	Commercial Tenant	\$ 320.00	\$ 80.00	\$ 400.00
SWL 303	Restaurant Tenant	\$ 220.00	\$ 55.00	\$ 275.00
Pier 80	Admin Bldg. Tenant	\$ 100.00	\$ 25.00	\$ 125.00
Pier 80	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00
Pier 90	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00
Pier 94	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00
Pier 96	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00

Color Curb Program Licenses				
Zone Type	Zone Use	Set-Up Fees	Monthly Fees	Size
White Zone	Passenger Loading	\$ 425.00	\$ 325.00	Per 20 Feet
Yellow Zone	Commercial Delivery	\$ 425.00	\$ -	Per 40 Feet

Parameter Rate Schedule
Special Event Rates FY2019

Exhibit A-3

Athletic Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,250.00	Per Day	\$ 2,500.00	Per Day
Small	< 2,000 People	45 Days	\$ 1,875.00	Per Day	\$ 3,750.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,250.00	Per Day	\$ 4,500.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,375.00	Per Day	\$ 6,750.00	Per Day

Private Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,250.00	Per Day	\$ 2,500.00	Per Day
Small	< 2,000 People	45 Days	\$ 1,875.00	Per Day	\$ 3,750.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,250.00	Per Day	\$ 4,500.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,375.00	Per Day	\$ 6,750.00	Per Day

Public Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,250.00	Per Day	\$ 2,500.00	Per Day
Small	< 2,000 People	45 Days	\$ 1,875.00	Per Day	\$ 3,750.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,250.00	Per Day	\$ 4,500.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,375.00	Per Day	\$ 6,750.00	Per Day

Pier 30/32 & Valley Event Rates**						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
All Events		120 Days	\$ 5,000.00	Per Day	\$ 20,000.00	Per Day

* Additional Fees may apply for use of multiple locations

** Additional Fees may apply for use of Pier 30/32 & Valley

Parameter Rate Schedule
 Film Photo Shoot Rates FY2019

Exhibit A-4

Photo Shoot Rates				
Sub-Area	Location Type	Description	Permit Fees	
Portwide	Outdoor	Simple	\$ 2,000.00	Per Day
Portwide	Indoor	Simple	\$ 2,500.00	Per Day
Portwide	Outdoor	Major	\$ 4,000.00	Per Day
Portwide	Indoor	Major	\$ 5,000.00	Per Day

Film Shoot Rates				
Sub-Area	Location Type	Event Size	Permit Fees	
Portwide	All	Simple	\$ 2,000.00	Per Day
Portwide	All	Major	\$ 4,000.00	Per Day

***Minor Film & Photo Shoots are those that require little to no support Functions;
 I.e. The Photographer, Subject, Minimal Equipment, etc.**

***Major Film & Photo Shoots are those that require substantial support;
 I.e. Film Crew, Props, Vehicles, Generators. Lighting, etc.**

***At no time shall the fee charged for Filming or a Photo Shoot at any facility be less than
 the Parameter Rental Rate for that facility as specified in the Rental Rate Schedule**

In researching market conditions and rates, Port staff employed the following sources of information:

Unemployment Rate: Federal Reserve Bank, April 2018

Office Market Summary:

1. Cushman & Wakefield First Quarter Office Report 2018
2. 2018 Q1 San Francisco Office Report Jones Lange La Salle
3. 2018 Q1 Cushman & Wakefield Commercial San Francisco Office
4. 2018 Q1 Tri Commercial Real Estate San Francisco Office
5. 2018 Q1 Kidder Mathews San Francisco Office
6. Colliers International San Francisco Office Market 2018
7. CBRE Market Overview San Francisco Office 2018
8. Port of San Francisco Lease Activity April 1, 2016 to March 31, 2018

Industrial Market Summary:

1. Kidder Mathews San Francisco Industrial Report 1Q 2018
2. Cushman & Wakefield Industrial Report 4Q 2017

Fishing Industry Pier Shed and Land:

1. Port of San Francisco
2. Santa Cruz Harbor
3. Pillar Point Harbor
4. Spud Point Harbor
5. Morro Bay Harbor
6. Crescent City Harbor

Parking Market Survey:

1. Public Parking Facilities Located in the Vicinity
2. Private Parking Facilities Located in the Vicinity

Vacancy Report
Portwide

Exhibit C

Report Date 5/1/2018

Location	Vacant Space	Occupied Space	Total Space	
Office				
Bulkhead Office				
Pier 15	-	4,084	4,084	
Pier 17	-	2,774	2,774	
Pier 23	12,300	-	12,300	
Pier 26	-	18,433	18,433	
Pier 28	-	6,187	6,187	
Pier 29.5	-	6,264	6,264	
Pier 33	-	3,500	3,500	
Pier 35	-	9,994	9,994	
Pier 50	3,053	4,690	7,743	
Pier 54	-	3,000	3,000	
Pier 9	-	72,000	72,000	
Bulkhead Office Total	15,353	130,926	146,279	10.50%
Office				
401 Terry Francois	831	9,933	10,764	
501 Cesar Chavez	7,500	32,590	40,090	
696 Amador	-	2,948	2,948	
Ag Building	-	22,476	22,476	
Pier 29 Beltline Building *	-	3,440	3,440	
Pier 70, Bldg 11	308	24,846	25,154	
Pier 96	-	18,542	18,542	
RoundHouse I	-	20,237	20,237	
RoundHouse II	12,000	13,421	25,421	
Office Total	20,639	148,433	169,072	12.21%
Office Total	35,992	279,359	315,351	11.41%

Vacancy Report
Portwide

Exhibit C

Report Date 5/1/2018

Location	Vacant Space	Occupied Space	Total Space	
Shed				
Shed				
Pier 15	-	120,000	120,000	
Pier 17	-	120,000	120,000	
Pier 19 & 19 1/2	-	94,544	94,544	
Pier 23 *	54,000	-	54,000	
Pier 26	-	94,472	94,472	
Pier 28	-	44,644	44,644	
Pier 29	67,520	-	67,520	
Pier 31 *	95,395	-	95,395	
Pier 33	6,100	55,092	61,192	
Pier 35	-	242,299	242,299	
Pier 38	125,000	-	125,000	
Pier 40	-	82,904	82,904	
Pier 48	-	200,000	200,000	
Pier 50	7,500	127,850	135,350	
Pier 54	-	20,000	20,000	
Pier 80 M&R Building	-	30,000	30,000	
Pier 9	-	29,754	29,754	
Pier 96	-	400,600	400,600	
Pier 96 M&R Building	-	30,000	30,000	
Shed Total	355,515	1,692,159	2,047,674	17.36%
Shed Total	355,515	1,692,159	2,047,674	
Parameter Total	391,507	1,971,518	2,363,025	16.57%

*Locations which are undergoing capital improvements

Parking Survey 2018

Exhibit D

Parking Lot	Beach & Hyde Garage	Anchorage Shopping Center Garage	Fisherman's Wharf Parking	Wharf Garage	Longshoremen's Hall Parking Lot	Cost Plus Plaza Garage	North Point Center Garage	Triangle Parking Lot
Alt. Address	655 Beach	500 Beach	2850 Jones	350 Beach	400 Northpoint	425 Northpoint	350 Bay	170 Jefferson
Operator	Propark America	Ace Parking	Wharf Properties, Inc	Imperial Parking	ImPark	ABM Parking	Imperial Parking	SP+ Parking
Phone	415-447-0232	415-398-1900	415-885-4884	415-227-0114	415-227-0114	415-351-4450	415-227-0114	415-441-4053
Covered?	Covered	Covered	Uncovered	Covered	Uncovered	Covered	Both	Uncovered
Manned?	Y						Y	N
In-Person Hours	7AM-12AM							
Lot Op. Days	7 days	7 days	7 days	7 days	7 days	7 days	7 days	7 days
Lot Op. Hours		24 Hours	9AM-12AM	7AM-11PM	5AM-12AM	6AM-10PM	24 Hours	24 Hours
Weekday Weekend:	7AM-12AM 7AM-12AM				used to be City Park			
Monthly:								
Reserved				\$ 240.00	rate varies daily		\$ 240.00	
Non-Reserved							N	
Vacancy								
In/Out Priv.								
Notes:								
Daily (24 Hrs):								
Weekday:								
Oversize Max								
Daily Max	\$ 46.00	\$ 50.00	\$ 30.00	\$ 36.00		\$ 55.00	\$ 36.00	\$ 45.00
Early Bird			\$ 15.00	\$ 14.00			\$ 14.00	
Weekend:								
Oversize Max								
Daily Max				\$ 35.00			\$ 35.00	
Early Bird								
Notes:	12 hrs= \$42			event max= \$35				
Hourly:								
Full Hourly	\$ 10.00		\$ 8.00	\$ 12.00			\$ 12.00	
1/2 Hourly			\$ 6.00					
1/4 Hourly		\$ 3.00						\$ 3.00
Notes:	\$8.00 aditional hr							event rate: \$35 - \$45

Parking Survey 2018

Exhibit D

Parking Lot	Pier 39 Garage	Bay / Embarcadero & Kearny	80 Francisco Parking Garage	55 Francisco Parking Garage	Levi's Plaza Garage	Pier 33	Pier 29.5	Pier 19.5
Alt. Address	2550 Powell	2 Bay	Waterfront Plaza		101 Lombard			
Operator	Ampco System	Central Parking	Imperial Parking	ImPark	Ampco System	SP+ Parking	SP+ Parking	SP+ Parking
Phone	415-705-5418	877-717-0004	415-398-4162	415-227-0114	415-981-8213	415-558-1663	415-558-1663	415-558-1663
Covered?	Covered	Uncovered	Covered	Covered	Covered	Covered	Covered	Covered
Manned?	Y						N	N
In-Person Hours								
Lot Op. Days	7 days	7 days	M-F	M-F	M-Sa		7 days	7 days
Lot Op. Hours	24 Hours	24 Hours	7AM-8PM	6AM-7PM	AM-11PM/9AM-6PM		8AM-8PM	8AM-8PM
Weekday Weekend				used to be Ace Parking				
Monthly:								
Reserved	Not listed							
Non-Reserved				\$ 340.00		need to call for rate	\$ 300.00	available
Vacancy				\$ 300.00				
In/Out Priv.								
Notes:								
Daily:								
Weekday:								
Oversize Max								
Daily Max		\$ 37.00	\$ 32.00	\$ 30.00		\$ 25.00	\$ 25.00	\$ 25.00
Early Bird		\$ 18.00				\$ 20.00	\$ 20.00	\$ 20.00
Weekend:								
Oversize Max								flat rate:
Daily Max		\$ 45.00	\$ 32.00	\$ 20.00		\$ 35.00	\$ 35.00	\$ 25.00
Early Bird								
Notes:			12 hrs=\$25					
Hourly:								
Full Hourly			\$ 8.00	\$ 8.00				
1/2 Hourly								
1/4 Hourly			\$ 2.00	\$ 2.00				
Notes:			event \$25-\$45 \$18 for cruise parking					Rv \$75

Parking Survey 2018

Exhibit D

Parking Lot	SWL 321	SWL 322-1	SWL 323	847 Front Parking Garage	Golden Gate Commons	750 Battery Parking Garage	900 Sansome Parking Garage	955 Sansome Parking Garage
Alt. Address	1050 Front	90 Broadway			750 Front			
Operator	SP+ Parking	SP+ Parking	SP+ Parking	Imperial Parking	Pro Park	Ampco System	Liberty Parking	Liberty Parking
Phone	415-715-4282	415-715-4282	415-715-4282	398-0428 / 227-0	415-374-2047	415-956-8148	415-431-8400	650-342-3010
Covered?	Uncovered	Uncovered	Uncovered	Covered	Covered	Covered	Covered	Both
Manned?		N			Y		Y	Y
In-Person Hours								
Lot Op. Days	7 days	7 days		7 days	M-F	M-F	M-F	M-F
Lot Op. Hours	24 Hours	24 hours		6/10AM-8PM	7AM-7PM	7AM-7PM	6AM-9PM	6AM-9PM
Weekday Weekend:			no info posted					
Monthly:								
Reserved Non-Reserved Vacancy In/Out Priv.	available			\$ 330.00	\$ 375.00			
Notes:								
Daily (24 Hrs):								
Weekday:								
Oversize Max				\$ 25.00			\$ 40.00	\$ 35.00
Daily Max	\$ 25.00	\$ 20.00		\$ 18.00	\$ 22.00	\$ 27.00	\$ 25.00	\$ 20.00
Early Bird	\$ 20.00	\$ 18.00			\$ 15.00	\$ 16.00		\$ 15.00
Weekend:								
Oversize Max								
Daily Max	\$ 25.00	\$ 15.00						
Early Bird								
Notes:								
Hourly:								
Full Hourly	\$ 5.00	\$ 10.00			\$ 8.00			
1/2 Hourly								
1/4 Hourly								
Notes:	3 hrs =\$15 4 hrs=\$20 evening=\$10	evening=\$10		\$5.00 for motorcycle			over night: \$ 50.00	over night: \$ 40.00

Parking Survey 2018

Exhibit D

Parking Lot	350 Pacific Parking Garage	768 Sansome Parking Garage	Golden Gateway Garage	Embarcadero Center Garage	Hornblower Landing Parking Lot	Ferry Bldg Investors Parking Lot	1 Market Garage	Rincon Center Garage
Alt. Address			250 Clay	Buildings 1, 2, 3 & 4	Pier 3	SWL351		121 Spear
Operator	American West	California Parking	Five Star Parking	Ampco System	Hornblower Landing	Ace Parking	Ampco System	Standard Parking
Phone	415-596-8743	415-468-4860	415-433-4722	415-772-0670	415-788-8866	415-777-2292	415-777-2292	415-882-9468
Covered?	Uncovered	Uncovered	Covered	Covered	Uncovered	Uncovered	Covered	Covered
Manned?		Y	Y				Y	
In-Person Hours		6:30AM-7PM						
Lot Op. Days	M-Sa	7 days	7 days	7 days	7 days		M-F	7 days
Lot Op. Hours	24 Hours	24 Hours	4/7/9-10PM		8AM-10PM		6AM-7PM	24 Hours
Weekday Weekend:								
Monthly:								
Reserved			\$ 500.00					
Non-Reserved		419	\$ 390.00	\$ 435.00	\$ 325.00			
Vacancy		Y						
In/Out Priv.		Y		Y				
Notes:		Manned M-F						
Daily (24 Hrs):								
Weekday:								
Oversize Max	\$ 35.00							\$ 40.00
Daily Max	\$ 30.00		\$ 36.00	\$ 34.00	\$ 20.00	\$ 60.00		\$ 30.00
Early Bird			\$ 20.00	\$ 18.00				\$ 21.00
Weekend:								
Oversize Max	\$ 35.00							
Daily Max	\$ 30.00	\$ 37.00	\$ 10.00	\$ 34.00				\$ 10.00
Early Bird								
Notes:				Early Bird M, F				
Hourly:								
Full Hourly		\$ 7.00	\$7/\$6.50/\$3	\$ 12.00	\$ 5.00			\$ 12.00
1/2 Hourly				\$ 6.00				\$ 6.00
1/4 Hourly		\$ 4.00	\$ 6.50					
Notes:	Min. rate \$ 10.00		9AM-3PM/3PM 6PM/6PM-12PM Early Bird Daily			Min. rate \$ 12.00		

Parking Survey 2018

Exhibit D

Parking Lot	75 Howard Parking Garage	Bayside Lot	Pier 26	Pier 30/32	Hills Plaza Garage	199 Fremont Garage	China Basin Landing
Alt. Address		1 Bryant			25 Folsom		920 3rd
Operator	Ampco System	Imperial Parking	Imperial Parking	Imperial Parking	ProPark	City Park	Ace Parking
Phone	415-644-0784	415-227-0114	415-227-0114	415-227-0114	415-820-5908	415-357-0971	415-625-0755
Covered?	Covered	Uncovered	Covered	Uncovered	Covered	Covered	Covered
Manned?							
In-Person Hours							
Lot Op. Days	7 days	7 days		M-F	7 days	M-F	M-F
Lot Op. Hours		24 Hours		6AM-11PM	6/11AM-11PM	6AM-8PM	6AM-7PM
Weekday	5AM-11PM						
Weekend:	7/9:30AM-6PM						
Monthly:							
Reserved					no info posted on line		parking lot not listed on Company web
Non-Reserved		315		\$ 195.00		\$ 410.00	
Vacancy							
In/Out Priv.							
Notes:							
Daily (24 Hrs):							
Weekday:							
Oversize Max						\$ 40.00	
Daily Max		\$ 17.00		\$ 15.00		\$ 35.00	\$ 24.00
Early Bird				\$ 13.00		\$ 24.00	
Weekend:							
Oversize Max							
Daily Max		\$ 10.00		\$ 10.00			
Early Bird		after 5 pm					
Notes:							
Hourly:							
Full Hourly				\$ 2.00			\$ 12.00
1/2 Hourly						\$ 7.00	
1/4 Hourly							
Notes:		\$25-\$40 event day		\$35-\$40 event day			



- Port-managed Parking Facilities
- A SWL 303
- B SWL 302
- C Pier 9
- D Agriculture Building

Other Parking Facilities Located In The Vicinity

- | | | |
|-------------------------------|-------------------------------------|------------------------------------|
| 1 655 Beach / Leavenworth | 14 Pier 33 | 27 350 Pacific / Battery & Sansome |
| 2 500 Beach / Jones | 15 Pier 29 1/2 | 28 768 Sansome / Pacific & Jackson |
| 3 2850 Jones / Beach | 16 Pier 19 1/2 | 29 250 Clay / Battery & Front |
| 4 350 Beach / Taylor | 17 Green / Front | 30 Clay / Drumm, Davis & Front |
| 5 400 North Point / Taylor | 18 Front / Broadway | 31 Pier 3 |
| 6 455 North Point / Taylor | 19 Davis / Vallejo | 32 Embarcadero / Washington |
| 7 350 Bay / Powell | 20 Davis / Broadway | 33 1 Market / Spear |
| 8 170 Jefferson | 21 735 Davis / Broadway | 34 121 Spear / Mission & Howard |
| 9 Embarcadero / Stockton | 22 847 Front / Broadway & Vallejo | 35 75 Howard / Stuart & Spear |
| 10 Bay / Embarcadero & Kearny | 23 750 Front / Broadway & Pacific | 36 1 Bryant / Embarcadero / Beale |
| 11 80 Francisco | 24 Broadway / Battery & Front | 37 Pier 26 |
| 12 55 Francisco | 25 900 Sansome / Broadway | 38 Pier 30/32 |
| 13 Sansome / Greenwich | 26 955 Sansome / Broadway & Vallejo | 39 920 3rd Street |
| | | 40 199 Fremont Street |
| | | 41 25 Folsom Street |

APPROVED BY
 SAN FRANCISCO PORT COMMISSION
 DATE _____

 CHIEF HARBOR ENGINEER

SAN FRANCISCO PORT COMMISSION
 PORT OF SAN FRANCISCO
 DEPARTMENT OF ENGINEERING

EXHIBIT F-1

DRAWN BY: JLD	DATE: APRIL 03, 2017
CHECKED BY: T. LEE-LAM	SCALE: 1"=1750'
DRAWING NO.	SHEET NO.
	OF SHEETS

Outside Rate Review
EXHIBIT E PLACEHOLDER

Synopsis of Port Leasing Policies

The Port Commission has delegated authority to Port staff to execute certain leases, licenses and memoranda of understanding that meet the following criteria:

1. Use Type:
The agreement is for an office building or bulkhead office space, open or enclosed pier shed space, paved or unpaved open space, or open pier or apron space or roof-top space but is not for a retail use.
2. Use Consistency:
Except for temporary uses (with terms not exceeding six (6) months), the use under the agreement represents a like-kind use to the existing or the immediate prior use of the facility.
3. Assignments and Subleases:
Unless otherwise explicitly provided by the Lease, staff is authorized to consent to assignments and subleases on a form approved by the City Attorney and provided the terms and the conditions of the sublease or assignment complies with the terms and conditions of the Lease.
4. As-Is Execution:
The tenant executes the Port's appropriate* standard form agreement with no alterations except for minor changes approved by the City Attorney or changes in insurance requirements approved by the City Risk Manager.
5. Term Limits:
The term of the agreement does not exceed five (5) years, except for those leases in the Fisherman's Wharf Seafood Center at Pier 45 Sheds B and D that have a maximum lease term of ten (10) years (Port Resolution No. 94-122; Amended February 28, 2006, by Resolution No. 06-15). Leases for telecommunication sites may be up to nine (9) years (Port Resolution No. 96-123).
6. Select Tenant Improvement Allowance:
Port staff has the authority to issue tenant improvement allowances for floor and wall coverings if those credits do not result in the net rent over the term of the lease to be below the Minimum Net Effective Rental Rates found in the Rental Rate Schedule. Allowances for paint (amended June 8, 2010 by Resolution 37-10) up to a maximum of \$3.50 per square foot, and for floor covering, up to a maximum of \$5.00 per square foot (amended July 10, 2012 by Resolution 12-52), are allowable when: 1) new paint and/or floor covering is necessary in order to lease space in full service office buildings; and 2) Port staff is unable to perform such work prior to the proposed lease commencement date. These allowances are considered "landlord's work"; therefore such work is not included in calculating the minimum Initial Lease Rental Rates.
7. Limited Early Entry:
One month rent-free early entry to include rent abatement for each year of lease term may be granted, up to three months, for the purpose of space preparation (not

to exceed three months). (Amended July 14, 2009 by Resolution No. 09-34).

8. Compliance with Laws:

The standard forms require compliance with all laws, explicitly including requirements for compliance with environmental laws including hazardous materials handling and cleanup; City zoning laws; the Port Waterfront Land Use Plan; and consistency and compliance with the Secretary of the Interiors' Standards for the Treatment of Historic Properties and the Port of San Francisco Historic Preservation Review Guidelines for Pier and Bulkhead Wharf Substructures.

9. Large Land Discount:

Port staff is authorized to offer a 5% discount for land transactions with minimum premises of 43,560 square feet and a minimum term of 36 months (Amended June 8, 2010 by Resolution 10-37).

10. Rental Rates:

The Port's leasing policy provides for an annual update of the Rental Rate Schedule. The Rental Rate Schedule sets ranges of minimum lease/license rental rates per square foot and ranges of Minimum Net Effective Rental Rates per square foot (if any rent credits are to be provided) by type of use and facility for office, shed and industrial space.

11. Reporting to Port Commission:

Port staff provides a monthly report to the Port Commission indicating Leases, Licenses, Memoranda of Understanding, consents to sublease, and assignments executed pursuant to this policy.

12. The City's administrative policy is to competitively solicit leasing opportunities, except where impractical or infeasible. The Port has a high volume of leases (about 550) for relatively small leased areas at nominal rental rates. To competitively bid such a large volume of leases would be impractical because the benefit of doing so does not outweigh the cost of resources that would be required just for this effort. Moreover, Port is generally able to accommodate most entities that wish to enter into leases for general special events, offices, and pier and open land storage space. As such, it is the policy of the Port not to competitively bid leases or licenses for special events, office, warehouse space, or unimproved land. Instead, for these fairly routine leases, the Port relies on the parameter rental rate structure that is based on an analysis of comparable rent charged in the private sector and/or based on existing conditions of individual properties as adjusted annually to reflect market conditions. However, where a business model is highly competitive and represents a major revenue opportunity for the Port (e.g., development opportunities, retail leases, parking lots, concrete batching, construction materials recycling), the Port would issue a competitive solicitation.

13. The Port's Executive Director is authorized to waive Public Art use fees in license agreements and MOUs under the following circumstances: (i) there are no other uses for the space during the term of the license/MOU that would generate rent to the Port; (ii) no uses would be displaced; (iii) the Port does not expend any or only minimal or incidental resources or revenues to support the installation; (iv) there

is a direct benefit to the Port in that Public Art enlivens and attracts people to the waterfront, and (v) the sites that are most likely to be attractive for large scale public art, and that have adequate space for a variety of types of installations include: Pier 14, Cruise Terminal Plaza, Harry Bridges Plaza, Brannan Street Wharf, Crane Cove Park, and Heron's Head Park. (vi) Port staff shall have the authority to enter MOUs with utility providers who are installing distribution facilities under Port streets at no cost. Port staff would continue the practice of informing citizen advisory committees and presenting informational items on public art installations to the Port Commission. (Port Commission Resolution No. 15-21.) and (Port Commission Resolution July 10, 2018)

Ferry Plaza & South Beach Office Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Power Engineering Construction Company	12/1/2017	Office	2780	307	\$ 3.40	\$ 1,043.80
Rebuilding Together San Francisco	2/1/2018	Office	1280	3,320	\$ 2.24	\$ 7,424.00
Average Month Rate					\$ 2.82	

China Basin & Central Basin Office Leasing

Tenant	Date	Portfolio	Facility	Sq Ft	Rate PSF	Monthly Rent
Pan-Pacific Mechanical, LLC	10/1/2017	Office	2505	667	\$ 3.61	\$ 2,407.87
Rosendin Electric, Inc	10/1/2017	Office	2505	730	\$ 3.50	\$ 2,555.00
Rosendin Electric, Inc	2/1/2018	Office	2505	504	\$ 3.50	\$ 1,764.00
Average Month Rate					\$ 3.54	

Southern Waterfront Office Leasing

Tenant	Date	Portfolio	Facility	Sq Ft	Rate PSF	Monthly Rent
NTK Construction, Inc.	7/1/2017	Office	2800	492	\$ 1.50	\$ 738.00
Andrew M. Jordan, Inc.	9/1/2017	Office	2800	2,744	\$ 1.50	\$ 4,116.00
Woodford Studio Inc.	12/1/2017	Office	2800	892	\$ 1.50	\$ 1,338.00
LBMISF, LLC	4/1/2018	Office	2800	1,922	\$ 1.50	\$ 2,883.00
Average Month Rate					\$ 1.50	

Ferry Plaza & South Beach Land Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
SFCC Fire Department	4/1/2018	Land	1260	20,807	\$ 0.54	\$ 11,150.89
Average Month Rate					\$ 0.54	

Southern Waterfront Land Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Ranger Pipeline, Inc.	7/1/2017	Land	1940	7,500	\$ 0.42	\$ 3,150.00
Central Concrete Supply Company, Inc.	9/1/2017	Land	1920	192,072	\$ 0.30	\$ 58,389.88
Integral Consulting, Inc.	10/1/2017	Land	6019	1,000	\$ 0.45	\$ 450.00
Professional Charter Services, LLC	10/1/2017	Land	1900	5,425	\$ 0.45	\$ 2,441.25
Mike O'Brien Specialized Hauling, Inc.	12/1/2017	Land	1960	22,350	\$ 0.45	\$ 10,057.50
California Rebar Fabrication, Inc.	2/1/2018	Land	1960	17,625	\$ 0.38	\$ 6,697.50
Average Month Rate					\$ 0.41	

Fishermen's Wharf Shed Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
ABS Seafood Inc.	9/1/2017	Shed	1450	22,060	\$ 1.01	\$ 22,330.30
Average Month Rate					\$ 1.01	

Northeast Waterfront Shed Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Teatro Zinzanni	12/1/2017	Shed	1290	32,993	\$ 0.60	\$ 19,738.59
Average Month Rate					\$ 0.60	

Ferry Plaza & South Beach Shed Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
144 King Street Associates, LLC	4/1/2018	Shed	1400	3,444	\$ 1.65	\$ 5,682.60
Land and Sea Restaurants	4/1/2018	Shed	1260	2,281	\$ 1.50	\$ 3,421.50
Average Month Rate					\$ 1.58	

China Basin & Central Basin Shed Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Principal Builders, Inc.	3/1/2018	Shed	1500	3,722	\$ 1.50	\$ 5,583.00
Average Month Rate					\$ 1.50	

Southern Waterfront Shed Leasing

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Hoseley Corporation	3/1/2018	Shed	1960	2,854	\$ 1.50	\$ 4,281.00
Average Month Rate					\$ 1.50	