

Parameter Rate Schedule  
Office Rents FY2020

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 - \$ 4.89	\$ 4.04 - \$ 4.64

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 - \$ 1.84	\$ 1.52 - \$ 1.75
Ferry Plaza	Ag. Building Window	\$ 3.50 - \$ 4.03	\$ 3.33 - \$ 3.82
China Basin	401 Terry Francois	\$ 3.50 - \$ 4.03	\$ 3.33 - \$ 3.82

Office NNN - Class B Rates			
Sub-Area	Location	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
NE Waterfront	Pier 33 ½ North	\$ 3.50 - \$ 4.03	\$ 3.33 - \$ 3.82
NE Waterfront	Pier 33 Bulkhead Bldg.	\$ 3.25 - \$ 3.74	\$ 3.09 - \$ 3.55
NE Waterfront	Pier 35 Bulkhead Bldg.	\$ 3.50 - \$ 4.03	\$ 3.33 - \$ 3.82
NE Waterfront	Pier 9 Bulkhead Bldg.	\$ 4.25 - \$ 4.89	\$ 4.04 - \$ 4.64
NE Waterfront	Pier 9 Pier Office	\$ 4.25 - \$ 4.89	\$ 4.04 - \$ 4.64
South Beach	Pier 26 Annex Bldg.	\$ 3.25 - \$ 3.74	\$ 3.09 - \$ 3.55

Office NNN - Class C Rates			
Sub-Area	Location	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Fishermen's Wharf	490 Jefferson St.	\$ 3.50 - \$ 4.03	\$ 3.33 - \$ 3.82
NE Waterfront	Pier 29 ½	\$ 2.25 - \$ 2.59	\$ 2.14 - \$ 2.46
NE Waterfront	Pier 29 Annex Bldg.	\$ 3.15 - \$ 3.62	\$ 2.99 - \$ 3.44
NE Waterfront	Pier 35 Interior Office	\$ 2.50 - \$ 2.88	\$ 2.38 - \$ 2.73
NE Waterfront	Pier 23 Bulkhead Bldg.	\$ 2.00 - \$ 2.30	\$ 1.90 - \$ 2.19
South Beach	Pier 28 Bulkhead Bldg.	\$ 2.75 - \$ 3.16	\$ 2.61 - \$ 3.00
South Beach	Pier 38 Bulkhead Bldg.	\$ 2.50 - \$ 2.88	\$ 2.38 - \$ 2.73
South Beach	Pier 26 Bulkhead Bldg.	\$ 2.75 - \$ 3.16	\$ 2.61 - \$ 3.00
China Basin	Pier 54 Office	\$ 1.60 - \$ 1.84	\$ 1.52 - \$ 1.75
China Basin	Pier 70, Building 11	\$ 1.10 - \$ 1.27	\$ 1.05 - \$ 1.20
China Basin	Pier 50 Bulkhead Bldg.	\$ 3.40 - \$ 3.91	\$ 3.23 - \$ 3.71
Southern Waterfront	501 Cesar Chavez	\$ 1.30 - \$ 1.50	\$ 1.24 - \$ 1.42
Southern Waterfront	601 Cesar Chavez	\$ 1.80 - \$ 2.07	\$ 1.71 - \$ 1.97
Southern Waterfront	671 Illinois St.	\$ 1.00 - \$ 1.15	\$ 0.95 - \$ 1.09
Southern Waterfront	696 Amador	\$ 1.35 - \$ 1.55	\$ 1.28 - \$ 1.47
Southern Waterfront	Pier 96 Admin. Bldg.	\$ 1.50 - \$ 1.73	\$ 1.43 - \$ 1.64
Southern Waterfront	Pier 96 Gate House Bldg.	\$ 1.15 - \$ 1.32	\$ 1.09 - \$ 1.26

Office Storage Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Portwide	Office Storage	\$ 1.70 - \$ 1.96	\$ 1.62 - \$ 1.86

Parameter Rate Schedule  
Pier, Shed, Land Rates FY2020

Exhibit A-1

Pier, Shed, & Land Rates				
Sub-Area	Location	Monthly Rental Rate Range PSF		Monthly Net Eff. Rental Range PSF
Fisherman's Wharf	Pier 47	\$ 1.60	- \$ 1.76	\$ 1.44 - \$ 1.58
Fisherman's Wharf	Pier 45	\$ 1.60	- \$ 1.76	\$ 1.44 - \$ 1.58
Northeast Waterfront	Pier 35	\$ 1.60	- \$ 1.76	\$ 1.44 - \$ 1.58
Northeast Waterfront	Pier 33	\$ 1.60	- \$ 1.76	\$ 1.44 - \$ 1.58
Northeast Waterfront	Pier 31	\$ 1.65	- \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 29	\$ 1.65	- \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 23	\$ 1.65	- \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 19	\$ 1.65	- \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 9	\$ 1.75	- \$ 1.93	\$ 1.58 - \$ 1.73
South Beach	Pier 24 Annex	\$ 3.40	- \$ 3.74	\$ 3.06 - \$ 3.37
South Beach	Pier 26	\$ 1.75	- \$ 1.93	\$ 1.58 - \$ 1.73
South Beach	Pier 28	\$ 1.75	- \$ 1.93	\$ 1.58 - \$ 1.73
South Beach	Pier 38	\$ 1.75	- \$ 1.93	\$ 1.58 - \$ 1.73
South Beach	Pier 40	\$ 1.75	- \$ 1.93	\$ 1.58 - \$ 1.73
China Basin	Piers 48	\$ 1.75	- \$ 1.93	\$ 1.58 - \$ 1.73
China Basin	Pier 50	\$ 1.75	- \$ 1.93	\$ 1.58 - \$ 1.73
China Basin	Pier 54 Shed	\$ 0.70	- \$ 0.77	\$ 0.63 - \$ 0.69
China Basin	Seawall Lot 343	\$ 1.25	- \$ 1.38	\$ 1.13 - \$ 1.24
China Basin	Seawall Lot 345	\$ 1.25	- \$ 1.38	\$ 1.13 - \$ 1.24
Southern Waterfront	Seawall Lot 349	\$ 1.10	- \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Pier 80	\$ 1.25	- \$ 1.38	\$ 1.13 - \$ 1.24
Southern Waterfront	Seawall Lot 354	\$ 1.25	- \$ 1.38	\$ 1.13 - \$ 1.24
Southern Waterfront	Pier 90	\$ 1.10	- \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Pier 92	\$ 1.10	- \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Seawall Lot 352	\$ 1.10	- \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Seawall Lot 344	\$ 1.10	- \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Pier 96 - M&R Building	\$ 1.25	- \$ 1.38	\$ 1.13 - \$ 1.24
Southern Waterfront	Facility 6019	\$ 0.75	- \$ 0.83	\$ 0.68 - \$ 0.74

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

Parameter Rate Schedule  
Industrial Rates FY2020

Exhibit A-1

**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.	\$ 1.10 - \$ 1.21	\$ 0.99 - \$ 1.09
Fisherman's Wharf	Pier 45 Office 1st Fl Office	\$ 1.40 - \$ 1.54	\$ 1.26 - \$ 1.39
Fisherman's Wharf	Pier 45 Shed	\$ 1.25 - \$ 1.38	\$ 1.13 - \$ 1.24
Fisherman's Wharf	Second floor warehouse	\$ 0.75 - \$ 0.83	\$ 0.68 - \$ 0.74
Fisherman's Wharf	SWL 302	\$ 1.20 - \$ 1.32	\$ 1.08 - \$ 1.19
Northeast Waterfront	Pier 33	\$ 1.50 - \$ 1.65	\$ 1.35 - \$ 1.49

**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	\$ 1.50 - \$ 1.65	\$ 1.35 - \$ 1.49

**Pier 40 Storage Locker Rates**

Sub-Area	Location Type	Base Rent
South Beach	Pier 40 Lockers	\$ 100.00 Per Month

**Telecommunications Site Rates**

Sub-Area	Location Type	Base Rent
Portwide	Fixed Telecom Site	\$ 6,500.00 Per Month
Portwide	Small Cell Site	\$ 4,680.00 Per Year
Portwide	Temporary Telecom Site	\$ 500.00 Per Day

Parameter Rate Schedule  
 Parking Rates FY2020

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 26	Shed Tenant	\$ 200.00	\$ 50.00	\$ 250.00
Pier 28	Shed Tenant	\$ 200.00	\$ 50.00	\$ 250.00
Pier 40	Berthholder	\$ 100.00	\$ 25.00	\$ 125.00
Pier 80	Admin Bldg. Tenant	\$ 150.00	\$ 37.50	\$ 187.50
Pier 80	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00
Pier 90	Industrial Trucking	\$ 200.00	\$ 50.00	\$ 250.00
Pier 94	Industrial Trucking	\$ 200.00	\$ 50.00	\$ 250.00
Pier 96	Industrial Trucking	\$ 200.00	\$ 50.00	\$ 250.00

Color Curb Program Licenses				
Zone Type	Zone Use	Set-Up Fees	Monthly Fees	Size
Green Zone	Short Term Parking	\$ 425.00	\$ 325.00	Per 20 Feet
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 FY2020

Exhibit A-3

Athletic Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,375.00	Per Day	\$ 2,750.00	Per Day
Small	< 2,000 People	45 Days	\$ 2,000.00	Per Day	\$ 4,000.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,375.00	Per Day	\$ 4,750.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,500.00	Per Day	\$ 7,000.00	Per Day

Private Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,375.00	Per Day	\$ 2,750.00	Per Day
Small	< 2,000 People	45 Days	\$ 2,000.00	Per Day	\$ 4,000.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,375.00	Per Day	\$ 4,750.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,500.00	Per Day	\$ 7,000.00	Per Day

Public Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,375.00	Per Day	\$ 2,750.00	Per Day
Small	< 2,000 People	45 Days	\$ 2,000.00	Per Day	\$ 4,000.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,375.00	Per Day	\$ 4,750.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,500.00	Per Day	\$ 7,000.00	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

Parameter Rate Schedule  
 Film Photo Shoot Rates FY2019

**Exhibit A-4**

Photo Shoot Rates				
Sub-Area	Location Type	Description	Permit Fees	
Portwide	Outdoor	Simple	\$ 2,250.00	Per Day
Portwide	Indoor	Simple	\$ 2,750.00	Per Day
Portwide	Outdoor	Major	\$ 4,000.00	Per Day
Portwide	Indoor	Major	\$ 5,250.00	Per Day

Film Shoot Rates				
Sub-Area	Location Type	Event Size	Permit Fees	
Portwide	All	Simple	\$ 2,250.00	Per Day
Portwide	All	Major	\$ 4,250.00	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 2019**

**Office Market Summary:**

1. Cushman & Wakefield: San Francisco Q1 2019 Office Report
2. Cushman & Wakefield: Oakland Q1 2019 Office Report
3. Kidder Mathews: San Francisco Q1 2019 Office Report
4. Kidder Mathews: Oakland Q1 2019 Office Report
5. Jones Lange La Salle: San Francisco Q1 2019 Office Report
6. Cornish & Carey Commercial: San Francisco Q1 Office Report
7. Tri Commercial Real Estate: San Francisco Q1 Office Report
8. Colliers International: San Francisco Q1 Office Report
9. CBRE Market Overview: San Francisco Q1 Office Report
10. Port of San Francisco Lease Activity: FY2019

**Industrial Market Summary:**

1. Kidder Mathews: San Francisco Q1 2019 Industrial Report
2. Kidder Mathews: Peninsula Q1 2019 Industrial Report
3. Cushman & Wakefield: Peninsula Q1 2019 Industrial Report

**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

Portwide Vacancy Report  
June 1st, 2019

**Exhibit C**

Facility Code	Facility Description	Leasable Sq Ft	Occupied Sq Ft	Vacant Space
1001	Downtown Ferry Terminal	15	15	0
1005	Pier 1/2	1,232	1,232	0
1010	Pier 1	127,692	127,692	0
1030	Pier 3	289,270	289,270	0
1075	Pier 7 1/2	19,253	19,253	0
1090	Pier 9	187,842	187,842	0
1150	Pier 15	1,190	1,190	0
1170	Pier 17	448,160	448,160	0
1190	Pier 19	98,507	8,363	90,144
1195	Pier 19/23 Bulkhead	43,290	43,290	0
1225	Pier 22 1/2	3,920	3,920	0
1230	Pier 23	96,277	1,856	94,421
1235	Pier 23 1/2	4,385	4,385	0
1240	Pier 24	28,571	28,571	0
1260	Pier 26	68,450	68,450	0
1265	Pier 26 1/2	26,901	26,901	0
1270	Pier 27	354,360	354,360	0
1280	Pier 28	80,000	39,696	40,304
1285	Pier 28 1/2	2,459	2,459	0
1290	Pier 29	166,981	166,981	0
1295	Pier 29 1/2	41,186	41,186	0
1300	Pier 30	2,522	2,522	0
1310	Pier 31	224,160		224,160
1315	Pier 31 1/2	109,987	109,987	0
1330	Pier 33	67,377	62,497	4,880
1335	Pier 33 1/2	22,494	5,847	16,647
1351	Pier 35 Bulkhead	10,534	5,252	5,282
1355	Pier 35 1/2	1,896	1,896	0
1380	Pier 38	84,300	0	84,300
1385	Pier 38 1/2	2,125		2,125
1390	Pier 39	1,236,852	1,236,852	0
1400	Pier 40	90,690	87,246	3,444
1405	South Beach Harbor	1,490	1,490	0
1415	Pier 41 1/2	60,300	60,300	0
1435	Pier 43 1/2	35,772	35,772	0
1450	Pier 45 West	150,542	150,107	435
1451	Pier 45 East	52,775	52,775	0
1460	Pier 46	544,858	544,858	0
1470	Pier 47	14,219	14,219	0
1480	Pier 48	155,196	155,196	0
1485	Pier 48 1/2	17,187	17,187	0
1490	Pier 49	47,305	40,152	7,153
1500	Pier 50	376,667	366,899	9,768
1505	Pier 50 1/2	5,833	5,833	0
1540	Pier 54	30,000	24,692	5,308
1645	Pier 64 1/2	7,968	7,968	0



Portwide Vacancy Report  
June 1st, 2019

**Exhibit C**

1680	Pier 68 (Shipyard)	558,818	6,400	552,418
1700	Pier 70	67,741	67,741	0
1800	Pier 80	3,070,000	3,075,565	-5,565
1840	Pier 84	11,470	11,470	0
1900	Pier 90	30,000	28,815	1,185
1920	Pier 92	367,737	343,772	23,965
1940	Pier 94	412,990	412,990	0
1960	Pier 96	1,460,000	1,457,752	2,248
1980	Pier 98	8,350	8,350	0
2000	Ferry Plaza	134,759	134,759	0
2010	Embarcadero Promenade	1,991	1,991	0
2275	Pier 27 Administration Building	798	798	0
2500	Hyde Street Pier	26,066	26,066	0
2505	Pier 50 Administrative Building	12,650	11,983	667
2750	Ferry Building	115,262	115,262	0
2780	Agriculture Building	25,550	20,694	4,856
2800	501 Cesar Chavez Street	38,000	19,512	18,488
2801	601 Cesar Chavez Street	11,604	11,604	0
3010	Sea Wall Lot 301	98,195	98,195	0
3020	Sea Wall Lot 302	79,796	79,796	0
3030	Sea Wall Lot 303	60,551	50,371	10,180
3130	Sea Wall Lot 313	47,277	47,277	0
3140	Sea Wall Lot 314	31,115	31,115	0
3150	Sea Wall Lot 315	54,540	54,540	0
3160	Sea Wall Lot 316	12,622	12,622	0
3170	Sea Wall Lot 317	86,195	86,195	0
3180	Sea Wall Lot 318 (Roundhouse)	48,910	36,414	12,496
3190	Sea Wall Lot 319	5,660	5,660	0
3200	Sea Wall Lot 320	2,992	2,992	0
3210	Sea Wall Lot 321	53,199	53,199	0
3220	Sea Wall Lot 322	75,724	75,724	0
3221	Sea Wall Lot 322-I	47,610	37,810	9,800
3240	Sea Wall Lot 324	56,906	56,906	0
3270	Sea Wall Lot 327	105,943	85,967	19,976
3280	Sea Wall Lot 328	27,993	27,993	0
3290	Sea Wall Lot 329	6,342	6,342	0
3300	Sea Wall Lot 330	103,329	103,329	0
3320	Sea Wall Lot 332	257,620	257,620	0
3330	Sea Wall Lot 333	129,193	129,193	0
3340	Sea Wall Lot 334	220,528	220,528	0
3350	Sea Wall Lot 335	9,858	9,858	0
3360	Sea Wall Lot 336	16,135	16,135	0
3370	Sea Wall Lot 337 - North	672,317	641,750	30,567
3372	Sea Wall Lot 337 - South	34,619	34,619	0
3430	Sea Wall Lot 343	2,400	2,400	0
3440	Sea Wall Lot 344 - East	554,168	554,168	0
3450	Sea Wall Lot 345	156,280	151,447	4,833

Portwide Vacancy Report  
June 1st, 2019

**Exhibit C**

3471	Sea Wall Lot 347 - North	5,949	5,949	0
3472	Sea Wall Lot 347 - South	8,135	8,135	0
3490	Sea Wall Lot 349	1,286,141	1,286,141	0
3491	Noonan Building	32,664	26,083	6,581
3510	Sea Wall Lot 351	27,938	27,938	1
3520	Sea Wall Lot 352	875,000	725,622	149,378
3540	Sea Wall Lot 354 - West	138,413	138,413	0
3550	Sea Wall Lot 355	754,235	754,235	0
3560	Sea Wall Lot 356	92,129	92,129	0
4000	Tonquin Street	13,689	13,689	0
4002	Jefferson St - Hyde to Leavenworth	187	187	0
4007	Jefferson St - Taylor to Powell	96	96	0
4020	Commerce/Front/Union/Green Streets	149	149	0
4023	The Embarcadero - Folsom to Green	10,373	9,216	1,158
4024	Steuart/Folsom/Howard Streets	8,529	8,529	0
4027	The Embarcadero - Folsom to Pier 38	457	457	0
4029	Townsend Street	182,516	182,516	0
4031	The Embarcadero - Pier 38-46	90,254	90,254	0
4033	Third/China Basin Street	103,878	103,863	15
4034	China Basin/Mission Rock	309,700	309,700	0
4035	Illinois/Fourth/El Dorado/1st Streets	5,445	5,445	0
4036	Twentieth Street	88	88	0
4037	Illinois/23rd Street	519,331	519,331	0
4039	Waterfront Street	545,952	545,952	0
4042	Islais Street	12,975	12,975	0
5003	South Beach Marina	2,062,431	2,062,431	0
5005	Islais Creek Channel	7,600	7,600	0
5006	China Basin	100,000	100,000	0
5032	Mission Creek Harbor	193,592	192,400	1,192
5470	Fisherman's Wharf Harbor	5,216	5,216	0
6014	3rd Street/Cargo Way Triangle	37,050	28,050	9,000
6020	Intermodal Container Transfer Railyard	456,456	455,417	1,039
		<b>22,741,361</b>	<b>21,298,513</b>	<b>1,442,848</b>

## 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. 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.)

14. The Port's Executive Director is authorized to waive Subsurface Utility Distribution Infrastructure use fees in license agreements and MOUs under the following circumstances: (i) the infrastructure is intended to be utilized in whole or in part for distribution of public utility or fire suppression services to the Port or Port tenants, (ii) the utility is located beneath a current or future street right of way that is not anticipated for any other use and the applicable federal, state or local governmental agency, commission, or department has maintenance and repair obligations for the infrastructure; (iii) the term of the real property agreement does not exceed 66 years (subject to Board of Supervisors approval if otherwise required due to the term); and (iv) any real property agreement includes requirements for the removal of such infrastructure if the street right of way is vacated or if the use is no longer consistent with the public trust at some point in the future. The delegated authority would not extend to the issuance of real property agreements for non-public utilities or utilities that primarily support revenue-generating enterprise activities; transmission only facilities (as opposed to distribution facilities) or telecommunications, cable or wireless services. Such agreements will continue to be subject to compliance with the parameters established by the Commission.

Port of San Francisco  
Parameter Transaction FY2019

**Exhibit G**

Facility	Tenant	Monthly Rent	Sq Ft
3270	369-399 Embarcadero, LLC	\$ 21,233	19,976
1450	A. La Rocca Seafood, Inc.	\$ 13,213	12,136
1680	Anderson Enterprises, Inc.	\$ 55,468	120,358
4023	Angler SF LLC	\$ 1,150	697
4023	Angler SF LLC	\$ 900	60
1500	BCCI Construction Company, Inc.	\$ 2,795	1,747
2780	California Preservation Foundation	\$ -	789
2800	CBS Films, Inc.	\$ 18,396	9,198
6019	Devaney Engineering, Inc.	\$ 2,700	6,000
1500	Distillery No. 209 Ltd. Napa, California	\$ 8,914	5,571
4023	DKLA Design, LLC	\$ -	400
1500	East Street Ventures, LLC	\$ 1,683	495
1260	Field Construction, Inc.	\$ -	5,478
2505	Fillon Solis Architects, Inc.	\$ 1,307	362
1960	Gamma Rebar, Inc.	\$ 8,108	17,625
3180	Garcia Tamjidi, Inc	\$ 9,767	2,298
4053	GHD Inc.	\$ 210	600
2505	Ghilotti Bros., Inc.	\$ 1,530	437
1500	Hotaling & Co., LLC	\$ 8,914	5,571
1800	Igber, Joe Terhemen	\$ -	403
4016	JPPF Waterfront Plaza, L.P.	\$ 2,331	5
2780	LM San Francisco LLC	\$ 598	352
1960	Look at the Moon Pictures LLC	\$ 4,624	2,312
1330	M.F.M. Seafood, Inc.	\$ 8,052	4,880
1450	M.F.M. Seafood, Inc.	\$ 8,099	7,364
1500	Ming River, Inc.	\$ 1,054	301
1400	New Cingular Wireless PCS LLC	\$ 6,500	233
3490	Nibbi Bros. Associates, Inc.	\$ 1,150	2,556
3010	Pacific Gas & Electric Co.	\$ -	300
9999	Pacific Gas & Electric Co.	\$ -	675,180
1500	Pacific Structures, Inc.	\$ 13,539	8,462
2505	Pipkin Marsh Advisors LLC	\$ 1,148	328
1680	Restoration Hardware, Inc.	\$ 6,125	7,950
1920	RMC Pacific Materials, Inc.	\$ 8,388	23,965
1500	SC Builders, Inc.	\$ 2,472	1,498
4033	SFCC Dept. of Public Works	\$ 10,800	15
3450	SFCC Public Utilities Commission	\$ -	4,833
4034	SFCC Public Utilities Commission	\$ -	-
4034	SFCC Public Utilities Commission	\$ -	-
6019	Sheeran Pipeline, Inc.	\$ 1,350	3,000
1500	Spoondrift Technologies, Inc.	\$ -	3,053
1500	Spoondrift Technologies, Inc.	\$ 2,670	1,669
2780	The Schmidt Family Foundation	\$ 8,502	2,800
1500	Trish's Dishes, Inc.	\$ 1,704	1,065
1500	Waterloo Beverages, Inc.	\$ 504	1,200
1450	West Bay Seafood Company, Inc.	\$ 8,076	7,605

Port of San Francisco  
Parameter Transaction FY2019

**Exhibit G**

1500	Zemach Holdings LLC	\$	5,240	3,275
		\$	<b>259,211</b>	<b>974,402</b>