



345 CALIFORNIA NEWSLETTER

SUMMER 2019



San Francisco Commercial Rents Tax

Recent San Francisco elections resulted in passage of a commercial rents tax measure modifying the city's gross receipts tax regime for commercial landlords. The current tax rate imposed on gross income is approximately 0.3% under the city's gross receipts tax regime. The 'Early Care and Education Commercial Rents Tax Ordinance' (Commercial Rents Tax) was passed by the voters on June 5, 2018. Effective January 2019, the Early Care and Education Commercial Rents Tax imposes an additional 3.5% tax on commercial rents, 1% rents from warehouses. This tax will be used to fund early care and education for young children.

Greenhouse/Plaza

345 California has remodeled the plaza! There is now new plaza lighting and seating, and there is a new 24 feet tall monument sign. The "pop-up" greenhouse is intended to be for use by tenants of 345 California as a place to relax, to sit and enjoy their lunch or to just to have a few minutes outside. The greenhouse is furnished with a natural wood table with 8 chairs and several pots with plants. The greenhouse is available for use during normal business hours, Monday – Friday, 8 am – 6 pm.

Industrious, Our New Tenant on the 6th and 7th Floor

Whether you're a startup looking for a place to grow, a small business seeking a sophisticated space to host your clients, or an enterprise team hoping to attract top talent, Industrious FiDi has a thoughtful balance of private offices, common areas, professional conference rooms, phone booths, and a wellness room. This hidden gem provides members with unmatched hospitality at a fruitful community to ensure you and your team have a productive day, every day. Schedule a tour today to see how Industrious can help you thrive!

Please visit www.industriousoffice.com for more information.

San Francisco Refuse Separation Ordinance

San Francisco is a progressive city when it comes to mandating recycling and composting initiatives. There will be a Refuse Separation Ordinance which started on July 1st where Large Refuse Generators will have a recycling, composting, and trash audit every 3 years. Large Refuse Generators are defined as accounts that have a roll-off compactor or at least 40 cubic yards of uncompacted refuse per week, under which 345 California qualifies.

To pass the audit, the contents of our recycling, composting, and trash containers must have levels of contamination lower than 5% for compostables, 10% for recyclables, and 25% for trash, respectively. Contamination is defined as unacceptable materials found in a designated container.

We encourage everybody for the sake of our environment and to avoid needless fines to help do their part in becoming more conscience of where their trash goes.

Compost Pass:



Glass, E-waste or Hazardous Waste is an **automatic fail**.
Unacceptable materials volume must be under 5%.

Compost Fail:



Recycling Pass:



E-Waste or Hazardous Waste is an **automatic fail**.
Unacceptable materials volume must be under 10%.

Recycling Fail:

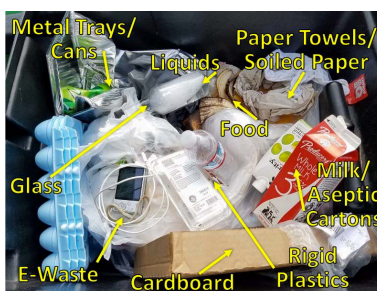


Trash Pass:



E-Waste or Hazardous Waste is an **automatic fail**.
Unacceptable materials volume must be under 25%.

Trash Fail:



Sustainability

Electric Sub-metering

Revenue grade power meters were installed in 2015 on all tenant floors, retail spaces, and building systems. All meters were integrated onto the new building fiber network in 2018. Meter consumption data now streams to a web based (Lucid BuildingOS) platform that provides real-time consumption data. We are working toward making tenant consumption data available for better occupant engagement.

Lutron Lighting Controls

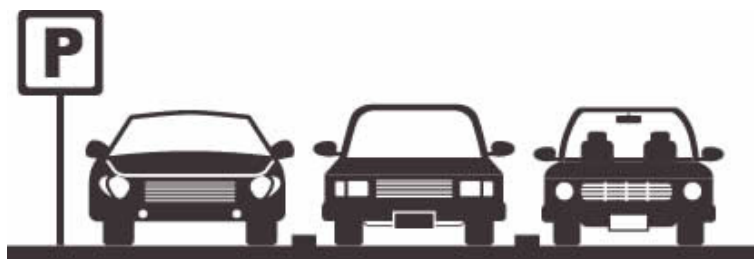
Advanced lighting controls are installed as part of all recent, current, and pending tenant improvements as mandated by California Administrative Code Title 24. The controls allow for daylight dimming, occupancy sensing, and time scheduling. Our next step is to integrate these floor controls onto the Building Automation System (BAS) so the Engineering team can monitor, control and modify tenant lighting as needed.

Direct Digital Control (DDC) Conversions

As tenant floors and suites are improved under California Administrative Code Title 24, all pneumatically controlled Heating/Cooling Variable Air Volume zones are converted to DDC technology which provides superior control of space air flow, heating, and cooling.

Parking – Debit Program

The 345 California Garage has a debit card parking program. To participate in the program your building access card will be programmed into the garage's parking equipment. You will need to furnish your credit card information at the time of sign-up, at which time your access card will be linked to your credit card account. This program works very similar

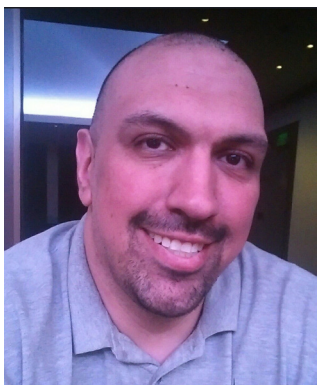


to a Clipper card. You can replenish the debit amount at any time or when the card reaches a minimum amount, your credit card will be charged the amount you establish. The debit card program rate is \$31.00 daily with in/out privileges. This is a discounted rate compare to our daily maximum of \$36.00. In addition, 345 California offers monthly parking passes. You may load a monthly parking pass on your building access cards for \$450/month.

In the near future the garage will be introducing premium self-park reserved spaces for \$600/month.

If you are interested, you may obtain an application from the garage attendants. Wesley Carter can assist you should you have any questions at 415.434.7743.

New Assistant Chief Engineer



345 California is happy to welcome Alex Soto to the building as the new assistant chief engineer.

Alex Soto is a San Francisco native and has been a member of Local 39 for 11 years. He started his career at the Pyramid Center. He is very excited to be join another prestigious San Francisco high rise. Alex is looking forward to maintaining the high standards that have come to exemplify 345 California.

Alex loves the outdoors and enjoys going camping and fishing. Share with him your favorite trails and parks. We are confident that you will enjoy working with him. Please, join us in welcoming Alex to 345 California.

Wave for Internet and Voice Services

We are announcing a new option for internet and voice services, Wave Business. Wave gives you access to its own locally owned and managed, Gigabit Fiber internet and voice services. With fiber from Wave, you can:

- Get symmetrical upload and download speeds – Wave offers data packages ranging from 10 Mbps to 1 Gbps and customized enterprise solutions with speeds up to 100 Gbps for those who need it.
- Add voice services – Wave provides a cloud-based, Voice-over-IP solution, with Unified Communications.
- Instantly share, access, and download files – Wave fiber connects you directly to hundreds of content providers, including Microsoft, Google, and Amazon.

Please contact Alfonso Garcia at alfonso.garcia@wavebusiness.com if you have any questions or would like more information.

Instagram @345California

345 California is now on Instagram! Please follow us @345california where we will be regularly posting striking current photos of the building, renderings of what's to come. We will post updates on building events so please be sure to follow.



345 Fit



345 Fit, our on-site fitness center, is furnished with state-of-the-art fitness equipment, five-star locker room with showers and towel services. A great workout is only an elevator ride away. Experience the transformation at 345 Fit, our brand-new fitness center designed for the exclusive use of 345 California Tenants.

There is no contract, no initiation or cancellation fees. The monthly fee is only \$25 per month or \$270 annually. Please contact the Gene He, Property Administrator, for a tour of the facilities or for more information.

Bicycle Parking

This newly expanded and secure bicycle parking area is conveniently located in our garage on the B1 level across from the parking attendant's office. Accessible via access card and with parking for sixty-six (66) bicycles the bicycle parking area is equipped with a fix-it station, air pump and day-use lockers for all your gear.

The bicycle parking area is free and for the exclusive use of 345 California Tenants! Please contact the Property Administrator, Gene He, for access.



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