

OUTDOOR DINING MARKET VALUE METHOD PERCENTAGE ALTERNATIVES

Address	Heater	Tables	Chairs	Current Rent	Square feet	Current Prorated Rent/sqft/month	Appraiser Estimated Indoor Lease Rate	Estimated 50% Rate	50% Total	Proposed 40% Rate	40% Total	30% Rate	30% Total
1 10 E. Carrillo		3	9	\$1,368	72	\$1.58	\$2.00	\$1.00	\$ 864.00	\$ 0.80	\$ 691.20	\$ 0.60	\$518.40
2 1012 State Street		4	8	\$1,216	97	\$1.04	\$3.00	\$1.50	\$ 1,746.00	\$ 1.20	\$ 1,396.80	\$ 0.90	\$1,047.60
3 1026 State Street	1	3	6	\$1,064	64	\$1.39	\$3.00	\$1.50	\$ 1,152.00	\$ 1.20	\$ 921.60	\$ 0.90	\$691.20
4 1031 State Street		6	13	\$1,976	250	\$0.66	\$3.00	\$1.50	\$ 4,500.00	\$ 1.20	\$ 3,600.00	\$ 0.90	\$2,700.00
5 11 W. De La Guerra St.	2	10	22	\$3,648	330	\$0.92	\$4.25	\$2.13	\$ 8,434.80	\$ 1.70	\$ 6,732.00	\$ 1.28	\$5,049.00
6 1106 State St		7	9	\$1,368	65	\$1.75	\$3.00	\$1.50	\$ 1,170.00	\$ 1.20	\$ 936.00	\$ 0.90	\$702.00
7 12 W.Figueroa		1	2	\$304	14	\$1.81	\$1.50	\$0.75	\$ 126.00	\$ 0.60	\$ 100.80	\$ 0.45	\$75.60
8 1201 Anacapa Street		3	6	\$912	72	\$1.06	\$1.50	\$0.75	\$ 648.00	\$ 0.60	\$ 518.40	\$ 0.45	\$388.80
9 1208 State St.		4	8	\$1,216	64	\$1.58	\$3.00	\$1.50	\$ 1,152.00	\$ 1.20	\$ 921.60	\$ 0.90	\$691.20
10 1218 State St	1	2	4	\$760	59	\$1.07	\$3.00	\$1.50	\$ 1,062.00	\$ 1.20	\$ 849.60	\$ 0.90	\$637.20
11 1225 State St.		4	8	\$1,216	189	\$0.54	\$3.00	\$1.50	\$ 3,402.00	\$ 1.20	\$ 2,721.60	\$ 0.90	\$2,041.20
12 1253 Coast Village Rd.		4	8	\$1,216	108	\$0.94	\$2.00	\$1.00	\$ 1,296.00	\$ 0.80	\$ 1,036.80	\$ 0.60	\$777.60
13 128 A. E. Canon Perdido		1	2	\$304	30	\$0.84	\$2.00	\$1.00	\$ 360.00	\$ 0.80	\$ 288.00	\$ 0.60	\$216.00
14 1325 State Street		2	4	\$608	32	\$1.58	\$3.00	\$1.50	\$ 576.00	\$ 1.20	\$ 460.80	\$ 0.90	\$345.60
15 134 East Canon Perdido		4	8	\$1,216	150	\$0.68	\$2.00	\$1.00	\$ 1,800.00	\$ 0.80	\$ 1,440.00	\$ 0.60	\$1,080.00
16 216 West Cabrillo		7	16	\$2,432	252	\$0.80	\$2.00	\$1.00	\$ 3,024.00	\$ 0.80	\$ 2,419.20	\$ 0.60	\$1,814.40
17 230 E. Victoria Street		2	4	\$608	36	\$1.41	\$2.00	\$1.00	\$ 432.00	\$ 0.80	\$ 345.60	\$ 0.60	\$259.20
18 25 West Gutierrez		5	10	\$1,520	128	\$0.99	\$2.00	\$1.00	\$ 1,536.00	\$ 0.80	\$ 1,228.80	\$ 0.60	\$921.60
19 324 West Cabrillo	2			\$1,520	86	\$1.47	\$2.00	\$1.00	\$ 1,032.00	\$ 0.80	\$ 825.60	\$ 0.60	\$619.20
20 37 E. Victoria St.		3	6	\$912	62	\$1.23	\$2.00	\$1.00	\$ 744.00	\$ 0.80	\$ 595.20	\$ 0.60	\$446.40
21 4 West De La Guerra		7	14	\$2,128	210	\$0.84	\$4.25	\$2.13	\$ 5,355.00	\$ 1.70	\$ 4,284.00	\$ 1.28	\$3,213.00
22 436 State Street		1	2	\$304	20	\$1.27	\$3.00	\$1.50	\$ 360.00	\$ 1.20	\$ 288.00	\$ 0.90	\$216.00
23 5 West Canon Perdido		2	4	\$608	24	\$2.11	\$2.00	\$1.00	\$ 288.00	\$ 0.80	\$ 230.40	\$ 0.60	\$172.80
24 508 State Street		14	28	\$4,256	423	\$0.84	\$4.25	\$2.13	\$ 10,786.50	\$ 1.70	\$ 8,629.20	\$ 1.28	\$6,471.90
25 512 State Street		5	9	\$1,368	135	\$0.84	\$4.25	\$2.13	\$ 3,442.50	\$ 1.70	\$ 2,754.00	\$ 1.28	\$2,065.50
26 514 State Street		8	22	\$3,344	225	\$1.24	\$4.25	\$2.13	\$ 5,737.50	\$ 1.70	\$ 4,590.00	\$ 1.28	\$3,442.50
27 516 State Street		8	24	\$3,648	430	\$0.71	\$4.25	\$2.13	\$ 10,965.00	\$ 1.70	\$ 8,772.00	\$ 1.28	\$6,579.00
28 525 State Street		3	6	\$912	30	\$2.53	\$4.25	\$2.13	\$ 765.00	\$ 1.70	\$ 612.00	\$ 1.28	\$459.00
29 532 State Street		6	12	\$1,824	180	\$0.84	\$4.25	\$2.13	\$ 4,590.00	\$ 1.70	\$ 3,672.00	\$ 1.28	\$2,754.00
30 712 N Milpas St		1	2	\$304	15	\$1.69	\$1.50	\$0.75	\$ 135.00	\$ 0.60	\$ 108.00	\$ 0.45	\$81.00
31 714 State Street		2	8	\$1,216	70	\$1.45	\$4.25	\$2.13	\$ 1,785.00	\$ 1.70	\$ 1,428.00	\$ 1.28	\$1,071.00
32 723 State Street		2	4	\$608	75	\$0.68	\$4.25	\$2.13	\$ 1,912.50	\$ 1.70	\$ 1,530.00	\$ 1.28	\$1,147.50
33 728 State Street		5	10	\$1,520	150	\$0.84	\$4.25	\$2.13	\$ 3,825.00	\$ 1.70	\$ 3,060.00	\$ 1.28	\$2,295.00
34 729 State Street		4	8	\$1,216	54	\$1.88	\$4.25	\$2.13	\$ 1,377.00	\$ 1.70	\$ 1,101.60	\$ 1.28	\$826.20
35 734 State Street		6	14	\$2,128	210	\$0.84	\$4.25	\$2.13	\$ 5,355.00	\$ 1.70	\$ 4,284.00	\$ 1.28	\$3,213.00
36 742 State Street		1	2	\$304	18	\$1.41	\$4.25	\$2.13	\$ 459.00	\$ 1.70	\$ 367.20	\$ 1.28	\$275.40
37 801 State Street		5	15	\$2,280	168	\$1.13	\$4.25	\$2.13	\$ 4,284.00	\$ 1.70	\$ 3,427.20	\$ 1.28	\$2,570.40
38 811 State Street		4	8	\$1,216	54	\$1.88	\$4.25	\$2.13	\$ 1,377.00	\$ 1.70	\$ 1,101.60	\$ 1.28	\$826.20
39 831 Santa Barbara		5	14	\$2,128	72	\$2.46	\$4.25	\$2.13	\$ 1,836.00	\$ 1.70	\$ 1,468.80	\$ 1.28	\$1,101.60
40 918 State Street		4	16	\$2,432	240	\$0.84	\$4.25	\$2.13	\$ 6,120.00	\$ 1.70	\$ 4,896.00	\$ 1.28	\$3,672.00
41 De La Guerra Street	4	9	36	\$6,080	540	\$0.94	\$4.25	\$2.13	\$ 13,770.00	\$ 1.70	\$ 11,016.00	\$ 1.28	\$8,262.00
Program Revenue Totals				\$65,208					\$ 119,581.80		\$ 95,649.60		\$ 71,737.20
Color Code Legend													
				Rent currently paid by operator									
				Rent would be less than currently paid									
				Rent increase less than 100%									
				Rent increase greater than 100%									

STATUS OF '02-'03 OUTDOOR DINING

A	B	C	D	G	H	I	J	K	L	M	N	O
Address	Business Name	Phone	Permit No	Heater	Agt No	Tables	Chairs	Annual rent due	Rent rec'd	Bus Lic	Cert of Ins	Comments
1												
2	1201 Anacapa Street	Coffee Cat	PBW97-00318		19,242	3	6	\$792	8/21/2003			8/6/03 msg
3	324 West Cabrillo	Emilio's Trattoria	PBW96-00382	2	17,475	?	8	\$1,320	7/30/2003	need	need	need new s
4	216 West Cabrillo	Sambo's	PBW97-00298		19,353	7	16	\$2,112	7/23/2003	need	need	ltr sent 7/2
5	134 East Canon Perdido	Sojourner	PBW96-00384		17,399	4	8	\$1,056	7/31/2003	need	8/6/2003	
6	5 West Canon Perdido	Bitterman's	PBW96-00386		19,233	2	4	\$528	8/4/2003	8/4/2003	need	
7	10 East Carrillo	Afionado Bakery	PBW96-00387		18,523	3	6	\$792	8/12/2003	8/12/2003	8/12/2003	
8	135 East Carrillo	Whale Tail	PBW1993-00630		21,080	7	14	\$1,848	7/16/2003	7/16/2003	7/18/2003	
9	12 W. Figueroa	Gino's Sicilian Express	PBW1999-00809		19,780	1	2	\$264	7/23/2003	need	need	ltr sent 7/2
10	25 West Gutierrez	D'Angelo Bread	PBW2003-00103		20,896	5	10	\$1,320	7/30/2003	need	need	
11	318 North Milpas	Jack's Bagels	PBW97-00221		18,928	2	4	\$528	No longer at this address			
12	712 N Milpas St	Ceasars Place	PBW2001-00641		20,923	1	2	\$264	8/7/2003	need	need	
13	831 Santa Barbara	Our Daily Bread	PBW96-00391		17,401	5	10	\$1,320	8/4/2003	need	need	
14	436 State Street	Bucatini	PBW96-00417		19,063	1	2	\$264	8/1/2003	need	8/1/2003	
15	508 State Street	Natural Café	PBW96-00394		18,246	14	28	\$3,696	8/5/2003	need	9/9/2003	
16	512 State Street	Holdren's	PBW2003-00435		21,052	5	9	\$1,188	7/28/2003	7/28/2003	10/28/2003	
17	514 State Street	Calypto Bar & Grill	PBW96-00396		21,081	9	22	\$2,904	7/23/2003	7/23/2003	7/23/2003	
18	516 State Street	Pierre La Fond	PBW96-00397		17,184	8	24	\$3,168	7/23/2003	need	7/30/2003	
19	525 State Street	Madison's	PBW1999-00728		21,091	3	6	\$792	7/23/2003	7/23/2003	7/23/2003	
20	532 State Street	Zia Café	PBW96-00398		17,183	6	12	\$1,584	7/11/2003	7/11/2003	need	ltr set 7/14
21	714 State Street	Piranha Restaurant	PBW96-00401		19,541	2	8	\$1,056	7/31/2003	need	need	
22	723 State Street	Chipotle Mexican Rest.	PBW2002-00227		20,721	2	4	\$528	7/18/2003	7/18/2003	7/18/2003	
23	728 State Street	Espresso Roma	PBW96-00403		17,584	3	7	\$924	8/5/2003	need	need	
24	729 State Street	Pascucci	PBW98-00528		19,650	4	8	\$1,056	7/25/2003	7/25/2003	7/25/2003	
25	734 State Street	Ruby's State Café	PBW96-00402		21,127	6	14	\$1,848	8/14/2003	7/14/2003	7/14/2003	
26	742 State Street	Jamba Juice	PBW98-00111		19,386	1	2	\$264	7/23/2003	7/23/2003	7/18/2003	
27	800 State Street	Starbucks Coffee Co.	PBW96-00404		17,402	3	7	\$924	7/29/2003	7/29/2003	7/29/2003	
28	801 State Street	Rocks	PBW97-00155		18,707	5	15	\$1,980	7/31/2003	need	need	
29	803 State Street	Left at Albuquerque	PBW96-00405		18,412	7	20	\$2,640	8/1/2003	need	8/1/2003	
30	811 State Street	Coffee Bean & Tea Leaf	PBW96-00406		17,358	4	12	\$1,584	7/23/2003	7/23/2003	7/23/2003	
31	1012 State Street	Chase Restaurant	PBW96-00407		19,942	4	8	\$1,056	7/18/2003	7/18/2003	7/18/2003	
32	1026 State Street	Palazzio	PBW98-00035	1	19,202	3	6	\$924	7/15/2003	7/29/2003	7/29/2003	
33	1031 State Street	Aldo's Ristorante	PBW96-00409		17,294	6	13	\$1,716	8/6/2003	need	need	
34	1106 State St	Andersens Bakery	PBW2002-00863		20,907	7	9	\$1,188	7/30/2003	need	7/30/2003	
35	1212 State St	Tupelo Junction Café	PBW2003-00473	1	21,100	3	6	\$924	8/21/2003	need	(prorated S	
36	1213 State Street	McDonald's	PBW97-00222		19,037	2	4	\$528	7/30/2003	need	need	
37	1218 State St.	Marcello	PBW2000-00637	1	20,039	2	4	\$660	8/12/2003	need	need	8/5/03 msg
38	1325 State Street	Brigitte's	PBW96-00413		17,468	2	4	\$528	7/14/2003	7/25/2003	7/25/2003	
39	37 E. Victoria St.	Ca Dario	PBW98-00177		20,109	3	6	\$792	8/1/2003	need	8/1/2003	
40	230 E. Victoria Street	William	PBW2000-00599		20,035	2	4	\$528	7/30/2003	need	1/1/2004	
41				\$660	\$46,728	\$	47,388					

STATUS OF '05-'06 OUTDOOR DINING

A	B	C	D	G	H	I	J	K	L	M	N	O
Address	Business Name	Phone	Permit No	Heater	Agt No	Tables	Chairs	Annual rent due	Rent rec'd	Bus Lic	Cert of Ins	Comments
1												
2	10 East Carrillo	963-8404	PBW96-00387		18,523	3	6	\$912	n/a			Now Tuttini
3	1031 State Street	963-6687	PBW96-00409		17,294	6	13	\$1,976	1,976.00			
4	1106 State St	962-5085	PBW2002-00863		20,907	7	9	\$1,368	1,368.00			
5	5 West Canon Perdido	965-7500	PBW96-00386		19,233	2	4	\$608	608.00			
6	1325 State Street	966-9676	PBW96-00413		17,468	2	4	\$608	608.00			
7	436 State Street	957-4177	PBW96-00417		19,063	1	2	\$304	304.00			
8	37 E. Victoria St.	884-9419	PBW98-00177		20,109	3	6	\$912	912.00			
9	514 State Street	966-1388	PBW96-00396		21,081	9	22	\$3,344	3,344.00			
10	712 N Milpas St	884-0964	PBW2001-00641		20,923	1	2	\$304				
11	1012 State Street	965-4351	PBW96-00407		19,942	4	8	\$1,216	1,216.00			
12	723 State Street	730-9195	PBW2002-00227		20,721	2	4	\$608	608.00			
13	811 State Street	966-2442	PBW96-00406		17,358	4	12	\$1,824	1,824.00			
14	1201 Anacapa Street	962-7164	PBW97-00318		19,242	3	6	\$912	912.00			
15	25 West Gutierrez	962-5466	PBW2003-00103		20,896	5	10	\$1,520	1,520.00			
16	138 E Canon Perdido St	966-5365	PBW2003-00713		21,199	3	6	\$912	912.00			
17	324 West Cabrillo	966-4426	PBW96-00382	2	17,475	?	8	\$1,520	hold			on hold - no use
18	728 State Street	962-4721	PBW96-00403		17,584	3	7	\$1,064	1,064.00			OOB but rent paid
19	12 W.Figueroa	962-9442	PBW1999-00809		19,780	1	2	\$304	304.00			
20	512 State Street	965-3363	PBW2003-00435		21,052	5	9	\$1,368	1,368.00			
21	742 State Street	966-4445	PBW98-00111		19,386	1	2	\$304	304.00			
22	803 State Street	564-5040	PBW96-00405		18,412	7	20	\$3,040	3,040.00			
23	525 State Street	882-1182	PBW1999-00728		21,091	3	6	\$912	912.00			
24	1218 State St.	966-2128	PBW2000-00637	1	20,039	2	4	\$760	760.00			
25	1213 State Street	966-6566	PBW97-00222		19,037	2	4	\$608	N/A			Terminated
26	508 State Street	962-9494	PBW96-00394		18,246	14	28	\$4,256	4,256.00			
27	918 State Street	965-5593	PBW2003-00980		21,249	4	16	\$2,432	2,432.00			
28	831 Santa Barbara	966-3894	PBW96-00391		17,401	5	10	\$1,520	1,520.00			
29	1026 State Street	966-4355	PBW98-00035	1	19,202	3	6	\$1,064	1,064.00			
30	729 State Street	963-8123	PBW98-00528		19,650	4	8	\$1,216	1,216.00			
31	516 State Street	962-1455	PBW96-00397		17,184	8	24	\$3,648	3,648.00			
32	714 State Street	965-2980	PBW96-00401		19,541	2	8	\$1,216	1,216.00			
33	801 State Street	884-1190	PBW97-00155		18,707	5	15	\$2,280	2,280.00			
34	734 State Street	962-9688	PBW96-00402		21,127	6	14	\$2,128	2,128.00			
35	216 West Cabrillo	965-3269	PBW97-00298		19,353	7	16	\$2,432	2,432.00			
36	134 East Canon Perdido	965-7922	PBW96-00384		17,399	4	8	\$1,216	1,216.00			
37	800 State Street	962-0173	PBW96-00404		17,402	3	7	\$1,064	1,064.00			
38	1212 State St	899-3100	PBW2003-00473	1	21,100	3	6	\$1,064				payments?
39	135 East Carrillo	962-5596	PBW1993-00630		21,080	7	14	\$2,128	2,128.00			Now 4 Seasons M
40	230 E. Victoria Street	962-1650	PBW2000-00599		20,035	2	4	\$608	n/a			now Spiritland