

**CASTRO/UPPER MARKET COMMUNITY BENEFIT
DISTRICT MANAGEMENT DISTRICT PLAN
SAN FRANCISCO, CALIFORNIA**

*Formed Under California Streets and Highway Code Section 36600
Property Business Improvement District Act of 1994, Augmented by Article 15 San Francisco
Business and Tax Regulation Code, City and County of San Francisco*

SUBMITTED TO:

**THE CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT
(CBD) STEERING COMMITTEE;**

**THE PROPERTY OWNERS OF THE PROPOSED CASTRO/UPPER
MARKET C.B.D.**

AND

THE SAN FRANCISCO BOARD OF SUPERVISORS

PRESENTED BY:

MARCO LI MANDRI, NEW CITY AMERICA INC.

AMENDED FOR CITY AND COUNTY OF SAN FRANCISCO FISCAL YEAR 2006-2007

**CASTRO/UPPER MARKET/SAN FRANCISCO
COMMUNITY BENEFIT DISTRICT
MANAGEMENT DISTRICT PLAN
AMENDED FOR CITY AND COUNTY OF SAN FRANCISCO FISCAL YEAR 2006-2007**

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EXECUTIVE SUMMARY

In the summer of 2004, business and property owners of the Merchants of Upper Market and Castro (MUMC), began the investigation of a new Community Benefit District (CBD) for the commercial parcels which define the heart and perimeter of the world famous Castro business district. The business district includes predominantly retail, commercial and service uses and is acknowledged as an international business district based upon its Gay/Lesbian and Transgender entrepreneurial base. The district simultaneously serves as a neighborhood serving-retail center for the residential communities on the western Market Street corridor.

Increasingly, the Market Street corridor will become a significant mixed-use corridor, served with an excellent mass transit infrastructure.

The initial boundaries of the Castro/Upper Market study area included those streets in and around Market from Octavia to Castro, and along Castro to 19th which branch out to the retail and commercial uses.

The survey revealed tremendous support for the concept of this “special benefits” assessment district, and the decision was made in late January to move forward to the final formation stage. This Management District Plan should answer the questions that business and property owners may ask as to why this district is being considered at this time and how it will function.

The intent of the district is to increase commerce, make Castro/Upper Market a better place to shop, beautify the neighborhood, develop public spaces, and allow the business and property owners to have input into the revitalization and maintenance of the district.

Location:	<u><i>Proposed Boundaries (in general)</i></u> <ul style="list-style-type: none">❑ <i>Market Street</i> from Octavia to Castro❑ <i>Castro</i> from Market to 19th❑ <i>Church Street</i> from Market to Duboce❑ <i>Duboce</i> from Buchanan to Guerrero❑ <i>18th Street</i> from Collingwood to Noe Street❑ <i>17th Street</i> from Castro to Prosper;❑ <i>16th Street</i> from Market to Prosper;❑ <i>Noe Street</i> from 17th Street to Beaver;
Services:	<ol style="list-style-type: none">1. Public Rights of Way and Sidewalk Operations;2. District Identity and Streetscape Improvements (DISI), (Marketing and Promotions)3. Administration/Corporate Operations4. Contingency/Reserve
Method of Financing:	Special benefit assessments levied on properties within the district.

Assessment:	<p>The <i>annual assessment</i> rate for properties is equal to:</p> <p>\$ 0.08017 per square foot of <i>lot size</i>, <i>plus</i> \$ 8.8963 per <i>linear foot of lot frontage</i>, <i>plus</i> \$ 0.11279 per square foot of <i>building area</i> (except all residential building areas in Use Categories F (multi-unit housing, apartments, condos) and G (single family housing units); and except the building areas in all floors above the ground level in Use Categories C (industrial), D (institutional), and E (church/nonprofit) [see pages 12-13 for list of Building Use Categories]. These excepted building areas will be excluded from the assessment component for building area square footage.)</p>
Annual Budget:	The first year annual budget for the district is \$ 413,500.00 which includes special benefit assessments and general benefit contributions from the City and County of San Francisco
Annual Increase:	Year 2 – 15 assessments may be subject to the Bay Area Consumer Price Index (CPI) for all urban consumers, not to exceed 5% annually.
City Services:	The San Francisco Board of Supervisors, by adopting this Plan, will confirm its intention to ensure a baseline level of services equivalent to the level that is being provided elsewhere in similar areas of the City.
Formation:	District formation requires submission of petitions from property owners representing at least 30% of the total assessments. Once the petitions have been submitted, the Board of Supervisors will adopt a Resolution of Intent to establish the district and mail out ballots to all affected property owners. The district is formed if the weighted majority of returned ballots support the district formation.
Duration:	The district will have a 15-year life.

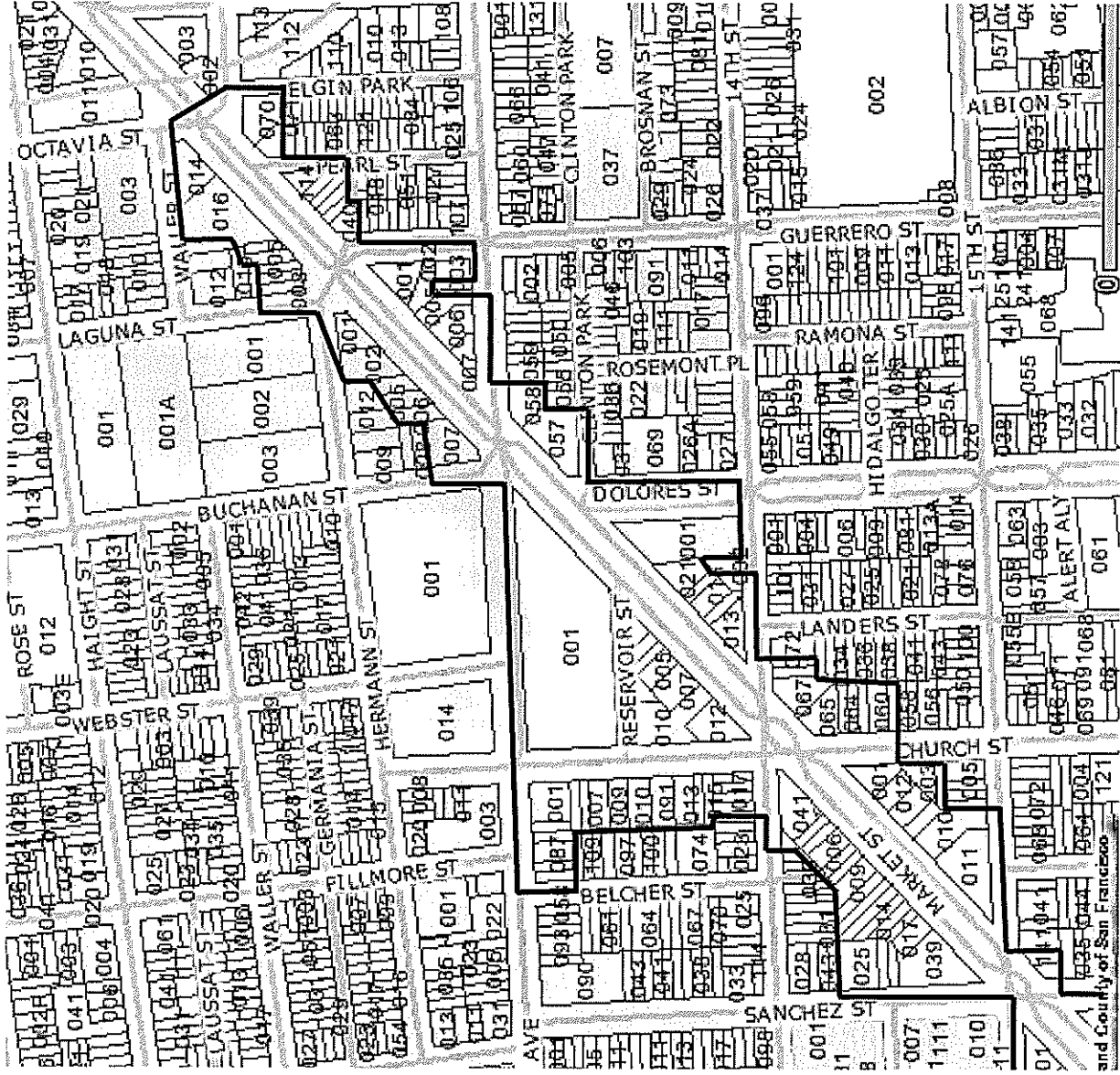
A. CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT BOUNDARIES

The Castro/Upper Market CBD will deliver special benefit services to 270 parcels throughout the district boundaries as well as within the heart of Castro/Upper Market's business district. The addresses of the properties included in the district are as follows:

<i>Street</i>	<i>Address Series</i>
14 th Street	683 – 723
16 th Street	3555 – 3608
17 th Street	3850 – 3995
18 th Street	4051 – 4258
19 th Street	4105 – 4246
Belcher Street	9 – 11
Castro Street	376 – 599
Church Street	118 – 258
Collingwood Street	79 – 85
Duboce Avenue	200 – 441
Guerrero Street	2
Market Street	1800 – 2399
Noe Street	258 – 336
Pearl Street	3 – 5
Pond Street	82 - 86
Reservoir Street	10
Sanchez Street	135 - 240

A map showing the district boundaries is shown in the following pages.

Castro Community Benefits District – Map 1

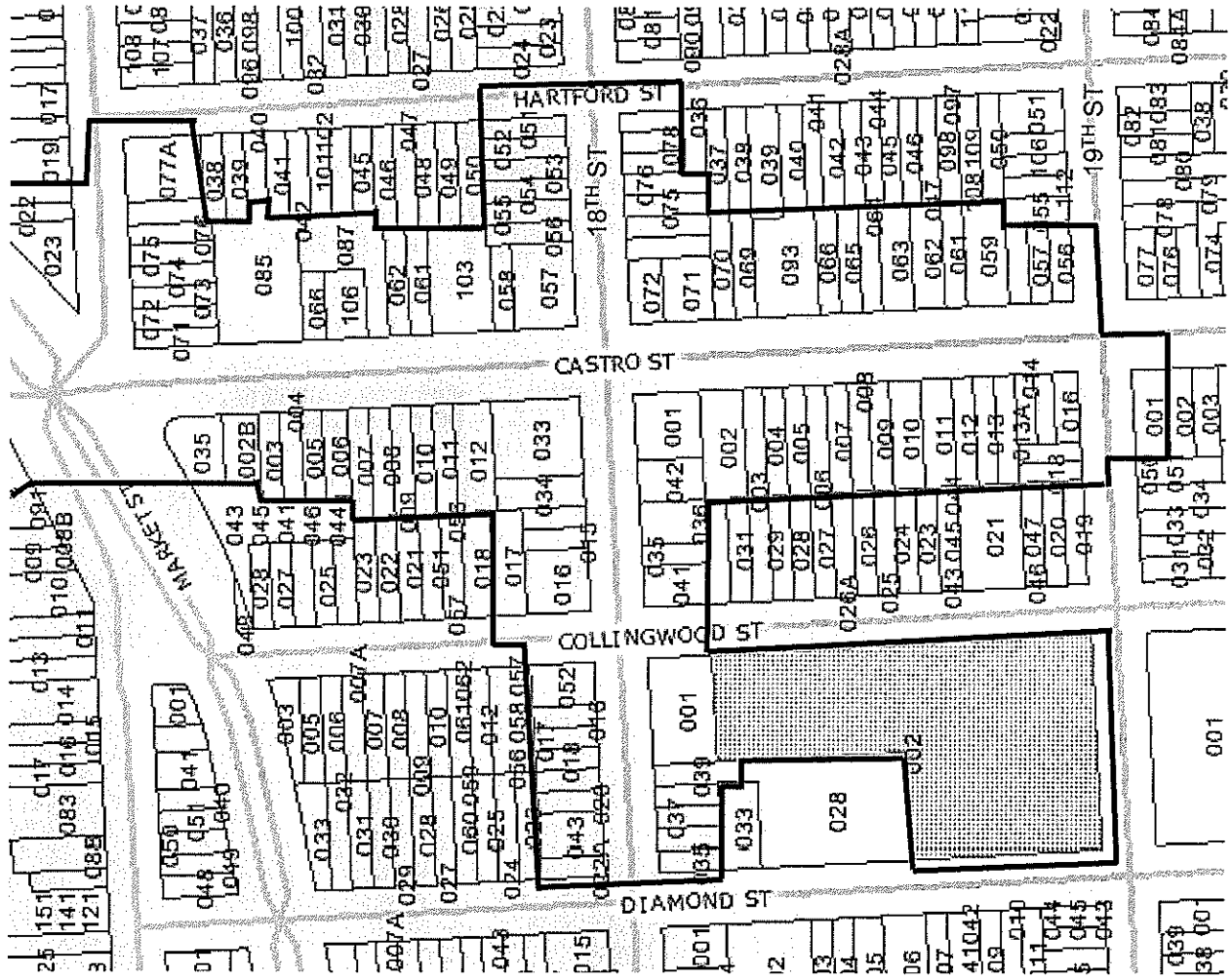


This is a detailed street map of the Castro District in San Francisco. The map shows a grid of streets and numbered lots. Key streets include 15th St, 16th St, 17th St, Market St, and Castro St. The map is divided into several blocks, each containing numerous lots with unique numbers. The map also shows the locations of various landmarks, including the Castro District Library and the Castro District Community Center. The map is oriented with North at the top.

Streets shown: 15th St, 16th St, 17th St, Market St, Castro St, San Francisco St, San Jose St, San Mateo St, San Diego St, San Antonio St, San Carlos St, San Gabriel St, San Juan St, San Pedro St, San Francisco St, San Jose St, San Mateo St, San Diego St, San Antonio St, San Carlos St, San Gabriel St, San Juan St, San Pedro St.

Lot numbers: The map contains thousands of lot numbers, ranging from 001 to 1000. Some examples include 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 7

Castro Community Benefits District – Map 3



B. SERVICE PLAN AND BUDGET

Service Plan

The Castro/Upper Market CBD Steering Committee conducted a mail survey of all property owners in the district in January of 2005. The purpose of the survey was to ascertain the level of support for the creation of this special benefits district and to identify the services that were desired by property owners. Additionally, meetings of the Castro/Upper Market CBD Steering Committee were held to review the survey findings and to get additional input from property owners, merchants and residents. The following services were identified as the top priorities for the district:

PUBLIC RIGHTS OF WAY AND SIDEWALK OPERATIONS: (Examples include but are not limited to)

- Regular sidewalk and gutter sweeping; (at least three times per week);
- Quarterly sidewalk steam cleaning as well as after special events;
- Spot steam cleaning as necessary;
- Daily security services;
- Beautification, and maintenance of public spaces;
- Holiday decorations;
- Enhanced trash emptying in the public rights of way;
- Removal of bulky items;
- Graffiti removal, within 24 hours;
- Installation and maintenance of banners;
- Tree and plant maintenance and planting;
- Equipment, supplies, tools;
- Vehicle maintenance and insurance;
- Maintenance personnel and supervisor costs;

DISTRICT IDENTITY AND STREETScape IMPROVEMENTS/D.I.S.I.: (Examples include, but are not limited to)

- Special events (*Possibly underwriting Halloween, Castro Street Fair, Pink Saturday, GL Film Festival, Bear Weekend, Folsom Street Fair*)
- Web site;
- Pedestrian kiosks and wayfinding signage system;
- Holiday decorations;
- Marketing and Promotions;
- Advertising;
- Walking map;
- Public art and public space development;
- Historical markers and public art;

ADMINISTRATION AND CORPORATE OPERATIONS: (Examples include, but are not limited to)

- Staff and administrative costs;
- Insurance;
- Office related expenses;
- Financial reporting;
- Develop parking strategies with the City;
- Communications;
- Repayment of District formation costs; *(during the first year of operation, up to \$7,500 in formation costs may be repaid to the organizations which funded the formation efforts of the district for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1522 (d) of the BID Procedure Code, City and County of San Francisco).*

CONTINGENCY/RESERVE: (Examples include, but are not limited to)

- Delinquencies;
- City costs;
- Reserves;
- Repayment of District formation costs; *(during the first year of operation, up to \$7,500 in formation costs may be repaid to the organizations which funded the formation efforts of the district for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1522 (d) of the BID Procedure Code, City and County of San Francisco).*

Service Plan Operating Budget

The service's plan budget has been developed to provide the services identified as the highest priorities to the stakeholders in the Castro/Upper Market CBD area. The initial annual operating budget for the Castro/Upper Market CBD is estimated at \$ 413,500.00. A breakdown of this budget is included in the table below. Of the total service plan budget, 95% of the revenues or \$392,825.00 will be generated from the special benefit assessments. The remaining 5% or \$ 20,675.00 will be generated from other sources.

TABLE 1A

<i>Special Benefit to be funded</i>	<i>% of first year budget</i>	<i>Annual first year costs</i>
Public Rights of Way and Sidewalk Operations* (PROWSO) plus Public Safety Services	63%	\$ 260,675.00
District Identity and Streetscape Improvements (DISI)	12%	\$ 50,500.00
Administrative/Corporate operations	16%	\$ 65,000.00 (May include repayment of up to \$7,500 in formation costs during the first year, for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1511 of the San Francisco BID Procedure Code)
Contingency/Reserve	9%	\$ 37,325.00 (May include repayment of up to \$7,500 in formation costs during the first year, for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1511 of the San Francisco BID Procedure Code)
Total	100%	\$ 413,500.00

Issuance of Bonds or Debt Service:

No bonds, nor related bond indebtedness will be issued to finance improvements.

C. ASSESSMENTS AND ASSESSMENT METHODOLOGY**Calculation of Assessments**

There are four property variables that are to be used in determining individual assessments. These factors are 1) linear frontage, (sidewalk frontage), 2) land area, 3) building square feet, and 4) building use. In the district there is a total of 1,476,755 square feet in gross lot size and 17,925 feet in linear frontage. For Building Use Category A (retail/hotel/motel/visitor-related) and Category B (office/commercial/free standing parking structure) combined, there is a total of 1,019,230 in building square footage.

The assessment for all properties in the District will be calculated as follows:

$$\begin{aligned}
 &\textbf{\textit{TOTAL PROPERTY ASSESSMENT}} = \\
 &\$0.08017 \text{ per square foot of lot size} + \$ 8.8963 \text{ per linear foot of lot frontage} + \\
 &\$ 0.11278 \text{ per square foot of non-excepted building area}
 \end{aligned}$$

As an example, a 2,500 square foot lot, with 25 feet of frontage and 2,500 square feet of non-excepted building would yield an *annual assessment* for the Castro/Upper Market CBD of:

$$\begin{aligned} 2,500 \times \$0.08017 &= \$ 200.43 \text{ in lot size} \\ 25 \times \$ 8.8963 &= \$ 222.41 \text{ in linear frontage, and} \\ 2,500 \times \$ 0.11278 &= \$ 281.99 \text{ in building square footage} \end{aligned}$$

or a total assessment of: \$ 704.83 per year

This assessment methodology has been endorsed by the CBD Steering Committee as the most fair and equitable for apportionment of assessments to participating parcels. Linear frontage will be assessed on all sides fronting the public rights of way, lot size will be assessed based upon the data from the City and County of San Francisco; and the building size and use will be determined by field survey and data from the City and County of San Francisco.

Different special benefit services will have their costs apportioned to the different property variables. For example, sidewalk sweeping, sidewalk steam cleaning, tree maintenance, graffiti removal and other services performed within the public rights of way will be apportioned to a combination of linear frontage and lot size. District Identity and Streetscape Improvements (DISI) and Administration will be apportioned to building uses A and B. Contingency will be apportioned to lot size.

The building area square footage assessment component applies to the square footage of all Building Use Categories on the ground level except that it does not apply to any residential areas; for non-residential building areas above ground floor, the building area square footage assessment component applies to Building Use Categories A and B, only, and not to Categories C through G.

Building Uses in District

Each parcel and its building use has been categorized in the district. Some Special Benefit Services are allocated to specific building uses, other building uses are excluded from payment into that specific service, based upon anticipated benefit. The methodology in the Castro/Upper Market CBD Management District Plan levies assessments based upon linear frontage, lot or parcel size, and building area square feet; the square footage of any residential building area listed in Use Categories F and G will be excluded from the building area square footage assessment component when calculating the assessment for a particular parcel; and the above ground floor building areas in Use Categories C, D, and E will also be excluded from the building area square footage assessment component when calculating the assessment for a particular parcel.

Building Use Categories

Use Code	Description of Use
A	Retail space, hotels, motels, visitor related
B	Office and Commercial uses, free standing parking structures
C	Industrial/Manufacturing/Distribution

D	Institutional (City, County, School, public utility, parks, etc.)
E	Church, non-profit, tax-exempt
F	Residential multi-unit housing, apartments, condos
G	Residential single family housing units

<i>Building type</i> <i>Castro/Upper Market</i>	A	B	C	D	E	F	G
<i>Building Square Footage</i>	1,014,230	5,000	0	47,898	7,496	482,675	6,326

TOTAL FIRST YEAR CASTRO/UPPER MARKET C.B.D. SERVICES BUDGET

SERVICE OR CATEGORY OF SPECIAL BENEFIT TO BE FUNDED	ESTIMATED FIRST YEAR COST	% OF TOTAL FIRST YEAR BUDGET	APPORTIONED TO SPECIFIC PROPERTY VARIABLE – SOURCE OF FUNDING OF SPECIAL BENEFIT
Public Rights of Way and Sidewalk Operations plus Security Services	\$ 260,675	63%	All of Linear frontage assessments (\$ 160,000) 2/3 of lot sizes assessments (\$ 80,000) Balance from City General Benefit non-monetary contribution (\$20,675)
District Identity and Streetscape Improvements	\$ 50,500	12%	100% to Building Square Footage, (retail and office land uses only, “A” and “B”)
Administration and Corporate Operations (May include repayment of up to \$7,500 in formation costs during the first year)	\$ 65,000	16%	100% to Building Square Footage, (retail and office land uses only, “A” and “B”)
Contingency/Reserve (May include repayment of up to \$7,500 in formation costs during the first year)	\$ 37,325	9%	100% to Lot Size,
<i>Total Budget, First Year</i>	<i>\$ 413,500.00</i>	<i>100%</i>	

Publicly Owned Parcels and Government Assessments:

The Castro/Upper Market Community Benefit District Steering Committee assumes that the City and County of San Francisco, the DPW or any of the City and County’s agencies, the State of California and any other publicly owned parcels, will pay assessments for the special benefits conferred upon government owned property within the boundaries of the CBD. Article XIID(4) of the California Constitution, (Proposition 218), explains the basis for assessing publicly owned parcels:

“Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from Assessments unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.”

Exemptions:

Consistent with Article XIID of the State Constitution (Proposition 218), it has been determined that all parcels within the proposed district will derive special benefits from the district. Therefore, no parcels will be exempted from payment, regardless of use or ownership.

Annual Assessment Increases:

Assessments may increase annually for inflation which will not exceed the lesser of 5% or the Bay Area Consumer Price Index (CPI). This assessment increase can only be initiated by the Castro/Upper Market non-profit management corporation.

The following annual budgets below assume a 5% percentage maximum increase in overall assessments revenues collected per year. This is the maximum allowable increase based upon this plan.

<i>Year of Operation</i>	<i>Total Budget</i>	<i>Year of Operation</i>	<i>Total Budget</i>
2006	\$ 413,500.00	2014	\$ 610,929.00
2007	\$ 434,175.00	2015	\$ 641,475.00
2008	\$ 455,884.00	2016	\$ 673,548.00
2009	\$ 478,678.00	2017	\$ 707,225.00
2010	\$ 502,612.00	2018	\$ 742,586.00
2011	\$ 527,743.00	2019	\$ 779,715.00
2012	\$ 554,130.00	2020	\$ 818,701.65
2013	\$ 581,837.00		

D. TIME AND MANNER OF COLLECTING ASSESSMENTS

The Castro/Upper Market Community Benefit District, will appear as a separate line item on the annual property tax bills prepared by San Francisco County tax collector. Payment of Property Taxes is due on November 1 and February 1, with the bill becoming delinquent at the close of business December 10 and April 10, respectively. The total bill may be paid with the first installment. The San Francisco Tax Collector shall distribute the assessments collected by the City and County of San Francisco to the management corporation.

E. NUMBER OF YEARS ASSESSMENTS WILL BE LEVIED

This Castro/Upper Market CBD *will be established for the maximum term of fifteen years.* The maximum term allowable is proposed due to the need for ample time for revitalization, creating well designed public spaces, developing solid programs for strengthening the image of the area, as well as attracting new businesses to the business community. The

district will also need the full 15-year term to develop annual special events, design and construct public spaces and public art, as well as implement tree planting and maintenance programs.

The district would commence operations January 1, 2006 and expire on December 31, 2020, unless disestablished.

Disestablishment:

Each year that the Castro/Upper Market CBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the district. This 30-day period begins each year on the anniversary date that the district was first established by the City Council. Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the CBD may be disestablished by the Board of Supervisors. The Board of Supervisors, with a supermajority of eight members, may initiate disestablishment proceeding at any time and make findings of bad actions by the designated management corporation.

If there is debt outstanding, the district cannot be disestablished until all of the debt has been repaid. All financial obligations in the form of bonds (there are no bonds associated with this district), or loans for capital improvements, must be paid off before the district can be disestablished.

F. TIMELINE FOR IMPLEMENTATION AND COMPLETION OF MANAGEMENT DISTRICT PLAN

The timeline for formation and completion of the Castro/Upper Market CBD and management plan is as follows:

<i>Task</i>	<i>Time task is anticipated to be, or was completed</i>
Present Castro/Upper Market CBD Steering Committee, meet to review 1 st draft Management District Plan	March
Approve Management District Plan by Steering Committee	March 23rd
Mail out Management District Plan and petition endorsing plan to affected Castro/Upper Market property owners	Mid April
Submit minimum 30% weighted petitions endorsing plan and their related assessments to the Mayor's office of Economic and Workforce Development	Early May
Ballots distributed by mail to property owners upon Resolution of the Board of Supervisors	Early June
Ballots due, public hearing, ballots counted, district formed	Late July
Management Corporation created by Castro/Upper Market CBD Steering Committee, papers filed with Secretary of State and IRS and other government agencies	August – November
First assessments paid	December
First installment of assessments transferred from City to Castro/Upper Market CBD Management Corporation to begin district operations	January 2006

G. PROPOSED RULES AND REGULATIONS TO BE APPLIED TO THE DISTRICT

Management of the District:

The non-profit management corporation make-up for this CBD must make accommodations for the participation of all stakeholders paying into the district, as well as taking into account that at least 20% of the Board seats must be set aside for non-property owners, (Article 15, Section 1511 (f) of the San Francisco Business Tax and Regulations Code). Once the district has been established, the Castro/Upper Market CBD Steering Committee will continue its work to write the bylaws and register the new non-profit corporation. *The Steering Committee will be open to all community stakeholders interested in developing the rules and regulations of the new management corporation, whose sole function would be to manage the district and allocate the assessment district funds consistent with the plan.*

The management corporation will be a non-profit corporation with provision for election or appointment of board members based upon the various land uses, location and weight

within the district. The board will serve as a volunteer Board of Directors, however may have paid staff to implement the programs as outlined in the plan. The Castro/Upper Market CBD is cognizant of the need to have this management corporation as transparent as possible and responsive to the various sectors of this community.

The management corporation shall aim to meet the following operational objectives for the Castro/Upper Market CBD:

- X Create and manage programs that best respond to the top priorities of Castro/Upper Market CBD stakeholders;*
- X Maximize coordination of the City/County government to avoid duplication of services and to leverage resources;*
- X Deliver services through a cost-effective, non-bureaucratic and easy to access organizational structure;*
- X Provide accountability and responsiveness to those who pay.*

The management corporation may establish rules and regulations that uniquely apply to the district. A few initial rules and regulations will be employed by the Castro/Upper Market CBD management corporation in the administration of the district.

Competitive Bidding:

Following the formation of the district, the management corporation board shall consider developing a policy for competitive bidding as it pertains to contracted services for the Castro/Upper Market CBD. The policy will aim to maximize service quality, efficiency and cost effectiveness.

Conflict of Interest:

Any board member of the Castro/Upper Market CBD management corporation shall recuse themselves from any vote in which a potential financial conflict of interest is apparent. Such potential conflicts include, but are not limited to, prioritizing capital improvement projects which result in special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of board members.

Open Door Policy:

Meetings of the management corporation board shall be open to the public. Annual budgets and financial reports shall be submitted to the board members and to the Board of Supervisors for approval.

H. LIST OF ASSESSED PROPERTIES

YEAR 1

CASTRO CBD
Initial Year Assessments
"Appendix A"

APN	Assessment	Percent
0871 004	\$ 753.19	0.19%
0871 005	\$ 955.71	0.24%
0871 006	\$ 730.51	0.19%
0871 007	\$ 733.77	0.19%
0871 008	\$ 766.73	0.20%
0871 014	\$ 3,121.17	0.79%
0871 016	\$ 4,965.21	1.26%
0872 001	\$ 2,486.58	0.63%
0872 002	\$ 2,899.39	0.74%
0872 004	\$ 1,016.68	0.26%
0872 005	\$ 790.83	0.20%
0872 006	\$ 831.72	0.21%
0872 007	\$ 4,073.80	1.04%
2623 006	\$ 2,409.69	0.61%
2647 002B	\$ 957.73	0.24%
2647 003	\$ 703.86	0.18%
2647 004	\$ 704.26	0.18%
2647 005	\$ 703.86	0.18%
2647 006	\$ 845.79	0.22%
2647 007	\$ 825.05	0.21%
2647 008	\$ 825.05	0.21%
2647 009	\$ 803.41	0.20%
2647 010	\$ 811.90	0.21%
2647 011	\$ 807.66	0.21%
2647 012	\$ 1,485.39	0.38%
2647 014	\$ 583.84	0.15%
2647 015	\$ 584.22	0.15%
2647 016	\$ 2,419.50	0.62%
2647 017	\$ 1,220.87	0.31%
2647 033	\$ 3,474.13	0.88%
2647 034	\$ 637.50	0.16%
2647 035	\$ 2,234.41	0.57%
2648 016	\$ 583.84	0.15%
2648 017	\$ 583.84	0.15%
2648 018	\$ 584.22	0.15%
2648 019	\$ 574.75	0.15%
2648 020	\$ 529.81	0.13%
2648 022A	\$ 1,251.06	0.32%
2648 043	\$ 1,148.59	0.29%
2648 052	\$ 1,835.67	0.47%
2694 001	\$ 3,588.14	0.91%
2694 002	\$ 8,918.27	2.27%
2694 036	\$ 524.28	0.13%
2694 037	\$ 584.22	0.15%
2694 038	\$ 572.22	0.15%
2694 039	\$ 663.09	0.17%
2695 001	\$ 2,419.66	0.62%
2695 002	\$ 1,650.87	0.42%
2695 003	\$ 792.61	0.20%
2695 004	\$ 804.89	0.20%
2695 005	\$ 817.52	0.21%
2695 006	\$ 817.52	0.21%
2695 007	\$ 825.43	0.21%

2695 008	\$ 800.13	0.20%
2695 009	\$ 817.52	0.21%
2695 010	\$ 1,221.83	0.31%
2695 011	\$ 1,221.83	0.31%
2695 012	\$ 833.94	0.21%
2695 013	\$ 813.47	0.21%
2695 013A	\$ 813.28	0.21%
2695 014	\$ 545.38	0.14%
2695 015	\$ 349.88	0.09%
2695 016	\$ 1,454.66	0.37%
2695 017	\$ 517.59	0.13%
2695 018	\$ 517.59	0.13%
2695 035	\$ 583.84	0.15%
2695 036	\$ 1,168.45	0.30%
2695 041	\$ 1,835.67	0.47%
2695 042	\$ 1,168.45	0.30%
2695 001	\$ 2,133.08	0.54%
3501 001	\$ 2,026.08	0.52%
3501 002	\$ 1,503.46	0.38%
3501 003	\$ 1,741.52	0.44%
3501 005	\$ 1,886.73	0.48%
3501 006	\$ 2,536.35	0.65%
3501 007	\$ 1,634.08	0.42%
3502 040	\$ 1,530.41	0.39%
3502 041	\$ 586.23	0.15%
3502 042	\$ 754.42	0.19%
3502 043	\$ 829.29	0.21%
3502 044	\$ 751.91	0.19%
3502 068	\$ 1,604.99	0.41%
3502 070	\$ 2,843.85	0.72%
3502 114	\$ 348.68	0.09%
3534 057	\$ 4,232.17	1.08%
3534 058	\$ 2,971.19	0.76%
3535 001	\$ 6,600.68	1.68%
3535 008	\$ 710.07	0.18%
3535 012	\$ 776.23	0.20%
3535 013	\$ 1,586.67	0.40%
3535 015	\$ 1,409.66	0.36%
3535 016	\$ 566.77	0.14%
3536 001	\$ 23,221.44	5.91%
3536 002	\$ 1,467.36	0.37%
3536 003	\$ 482.31	0.12%
3536 004	\$ 422.43	0.11%
3536 005	\$ 845.34	0.22%
3536 007	\$ 1,268.50	0.32%
3536 010	\$ 3,023.01	0.77%
3536 012	\$ 2,766.29	0.70%
3536 013	\$ 1,061.78	0.27%
3537 001	\$ 3,708.36	0.94%
3537 005	\$ 472.78	0.12%
3537 006	\$ 453.70	0.12%
3537 007	\$ 907.88	0.23%
3537 009	\$ 1,133.48	0.29%
3537 010	\$ 1,134.73	0.29%
3537 013	\$ 1,426.64	0.36%
3537 014	\$ 641.98	0.16%
3537 015	\$ 679.81	0.17%
3537 016	\$ 1,594.06	0.41%

3537 017	\$ 576.69	0.15%
3537 018	\$ 704.43	0.18%
3537 019	\$ 631.85	0.16%
3537 085	\$ 704.83	0.18%
3537 086	\$ 704.83	0.18%
3537 087	\$ 845.34	0.22%
3537 088	\$ 704.83	0.18%
3537 089	\$ 704.83	0.18%
3537 091	\$ 1,521.55	0.39%
3542 004	\$ 704.83	0.18%
3542 005	\$ 704.83	0.18%
3542 006	\$ 845.67	0.22%
3542 007	\$ 422.83	0.11%
3542 008	\$ 690.73	0.18%
3542 009	\$ 950.13	0.24%
3542 011	\$ 994.28	0.25%
3542 012	\$ 1,088.25	0.28%
3542 013	\$ 1,045.42	0.27%
3542 014	\$ 993.12	0.25%
3542 015	\$ 1,710.21	0.44%
3542 016	\$ 702.29	0.18%
3542 017	\$ 1,408.88	0.36%
3542 024A	\$ 856.29	0.22%
3542 025	\$ 1,891.51	0.48%
3542 038A	\$ 808.93	0.21%
3542 039	\$ 5,103.71	1.30%
3542 041	\$ 6,293.09	1.60%
3542 049	\$ 724.05	0.18%
3542 050	\$ 737.24	0.19%
3543 001	\$ 3,048.72	0.78%
3543 003	\$ 1,533.30	0.39%
3543 003A	\$ 1,634.62	0.42%
3543 003B	\$ 1,043.14	0.27%
3543 004	\$ 809.03	0.21%
3543 010	\$ 3,005.99	0.77%
3543 011	\$ 5,665.99	1.44%
3543 012	\$ 1,408.88	0.36%
3544 059	\$ 825.05	0.21%
3544 060	\$ 1,650.87	0.42%
3544 062	\$ 786.52	0.20%
3544 063	\$ 825.43	0.21%
3544 064	\$ 825.05	0.21%
3544 065	\$ 2,633.04	0.67%
3544 067	\$ 3,006.21	0.77%
3544 070	\$ 753.07	0.19%
3544 071	\$ 753.07	0.19%
3558 036	\$ 920.65	0.23%
3558 147	\$ 1,079.47	0.27%
3559 001	\$ 1,492.93	0.38%
3559 002	\$ 3,299.74	0.84%
3559 013	\$ 3,438.50	0.88%
3559 013A	\$ 708.71	0.18%
3559 014	\$ 2,878.63	0.73%
3559 015	\$ 479.84	0.12%
3559 016	\$ 781.61	0.20%
3559 017	\$ 1,506.14	0.38%
3559 018	\$ 753.07	0.19%
3559 019	\$ 826.82	0.21%

3560 001	\$	2,342.04	0.60%	3582 053	\$	703.86	0.18%
3560 005	\$	704.83	0.18%	3582 054	\$	699.07	0.18%
3560 006	\$	1,554.38	0.40%	3582 055	\$	734.32	0.19%
3560 007	\$	900.69	0.23%	3582 056	\$	703.86	0.18%
3560 008	\$	547.50	0.14%	3582 057	\$	2,937.69	0.75%
3560 009	\$	1,016.89	0.26%	3582 058	\$	675.67	0.17%
3560 010	\$	1,118.77	0.28%	3582 059	\$	1,588.32	0.40%
3560 011	\$	1,119.15	0.28%	3582 060	\$	647.62	0.16%
3560 012	\$	870.45	0.22%	3582 061	\$	825.43	0.21%
3560 013	\$	5,994.07	1.53%	3582 062	\$	825.43	0.21%
3560 015	\$	1,610.01	0.41%	3582 066	\$	658.61	0.17%
3560 031	\$	4,899.13	1.25%	3582 071	\$	1,593.49	0.41%
3561 009	\$	779.37	0.20%	3582 072	\$	703.86	0.18%
3561 010	\$	779.37	0.20%	3582 073	\$	703.86	0.18%
3561 011	\$	779.37	0.20%	3582 074	\$	703.86	0.18%
3561 012	\$	581.87	0.15%	3582 075	\$	703.75	0.18%
3561 013	\$	581.87	0.15%	3582 076	\$	594.75	0.15%
3561 014	\$	581.10	0.15%	3582 085	\$	3,869.62	0.99%
3561 015	\$	1,919.34	0.49%	3582 087	\$	898.48	0.23%
3561 016	\$	702.63	0.18%	3582 104	\$	389.34	0.10%
3562 001	\$	2,904.58	0.74%	3582 105	\$	337.45	0.09%
3562 003	\$	580.91	0.15%	3582 106	\$	362.95	0.09%
3562 004	\$	1,057.67	0.27%	3583 056	\$	1,525.66	0.39%
3562 006	\$	689.36	0.18%	3583 057	\$	680.51	0.17%
3562 007	\$	1,082.04	0.28%	3583 058	\$	680.71	0.17%
3562 008	\$	699.81	0.18%	3583 059	\$	1,617.65	0.41%
3562 009	\$	802.03	0.20%	3583 061	\$	782.97	0.20%
3562 010	\$	750.95	0.19%	3583 062	\$	1,035.20	0.26%
3562 011	\$	1,027.81	0.26%	3583 063	\$	1,221.64	0.31%
3562 014	\$	656.01	0.17%	3583 064	\$	790.10	0.20%
3562 015	\$	2,986.44	0.76%	3583 065	\$	825.05	0.21%
3562 035	\$	1,442.99	0.37%	3583 066	\$	825.05	0.21%
3563 003	\$	608.34	0.15%	3583 067	\$	1,220.87	0.31%
3563 018	\$	2,112.85	0.54%	3583 068	\$	1,153.91	0.29%
3563 023	\$	2,662.84	0.68%	3583 069	\$	825.43	0.21%
3563 026	\$	834.85	0.21%	3583 070	\$	791.64	0.20%
3563 027	\$	879.43	0.22%	3583 071	\$	1,909.73	0.49%
3563 028	\$	875.96	0.22%	3583 072	\$	1,601.98	0.41%
3563 029	\$	979.39	0.25%	3583 073	\$	704.83	0.18%
3563 030	\$	3,853.31	0.98%	3583 074	\$	703.86	0.18%
3563 034	\$	5,135.89	1.31%	3583 075	\$	703.09	0.18%
3563 036	\$	1,705.88	0.43%	3583 076	\$	564.32	0.14%
3564 049	\$	3,724.49	0.95%	3583 077	\$	584.22	0.15%
3564 074	\$	1,473.10	0.38%	3583 078	\$	583.84	0.15%
3564 075	\$	673.73	0.17%	3583 079	\$	584.22	0.15%
3564 076	\$	556.83	0.14%				
3564 077	\$	663.53	0.17%				
3564 078	\$	663.53	0.17%				
3564 079	\$	664.66	0.17%				
3564 080	\$	1,119.80	0.29%				
3564 091	\$	2,876.19	0.73%				
3564 092	\$	865.28	0.22%				
3564 093	\$	2,368.45	0.60%				
3564 095	\$	3,953.20	1.01%				
3582 051	\$	704.83	0.18%				
3582 052	\$	703.86	0.18%				

FISCAL YEAR 06-07

Upper Market/ Castro CBD Parcel Data FY 06-07

APN	PROPERTY LOCATION	FY 06-07 PARCEL ASSESSMEN T
0871-004	1870 MARKET ST	\$ 753.19
0871-005	1874 - 1878 MARKET ST	\$ 955.71
0871-006	1884 - 1886 MARKET ST	\$ 730.51
0871-007	1890 - 1892 MARKET ST	\$ 733.77
0871-008	1896 - 1918 MARKET ST	\$ 766.73
0871-014	1800 - 1806 MARKET ST	\$ 3,121.17
0871-016	1844 MARKET ST	\$ 4,965.21
0872-001	1900 - 1920 MARKET ST	\$ 2,486.58
0872-002	1930 MARKET ST	\$ 2,899.39
0872-004	1942 - 1950 MARKET ST	\$ 1,016.68
0872-005	1960 MARKET ST	\$ 790.83
0872-006	1970V MARKET ST	\$ 831.72
0872-007	1898 MARKET ST	\$ 4,073.80
2623-006	376 CASTRO ST	\$ 2,409.69
2647-002B	420 - 426 CASTRO ST	\$ 957.73
2647-003	430 - 432 CASTRO ST	\$ 703.86
2647-004	434 - 436 CASTRO ST	\$ 704.26
2647-005	438 - 440 CASTRO ST	\$ 703.86
2647-006	444 CASTRO ST	\$ 845.79
2647-007	450 - 452 CASTRO ST	\$ 825.05
2647-008	454 - 456 CASTRO ST	\$ 825.05
2647-009	458 - 460 CASTRO ST	\$ 571.39
2647-010	462 - 464 CASTRO ST	\$ 811.90

2647-011	466 - 468 CASTRO ST	\$ 807.66
2647-012	470 - 476 CASTRO ST	\$ 1,485.39
2647-014	4122 - 4124 18TH ST	\$ 583.84
2647-015	4126 - 4130 18TH ST	\$ 584.22
2647-016	4144 - 4150 18TH ST	\$ 2,419.50
2647-017	79 - 85 COLLINGWOOD ST	\$ 1,220.87
2647-033	480 - 498 CASTRO ST	\$ 3,474.13
2647-034	4116 - 4120 18TH ST	\$ 637.50
2647-035	400 - 418 CASTRO ST	\$ 2,140.05
2648-016	4214 - 4216 Castro St	\$ 372.57
2648-017	4220 - 4222 18th St	\$ 372.57
2648-018	4226 - 4228 18th St	\$ 372.73
2648-019	4230 18th St	\$ 574.75
2648-020	4240 18th St	\$ 529.81
2648-022a	4254 - 4256 18th St	\$ 1,251.06
2648-043	4248 18th St	\$ 1,148.59
2648-052	4200 18TH ST	\$ 1,835.67
2694-001	4201 - 4225 18TH ST	\$ 3,588.14
2694-002	4244 - 4246 19TH ST	\$ 8,918.27
2694-036	4249 - 4251 18th St	\$ 524.28
2694-037	4241 - 4243 18th St	\$ 584.22
2694-038	4231 - 4233 18th St	\$ 372.57
2694-039	4227 - 4229 18th St	\$ 422.83
2695-001	4109 - 4111 18TH ST	\$ 2,419.66
2695-002	514 - 520 CASTRO ST	\$ 1,650.87
2695-003	524 - 526 CASTRO ST	\$ 792.61
2695-004	530 - 532 CASTRO ST	\$ 804.89

2695-005	534 - 536 CASTRO ST	\$ 817.52
2695-006	538 - 542 CASTRO ST	\$ 817.52
2695-007	544 - 546 CASTRO ST	\$ 825.43
2695-008	548 - 550 CASTRO ST	\$ 800.13
2695-009	556 CASTRO ST	\$ 817.52
2695-010	558 - 564 CASTRO ST	\$ 1,221.83
2695-011	566 - 570 CASTRO ST	\$ 1,221.83
2695-012	572 - 574 CASTRO ST	\$ 833.94
2695-013	582 CASTRO ST	\$ 813.47
2695-013A	584 CASTRO ST	\$ 813.28
2695-014	586 CASTRO ST	\$ 545.38
2695-015	588 CASTRO ST	\$ 349.88
2695-016	590 - 598 CASTRO ST	\$ 1,454.66
2695-017	4106 19TH ST	\$ 329.44
2695-018	4108 19TH ST	\$ 329.44
2695-035	4133 18TH ST	\$ 583.84
2695-036	4125 - 4131 18TH ST	\$ 1,168.45
2695-041	4141 - 4149 18TH ST	\$ 1,835.67
2695-042	4117 - 4121 18TH ST	\$ 1,168.45
2696-001	4101 - 4123 19th St	\$ 2,133.08
3501-001	2 GUERRERO ST	\$ 2,026.08
3501-002	1925 MARKET ST	\$ 1,503.46
3501-003	200 DUBOCE AVE	\$ 1,741.52
3501-005	1927 MARKET ST	\$ 1,886.73
3501-006	1939 MARKET ST	\$ 2,536.35
3501-007	1959 MARKET ST	\$ 1,634.08
3502-040	1869 MARKET ST	\$ 1,530.41

3502-041	1859 - 1861 MARKET ST	\$ 586.23
3502-042	1853 - 1857 MARKET ST	\$ 754.42
3502-043	1845 - 1851 MARKET ST	\$ 829.29
3502-044	1841 MARKET ST	\$ 751.91
3502-068	3 - 5 PEARL ST	\$ 1,604.99
3502-070	1801 - 1805 MARKET ST	\$ 2,843.85
3502-114	1829 MARKET ST 1	\$ 348.68
3534-057	1975 - 1977 MARKET ST	\$ 4,232.17
3534-058	291 - 293 DUBOCE AVE	\$ 2,971.19
3535-001	2001 MARKET ST	\$ 6,600.68
3535-008	2041 - 2049 MARKET ST	\$ 422.43
3535-012	2055 - 2057 MARKET ST	\$ 669.97
3535-013	2059 MARKET ST	\$ 1,586.67
3535-015	2051 MARKET ST	\$ 1,409.66
3535-016	2027 MARKET ST	\$ 566.77
3536-001	2030 MARKET ST	\$ 23,221.44
3536-002	2046V MARKET ST	\$ 1,467.36
3536-003	2056V MARKET ST	\$ 482.31
3536-004	2060V MARKET ST	\$ 422.43
3536-005	2066V MARKET ST	\$ 845.34
3536-007	2068V MARKET ST	\$ 1,268.50
3536-010	2080 MARKET ST	\$ 3,023.01
3536-012	2086V MARKET ST	\$ 2,766.29
3536-013	10V RESERVOIR ST	\$ 1,061.78
3537-001	401 DUBOCE AVE	\$ 3,708.36
3537-005	118 CHURCH ST	\$ 472.78
3537-006	122 CHURCH ST	\$ 453.70

3537-007	124 - 130 CHURCH ST	\$ 907.88
3537-009	140 - 142 CHURCH ST	\$ 1,133.48
3537-010	152 CHURCH ST	\$ 1,134.73
3537-013	160 CHURCH ST	\$ 1,426.64
3537-014	172 - 174 CHURCH ST	\$ 641.98
3537-015	178 - 180 CHURCH ST	\$ 679.81
3537-016	194 CHURCH ST	\$ 1,594.06
3537-017	702 - 706 14TH ST	\$ 576.69
3537-018	708 - 710 14TH ST	\$ 704.43
3537-019	716 - 718 14TH ST	\$ 631.85
3537-085	9 - 11 BELCHER ST	\$ 422.83
3537-086	437 - 441 DUBOCE AVE	\$ 704.83
3537-087	435 DUBOCE AVE	\$ 845.34
3537-088	425 - 429 DUBOCE AVE	\$ 422.83
3537-089	421 - 423 DUBOCE AVE	\$ 422.83
3537-091	158V CHURCH ST	\$ 1,521.55
3542-004	2120 - 2122 MARKET ST	\$ 704.83
3542-005	2124 MARKET ST	\$ 704.83
3542-006	2128 - 2130 MARKET ST	\$ 845.67
3542-007	2134 - 2136 MARKET ST	\$ 422.83
3542-008	2140 MARKET ST	\$ 690.73
3542-009	2144 MARKET ST	\$ 950.13
3542-011	2148 - 2150 MARKET ST	\$ 543.09
3542-012	2152 - 2154 MARKET ST	\$ 1,088.25
3542-013	2156 - 2158 MARKET ST	\$ 1,045.42
3542-014	2160 MARKET ST	\$ 993.12
3542-015	2162 - 2164 MARKET ST	\$ 1,710.21

3542-016	2166 MARKET ST	\$ 702.29
3542-017	2168 - 2174 MARKET ST	\$ 1,408.88
3542-024A	145 - 147 SANCHEZ ST	\$ 472.78
3542-025	135 SANCHEZ ST	\$ 1,891.51
3542-038A	719 - 723 14TH ST	\$ 808.93
3542-039	2198 MARKET ST	\$ 5,103.71
3542-041	2100 - 2114 MARKET ST	\$ 6,293.09
3542-049	151 SANCHEZ ST	\$ 356.96
3542-050	153 SANCHEZ ST	\$ 356.96
3543-001	210 CHURCH ST	\$ 3,048.72
3543-003	240-250 CHURCH ST	\$ 1,533.30
3543-003A	2135 MARKET ST	\$ 1,634.62
3543-003B	2145 MARKET ST	\$ 1,043.14
3543-004	252-258 CHURCH ST	\$ 809.03
3543-010	2145 MARKET ST	\$ 3,005.99
3543-011	2175 MARKET ST	\$ 5,665.99
3543-012	2117 - 2123 MARKET ST	\$ 1,408.88
3544-059	245 CHURCH ST	\$ 825.05
3544-060	233-241 CHURCH ST	\$ 1,650.87
3544-062	227-229 CHURCH ST	\$ 786.52
3544-063	221-225 CHURCH ST	\$ 825.43
3544-064	215-219 CHURCH ST	\$ 825.05
3544-065	2099 MARKET ST	\$ 2,633.04
3544-067	2075 - 2083 MARKET ST	\$ 3,006.21
3544-070	689 - 691 14TH ST	\$ 753.07
3544-071	683 - 685 14TH ST	\$ 753.07
3558-036	201 - 207 SANCHEZ ST	\$ 920.65

3558-147	2193 MARKET ST #1	\$ 745.22
3559-001	2201 - 2207 MARKET ST	\$ 1,492.93
3559-002	230 - 240 SANCHEZ ST	\$ 3,299.74
3559-013	2275 MARKET ST	\$ 3,438.50
3559-013A	2279 - 2281 MARKET ST	\$ 429.64
3559-014	2283 - 2297 MARKET ST	\$ 2,878.63
3559-015	2267 - 2269 MARKET ST	\$ 479.84
3559-016	2261 - 2265 MARKET ST	\$ 781.61
3559-017	2253 - 2257 MARKET ST	\$ 1,506.14
3559-018	2251 MARKET ST	\$ 753.07
3559-019	2243 MARKET ST	\$ 483.92
3560-001	2200 MARKET ST	\$ 2,342.04
3560-005	2238 MARKET ST	\$ 704.83
3560-006	2240 MARKET ST	\$ 1,554.38
3560-007	2248 - 2250 MARKET ST	\$ 900.69
3560-008	2254 MARKET ST	\$ 547.50
3560-009	2256 - 2258 MARKET ST	\$ 1,016.89
3560-010	2260 MARKET ST	\$ 1,118.77
3560-011	2264 - 2268 MARKET ST	\$ 1,119.15
3560-012	2270 MARKET ST	\$ 870.45
3560-013	2276 - 2282 MARKET ST	\$ 5,994.07
3560-015	2298 MARKET ST	\$ 1,610.01
3560-031	2222 MARKET ST	\$ 4,899.13
3561-009	258 - 260 NOE ST	\$ 469.40
3561-010	262 - 266 NOE ST	\$ 779.37
3561-011	270 - 272 NOE ST	\$ 469.40
3561-012	276 - 278 NOE ST	\$ 361.35

3561-013	280 - 284 NOE ST	\$ 361.35
3561-014	286 - 288 NOE ST	\$ 581.10
3561-015	292 NOE ST	\$ 1,919.34
3561-016	3608 16TH ST	\$ 702.63
3562-001	2300 - 2312 MARKET ST	\$ 2,904.58
3562-003	2330 - 2334 MARKET ST	\$ 580.91
3562-004	2324 MARKET ST	\$ 1,057.67
3562-006	2336 - 2338 MARKET ST	\$ 689.36
3562-007	2342 - 2348 MARKET ST	\$ 1,082.04
3562-008	2350 MARKET ST	\$ 420.75
3562-009	2352 - 2356 MARKET ST	\$ 802.03
3562-010	2358 - 2360 MARKET ST	\$ 750.95
3562-011	2362 MARKET ST	\$ 1,027.81
3562-014	2378 - 2380 MARKET ST	\$ 656.01
3562-015	2390 MARKET ST	\$ 2,986.44
3562-035	2370 MARKET ST	\$ 1,442.99
3563-003	334 - 336 NOE ST	\$ 608.34
3563-023	2395 - 2399 MARKET ST	\$ 2,662.84
3563-026	2351 MARKET ST	\$ 834.85
3563-027	2347 - 2349 MARKET ST	\$ 879.43
3563-028	2341 - 2345 MARKET ST	\$ 875.96
3563-029	2337 - 2339 MARKET ST	\$ 979.39
3563-030	2317 - 2335 MARKET ST	\$ 3,853.31
3563-034	2301 MARKET ST	\$ 5,135.89
3563-036	2367 - 2375 MARKET ST	\$ 1,705.88
3563-044	2355 MARKET ST	\$ 2,112.85
3564-049	3850 17th St	\$ 3,724.49

3564-074	82 - 86 POND ST	\$ 1,473.10
3564-075	3874 17TH ST	\$ 673.73
3564-076	3878 17TH ST	\$ 405.68
3564-077	3882 - 3884 17TH ST	\$ 405.68
3564-078	3886 - 3888 17TH ST	\$ 663.53
3564-079	3890 17TH ST	\$ 664.66
3564-080	3894 - 3898 17TH ST	\$ 1,119.80
3564-091	2299V MARKET ST	\$ 2,876.19
3564-092	3583 16TH ST	\$ 865.28
3564-093	3571 16TH ST	\$ 2,368.45
3564-095	3555 16TH ST	\$ 3,953.20
3582-051	4052 - 4056 18TH ST	\$ 422.83
3582-052	4058 - 4060 18TH ST	\$ 422.43
3582-053	4064 - 4066 18TH ST	\$ 703.86
3582-054	4072 18TH ST	\$ 699.07
3582-055	4078 - 4080 18TH ST	\$ 422.43
3582-056	4084 - 4086 18TH ST	\$ 703.86
3582-057	4092 - 4096 18TH ST	\$ 2,937.69
3582-058	489 - 491 CASTRO ST	\$ 675.67
3582-061	465 - 469 CASTRO ST	\$ 472.94
3582-062	461 - 463 CASTRO ST	\$ 825.43
3582-066	441 - 443 CASTRO ST	\$ 658.61
3582-071	401 - 419 CASTRO ST	\$ 1,593.49
3582-072	3991 - 3995 17TH ST	\$ 422.43
3582-073	3987 - 3989 17TH ST	\$ 703.86
3582-074	3983 - 3985 17TH ST	\$ 703.86
3582-075	3979 - 3981 17TH ST	\$ 703.75

3582-076	3975 - 3977 17TH ST	\$ 594.75
3582-085	429 CASTRO ST	\$ 3,869.62
3582-087	455 - 459 CASTRO ST	\$ 898.48
3582-103	479 CASTRO ST	\$ 2,235.94
3582-104	445 CASTRO ST	\$ 389.34
3582-105	449 CASTRO ST	\$ 337.45
3582-106	451 CASTRO ST	\$ 362.95
3583-056	597 - 599 CASTRO ST	\$ 1,525.66
3583-057	593 - 595 CASTRO ST	\$ 680.51
3583-058	587 - 589 CASTRO ST	\$ 680.71
3583-059	577 CASTRO ST	\$ 1,617.65
3583-061	573 - 575 CASTRO ST	\$ 782.97
3583-062	563 - 565 CASTRO ST	\$ 1,035.20
3583-063	557 - 561 CASTRO ST	\$ 1,221.64
3583-064	553 - 555 CASTRO ST	\$ 790.10
3583-065	549 - 551 CASTRO ST	\$ 825.05
3583-066	543 - 547 CASTRO ST	\$ 825.05
3583-067	535 - 541 CASTRO ST	\$ 1,220.87
3583-068	527 - 533 CASTRO ST	\$ 1,153.91
3583-069	521 - 525 CASTRO ST	\$ 825.43
3583-070	517 - 519 CASTRO ST	\$ 791.64
3583-071	501 CASTRO ST	\$ 1,909.73
3583-072	501 CASTRO ST	\$ 1,601.98
3583-073	501 CASTRO ST	\$ 704.83
3583-074	4077 - 4079 18TH ST	\$ 703.86
3583-	4071 - 4075 18TH ST	\$ 703.09

075		
3583-076	4067 18TH ST	\$ 564.32
3583-077	4061 - 4063 18TH ST	\$ 584.22
3583-078	4055 - 4057 18TH ST	\$ 583.84
3583-079	4051 - 4053 18TH ST	\$ 584.22

I. CONTINUATION OF CITY SERVICES

Throughout the process of establishing the new Castro/Upper Market CBD, business and property owners have voiced concerns that the City and County of San Francisco maintain existing services at verifiable “baseline” service levels. The San Francisco Board of Supervisors, by adopting this Plan, will confirm its intention to ensure a baseline level of services equivalent to the level that is being provided elsewhere in similar areas of the City.