

**DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING**

DATE MAY 09 2011

C.D. 6 & 7

Honorable City Council
of the City of Los Angeles

**PANORAMA CITY - VAN NUYS BLVD. STREETScape
STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

This report submits the proposed Ordinance of Intention to institute maintenance assessment proceedings for the above Street Lighting District.

RECOMMENDATIONS

1. Council adopt this report and the Ordinance of Intention, and that the proceedings be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution). This includes Council holding a Public Hearing for the proposed District Diagram with City page number 13833-13834.
2. Upon Council adoption of the Ordinance of Intention, the Bureau of Street Lighting be instructed to: Mail notices of the assessment ballot proceedings, and Mail assessment ballots (as required by Prop. 218) to the property owners in the lighting district.
3. Upon completion of Item 2 above, the City Clerk be instructed to conduct the assessment ballot proceedings (i.e. count, certify, and report the results of the assessment ballot proceedings to the Council)
4. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to, or in excess of weighted "NO" votes, the Council shall deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If the weighted "NO" votes are in excess of weighted "YES" votes, Council will abandon the lighting district and proceedings in accordance with Proposition 218; and the affected street lighting system shall be removed from service or not be constructed.
5. A copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

The passage of Proposition 218 on November 5, 1996, requires a vote of the property owners prior to Council confirming and levying the assessments for maintenance. Upon adoption of the transmitted Ordinance of Intention, the Council shall set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by the Board of Public Works will be scheduled at least one week prior to the date of the public hearing for the City Council to review and resolve any appeals concerning the proposed maintenance assessments – as specified in the Engineer's Report. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments. If levied, the administration of this district may be combined with that of another district or districts in the future as provided in the Ordinance of Intention. Protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a weighted majority vote against the assessment is binding.

In accordance with Council Policy adopted on December 11, 1998, the Bureau of Street Lighting will cast ballots in favor of the assessments for all Council controlled public properties in the district.

SUMMARY

TOTAL STREETLIGHTS:	42 PEDESTRIAN LIGHTS
AFFECTED PARCELS:	37
TOTAL ASSESSMENTS:	\$35,412.84
TAX YEAR:	2011/2012
TYPE OF PROJECT:	PROPOSED PRIVATE DEVELOPMENT PROJECT

TRANSMITTALS

1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Diagram delineating those lands proposed to be assessed.
3. Proposed assessment roll.
4. Engineer's report as required by Proposition 218.

Report prepared by:
Community Services Division
Prop. 218 Compliance Section
Shan Yu, Street Lighting Engineer Associate II
Ruben Flamenco, P.E., Division Manager
(213) 847-1500

Respectfully submitted,

Ruben Flamenco for
Ed Ebrahimian, Director
Bureau of Street Lighting

ORDINANCE NO. _____

An Ordinance of Intention to order the necessary street lighting systems to be operated, maintained, and repaired, including furnishing electric energy, for the Fiscal Year of 2011-2012, for the lighting of that district designated as the **PANORAMA CITY - VAN NUYS BLVD. STREETSCAPE LIGHTING DISTRICT** pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The public interest and convenience require, and it is the intention of the Council of the City of Los Angeles to order the following improvement to be made:

That the necessary street lighting equipment be operated, maintained and repaired and that electric energy be furnished for the Fiscal Year of 2011-2012, for the lighting of:

VAN NUYS BOULEVARD,

From N/O Titus Street to 200' N/O Parthenia Street

in the City of Los Angeles (see Plan for details). The street or portions of streets to be improved, and the district to be assessed to pay the costs and expenses of the improvement, shall be known for all proceedings hereunder as:

**PANORAMA CITY - VAN NUYS BLVD. STREETSCAPE
LIGHTING DISTRICT**

Sec. 2. All of this work shall be done in accordance with the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, approved by the City Council and on file in the office of the City Clerk. Reference to the report is hereby made for a full and detailed description of the proposed improvement and of the assessments to be levied.

Sec. 3. The Council hereby makes all the costs and expenses of the improvements, including incidental expenses, chargeable upon the district to be benefited, with no additional portion of the costs to be paid out of the City Treasury.

Sec. 4. The Council hereby determines and declares that the district, which receives special benefit from the improvements, and is to be assessed to pay the costs and expenses of the improvements, is described by the diagram with City page numbers **13833-13834** and accompanying assessment roll included by reference in the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, which diagram indicates by a boundary line the extent of the territory included within the assessment district. Reference is hereby made to the report and diagram for a full and complete description of the district, which diagram shall govern for all details as to its extent.

Sec. 5. That the proceedings for the improvements shall be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

Sec. 6. The Board of Public Works shall prepare and mail notices and ballots of the improvements to each property owner affected by the assessment, and have the notices to be published in newspapers of general circulation published and distributed in the several areas of the City in the manner and form and within the time required by law.

Sec. 7. The City Clerk shall conduct an assessment ballot proceeding for this lighting district, as required by Proposition 218 (Article XIII D of the California Constitution). The Clerk shall count, certify, and report the results to the Council. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property due to the improvement. If the count of the weighted "yes" votes is equal to or greater than the "no" votes, the Council shall impose the proposed assessment, contingent upon the construction of the specified lighting system. If the count of the weighted "no" votes are greater than the "yes" votes, the Council shall not impose the proposed assessment and the specified lighting system shall be removed from service or not constructed.

Sec. 8. The proposed street lighting maintenance assessments referenced here are intended to be in addition to or in replacement of the existing assessment, as specified in the Engineer's Report. Where the proposed assessment is to be in addition to the existing assessment, whether the proposed assessment is levied or abandoned, the existing assessment shall not be affected. Where the proposed assessment is to be in replacement of the existing assessment, if the proposed assessment is not levied, the existing assessment shall not be affected.

Sec. 9. For each year following the first year of the assessment, the amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles-Anaheim-Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1- December 31) just prior to the assessment period affected (July 1-June 30).

Sec. 10. The administration of this district may be combined, without further notice or ballot, with the administration of any other district or districts, for which authority for the administrative combination is provided in the establishing ordinance. These combined districts, for all administrative purposes including but not limited to, assessment, diagram, revenue and expenditures, notice and balloting, may be treated as a single district.

Sec. 11. Notwithstanding that the assessments specified in the assessment roll are imposed for the 2011/12 fiscal year, only if the street lighting system is energized on or before July 1, 2011, shall those assessments be transferred to the 2011/12 property tax rolls and collected. If the system is not energized on or before that date, the assessments approved here, may be levied in the fiscal year following the year in which the system is energized, without further notice or ballot.

Sec. 12. The City Council shall hold a public hearing on _____ at 10:00 a.m. in the Council Chamber on the third floor of City Hall on the proposed improvement and assessment. Any person objecting to their assessment may file a written protest or appeal with the City Clerk at any time prior to the hearing by the City Council. Any person may also present written or oral comments at the City Council hearing on this matter. The protest must contain a description of the property in which each signer owns an interest, sufficient to identify the property, and be delivered to the City Clerk, and no other protests than those presented within the time specified will be considered.

Ballots are due to the City Clerk at any time prior to the close of the public hearing on the proposed improvement and assessment. The City Clerk shall prepare a report of the assessment ballot proceeding results to the City Council.

Sec. 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

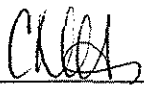
By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

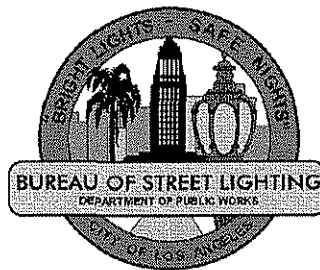
CARMEN A. TRUTANICH, City Attorney

By  CHRISTY NIIMURA
Deputy City Attorney

Date: 4-26-11

File No. _____

ENGINEER'S REPORT
FOR THE
CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING



REGARDING STREET LIGHTING MAINTENANCE ASSESSMENTS IN THE

PANORAMA CITY - VAN NUYS BLVD. STREETSCAPE
LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED **April 21, 2011**

Project ID No. 3771

Transmittal No. 2 to the Report of the Board of Public Works

**CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING**

ENGINEER'S REPORT

Subject: Description of how the City finances the cost of street lighting operation and maintenance, how these assessments were calculated, and how this complies with Section 4 of Proposition 218, Article XIII D of the California Constitution, in regards to the subject street lighting maintenance assessment district(s).

Abstract: The Bureau of Street Lighting, for the Board of Public Works, administers and operates the street lighting system of the City. This includes managing the financing of the system. By Council Policy, about 80% of the streetlights are financed through street lighting maintenance assessments to benefiting properties, and the rest through the LADWP.

Proposition 218, section 4 (b), requires that "...All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California..." It further requires in section 4 (f) that "...in any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question..."

The purpose of this report is to respond to the specific requirements of Proposition 218 and State law, for the subject street lighting maintenance assessment district(s) – Diagram with City page numbers 13833-13834.

Prepared by:

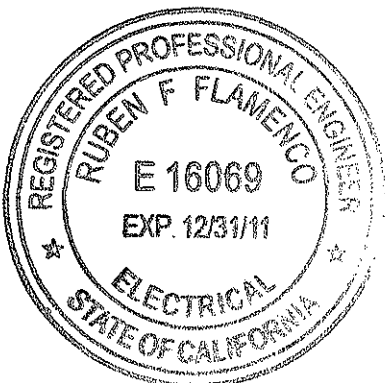
Shan Yu
Shan Yu, Prop. 218 Compliance Section Associate II

Approved by: Ruben Flamenco, P.E., Division Manager, Bureau of Street Lighting

R. Flamenco

R.E. NO. *E16069*

Date *4/22/11*



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Refer to the Report of the Board of Public Works For The Following Transmittals

1. Ordinance(s) of Intention for the Proposed Assessment District(s)
2. Assessment Diagram(s) for the Proposed Assessment District(s) – City page numbers 13833-13834
3. Assessment Roll(s) for the Proposed Assessment District(s)

SUMMARY

This engineer's report will explain the methodology for the calculation of the street lighting operation and maintenance assessments, the City's policy between special and general benefit and information about the subject project.

STREET LIGHTING TYPES AND FINANCING

There are three types of street lighting in the City of Los Angeles, each with different purposes, physical characteristics and financing modes. The following is a brief description of each:

- A. SPECIAL BENEFIT** is the direct street lighting benefit to a property, and to its owner or users, based on the existence of the nearby street lighting systems that is designed to illuminate the roadway and sidewalk adjacent to the specific property at night. When there is a single streetlight in front of or near the property in question, there is special benefit to the extent that the roadway and sidewalk are illuminated, notwithstanding that the street lighting system for the block is incomplete. Proposition 218 allows the assessment of properties which receive special benefit, to the extent that the assessment is not greater than the reasonable cost of the proportional special benefit conferred on those parcels.

Special Benefit street light systems are permanent streetlight systems designed to meet City standards of illumination which provide special benefit to nearby properties. These are generally systems with steel or concrete poles, underground wiring, intended to be part of a complete system providing a designed level of illumination and uniformity on the roadway and sidewalk areas. These systems are generally installed through either, assessments to nearby benefiting properties, grants or through requirements on private developments, and are owned by the Department of Public Works. The financing of their entire costs of operation and maintenance is through the annual assessment of nearby properties that are determined to receive special benefit. All general benefits, if any, to the surrounding community and public in general from these special benefit streetlight systems are intangible and are not quantifiable.

B. GENERAL BENEFIT is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from the improvements, activities or services to be provided by the assessment levy. These benefits include the benefit from street lighting systems for locations that do not benefit specific properties, as well as interim lighting for minimal traffic safety on wooden power poles and permanent lighting at intersections with mast arm or traffic vehicular heads. Any special benefit from these lights will be intangible and not quantifiable in relation to their General Benefit use. Proposition 218 requires the City to finance general benefit costs from other than property assessments. These costs are financed from public funds.

General Benefit lighting systems are permanent street light system and which illuminate vehicular and pedestrian bridges and tunnels; intersections with mast arm or traffic vehicular heads; and other locations where there are no adjacent or nearby properties which receive direct, special benefit. These are part of a complete system for the structure, or street, providing a designed level of illumination and uniformity on the roadway and sidewalk areas. The financing of their entire costs of operation and maintenance is through public funds and/or Department of Water and Power funds. These systems are generally installed with public funding, and owned by the Department of Public Works.

C. UTILITARIAN LIGHTING is a general benefit type of street lighting that is installed, operated and maintained by the Department of Water and Power. These lights are mounted on wooden power poles, and do not have a designed average level of uniformity or illumination. These lights are considered interim, minimal safety lighting for specific locations where there are no permanent street lighting systems. The costs of operation are financed through the Department of Water and Power. However, for "continuous utilitarian lighting" systems, or "continuous alley lighting", the lighting benefit associated with these systems exceeds standard lighting requirements, therefore these special systems are considered as systems with a special benefit component.

HOW MAINTENANCE ASSESSMENTS ARE CALCULATED

Based on Council Policy, Los Angeles Administrative Code, annual City Budgets, and assessment proceedings, assessments are for the total estimated amount of the cost of operation and maintenance.

All costs of street lighting maintenance and operation for the subject lighting systems deemed as special benefit are to be assessed - none are to be financed with public funds.

The total estimated amounts of revenues and operating costs for previously assessed parcels are shown in the annual reports for the Los Angeles City Street Lighting Maintenance Assessment District (LACLD). The assessment rates are based on these estimates, which rely on actual costs for previous years, and on historic relationships between the different rates.

Proper maintenance and operation of the streetlight infrastructure benefits all properties within the District by providing security, safety, and community character and vitality.

In addition, Proposition 218, the "Right to Vote on Taxes Act" which was approved on the November 1996 statewide ballot and added Article XIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

METHODOLOGY

The process of determining maintenance assessments for each parcel is based on evaluating three areas of calculation which are relative to the amount of special benefit received. These areas of calculation are: equivalent dwelling units (EDU), benefit zones (rates), and adjustment factors.

Assessment Calculation for a Parcel

$$\text{Assessment Cost} = (\text{Equivalent Dwelling Units}) \times (\text{Benefit Zone Rate}) \times (\text{Adjustment Factor})$$

Where, Adjustment Factor = (Benefit Factor) x (Partial Lighting Factor) x (Lot Shape Factor)

The following section explains each area of calculation in more detail:

EQUIVALENT DWELLING UNITS

The calculation will take into account the different land uses on the properties for comparative purposes. (E.g. A vacant property vs. a multiple family property vs. a commercial property.)

The medium density single-family residential parcel has been selected as the basic unit for calculation of assessments; therefore, the medium density single-family residential parcel is defined as one (1) Equivalent Dwelling Unit (EDU). The calculation methodology developed relates all other land uses, and their respective lot sizes, to the medium density single-family residential land use. The determination of the EDU takes into account two factors in relation to a SFR: land use, and the lot size.

Land Use of the parcel The EDU is adjusted in accordance with the land use of the property. The factor assigned is related to the approximate use or trips generated for a particular property type. For example, multiple family residences, with many dwelling units, will have more use of the property and of a street lighting system, compared to SFR. Similarly, vacant properties and agricultural properties of similar size, will have less use and benefit, compared to SFR. The land use adjustment determines the proportional special benefit that the parcel derives from the use of the street lighting system within the vicinity.

Size of the parcel One of the factors in determining the EDU of all properties is evaluating the size of a parcel compared to the average lot size of a medium density SFR. Based on an analysis of all of the properties within the City of Los Angeles, it has been determined that the average medium SFR lot size is approximately 7,000 to 8,000 sq. ft. From this same data, the EDU conversion factor is adjusted proportionally with respect to various land use distributions across eight lot size categories. They are: less than 0.1 acres, 0.1 to 0.2 acres, 0.2 to 0.4 acres, 0.4 to 0.8 acres, 0.8 to 1.5 acres, 1.5 to 3.0 acres, 3.0 to 6.0 acres, and greater than 6.0 acres.

Table 1, on the following page, summarizes the EDU conversion factors for various land uses and their respective lot sizes.

TABLE 1 - EQUIVALENT DWELLING UNIT (EDU)

LAND USE		ACREAGE								
		<0.1	0.1-0.2	0.2-0.4	0.4-0.8	0.8-1.5	1.5-3.0	3.0-6.0	>6.0	
RESIDENTIAL	SINGLE FAMILY	0.75	1	1.25	1.5	1.75	2	2.25	2.5	
	MULTI-FAMILY APARTMENTS, CONDOS, PRIVATE COMMUNITIES	2 - 4 units	1.5	1.75	3.25	5.5	8	11	14	18
		5 - 15 units	1.75	2	3.75	6.25	9	13	15	21
		16 - 25 units	2	2.5	4.5	7	10	15	17	25
		26 - 50 units	2.5	3	5	8	11.5	17	19	30
		> 50 units	3	4	6	9.5	13	19	25	40
NON-RESIDENTIAL	COMMERCIAL INSTITUTION GOVERNMENT	0.75	1.25	2	4	6	11.5	20	40	
	INDUSTRIAL UTILITY	0.5	1	1.25	2.25	4	7	10	25	
	MOBILE HOME PARKS	0.35	0.75	1	1.75	3	4.25	7.5	15	
	VACANT AGRICULTURE	0.25	0.5	0.75	1.25	1.75	3.5	4.5	8	

RESIDENTIAL

Residential properties include single family residential parcels and multiple family residential parcels.

- Single Family Residential (SFR) Parcels: All SFR parcels with lot sizes equal to 0.1 acre, and up to 0.2 acre, are considered medium density SFR, and are assigned the value of 1 equivalent dwelling unit (EDU).
- Multi-Family Residential (MFR) Parcels: The equivalencies of multi-residential land uses, such as apartments, condominiums, and private communities, are calculated based on their respective population densities (dwelling units to lot size), and their residential land uses as they relate to the medium-density SFR. These factors are derived from trip generation rates and estimated wastewater usage, which are both related to population density and usage.

NON-RESIDENTIAL

Non-residential properties include commercial, government, institutional (such as schools, churches and hospitals), industrial, utility, mobile homes, parks, vacant lots, and agricultural.

- Vacant and agricultural properties consist of parcels with few or no improved structures. Utilization of vacant property is significantly less than improved property, therefore receive substantially less lighting benefit.

BENEFIT ZONES (RATES)

Benefit Zones are used to differentiate between the different types of lighting services each parcel receives. These zones indicate the type of lighting system used (i.e. ornamental, modern, pedestrian, etc.), as well as the location where the lighting system will be installed (i.e. arterial, residential, etc.)

Each benefit zone will have a specific assessment rate associated with it. The rates associated with these zones have been set in accordance to the Bureau's current maintenance district. These rates include costs for energy, maintenance, administration and eventual replacement.

The assessment each parcel receives will be relative to the proportioned benefit received from each benefit zone. Parcel receiving benefit from multiple lighting systems, may be included in multiple benefit zones relative to the proportioned benefit.

Zones may be adjusted due to any identified general benefit component. For parcels on corners with more than one lit side, the parcel will be zoned per the side that the property takes access. We have determined that there are seven (7) different levels of benefit within the District, and these are distinguished by different zone designations. The zones identified below are assumed to utilize energy efficient lamps. Any request for lamps that are not energy efficient or require additional maintenance will need to be evaluated and the rate will need to be adjusted accordingly.

TABLE 2 – BENEFIT ZONE SUMMARY

BENEFIT ZONE	DESCRIPTION	RATE
Zone 1	This zone is an ornamental lighting system on residential streets. This lighting system generally is used to illuminate the roadway and sidewalk areas.	\$93.20
Zone 2	This zone is a modern lighting system on residential streets.	\$69.08
Zone 3	This zone is a modern lighting system on arterial streets.	\$154.01
Zone 4	This zone is applied to lighting systems that require additional maintenance or energy greater than standard energy efficient lamps.	\$24.38
Zone 5	This zone is for special stand alone pedestrian electroliers on arterial streets. The lighting system provides illumination for pedestrian use only. This zone would be in addition to zone's 1, 2, 3 or 4.	\$101.31
Zone 6	This zone is for special pedestrian systems that are attached to existing roadway electroliers. This zone would be in addition to zone's 1, 2, 3 or 4.	\$61.10
Zone 7	This zone is for continuous utilitarian alley lighting. This type of lighting consists of simple 100W HPS luminaires mounted to existing wooden power poles. Standard util lighting (general benefit) is spaced no closer than 300 feet to another existing street lighting source. Continuous utilitarian alley lighting (special benefit) exceeds this standard, and may be spaced at closer intervals.	\$28.40

The following table, which is based on the FY 2010/11 estimated annual budget, provides more detail regarding the maximum assessment rates for each of the Zones:

TABLE 3 – ASSESSMENT RATE DETAILS

ZONE	Admin & Eng	Energy (ECA Utility Users Tax)	Replace	Repair	Tree Trim	Total BU	Total FY 2004-05 Max \$/BU *	Total FY 2010-11**
1	\$541,745	\$ 1,175,461.83	\$450,130	\$548,859	\$120,264	34,343.44	\$82.59	\$92.09
2	\$6,008,929	\$10,636,819.25	\$4,992,757	\$6,087,840	\$1,333,943	474,857.79	\$61.20	\$68.25
3	\$2,252,888	\$ 4,622,360.97	\$1,871,902	\$2,282,474	\$500,126	84,486.29	\$136.47	\$152.17
4	\$5,967	\$ 315,887.76	\$0	\$6,045	\$0	15,182.44	\$21.60	\$24.09
5	\$205,715	\$ 536,528.47	\$170,926	\$208,416	\$45,667	13,273.31	\$89.78	\$100.10
6	\$762	\$ 297,504.72	\$14,284	\$772	\$0	6,336.65	\$54.14	\$60.37
TOTAL	\$9,016,006	\$17,584,563	\$7,500,000	\$9,134,407	\$2,000,000	N/A	\$45,234,970	N/A

* The amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles, Anaheim, Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1- December 31) just prior to the assessment period affected (July 1- June 30).

**Assessment Rate adjusted by 3.53% in March 2009 for the annual Consumer Price Index(CPI) for the 2010 calendar year (January 1 - December 31).

Note: Duplexes are charged 130% of the normal rate. Triplexes are charged 140% of the normal rate. Four-plexes are charged 150% of the normal rate. SFR parcels on arterial streets (zone 3) are charged 75% of the normal rate.

ADJUSTMENT FACTORS

These include benefit factors, partial lighting factors, and lot shape factors. Benefit Factors will define the benefit associated with the use of the property. Partial lighting factors will define the proportion of lighting benefit received by the affected properties. Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received (e.g. flag-lots, corner lots, etc.).

Benefit Factors - The EDU rates are modified by Benefit Factors that relate to how a particular land use benefits from streetlights. The amount of benefit received will vary with the different land use on the property. There are two categories from which the benefit of a parcel is derived:

1. **Security and Safety Benefit.** The prevention of crime and the alleviation of the fear of crime at the assessed properties, and the prevention of local pedestrian and traffic accidents related to the assessed properties.
2. **Community Character and Vitality Benefit.** The promotion of social interaction, promotion of business and industry, and the contribution to a positive night time visual image for the assessed properties.

To assign the benefit factors, each land use is compared to residential properties. Residential properties are the base properties and are assigned benefit factors of 1 for both the "Security and Safety Benefit" and the "Community Character and Vitality Benefit". Commercial and Parks benefit similarly to residential property and therefore are assigned the same benefit factors. Industrial and utility properties receive benefits from added security and safety, but receive little to no benefit for community character and vitality, as the nature of these properties do not promote either. Likewise, vacant and agriculture properties receive benefits from added security and safety, although not at nearly the level of a developed property, but receive little benefit from additional community character and vitality.

Table 4 on the following page provides a summary of the Benefit Factors that are applied.

Table 4 – STREET LIGHTING BENEFIT FACTORS

Land Use	Residential (non-arterial)	Residential (arterial)	Commercial	Institutional (schools)	Utility, Industrial	Park	Vacant, Agriculture
Security and Safety	1	1	1	1	1	1	0.5
Community Character and Vitality	1	0.5	1	0.5	0	1	0.5
Subtotal:	2	1.5	2	1.5	1	2	1
Applied Benefit Factor	1	0.75	1	0.75	0.5	1	0.5

Partial Lighting Factors - The EDU rates are further modified by Partial Lighting Factors that take into consideration the amount of benefiting frontage lit by the streetlights. If almost the entire frontage of a parcel is lit, then the Partial Lighting Factor is 1.0. If the frontage of a parcel is not fully lit, then a Partial Lighting Factor of 0.75, 0.50 or 0.25 will be applied depending on the percentage of frontage lit.

Lot Shape Factors - Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received. For lots where the amount of lighting benefit received exceeds normal design standards, the assessment will be increased 10%. An example of this case would be corner lots with two or more benefiting sides, compared to similar shaped mid-block lots with only one benefiting side (normal configuration). For lots where the amount of lighting benefit received is less than comparable lots of similar size and land use, such as flag-lots, compound flag lots, or complex lots, they will receive assessment discounts of 25%, 50%, and 75%, respectively.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for increase. The actual annual assessment rates for each Zone will be calculated each year based on the estimated costs of operating and maintaining the street lighting system in the following fiscal year. **The funding source to repair and maintain the City of Los Angeles' general benefit lights are not included in the estimated annual budget.**

For parcels with mixed use, such as a commercial / residential combination, the benefit units are calculated for each use separately, and the higher of the two calculations will be used.

It is our conclusion that the proposed street lighting maintenance assessments follow the methodology described above.

SPECIFICATIONS FOR THE OPERATION OF STREET LIGHTING MAINTENANCE DISTRICTS IN THE CITY OF LOS ANGELES FOR 2011-12

WORK TO BE DONE. The work and improvement to be done shall be the operation, including furnishing electric energy and timing/switching; maintenance, including lamp changing, emergency services, pole painting, fixture cleaning and glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs, including poles, conduit, wiring and fusing, and fixtures repair and replacement; management of the funds, records, engineering, equipment approval and testing, administration and assessments, buildings, vehicles, equipment and materials; and related activities for the street lighting system designated herein under the "MAINTENANCE ASSESSMENT DISTRICT," – Diagram with City page numbers 13833-13834, for the fiscal year ending June 30, 2012, in accordance with the report of the Board of Public Works therefore, on file in the office of the City Clerk.

AUTHORITY. The said work and improvement is to be made under and is to be governed in all particulars by the Charter of the City of Los Angeles, Section 580 and other sections; the Los Angeles Administrative Code, Section 6.95-6.127; Proposition 218 (Articles XIII C and XIII D of the California Constitution), and the Ordinance of Intention to be hereafter adopted therefore.

LIGHTING SYSTEM. The street lighting system consists of electroliers, luminaires, and lamps, together with the necessary conduits, cables, wires and other appurtenances. Plans showing the location and description of said equipment are on file in the office of the Bureau of Street Lighting and are hereby referred to and made a part of these specifications. The properties to be benefited by the work and improvement are designated in the assessment diagrams on file in the office of the Bureau of Street Lighting, Assessment Engineering Division, and are hereby referred to and made a part of the specifications.

OPERATION SCHEDULES. The lighting system shall be lighted in accordance with the All Night and 1:00 a.m. schedules of operation, and minor exceptions, as agreed upon by the Department of Public Works and the Department of Water and Power, or other utility suppliers.

ELECTRIC ENERGY. It is contemplated that the City of Los Angeles, through its Department of Public Works, will purchase electric energy as it may deem necessary from the Department of Water and Power, or other utility suppliers, in accordance with the terms, conditions, and rates prescribed for in such services as have been agreed upon by the Board of Public Works and the utility supplier, and approved by the City Council.

MAINTENANCE. The Department of Public Works will itself perform the work, or will contract for certain work with the Department of Water and Power, or private companies, in providing normal maintenance for the following district(s), in accordance with the terms, and conditions as prescribed for in such services as have been agreed upon by the Board of Public Works and the supplier, and approved by the City Council.

MAINTENANCE ASSESSMENT DISTRICT TITLE

PANORAMA CITY - VAN NUYS BLVD. STREETSCAPE Lighting District

REPAIRS. The Department of Public Works, will itself perform the repair work, or will contract for certain work with private companies, provide the materials, equipment and expense, appliances, and other appurtenances and appurtenant work necessary to repair the street lighting system. This may also require approval by the City Council.

**CITY OF LOS ANGELES
LIGHTING MAINTENANCE ASSESSMENT ROLL**

(Under Secs. 6.95-6.127 of the Los Angeles Administrative Code)

For the Maintenance and the Furnishing of Electric Energy for the Lighting of

**PANORAMA CITY - VAN NUYS BLVD. STREETScape
LIGHTING DISTRICT**

as shown on the assessment diagram recorded in the Bureau of Street Lighting in Assessment Map Book 23

Page 0833-0834, for the Fiscal Year of 2011-2012, in accordance with:

Ordinance of Intention No. _____

ESTIMATE COST

Electric Energy _____
 Maintenance _____
 Incidentals _____
 Total _____
 Less Unexpended Balance _____
 Balance _____
AMOUNT ASSESSED TO PROPERTY OWNERS _____

Dollars	Cents
\$15,334	00
\$14,236	00
\$5,843	00
\$35,413	00
\$0	00
\$35,413	00
\$35,413	00

ASSESSMENT

ADOPTED by the Board of Public Works of the City of Los Angeles
 at its meeting of _____

Secretary.

FILED with the City Clerk, City of Los Angeles

APPROVED by the City Council, City of Los Angeles, at its
 meeting of _____

CONFIRMED and adopted by the City Council, City of Los
 Angeles, at its meeting of _____

June Lagmay, City Clerk

By _____
 Deputy.

RECORDED _____, at 10:00 o'clock A.M.

BOARD OF PUBLIC WORKS of the CITY OF LOS ANGELES

By _____ President
 _____ Member.
 _____ Member.

PROPOSED LIGHTING MAINTENANCE ASSESSMENT ROLL

PROPOSED

DESCRIPTION OF PROPERTY "ASSESSMENT NUMBER"				LAND USE	ACREAGE	BENEFIT ZONE	ANNUAL ASSESSMENT	COUNTY REFERENCE		
								MAP	PAGE	PARCEL
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 001 "	COM	1.04	3, 5	\$1,685.11	2638-039-011		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 002 "	COM	2.99	3, 5	\$3,229.80	2638-039-010		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 003 "	COM	0.51	3, 5	\$1,123.41	2638-001-046		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 004 "	COM	0.20	3, 5	\$319.15	2638-001-045		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 005 "	COM	0.18	3, 5	\$319.15	2638-001-044		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 006 "	COM	0.13	3, 5	\$319.15	2638-001-043		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 007 "	COM	0.37	3, 5	\$510.64	2638-001-042		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 008 "	COM	0.18	3, 5	\$319.15	2638-001-041		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 009 "	COM	6.47	3, 5	\$638.30	2638-001-059		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 010 "	COM	1.25	3, 5	\$95.74	2638-001-058		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 011 "	COM	0.20	3, 5	\$319.15	2638-001-040		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 012 "	COM	0.27	3, 5	\$510.64	2638-001-039		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 013 "	COM	0.21	3, 5	\$510.64	2638-001-038		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 014 "	COM	0.15	3, 5	\$319.15	2638-001-057		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 015 "	COM	0.27	3, 5	\$510.64	2638-001-056		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 016 "	INS	0.28	3, 5	\$382.98	2638-001-035		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 017 "	COM	0.18	3, 5	\$319.15	2638-001-034		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0833 as " 018 "	COM	0.21	3, 5	\$510.64	2638-001-033		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 001 "	COM	17.08	3, 5	\$6,196.74	2638-038-016		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 002 "	COM	2.00	3, 5	\$2,050.62	2638-038-002		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 003 "	COM	0.75	3, 5	\$1,123.41	2638-038-017		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 004 "	COM	1.49	3, 5	\$1,685.11	2210-010-039		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 005 "	COM	0.17	3, 5	\$319.15	2210-010-037		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 006 "	COM	0.17	3, 5	\$319.15	2210-010-038		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 007 "	COM	0.57	3, 5	\$1,021.28	2210-010-023		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 008 "	COM	0.57	3, 5	\$1,123.41	2210-010-022		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 009 "	COM	0.53	3, 5	\$954.00	2212-004-008		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page 0834 as " 010 "	COM	1.63	3, 5	\$2,050.62	2212-004-033		

That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	011 "	COM	0.83	3, 5	\$1,431.00	2212-004-001
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	012 "	COM	0.78	3, 5	\$1,123.41	2638-022-044
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	013 "	COM	0.28	3, 5	\$510.64	2638-022-019
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	014 "	COM	8.18	3, 5	\$638.30	2638-022-061
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	015 "	COM	0.72	3, 5	\$1,021.28	2638-022-043
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	016 "	COM	0.26	3, 5	\$510.64	2638-022-042
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	017 "	COM	0.18	3, 5	\$319.15	2638-022-041
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	018 "	COM	0.32	3, 5	\$510.64	2638-022-040
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	23	at page	0834	as "	019 "	COM	0.35	3, 5	\$561.70	2638-022-039
							** DISTRICT **	ASSESSMENT =	\$35,412.84		
PANORAMA CITY - VAN NUYS BLVD. STREETSCAPE											

PANORAMA CITY - VAN NUYS BLVD. STREETScape

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acresage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assmt	Fct Total	Existing Assmt	Zone \$ LUD	PED ONLY	NOTE
13833-001	2638-039-011	14608 PARTHENIA ST	SRI LLC	15206 VENTURA BLVD STE 306 SHERMAN OAKS, CA 91403	COM	1.0399	0	3.5	1.00, 1.00	1.1	\$1,685.11	4.76%	\$1,058.43	\$1,016.12	\$688.99	"A"
13833-002	2638-039-010	8501 VAN NUYS BLVD	HARRY AND LILLIAN GROSSMAN	9333 DUXBURY RD LOS ANGELES, CA 90034	COM	2.9899	0	3.5	1.00, 1.00	1.1	\$3,229.80	9.12%	\$2,269.34	\$1,947.57	\$1,282.23	"A"
13833-003	2638-001-046	8500 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD NO 306 SHERMAN OAKS, CA 91403	COM	0.51	0	3.5	1.00, 1.00	1.1	\$1,123.41	3.17%	\$482.01	\$677.42	\$445.99	"A"
13833-004	2638-001-045	8516 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD NO 306 SHERMAN OAKS, CA 91403	COM	0.2	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$196.92	\$192.45	\$126.70	"A"
13833-005	2638-001-044	8524 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD NO 306 SHERMAN OAKS, CA 91403	COM	0.18	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$164.59	\$192.45	\$126.70	"A"
13833-006	2638-001-043	8532 VAN NUYS BLVD	ANGELICA FOUNDATION	15206 VENTURA BLVD NO 306 SHERMAN OAKS, CA 91403	COM	0.13	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$141.08	\$192.45	\$126.70	"A"
13833-007	2638-001-042	8534 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD STE 306 SHERMAN OAKS, CA 91403	COM	0.3699	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$338.00	\$307.92	\$202.72	"A"
13833-008	2638-001-041	8548 VAN NUYS BLVD	H AND H INVESTMENTS LLC	333 S GRAND AVE STE 731 LOS ANGELES, CA 90071	COM	0.18	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$176.35	\$192.45	\$126.70	"A"
13833-009	2638-001-059	TR=22926 POR OF LOTS 1 AND 18	PANORAMA CITY PARKING ASSOC	15206 VENTURA BLVD NO 306 SHERMAN OAKS, CA 91403	COM	6.47	0	3.5	25, 25	0.25	\$638.30	1.80%	\$0.00	\$394.89	\$253.41	
13833-010	2638-001-058	8700 VAN NUYS BLVD	PANORAMA CITY PARKING ASSOC	15206 VENTURA BLVD # 306 SHERMAN OAKS, CA 91403	COM	1.25	0	3.5	25, 25	0.25	\$95.74	0.27%	\$0.00	\$57.73	\$38.01	
13833-011	2638-001-040	8600 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD NO 306 SHERMAN OAKS, CA 91403	COM	0.1951	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$176.35	\$192.45	\$126.70	
13833-012	2638-001-039	8608 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD STE 306 SHERMAN OAKS, CA 91403	COM	0.2679	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$261.58	\$307.92	\$202.72	
13833-013	2638-001-038	8616 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD STE 306 SHERMAN OAKS, CA 91403	COM	0.21	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$214.55	\$307.92	\$202.72	"A"
13833-014	2638-001-057	8628 VAN NUYS BLVD	MATIAS AND GUICELA MEZA	17100 OROZCO ST GRANADA HILLS, CA 91344	COM	0.146	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$144.02	\$192.45	\$126.70	"A"
13833-015	2638-001-056	8632 VAN NUYS BLVD	MATIAS AND GUISELA MEZA	17100 OROZCO ST GRANADA HILLS, CA 91344	COM	0.2722	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$267.46	\$307.92	\$202.72	"A"
13833-016	2638-001-035	8700 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD STE 306 SHERMAN OAKS, CA 91403	INS	0.2766	0	3.5	1.00, 1.00	1	\$382.98	1.08%	\$285.09	\$230.94	\$152.04	"A"
13833-017	2638-001-034	8700 VAN NUYS BLVD	SRI LLC	15206 VENTURA BLVD STE 306 SHERMAN OAKS, CA 91403	COM	0.1794	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$176.35	\$192.45	\$126.70	"A"
13833-018	2638-001-033	8708 VAN NUYS BLVD	RINCON TAURINO RESTAURANT INC	1104 S HOOVER ST LOS ANGELES, CA 90006	COM	0.2065	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$159.20	\$307.92	\$202.72	"A"
13834-001	2638-038-016	8353 VAN NUYS BLVD	MACERICH PANORAMA SPE LLC	2235 FARADAY AVE STE O CARLSBAD, CA 92008	COM	17.08	0	3.5	75, 25	1.1	\$6,196.74	17.50%	\$4,737.50	\$3,736.63	\$2,460.11	"A"
13834-002	2638-038-002	8333 VAN NUYS BLVD	WALMART REAL ESTATE BUSINESS	P O BOX 8050 BENTONVILLE, AR 72712	COM	2.0039	0	3.5	50, 1.00	1	\$2,050.62	5.79%	\$533.94	\$1,236.52	\$814.10	"A"
13834-003	2638-038-017	14525 ROSCOE BLVD	KFT ENTERPRISES NO 5 LP	11620 WILSHIRE BLVD STE 420 LOS ANGELES, CA 90025	COM	0.75	0	3.5	1.00, 1.00	1.1	\$1,123.41	3.17%	\$795.38	\$677.42	\$445.99	"A"
13834-004	2210-010-039	14500 ROSCOE BLVD	ROSCOE INVESTMENTS LLC	9595 WILSHIRE BLVD #407 BEVERLY HILLS, CA 90212	COM	1.4913	0	3.5	1.00, 1.00	1.1	\$1,685.11	4.76%	\$1,234.42	\$1,016.12	\$688.99	"A"
13834-005	2210-010-037	8229 VAN NUYS BLVD	ZAVEN G DEMIRJIAN	132 S ADAMS ST NO 209 GLENDALE, CA 91205	COM	0.1721	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$146.95	\$192.45	\$126.70	"A"
13834-006	2210-010-038	8227 VAN NUYS BLVD	MAHFOUZ M AND MAGDA V GEREIS	8227 VAN NUYS BLVD PANORAMA CITY, CA 91402	COM	0.1721	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$146.95	\$192.45	\$126.70	"A"
13834-007	2210-010-023	8215 VAN NUYS BLVD	SPARKS PROPERTY HOLDINGS LLC	PO BOX 13049 LONG BEACH, CA 90803	COM	0.5739	0	3.5	1.00, 1.00	1	\$1,021.28	2.88%	\$293.91	\$615.83	\$405.45	"A"
13834-008	2210-010-022	8201 VAN NUYS BLVD	LORISA INVESTMENTS LLC	8201 VAN NUYS BLVD PANORAMA CITY, CA 91402	COM	0.5739	0	3.5	1.00, 1.00	1.1	\$1,123.41	3.17%	\$293.91	\$677.42	\$445.99	
13834-009	2212-004-008	8200 VAN NUYS BLVD	ALDERWOOD PROPERTIES LP	6399 WILSHIRE BLVD STE 604 LOS ANGELES, CA 90048	COM	0.5268	0	3.5	75, 1.00	1.1	\$954.00	2.68%	\$223.69	\$575.26	\$378.74	"A"
13834-010	2212-004-033	8210 VAN NUYS BLVD	ALDERWOOD PROPERTIES LP	6399 WILSHIRE BLVD STE 604 LOS ANGELES, CA 90048	COM	1.6261	0	3.5	50, 1.00	1	\$2,050.62	5.79%	\$905.24	\$1,236.52	\$814.10	"A"
13834-011	2212-004-001	8252 VAN NUYS BLVD	ALDERWOOD PROPERTIES LP	6399 WILSHIRE BLVD STE 604 LOS ANGELES, CA 90048	COM	0.8312	0	3.5	75, 1.00	1.1	\$1,431.00	4.04%	\$473.19	\$862.89	\$588.11	"A"
13834-012	2638-022-044	14441 ROSCOE BLVD	GARY W AND GRACE C DUNN AND JENK H AND XU ZHEN DUNN	1825 SUNNY HEIGHTS DR LOS ANGELES, CA 90065	COM	0.78	0	3.5	1.00, 1.00	1.1	\$1,123.41	3.17%	\$783.76	\$677.42	\$445.99	"A"
13834-013	2638-022-019	8324 VAN NUYS BLVD	BANK OF AMERICA	101 N TRYON ST CHARLOTTE, NC 28255	COM	0.28	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$0.00	\$307.92	\$202.72	
13834-014	2638-022-051	8340 VAN NUYS BLVD	PANORAMA CITY PARKING ASSN	PO BOX 2358 CANYON COUNTRY, CA 91386	COM	8.18	0	3.5	25, 25	0.25	\$638.30	1.80%	\$816.62	\$394.89	\$253.41	"A"
13834-015	2638-022-043	*TR=PARCEL MAP AS PER BK 32 PG 98 OF P M LOT H	GERSHAM PROPERTIES LLC	P O BOX 5333 MAPLE ANNEX BEVERLY HILLS, CA 90210	COM	0.7232	0	3.5	1.00, 1.00	1	\$1,021.28	2.88%	\$514.34	\$615.83	\$405.45	"A"
13834-016	2638-022-042	*TR=PARCEL MAP AS PER BK 32 PG 98 OF P M LOT G	LAPIM EL MONTE LLC AND MK AND MN LLC	16060 VENTURA BLVD STE 105 ENCINO, CA 91436	COM	0.2581	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$183.69	\$307.92	\$202.72	"A"
13834-017	2638-022-041	*TR=PARCEL MAP AS PER BK 32 PG 98 OF P M LOT F	LAPIM EL MONTE LLC AND MK AND MN LLC	16060 VENTURA BLVD STE 105 ENCINO, CA 91436	COM	0.1753	0	3.5	1.00, 1.00	1	\$319.15	0.90%	\$124.91	\$192.45	\$126.70	"A"
13834-018	2638-022-040	8424 VAN NUYS BLVD	LAPIM EL MONTE LLC AND MK AND MN LLC	16060 VENTURA BLVD STE 105 ENCINO, CA 91436	COM	0.3185	0	3.5	1.00, 1.00	1	\$510.64	1.44%	\$225.33	\$307.92	\$202.72	"A"
13834-019	2638-022-039	8440 VAN NUYS BLVD	CHASE EXECUTIVE INVESTMENTS LLC	4792 PARK ENCINO LN UNIT 102 ENCINO, CA 91436	COM	0.352	0	3.5	1.00, 1.00	1.1	\$551.70	1.59%	\$396.78	\$398.71	\$222.99	"A"

TOTAL VOTING PARCELS: 37

Total: **\$35,412.84** 100% \$19,262.43 \$21,353.94 \$14,058.90

NOTES: "A" Existing assessments to be replaced by proposed assessments