

**Figueroa Corridor Partnership
Business Improvement District
Management District Plan**

**For
A Property Based
Business Improvement District
Figueroa Corridor District of Downtown Los Angeles**

January 2017

**Prepared By
Urban Place Consulting Group, Inc.**

Table of Contents
For the
Figueroa Corridor Partnership
Business Improvement District (District)
Los Angeles, California

CONTENTS

Section Number	Page Number
1. Management District Plan Summary	3
 Governance	4
2. Business Improvement District Boundaries	6-10
3. District Improvement and Activity Plan	11-15
4. Assessment Methodology	16-24
5. District Rules	25
6. Implementation Timetable	25
7. Parcel Number Assessment Roll	26-32
Attachment	
A. District Boundary Map	
B. Engineer's Report	

Section 1 Management District Plan Summary

The name of the proposed Property-based Business Improvement District is the Figueroa Corridor Partnership Business Improvement District (the "District"). The District is being re-established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

Developed by the Figueroa Corridor Partnership Board of Directors, the Figueroa Corridor Partnership Business Improvement District Management Plan is proposed to improve and convey special benefits to assessed parcels located within the Figueroa Corridor Partnership Business Improvement District area. The District will provide continued activities, including clean & safe, communication/development, and administration. Each of the programs is designed to meet the goals of the District; to improve the safety of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed parcels within the District.

The boundary of the Figueroa Corridor Partnership Business Improvement District was created to include the commercial area linking Downtown Los Angeles to the University of Southern California/Exposition Park area. The area represents the commercial and education core of the Figueroa Corridor. The Business Improvement District area is bounded by the 10 Freeway, 110 Freeway, Vermont Avenue, and Martin Luther King Jr. Boulevard. The property uses within the boundaries of the District are a mix of commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting student related serving businesses and services, and encouraging commerce, to the commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing, and student housing parcels zoned R4 and above. All of which specially benefit from the improvements and activities of the District.

Boundary: See Section 2, Page 6 and map as attachment A.

Budget: The total District budget for the 2018 year of operation is approximately \$1,480,522.59.

Improvements, Activities, Services:

SAFE AND CLEAN PROGRAMS

\$1,285,174 86.81%

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

Enhanced Safety Programs:

A Figueroa Corridor Partnership Business Improvement District Safety Patrol to address crime prevention and inappropriate conduct in the District.

- Bicycle Patrol

- Vehicle Patrol
- Foot Patrol

Cleaning Programs

- Sidewalk Cleaning
- Graffiti Removal
- Trash Removal
- Pressure Washing

COMMUNICATION/DEVELOPMENT \$ 37,427 2.53%

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

Programs:

- Website
- Newsletters
- Image pieces

ADMINISTRATION/OFFICE/CITY FEE \$157,922 10.67%

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District’s services which are delivered seven days a week.

Method of Financing: A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 4, for assessment methodology)

Benefit Zones: The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to special benefits received, four service levels, or tiers, have been created within the Figueroa Corridor Partnership Business Improvement District. See section 2 for detailed description of Tiers.

Cost: Annual assessments are based upon an allocation of program costs by Tier and a calculation of assessed front footage. One property assessment variable, street front footage will be used in the calculation of Tiers 1, 2, and 3. Tier 4 uses two assessment variables, street front footage and building square footage. 2018 year assessments per front foot will not exceed:

	Tier 1	Tier 2	Tier 3	Tier 4
Street Front Footage	\$20.1382	\$15.2268	\$8.5586	\$17.0541
Building Square Footage	\$0.00	\$0.00	\$0.00	\$0.0117

See section 4 for a detailed budget of services provided to each tier.

Cap: Annual assessment increases will not exceed 5% per year. Increases will be determined by the business improvement district Owners’ Association and will vary between 0 and

5% in any given year.

District Formation: District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of mail ballots evidencing a majority of ballots cast in favor of the assessment. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount.

Duration: The District will have a 10-year life beginning January 1, 2018 and ending December 31, 2027.

Governance: The Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

Section 2 Figueroa Corridor Business Improvement District Boundaries

Description (Also see map, attachment A)

The proposed Figueroa Corridor Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of 17th Street and the 10 Freeway go east along the southern boundary of the 10 Freeway right of way to the east side of Flower Street. At Flower Street, go south on the eastern property line of parcels facing west on Flower Street to Washington Boulevard. Turn east on Washington Boulevard along the north property line of properties on the south side of Washington Boulevard to Grand Avenue and the east property line of parcel 5126-014-904. Continue south along the east property line of parcel 5126-014-904 and turn west on 23rd Street. Turn south on the east property line of parcel 5126-018-035, then turn west on the south side of parcel 5126-018-035. Next, turn south along the east property line of parcels 5126-017-017 & 018. Turn east on the north property line of parcel 5126-018-032, then south on the east property line of parcel 5126-018-032 to Adams Boulevard. Continue west along the north side of Adams Boulevard to Flower Street. At Flower Street turn south along the west side of the 110 Freeway until Jefferson Boulevard. Turn east at Jefferson Boulevard along the south side of Jefferson to the eastern property line of parcel 5122-030-020. Turn south along the east property line of 5122-030-020, then west along the south property lines of 5122-030-020 and 5122-022-002. Turn north at Hope Street along the east side of the 110 Freeway. Turn west at Jefferson Boulevard to Flower Street. Turn south on Flower Street along the west side of the 110 Freeway to 38th St. Turn west along the south property line of parcel 5037-030-023. Turn south along the east property line of parcel 5037-031-023 and continue south to 39th Street. Turn east at 39th Street along the north side of parcel 5037-032-048 and continue to Flower Drive. Turn south along the east property line of parcel 5037-032-048 and continue south to Martin Luther King, Jr. Boulevard. Turn west on the north side of Martin Luther King, Jr. Boulevard and continue west to Vermont Avenue. Turn north on Vermont Avenue along the west property line of parcels facing the west side of Vermont Avenue to 30th Place and the north property line of parcel 5054-038-023. Turn east on the north property line of parcel 5054-038-023. Turn east on Jefferson Boulevard along the north property line of parcels facing the north side of Jefferson Boulevard until Hoover Street. Turn north on Hoover Street along the western property line of parcels facing east on Hoover Street to the 10 Freeway. From the south side of the 10 Freeway turn south on Hoover Street along the eastern property line of parcels facing west on Hoover Street to Adams Boulevard. Head east on Adams Boulevard along the northern property line of parcels facing south on Adams Boulevard to St. James Place. Turn north on St. James Place and the west property line of parcel 5124-025-009. Turn east on the north property line of parcel 5124-025-009 to the western property line of parcel 5124-025-010. Turn north along the western property line of parcel 5124-025-010 to the southern property line of parcel 5124-029-016. Turn west along the south side of the property line of parcel 5124-029-016. Turn north along the west side of the property line for parcel 5124-029-016. Turn east along the north property line of parcel 5124-029-017 and continue along the south side of 23rd Street to Figueroa Street. Turn north along the east side of the 110 Freeway and continue until the southeast corner of 17th Street and the 10 Freeway.

Definition of Street Tiers

Tier One includes:

- All property fronting on the East side of Vermont Avenue from Martin Luther King Jr. Boulevard to 33rd Place.
- All property fronting on both sides of Flower Street from Figueroa Street to Adams Boulevard.
- All property fronting on both sides of Flower Street from 23rd Street to the 10 Freeway, with the exception of Los Angeles Trade Tech property.
- All property fronting on the South side of Jefferson Boulevard between Hope Street and Grand Avenue.

Tier Two includes:

- All property within the District fronting on Washington Boulevard from the 110 Freeway on the West and Grand Avenue on the East, with the exception of Los Angeles Trade Tech property.
- All property fronting on both sides of Jefferson Boulevard from the 110 Freeway to Vermont Avenue with the exception of Shrine Auditorium property.
- All property fronting on 32nd Street from Figueroa Street to Royal Street, with the exception of Shrine Auditorium property.
- All property fronting on streets connecting between Flower Street and Figueroa Street, including 17th Street, 18th Street, Washington Boulevard, 20th Street, 21st Street, 22nd Street, 23rd Street, Adams Boulevard, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, Exposition Boulevard, 37th Street, 37th Place (north side).
- All property fronting on the north side of Adams Boulevard from Flower Street to Grand Avenue.
- All property fronting on both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway, excluding any parcels zoned R1.5 to R3.
- All property fronting both sides of Grand Avenue between Jefferson Boulevard and the railroad right-of-way.
- All property fronting Lovelace Avenue between Washington Boulevard and 21st Street.
- All property fronting Georgia Avenue between Washington Boulevard and 17th Street.
- All property fronting 17th Street between Georgia Avenue and Figueroa Street.
- All property fronting 18th Street between Georgia Avenue and Figueroa Street.
- 27th Street between Figueroa Street and the western property line of parcels 5123-015-001 & 5123-017-004.
- 28th Street between Figueroa Street and the western property line of parcels 5123-015-016 & 5123-014-021.
- 30th Street between Figueroa Street and the western property line of parcels 5123-014-016 & 5123-010-027.
- 32nd Street between Figueroa Street and the western property line of 5123-010-012 & 5123-009-007
- Martin Luther King Jr. Boulevard between Figueroa Street and Flower Drive.
- All property fronting Union Avenue between Hoover Street and 23rd Street.
- All property fronting the south side of 23rd Street between Hoover Street and Union Street.
- All property fronting Orchard Avenue from Jefferson Boulevard to 30th Place.
- All property fronting McClintock Avenue from Jefferson Boulevard to 30th Street.
- All property fronting the south side of 30th Street from McClintock Avenue to Hoover Street.

Tier Three includes:

- Exposition Park frontage on Figueroa Street, Exposition Boulevard, Vermont Avenue, and Martin Luther King Jr. Boulevard.
- Trade Tech frontage on 23rd Street, Flower Street and Washington Boulevard.
- All property fronting on both sides of Adams Boulevard from Hoover Street to Figueroa Street, excluding any parcels zoned R1 to R3.
- East side of Royal Street between Jefferson Boulevard and 32nd Street.
- Shrine Auditorium property on 32nd Street, Royal Street and Jefferson Boulevard.
- East side of Vermont between Exposition Boulevard and Jefferson Boulevard.
- North side of Exposition Boulevard between Figueroa Street and Vermont Avenue.
- East side of Hope Street between Jefferson Boulevard and Exposition Boulevard.
- Both sides of 35th Street between Hope Street and Grand Avenue.

Tier Four includes:

- All property fronting on both sides Flower Street from 23rd Street to Adams Boulevard.
- All property fronting on both sides of Figueroa Street from the 10 Freeway to Exposition Boulevard.
- All property fronting the east side of Figueroa Street between Exposition Boulevard and Martin Luther King Jr., Blvd.
- All property fronting the west side of Flower Dr. between 39th Street and Martin Luther King Jr., Blvd.
- All property fronting the south side of 37th Place between Figueroa Street and Flower Street.
- All property fronting the west side of Flower Street between 37th Place and Figueroa Street.

District Boundary Rationale

The property uses within the general boundaries of the Figueroa Corridor Partnership Business Improvement District are a mix of commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits to parcels that contain commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting students, attracting residential serving businesses and services, and encouraging commerce, to the commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing, and student housing zoned R4 and above. All of the services provided such as the security work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each individually assessed property within the District. These services provide particular and distinct benefits to each of the individually assessed parcels within the District.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to each

individually assessed parcel within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to each assessed parcel within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

Northern Boundary: The northern boundary of the Figueroa Corridor Partnership Business Improvement District is the 10 Freeway. The 10 Freeway acts as a barrier on the northern boundary separating the assessed parcels within the district from those outside of the district. The 10 Freeway acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment. Improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Eastern Boundary: The eastern boundary of the Figueroa Corridor Partnership Business Improvement District varies between the 110 Freeway and Grand Avenue. The eastern boundary from Martin Luther King Boulevard on the south to Adams Boulevard on the north is the 110 Freeway with the exception of four parcels belonging to the University of Southern California which are east of the 110 Freeway. These four parcels provide parking and student services for the University and receive District services that are designed to provide benefit to these assessed parcels. Parcels surrounding these four parcels are industrial and manufacturing and do not receive benefit from District services which are designed to provide special benefits to the public and private owned commercial, education, museum, religious, mixed-use student housing properties, and student housing zoned R4 and above. Between Martin Luther King Boulevard and Adams Boulevard the 110 Freeway acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. The eastern boundary north of Adams Boulevard is the eastern property line of properties facing on the eastern side of Flower Street. This boundary was determined because properties within the district, including these parcels, are primarily education and commercial while properties outside the eastern district boundary are primarily industrial and manufacturing. District programs are designed to benefit commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing, and student housing zoned R4 and above not industrial manufacturing. Specifically, security patrols, sidewalk cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Figueroa Corridor Partnership Business Improvement District has not changed since the District was established in 1997. The southern boundary, Martin Luther King, Jr. Boulevard, is a six lane major traffic arterial and acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. The parcels south of the District boundaries along Martin Luther King, Jr. Boulevard are residential, rather than commercial or park related such as are within the district to the north. The north side of Martin Luther King has trash cans that are emptied by District personnel while the south side does not have trash cans. The parcels on the south side will

not benefit from the District programs that are designed to provide special benefits to commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing, and student housing zoned R4 and above. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Figueroa Corridor Business Improvement District is both sides of Vermont Avenue. This boundary was chosen for its mix of uses including commercial and religious uses. Parcels west of the west District boundary are zoned residential and are excluded by State Law from being included within the District and will not specially benefit from the unique improvements and services funded with the assessment improvements. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Section 3

District Improvement and Activity Plan

Process to Establish the Improvement and Activity Plan

Through a series of property owner meetings, the Figueroa Corridor Partnership District Business Improvement District Renewal Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the parcel owners were: safety/security, cleaning, communication/development and management. All of the services provided such as the security work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the assessed parcels within the District. Each of the services provided by the District are designed to meet the needs of the mix of commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing and student housing parcels zoned R4 and above that make up the District and provide special benefit to each of the assessed parcels.

All of the improvements and activities detailed below are provided only to assessed parcels defined as being within the boundaries of the District and provide benefits which are particular and distinct to each of the assessed parcels within the proposed District. No improvements or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan go only for services directly benefiting each of the assessed parcels paying the assessments in this specialized zone. Inasmuch as all services will be provided to the assessed parcels defined as being within the District boundaries and no services will be provided outside the District boundaries and each of the services: clean, safe, communication, administration are unique to the District and to each of the Districts assessed parcels all special benefits provided are particular and distinct to each assessed parcel.

Commercial parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which in turn enhances student enrollment, attracts student, and District investment. Entertainment parcels benefit from District programs that work to enhance a sense of safety, cleanliness, a positive user experience and provides greater pedestrian traffic and increased sales. Museum parcels benefit from District programs that work to provide greater visitors and patrons and increased sales. Religious parcels benefit from District programs that work to provide a better pedestrian experience and an enhanced sense of safety which provides an opportunity to increase attendance. Publicly-owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Mixed-use student housing and student housing parcels zoned R4 and above benefit from District programs that work to provide an enhanced sense of safety, cleanliness and a positive user experience which in turn enhances the business climate and improves the business offering and attracts students and District investment.

All benefits derived from the assessments outlined in the Management District Plan are for services directly and specially benefiting the assessed parcels within this area and support increased commerce,

business attraction and retention, increased property rental income and enhanced overall safety and image within this commercial core. All services, projects, promotions, security, cleaning and professional/administration services are provided solely to parcels within the district to enhance the image and viability of properties and businesses within the Figueroa Corridor Partnership Business Improvement District boundaries and are designed only for the direct special benefit of the assessed commercially zoned parcels in the District. No services will be provided to non-assessed parcels outside the District boundaries. (For a further definition of special benefits see Engineer's Report page 13 "Special Benefit")

The total improvement and activity plan budget for 2018, which is funded by property assessments, is projected at \$1,480,522.59. Of the total budget, special benefit to parcels within the District totals \$1,408,463.30 and is funded by property assessments. General benefit from the District budget is calculated to be \$72,059.29 and is not funded by assessment revenue from District parcels. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last five years of operation of the Figueroa Corridor Partnership Business Improvement District. Actual service hours and frequency may vary in order to match varying District needs over the 10-year life of the District. A detailed operation deployment for 2018 is available from the property owner's association. The budget is made up of the following components.

SAFE AND CLEAN PROGRAMS

\$1,285,174

Safe Team Program

The Safety Program will provide security services for the individual parcels located within the District in the form of patrolling bicycle personnel, walking patrols and vehicle patrols. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and public alleys. The presence of the Safe Team Program is intended to deter such illegal activities as vandalism, graffiti, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Program will only provide its services within the District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. A District that is perceived as unsafe deters pedestrian and commercial activity.

Commercial parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which in turn enhances student enrollment, attracts student, and District investment. Entertainment parcels benefit from District programs that work to enhance a sense of safety, cleanliness, a positive user experience and provides greater pedestrian traffic and increased sales. Museum parcels benefit from District programs that work to provide greater visitors and patrons, increased sales and a safer environment. Religious parcels benefit from District programs that work to provide a better pedestrian experience and an enhanced sense of safety which provides an opportunity to increase attendance. Publicly-owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Mixed-use student housing and student housing parcels zoned R4 and above benefit from District programs that work to provide an enhanced sense of safety, cleanliness and

a positive user experience which in turn enhances the business climate and improves the business offering and attracts students and District investment

Clean Team Program

In order to consistently deal with cleaning issues, a Clean Program will continue to be provided as it has for the last nineteen years. A multi-dimensional approach has been developed consisting of the following elements. The clean team will only provide service to properties within District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage.

- **Sidewalk cleaning:** Tier 1, 2, & 4 Streets Only. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel may pressure wash the sidewalks. Paper signs and handbills that are taped or glued on property, utility boxes, poles and telephones are removed. District personnel may pressure wash sidewalks. Clean sidewalks support an increase in commerce and provides a special benefit to each individually assessed parcel in the district.
- **Trash Collection:** All Tiers. Collector truck personnel collect trash from sidewalk trash receptacles.
- **Graffiti Removal:** All Tiers. Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.
- **Weed Abatement:** Tier 1, 2, & 4 Streets Only. Weeds are removed as they become unsightly or as needed.

The clean team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

Commercial parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Education parcels benefit from District programs that work to provide an enhanced sense of safety, cleanliness and positive user experience which in turn enhances student enrollment, attracts student, and District investment. Entertainment parcels benefit from District programs that work to enhance a sense of safety, cleanliness, a positive user experience and provides greater pedestrian traffic and increased sales. Museum parcels benefit from District programs that work to provide greater pedestrian traffic and increased sales. Religious parcels benefit from District programs that work to provide a better pedestrian experience and an enhanced sense of safety which provides an opportunity to increase attendance. Publicly-owned parcels benefit from District programs which work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Mixed-use student housing and student housing parcels zoned R4 and above benefit from District programs that work to provide an enhanced sense of safety, cleanliness and a positive

user experience which in turn enhances the business climate and improves the business offering and attracts students and District investment.

COMMUNICATION/DEVELOPMENT

\$37,427

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. This is a benefit to the District because it works to improve the positive perception of the District. Decisions on where to shop, eat and even go to school are largely based on a perception of the place. The special benefit to District parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

Commercial parcels benefit from increased exposure and awareness of District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Education parcels benefit from District programs that work to increase exposure and awareness of District amenities such as commercial, entertainment, and mixed-use student housing which in turn enhances student enrollment, attracts student, and District investment. Entertainment parcels benefit from increased exposure and awareness of District programs that work to enhance a sense of safety, cleanliness, a positive user experience and provides greater pedestrian traffic and an opportunity to increase attendance. Museum parcels benefit from increased exposure and awareness of District programs that work to provide greater pedestrian traffic and an opportunity to increase attendance. Religious parcels benefit from increased exposure and awareness of District programs work to attract pedestrians which provides an opportunity to increase attendance. Publicly-owned parcels benefit District programs which increase exposure and awareness of District amenities which in turn work to provide greater pedestrian traffic and increased use which translates into fulfilling their public service mission. Mixed-use student housing and student housing parcels zoned R4 and above benefit from District programs that work to increase exposure and awareness of amenities such as commercial, entertainment, and education which in turn enhances the business climate and improves the business offering and attracts students and District investment.

Some of the communication/economic development programs being considered are:

- Image and Communication programs, newsletters, website development to support local businesses, and District programs.
- Public and Media Relations.
- Development of Figueroa Corridor Partnership Business Improvement District image pieces.

ADMINISTRATION/OFFICE/CITY FEES

\$157,922

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District’s services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to ensure that City and County services and policies support the District. Included in this item are office expenses, professional services, organizational expenses such as insurance, the cost to conduct a yearly financial review, City fees to collect and process the assessments, and a reserve for uncollectible assessments.

A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. Management staff implement the programs and services of the District. Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

TEN YEAR OPERATING BUDGET

A projected ten-year operating budget for the Figueroa Corridor Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to annual increases not to exceed 5% per year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. The projections below illustrate a maximum 5% annual increase for all budget items.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owner's association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the owners' association board of directors and submitted to the City of Los Angeles within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

	2018	2019	2020	2021	2022
Safe & Clean	\$1,285,173.58	\$1,349,432.26	\$1,416,903.87	\$1,487,749.07	\$1,562,136.52
Communication/Development	\$37,426.86	\$39,298.20	\$41,263.11	\$43,326.27	\$45,492.58
Administration/Office/City Fee	\$157,922.15	\$165,818.26	\$174,109.17	\$182,814.63	\$191,955.36
Total Budget	\$1,480,522.59	\$1,554,548.72	\$1,632,276.15	\$1,713,889.97	\$1,799,584.46
Assessment Revenues	\$1,408,463.30	\$1,478,886.47	\$1,552,830.78	\$1,630,472.33	\$1,711,995.94
Other Revenues**	\$72,059.29	\$75,662.25	\$79,445.37	\$83,417.64	\$87,588.52
Total Revenues	\$1,480,522.59	\$1,554,548.72	\$1,632,276.15	\$1,713,889.97	\$1,799,584.46
	2023	2024	2025	2026	2027
Safe & Clean	\$1,640,243.34	\$1,722,255.51	\$1,808,368.29	\$1,898,786.70	\$1,993,726.04
Communication/Development	\$47,767.21	\$50,155.57	\$52,663.35	\$55,296.52	\$58,061.34
Administration/Office/City Fee	\$201,553.13	\$211,630.78	\$222,212.32	\$233,322.94	\$244,989.09
Total Budget	\$1,889,563.68	\$1,984,041.86	\$2,083,243.96	\$2,187,406.16	\$2,296,776.47
Assessment Revenues	\$1,797,595.74	\$1,887,475.52	\$1,981,849.30	\$2,080,941.77	\$2,184,988.86
Other Revenues	\$91,967.94	\$96,566.34	\$101,394.66	\$106,464.39	\$111,787.61
Total Revenues	\$1,889,563.68	\$1,984,041.86	\$2,083,243.96	\$2,187,406.16	\$2,296,776.47

***Assumes 5% yearly increase on all budget items.**

Note: Any accrued interest or delinquent payments will be expended in the above categories.

** Other non-assessment funding to cover the cost associated with general benefit.

Section 4 Assessment Methodology

In order to ascertain the correct assessment methodology to equitably apply special benefits to each assessed parcel for property related services as proposed to be provided by the Figueroa Corridor Partnership Business Improvement District, benefit will be measured by parcel street frontage in Tiers 1-4 and square feet of building size in Tier 4. Special circumstances such as a parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. This reflects the fact that services delivered to parcels in the District benefit parcels in relation to their exposure on the streets. The streets have been classified in four tiers because of a differing need for services and a different level of use of the streets within the District. Each tier receives a different level of services and has a different level of assessment. For a definition of special benefits see the Engineer's Report page 13.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Figueroa Corridor Partnership Business Improvement District is Street Front Footage in Tiers 1, 2, and 3. Tier 4 uses Street Front Footage and Building Square Footage as the two assessment variables. Street front footage is relevant to the street level usage of a parcel. Parcels with more than one street frontage such as corner lots or whole block parcels may be assessed for the sum of all the parcels' street frontage. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term special benefit.

Services and improvements provided by the District are designed to provide special benefits to the mix of commercial, education, entertainment, museum, religious, publicly-owned, mixed-use student housing and student housing parcels zoned R4 and above. The use of each parcel's street front footage in Tiers 1-4 and each parcel's building square footage in Tier 4 is the best measure of benefit for the programs because the intent of the District programs is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District, in other words to attract more customers, students, clients and or employees. The best way to determine each parcels proportionate special benefit from the District programs is to relate each parcel's street front footage to every other parcels street front footage in Tiers 1-4 and in Tier 4 each parcel's building square footage to every other parcel's building square footage.

Street Front Footage Defined. Street Front Footage is defined as the front footage of a parcel that fronts a public street.

Building Square Footage Defined. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are

assessable and these benefits must be separated from any general benefits. The Engineer's report has calculated that 4.87% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 13 of the Engineer's Report for discussion of general and special benefits)

The preceding methodology is applied to a database that has been constructed by District Property Owners and its consultant team. The process for compiling the property database includes the following steps:

- Property data was first obtained from the County of Los Angeles Assessor's Office.
- A database was submitted to the City Clerk's office for verification.
- A list of properties to be included within the District is provided in Section 7.

Benefit Zones

The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to benefits, four benefit zones or tiers classifying street front footage have been created within the District. The levels of appropriate service delivery within each tier were determined by analyzing current service delivery needs, pedestrian activity, population density and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness throughout the District. Tier 1 and 4 streets are major corridors with high concentrations of pedestrian activity and will receive a different level of special benefit in the form of increased frequency of sidewalk sweeping and cleaning. Tier 1 and 4 parcels pay 100% of their proportionate special benefit. Tier 2 streets are side streets between major corridors and have different pedestrian use patterns than the major corridors which are in Tier 1 and 4. Tier 2 streets require a different frequency of sidewalk services to match the different use patterns. Tier 2 parcels pay 100% of their proportionate special benefit received. Tier 3 streets have the lowest frequency of pedestrian use in the District. Tier 3 streets require a different frequency of cleaning services to match the different use pattern. Tier 3 parcels pay 100% of their proportionate special benefit received. Each tier's assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessed Street Front Footage for that Tier. Tier 4 is assessed on Street Front Footage and Building Square Footage. The Tier 4 assessment rate was calculated by determining the total expenses for the services provided in that area, 75% of the expenses are spread over the total assessed Street Front Footage for Tier 4 and 25% of the expenses are spread over the total assessed Building Square Footage for Tier 4. Service details are provided below for each Tier.

Tier 1 Services

Security Patrol 7 days a week
Sidewalk sweeping and cleaning 6 days a week
Graffiti removal and trash can pick-up 6 days a week
Shared marketing and administration with other tiers

Tier 2 Services

Security Patrol 7 days a week
Sidewalk sweeping and cleaning 3 days a week
Graffiti removal and trash can pick-up 6 days a week

Shared marketing and administration with other tiers

Tier 3 Services

Security Patrol 7 days a week
 No sidewalk sweeping and cleaning
 Graffiti removal and trash can pick-up 6 days a week
 Shared marketing and administration with other tiers

Tier 4 Services

Security Patrol 7 days a week
 Sidewalk sweeping and cleaning 7 days a week
 Graffiti removal and trash can pick-up 7 days a week
 Shared marketing and administration with other tiers

Street Front Footage and Building Square Footage per Tier:

Tier 1 Street Front Footage- 12,418
 Tier 2 Street Front Footage- 38,010
 Tier 3 Street Front Footage- 21,401
 Tier 4 Street Front Footage- 17,435
 Total District Street Front Footage- 89,264

Tier 4 Building Square Footage- 8,492,031
 Total District Building Square Footage- 8,492,031

The following chart identifies each program budget that is allocated to each zone.

Budget Item-2018	Tier 4	Tier 3	Tier 2	Tier 1	Total Budget
Safe & Clean	\$376,911.78	\$147,822.66	\$525,488.87	\$234,950.27	\$1,285,173.58
Communication/Development	\$7,310.20	\$8,973.07	\$15,936.94	\$5,206.65	\$37,426.86
Administration/Office/City Fee	\$33,363.12	\$34,655.82	\$66,810.55	\$23,092.66	\$157,922.15
Total Expenditures	\$417,585.10	\$191,451.55	\$608,236.36	\$263,249.58	\$1,480,522.59
Assessment Revenues	\$396,451.77	\$183,163.18	\$578,772.36	\$250,075.99	\$1,408,463.30
Other Revenues	\$21,133.33	\$8,288.37	\$29,464.00	\$13,173.59	\$72,059.29
Total Revenues	\$417,585.10	\$191,451.55	\$608,236.36	\$263,249.58	\$1,480,522.59

Assessments

Based on the special benefit factors and assessment methodology discussed in the Engineer’s Report on page 13, assessable footages for each tier and the proposed budget, the following illustrates the first year’s maximum annual assessment for each tier.

Tier 1 Assessment Rate	
Street Front Footage Assessment	\$20.1382

Zone 1 Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Total Assessment Budget Tier 1 parcels \$250,075.99/ 12,418 Street Front Ft = \$20.1382 per street front footage.

Zone 1 Sample Parcel Assessment

To calculate the assessment for a parcel with 100 feet of street front footage, multiple the street front footage (100) by the assessment rate (\$20.1382) = initial annual parcel assessment (\$2,013.82).

Street Front Footage Sq Ft (100)

Street Front Footage (100) x Assessment Rate (\$20.1382) = \$2,013.82 initial annual parcel assessment.

Tier 2 Assessment Rate	
Street Front Footage Assessment	\$15.2268

Tier 2 Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Total Assessment Budget Tier 2 parcels \$578,772.36 / 38,010 Street Front Ft = \$15.2268 per street front footage.

Tier 2 Sample Parcel Assessment

To calculate the assessment for a parcel with 100 feet of street front footage, multiple the street front footage (100) by the assessment rate (\$15.2268) = initial annual parcel assessment (\$1,522.68).

Street Front Footage (100)

Street Front Footage (100) x Assessment Rate (\$15.2268) = \$1,522.68 initial annual parcel assessment.

Tier 3 Assessment Rate	
Street Front Footage Assessment	\$8.5586

Tier 3 Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Total Assessment Budget Tier 3 parcels \$183,163.18/ 21,401 Street Front Ft = \$8.5586 per street front footage.

Tier 3 Sample Parcel Assessment

To calculate the assessment for a parcel with 100 feet of street front footage, multiple the street front footage (100) by the assessment rate (\$8.5586) = initial annual parcel assessment (\$855.86).

Street Front Footage (100)

Street Front Footage (100) x Assessment Rate (\$8.5586) = \$855.86 initial annual parcel assessment.

Tier 4 Assessment Rates	
Street Front Footage Assessment	\$17.0541
Building Square Footage Assessment	\$0.0117

Tier 4 Assessment Rate Calculation

The assessment rate is determined by the following calculation:

Total Assessment Budget Tier 4 parcels = \$397,263.79

Street Front Footage @ 75% = \$297,338.83

Building Square Footage @ 25% = \$99,112.94

Total Assessment Budget Tier 4 parcels \$297,338.83 / 17,435 Street Front Ft = \$17.0541 per street front footage.

Total Assessment Budget Tier 4 parcels \$99,112.94 / 8,492,031 Building Sq Ft = \$0.0117

Tier 4 Sample Parcel Assessment

To calculate the assessment for a parcel with 100 feet of street front footage and 10,000 square feet of building, multiple the street front footage (100) by the assessment rate (\$17.0541) = (\$1,705.41) + multiple the building square footage (10,000) by the assessment rate (\$0.0117) = (\$117.00) = initial annual parcel assessment (\$1,822.41).

Street Front Footage (100)

Street Front Footage (100) x Assessment Rate (\$17.0541) = \$1,705.41 initial annual parcel assessment + Building Square Footage (10,000)

Building Square Footage (10,000) x Assessment Rate (\$0.0117) = \$117.00 initial annual parcel assessment = \$1,822.41 initial annual assessment

Parcels having more than one street frontage, for example corner parcels, may be assessed at different tier rates for each street front foot. The total of all street footage assessments for each parcel constitutes the total assessment for that parcel.

Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the District Owner's Association and will vary between 0% and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

The projections below illustrate a maximum 5% annual increase for all assessment rates.

Maximum Assessment Table

	2018	2019	2020	2021	2022
Tier 1- Frontage	\$20.1382	\$21.1451	\$22.2024	\$23.3125	\$24.4781
Tier 2- Frontage	\$15.2268	\$15.9881	\$16.7875	\$17.6269	\$18.5083
Tier 3- Frontage	\$8.5586	\$8.9865	\$9.4359	\$9.9076	\$10.4030
Tier 4- Frontage	\$17.0541	\$17.9068	\$18.8021	\$19.7423	\$20.7294
Tier 4- Building	\$0.0117	\$0.0123	\$0.0129	\$0.0135	\$0.0142
	2023	2024	2025	2026	2027
Tier 1- Frontage	\$25.7020	\$26.9871	\$28.3365	\$29.7533	\$31.2410
Tier 2- Frontage	\$19.4337	\$20.4054	\$21.4256	\$22.4969	\$23.6218
Tier 3- Frontage	\$10.9232	\$11.4693	\$12.0428	\$12.6450	\$13.2772
Tier 4- Frontage	\$21.7658	\$22.8541	\$23.9968	\$25.1967	\$26.4565
Tier 4- Building	\$0.0149	\$0.0157	\$0.0165	\$0.0173	\$0.0182

Budget Adjustments

Any annual budget surplus will be rolled into the following year’s District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. District funds may be used for renewal of the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

If an error is discovered on a parcel’s assessed street front footages or building square footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk’s office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel’s assessment.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification for parcel improvements within the District which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy. Parcels that experience a loss of building square footage need to notice the District of changes.

In future years of the BID term, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer’s Report, provided the assessment rate does not change. If the assessment formula changes and increases assessments then a Proposition 218 ballot will be required for approval of the formula changes.

Assessment Appeal Procedure

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case, appeals will only be considered for the current year and will not be considered for prior years.

Time and Manner for Collecting Assessments

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office may direct bill the first year's assessment for all property owners and will direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the BID term.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County.

Disestablishment

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcels percentage contribution to the total year 2018 assessments if the District is not renewed.

Bond Issuance

The District will not issue Bonds.

Public Property Assessments

The District will provide all the improvements and activities to the City of Los Angeles or any other government-owned parcels within the District boundary. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. See Engineers Report page 23 for publicly-owned parcels special benefit designation. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit."

APN	Owner	Site Address	Tier 4 Bldg	Tier 1	Tier 2	Tier 3	Tier 4	2018 Asmt	%
5040030905	Community Redevelopment Agency/of L A City	S. Vermont Ave.		196	0	0	0	\$3,947.08	0.28%
								\$3,947.08	0.28%
5037028902	L A City	Exposition Blvd.		0	0	365	0	\$3,123.90	0.22%
5124001900	L A City	2301 S. Union St		0	522	0	0	\$7,948.41	0.56%
5124008902	L A City			0	53	0	0	\$807.02	0.06%
5124008903	L A City	2432 S. Hoover		0	54	0	0	\$822.25	0.06%
5124008904	L A City	2416 S. Hoover		0	53	0	0	\$807.02	0.06%
5124009902	L A City			0	286	0	0	\$4,354.88	0.31%
5124009903	L A City			0	170	167	0	\$4,017.85	0.29%
5037027936	L A City			0	0	488	0	\$4,176.61	0.30%
5123001900	L A City	2600 S. Hoover St		0	274	200	0	\$5,883.88	0.42%
5123008909	LA City			0	96	0	0	\$1,461.78	0.10%
								\$33,403.61	2.37%
5037030902	L A Co Metropolitan/transportation Authority	Flower St. & W 37th St.		130	90	0	0	\$3,988.38	0.28%
5126011902	L A Co Metropolitan/transportation Authority	1820 S. Flower St.		34	0	0	0	\$684.70	0.05%
								\$4,673.08	0.33%
5037024900	L A County	3965 S. Vermont Ave.		236	0	0	0	\$4,752.61	0.34%
5126009900	L A County	1816 S. Figueroa St.	85,000	0	0	0	150	\$3,550.18	0.25%
5126009901	L A County	1819 S. Flower St.		100	0	0	0	\$2,013.82	0.14%
5126009902	L A County	1823 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
5126009903	L A County	1825 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
								\$12,330.43	0.88%
5123008905	L A Unified School Dist			0	140	0	0	\$2,131.76	0.15%
5123008910	L A Unified School Dist			0	168	0	0	\$2,558.11	0.18%
								\$4,689.87	0.33%
5126014905	Los Angeles Community College district	2100 S. Flower St.		0	0	289	0	\$24,785.78	1.76%
5126011900	Los Angeles Community College district	419 W. Washington Blvd.		134	132	0	0	\$4,708.46	0.33%
5126011901	Los Angeles Community College district	1838 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
								\$30,501.15	2.17%
5037027910	State of California (Expo Park)	Figueroa St.		0	0	144	0	\$12,341.54	0.88%
5037027933	State Of California (Expo Park)	933 W. Martin Luther King Jr. Blvd.		0	0	284	0	\$2,430.65	0.17%
5037028908	State of California (Expo Park)	Figueroa St.		0	0	103	0	\$8,841.06	0.63%
5037027915	State of California (Expo Park)	Figueroa St.		0	0	540	0	\$4,621.66	0.33%
5037028907	State Of California (Expo Park)	Figueroa St.		0	0	199	0	\$1,703.17	0.12%

5037028912	State Of California (Expo Park)	3800 S. Vermont Ave.		0	0	50	0	\$427.93	0.03%
5037027937	State Of Calif 6th Dist/agricultural Assn (Expo Park)	Figueroa St.		0	0	1036	0	\$8,866.74	0.63%
5037028900	State Of Calif 6th Dist/agricultural Assn (Expo Park)	900 Exposition Blvd.		0	0	175	0	\$1,497.76	0.11%
5037028901	State Of Calif 6th Dist/agricultural Assn (Expo Park)	Vermont Ave./Exposition Blvd.		0	0	493	0	\$4,219.40	0.30%
5037028904	State Of Calif 6th Dist/agricultural Assn (Expo Park)	Vermont Ave.		0	0	350	0	\$2,995.52	0.21%
5037028905	State Of Calif 6th Dist/agricultural Assn (Expo Park)	700 State Dr.		0	0	1659	0	\$14,198.76	1.01%
5037027931	State Of California (Expo Park)			0	0	175	0	\$1,497.76	0.11%
5037028913	State Of California (Expo Park)	3796 S. Vermont Ave.		0	0	50	0	\$427.93	0.03%
5037028914	State Of California (Expo Park)	3798 S. Vermont Ave.		0	0	50	0	\$427.93	0.03%
								\$64,497.81	4.58%
5037032900	State Of California (Cal Trans)	3971 Flower Dr		0	0	0	50	\$852.71	0.06%
5037032901	State Of California (Cal Trans)	3977 Flower Dr		0	0	0	50	\$852.71	0.06%
5037030901	State Of California (Cal Trans)	Flower St.		57	0	0	0	\$1,147.88	0.08%
								\$2,853.29	0.20%
	Total Publicly-Owned Parcels							\$156,896.32	11.14%

Section 5 District Rules and Regulations

Pursuant to the Property and Business Improvement law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The District has adopted the following rules:

- **Competitive Procurement Process**

The Owner's Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.

- **Treatment of Residential Housing**

In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed. The District does contain parcels that are zoned solely for residential use.

- **Renewal**

District funds may be used for renewing the District. District rollover funds may be spent on renewal.

Section 6 Implementation Timetable

The Figueroa Corridor Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2018. Consistent with State law the Figueroa Corridor Business Improvement District will have a ten-year life through December 31, 2027.

Section 7 Parcel Roll

APN	Owner	Site Address	Tier 4 Bldg	Tier 1	Tier 2	Tier 3	Tier 4	2018 Asmt	%
5040030905	Community Redevelopment Agency/of L A City	S. Vermont Ave.		196	0	0	0	\$3,947.08	0.28%
								\$3,947.08	0.28%
5037028902	L A City	Exposition Blvd.		0	0	365	0	\$3,123.90	0.22%
5124001900	L A City	2301 S. Union St		0	522	0	0	\$7,948.41	0.56%
5124008902	L A City			0	53	0	0	\$807.02	0.06%
5124008903	L A City	2432 S. Hoover		0	54	0	0	\$822.25	0.06%
5124008904	L A City	2416 S. Hoover		0	53	0	0	\$807.02	0.06%
5124009902	L A City			0	286	0	0	\$4,354.88	0.31%
5124009903	L A City			0	170	167	0	\$4,017.85	0.29%
5037027936	L A City			0	0	488	0	\$4,176.61	0.30%
5123001900	L A City	2600 S. Hoover St		0	274	200	0	\$5,883.88	0.42%
5123008909	LA City			0	96	0	0	\$1,461.78	0.10%
								\$33,403.61	2.37%
5037030902	L A Co Metropolitan/transportation Authority	Flower St. & W 37th St.		130	90	0	0	\$3,988.38	0.28%
5126011902	L A Co Metropolitan/transportation Authority	1820 S. Flower St.		34	0	0	0	\$684.70	0.05%
								\$4,673.08	0.33%
5037024900	L A County	3965 S. Vermont Ave.		236	0	0	0	\$4,752.61	0.34%
5126009900	L A County	1816 S. Figueroa St.	85,000	0	0	0	150	\$3,550.18	0.25%
5126009901	L A County	1819 S. Flower St.		100	0	0	0	\$2,013.82	0.14%
5126009902	L A County	1823 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
5126009903	L A County	1825 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
								\$12,330.43	0.88%
5123008905	L A Unified School Dist			0	140	0	0	\$2,131.76	0.15%
5123008910	L A Unified School Dist			0	168	0	0	\$2,558.11	0.18%
								\$4,689.87	0.33%
5126014905	Los Angeles Community College district	2100 S. Flower St.		0	0	289	0	\$24,785.78	1.76%
5126011900	Los Angeles Community College district	419 W. Washington Blvd.		134	132	0	0	\$4,708.46	0.33%
5126011901	Los Angeles Community College district	1838 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
								\$30,501.15	2.17%
5037027910	State of California (Expo Park)	Figueroa St.		0	0	144	0	\$12,341.54	0.88%
5037027933	State Of California (Expo Park)	933 W. Martin Luther King Jr. Blvd.		0	0	284	0	\$2,430.65	0.17%
5037028908	State of California (Expo Park)	Figueroa St.		0	0	103	0	\$8,841.06	0.63%

5037027915	State of California (Expo Park)	Figueroa St.			0	0	540	0	\$4,621.66	0.33%
5037028907	State Of California (Expo Park)	Figueroa St.			0	0	199	0	\$1,703.17	0.12%
5037028912	State Of California (Expo Park)	3800 S. Vermont Ave.			0	0	50	0	\$427.93	0.03%
5037027937	State Of Calif 6th Dist/agricultural Assn (Expo Park)	Figueroa St.			0	0	103 6	0	\$8,866.74	0.63%
5037028900	State Of Calif 6th Dist/agricultural Assn (Expo Park)	900 Exposition Blvd.			0	0	175	0	\$1,497.76	0.11%
5037028901	State Of Calif 6th Dist/agricultural Assn (Expo Park)	Vermont Ave./Exposition Blvd.			0	0	493	0	\$4,219.40	0.30%
5037028904	State Of Calif 6th Dist/agricultural Assn (Expo Park)	Vermont Ave.			0	0	350	0	\$2,995.52	0.21%
5037028905	State Of Calif 6th Dist/agricultural Assn (Expo Park)	700 State Dr.			0	0	165 9	0	\$14,198.76	1.01%
5037027931	State Of California (Expo Park)				0	0	175	0	\$1,497.76	0.11%
5037028913	State Of California (Expo Park)	3796 S. Vermont Ave.			0	0	50	0	\$427.93	0.03%
5037028914	State Of California (Expo Park)	3798 S. Vermont Ave.			0	0	50	0	\$427.93	0.03%
									\$64,497.81	4.58%
5037032900	State Of California (Cal Trans)	3971 Flower Dr			0	0	0	50	\$852.71	0.06%
5037032901	State Of California (Cal Trans)	3977 Flower Dr			0	0	0	50	\$852.71	0.06%
5037030901	State Of California (Cal Trans)	Flower St.			57	0	0	0	\$1,147.88	0.08%
									\$2,853.29	0.20%
	Total Publicly-Owned Parcels								\$156,896.32	11.14%

APN	Site Address	Tier 4 Bldg	Tier1 FF	Tier2 FF	Tier3 FF	Tier 4 FF	2018 Asmt	%
5037018006	3785 S. Vermont Ave.		50	0	0	0	\$1,006.91	0.07%
5037018009	3787 S. Vermont Ave.		150	0	0	0	\$3,020.73	0.21%
5037018014	3793 S. Vermont Ave.		50	0	0	0	\$1,006.91	0.07%
5037018044	3775 S. Vermont Ave.		138	0	0	0	\$2,779.07	0.20%
5037018054	3797 S. Vermont Ave.		50	0	0	0	\$1,006.91	0.07%
5037018055	3825 S. Vermont Ave.		430	0	0	0	\$8,659.42	0.61%
5037019051	3901 S. Vermont Ave.		55	0	0	0	\$1,107.60	0.08%
5037019052	3905 S. Vermont Ave.		60	0	0	0	\$1,208.29	0.09%
5037019053	3911 S. Vermont Ave.		40	0	0	0	\$805.53	0.06%
5037019054	3913 S. Vermont Ave.		80	0	0	0	\$1,611.05	0.11%
5037019055	3917 S. Vermont Ave.		40	0	0	0	\$805.53	0.06%
5037019056	3919 S. Vermont Ave.		40	0	0	0	\$805.53	0.06%
5037019057	3923 S. Vermont Ave.		80	0	0	0	\$1,611.05	0.11%
5037019058	3925 S. Vermont Ave.		38	0	0	0	\$765.25	0.05%
5037022001	3929 S. Vermont Ave.		58	0	0	0	\$1,168.01	0.08%
5037022002	3933 S. Vermont Ave.		50	0	0	0	\$1,006.91	0.07%
5037022024	3937 S. Vermont Ave.		162	0	0	0	\$3,262.39	0.23%
5037024028	3955 S. Vermont Ave.		98	0	0	0	\$1,973.54	0.14%
5037026017	1007 W. Martin Luther King Jr. Blvd.		77	0	0	0	\$1,550.64	0.11%
5037026018	3985 S. Vermont Ave.		222	0	0	0	\$4,470.68	0.32%
5037029001	3760 S. Figueroa St.	150,790	0	0	0	684	\$13,424.94	0.95%
5037029002	3703 S. Figueroa St.	0	0	0	0	270	\$4,604.62	0.33%
5037029016	W. 37th Pl.	30,590	0	0	0	40	\$1,039.19	0.07%
5037029017	3721 S. Flower St.	97,380	0	0	0	222	\$4,922.57	0.35%

5037029018	3601 S. Flower St.		161	203	0	0	\$6,333.30	0.45%
5037029020	3702 S Figueroa St	327,780	245	600	0	192	\$21,169.97	1.50%
5037030022	3720 S. Flower St.		418	0	0	0	\$8,417.76	0.60%
5037030023	459 W. 38th St.		382	0	0	0	\$7,692.79	0.55%
5037031013	3800 S. Figueroa St.	9,000	0	0	0	75	\$1,384.10	0.10%
5037031014	3816 S. Figueroa St.	4,944	0	0	0	50	\$910.41	0.06%
5037031015	3822 S. Figueroa St.	4,040	0	0	0	50	\$899.86	0.06%
5037031016	S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037031017	3830 S. Figueroa St.	3,584	0	0	0	50	\$894.54	0.06%
5037031018	3836 S. Figueroa St.	4,424	0	0	0	50	\$904.34	0.06%
5037031019	3840 S. Figueroa St.	7,000	0	0	0	50	\$934.41	0.07%
5037031020	3844 S. Figueroa St.	1,128	0	0	0	50	\$865.87	0.06%
5037031021	3850 S. Figueroa St.	2,056	0	0	0	50	\$876.70	0.06%
5037031023	3800 S. Figueroa St.	4,632	0	0	0	75	\$1,333.12	0.09%
5037032003	3911 Flower Dr	4,697	0	0	0	50	\$907.53	0.06%
5037032004	3915 Flower Dr	4,204	0	0	0	50	\$901.77	0.06%
5037032005	3923 Flower Dr	3,960	0	0	0	50	\$898.93	0.06%
5037032006	3927 Flower Dr	4,852	0	0	0	50	\$909.34	0.06%
5037032007	3931 Flower Dr	3,496	0	0	0	50	\$893.51	0.06%
5037032008	3937 Flower Dr	4,600	0	0	0	60	\$1,076.94	0.08%
5037032022	3916 S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032023	Figueroa St. & W. 38th St.	0	0	0	0	50	\$852.71	0.06%
5037032024	S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032025	3930 S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032026	S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032027	3940 S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032028	3944 S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032029	S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032030	3954 S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032031	S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032032	3964 S. Figueroa St.	0	0	0	0	50	\$852.71	0.06%
5037032033	3970 S. Figueroa St.	0	0	0	0	60	\$1,023.25	0.07%
5037032040	3976 S. Figueroa St.	33,908	0	195	0	432	\$10,732.37	0.76%
5037032041	3941 Flower Dr	4,780	0	0	0	50	\$908.50	0.06%
5037032042	3953 Flower Dr	0	0	0	0	88	\$1,500.76	0.11%
5037032043	3959 Flower Dr	0	0	0	0	60	\$1,023.25	0.07%
5037032044	3965 Flower Dr	0	0	0	0	52	\$886.81	0.06%
5037032045	Figueroa St. & W. 39th St.	0	0	125	0	124	\$4,018.07	0.29%
5037032046		0	0	0	0	64	\$1,091.46	0.08%
5037032047		0	0	0	0	30	\$511.62	0.04%
5037032048	3907 Flower Dr	3,832	0	137	0	61	\$3,171.10	0.23%
5039001040	Orchard		0	280	0	0	\$4,263.52	0.30%
5039001059	3100 S. Vermont Ave.		454	280	0	0	\$13,406.25	0.95%
5039001060	3115 Orchard		0	1138	0	0	\$17,328.15	1.23%
5039002029	Vermont Ave.		0	0	59	0	\$504.96	0.04%
5039002030	1046 W. 36th St. (Vermont)		0	0	388	0	\$3,320.75	0.24%
5039002031	1027 W. 34th St., (Jefferson/Vermont)		0	1266	818	0	\$26,278.14	1.87%
5039002032	Jefferson Blvd.		0	50	0	0	\$761.34	0.05%
5039002034	3667 McClintock Ave. (Vermont/Expo.)		0	0	1314	0	\$11,246.04	0.80%
5039003027	925 W. 34th St. (Jefferson)		0	1012	0	0	\$15,409.57	1.09%
5039003028	817 W. 34th St. (Jefferson)		0	110	0	0	\$1,674.95	0.12%
5039003029	Jefferson Blvd.		0	188	0	0	\$2,862.65	0.20%
5039003030	Jefferson Blvd.		0	19	0	0	\$289.31	0.02%
5039012022	901 Exposition Blvd.		0	0	68	0	\$581.99	0.04%
5039012027	920 W. 37th St. (Exposition)		0	0	171	0	\$1,463.53	0.10%

5039012031	Exposition Blvd.		0	0	73	0	\$624.78	0.04%
5039012032	Exposition Blvd.		0	0	64	0	\$547.75	0.04%
5039012033	3730 McClintock Ave.(Exposition)	0	0	0	331	0	\$2,832.91	0.20%
5039019051	3131 McClintock		0	1444	0	0	\$21,987.56	1.56%
5039020036			0	95	0	0	\$1,446.55	0.10%
5039020038	University Village		0	3168	0	0	\$48,238.64	3.42%
5039024016	USC Campus (Fig., Expo.)	2,462,610	0	0	1941	1121	\$64,471.81	4.58%
5040026044	3115 S. Vermont Ave.		281	0	0	0	\$5,658.83	0.40%
5040026046	3031 S. Vermont Ave.		121	0	0	0	\$2,436.72	0.17%
5040028028	3585 S. Vermont Ave.		345	0	0	0	\$6,947.67	0.49%
5040029025	3607 S. Vermont Ave.		337	0	0	0	\$6,786.57	0.48%
5040030037	3651 S Vermont Ave.		180	0	0	0	\$3,624.87	0.26%
5040031038	116 W. 37th St. (Vermont)		336	0	0	0	\$6,766.43	0.48%
5040032033	1104 W. 37th Pl. (Vermont)		310	0	0	0	\$6,242.84	0.44%
5040033028	3771 S. Vermont Ave.		219	0	0	0	\$4,410.26	0.31%
5054038023	3025 S. Vermont Ave.		45	0	0	0	\$906.22	0.06%
5055019031	2131 S. Hoover		0	117	0	0	\$1,781.54	0.13%
5055019042	1208 W. 22nd St		0	256	0	0	\$3,898.07	0.28%
5055020001	2319 S. Hoover		0	122	0	0	\$1,857.68	0.13%
5055020027	2301 S. Hoover		0	118	0	0	\$1,796.77	0.13%
5055021025	2411 S. Hoover		0	59	0	0	\$898.38	0.06%
5055021026	2401 S. Hoover		0	59	0	0	\$898.38	0.06%
5055021027	1119 W. 25th Street		0	118	0	0	\$1,796.77	0.13%
5055022031	2501 S. Hoover		0	156	0	0	\$2,375.39	0.17%
5055022034			0	289	0	0	\$4,400.56	0.31%
5055022035	1177 West Adams Blvd.		0	138	0	0	\$2,101.30	0.15%
5055024015	1124 W. Adams		0	151	0	0	\$2,299.25	0.16%
5122021010			0	409	0	0	\$6,227.78	0.44%
5122021011			394	1126	0	0	\$25,079.87	1.78%
5122022002			0	779	0	0	\$11,861.71	0.84%
5122030020			0	680	0	0	\$10,354.25	0.74%
5123001002	2611 Portland St		0	0	100	0	\$855.86	0.06%
5123001004	948 W. Adams Blvd		0	0	200	0	\$1,711.73	0.12%
5123001402	2707 Portland St		0	50	0	0	\$761.34	0.05%
5123001404	2718 Hoover St		0	67	0	0	\$1,020.20	0.07%
5123001405	1005 W. 28th St		0	203	0	0	\$3,091.05	0.22%
5123001406	2636 S. Hoover		0	150	0	0	\$2,284.03	0.16%
5123001407			0	50	0	0	\$761.34	0.05%
5123001408	2600 Hoover St		0	58	0	0	\$883.16	0.06%
5123008018	3300 Hoover Blvd.		0	172	0	0	\$2,619.02	0.19%
5123008020			0	0	117	0	\$1,001.36	0.07%
5123008021	3207 University Ave		0	113	0	0	\$1,720.63	0.12%
5123009017	665 W. Jefferson Blvd.		0	0	805	0	\$6,889.69	0.49%
5123009028	Royal St & 32nd Street sides		0	0	340	0	\$2,909.93	0.21%
5123009030	3201 S. Figueroa St.	820,242	0	155	0	60	\$12,956.69	0.92%
5123009031	S. Figueroa St.	0	0	0	0	40	\$682.17	0.05%
5123009032	3211 S. Figueroa St.	0	0	0	0	41	\$699.22	0.05%
5123009033	616 W. 32 St.		0	55	0	0	\$837.48	0.06%
5123009034	624 W. 32nd St.		0	50	0	0	\$761.34	0.05%
5123009035	624 W. 32nd St.		0	50	0	0	\$761.34	0.05%
5123009036	3219 S. Figueroa St.	0	0	0	0	141	\$2,404.63	0.17%
5123009037	3233 S. Figueroa St.	0	0	0	0	141	\$2,404.63	0.17%
5123009038	625 W. Jefferson Blvd.		0	59	0	0	\$898.38	0.06%
5123009039	615 W. Jefferson Blvd.		0	50	0	0	\$761.34	0.05%
5123009040	621 W. Jefferson Blvd.		0	51	0	0	\$776.57	0.06%
5123009041	3245 S. Figueroa St.	0	0	0	0	88	\$1,500.76	0.11%

5123009042	Figueroa St. & Jefferson Blvd.	0	0	146	0	49	\$3,058.77	0.22%
5123009043	645 W. Jefferson Blvd.		0	0	258	0	\$2,208.13	0.16%
5123010026	3101 S. Figueroa St.	28,287	0	0	0	180	\$3,399.89	0.24%
5123010027	3001 S. Figueroa St.	13,055	0	185	0	132	\$5,220.48	0.37%
5123010029	3025 S. Figueroa St.	51,101	0	0	0	120	\$2,642.91	0.19%
5123010030	3131 S. Figueroa St.	37,472	0	494	0	123	\$10,057.07	0.71%
5123014016	2929 S. Figueroa St.	3,378	0	160	0	113	\$4,402.84	0.31%
5123014021	2801 S. Figueroa St.	19,220	0	175	0	242	\$7,016.12	0.50%
5123015001	2701 S. Figueroa St.	7,500	0	170	0	100	\$4,381.51	0.31%
5123015016	2723 S. Figueroa St.	5,785	0	150	0	270	\$6,956.16	0.49%
5123017004	605 W. 27 St.	0	0	0	0	86	\$1,466.66	0.10%
5123017007	2601 S. Figueroa St.	422,637	0	0	839	280	\$16,888.56	1.20%
5123017008	746 W. Adams Blvd.		0	0	387	0	\$3,312.19	0.24%
5123018008	527 W. 27th St.	7,719	0	128	0	53	\$2,943.00	0.21%
5123018009	514 W. Adams Bl		131	5	0	0	\$2,714.24	0.19%
5123018010	515 W 27TH ST		134	59	0	0	\$3,596.90	0.26%
5123018014	2722 S. Figueroa St.	84	0	0	0	14	\$239.74	0.02%
5123018015	2722 S. Figueroa St.	3,514	0	107	0	62	\$2,727.64	0.19%
5123018020	W. 28th St.		0	50	0	0	\$761.34	0.05%
5123018022	W. 28th St.		0	57	0	0	\$867.93	0.06%
5123018023	2727 S. Flower St.		133	99	0	0	\$4,185.84	0.30%
5123018024	515 W. 27th St.		0	158	0	0	\$2,405.84	0.17%
5123018026	W. Adams Blvd.		0	20	0	0	\$304.54	0.02%
5123018030	524 W. Adams Blvd.	0	0	85	0	203	\$4,756.27	0.34%
5123018032	2718 S. Figueroa St.	2,371	0	0	0	66	\$1,153.25	0.08%
5123018033	508 W. 27th St.	152,000	132	346	0	133	\$11,968.96	0.85%
5123019004	2828 S. Figueroa St.	1,056	0	176	0	73	\$3,937.20	0.28%
5123019005	2902 S. Figueroa St.	5,808	0	176	0	66	\$3,873.28	0.28%
5123019010	2913 S. Flower St.		62	50	0	0	\$2,009.91	0.14%
5123019011	2901 S. Flower St.		52	0	0	0	\$1,047.19	0.07%
5123019012	2901 S. Flower St.		53	155	0	0	\$3,427.48	0.24%
5123019014	2819 S. Flower St.		45	0	0	0	\$906.22	0.06%
5123019016	2813 S. Flower St.		53	0	0	0	\$1,067.32	0.08%
5123019019	2917 S. Flower St.		94	105	0	0	\$3,491.81	0.25%
5123019023	2912 S. Figueroa St.	4,632	0	161	0	198	\$5,882.30	0.42%
5123019025	2800 S. Figueroa St.	7,328	106	331	0	191	\$10,517.60	0.75%
5123019027	2823 S. Flower St.		58	140	0	0	\$3,299.77	0.23%
5123020001	3000 S. Figueroa St.	2,292	0	150	0	106	\$4,118.52	0.29%
5123020004	3100 S. Figueroa St.	0	0	150	0	159	\$4,995.63	0.35%
5123020005	516 W. 31st St.		0	55	0	0	\$837.48	0.06%
5123020006	510 W. 31st St.		0	65	0	0	\$989.74	0.07%
5123020007	3111 S. Flower St.		158	64	0	0	\$4,156.35	0.30%
5123020008	3019 S. Flower St.		155	22	0	0	\$3,456.41	0.25%
5123020009	505 W. 31st St.		0	50	0	0	\$761.34	0.05%
5123020010	511 W. 31st St.		0	50	0	0	\$761.34	0.05%
5123020011	515 W. 31st St.		0	50	0	0	\$761.34	0.05%
5123020016	3200 S. Figueroa St.	10,300	0	0	0	71	\$1,331.06	0.09%
5123020017	3200 S. Figueroa St.	12,530	0	178	0	71	\$4,067.46	0.29%
5123020018	515 W. 33rd St.		0	47	0	0	\$715.66	0.05%
5123020019	505 W. 33rd St.		0	45	0	0	\$685.21	0.05%
5123020020	503 W. 33rd St.		0	45	0	0	\$685.21	0.05%
5123020021	3131 S. Flower St.		150	22	0	0	\$3,355.72	0.24%
5123020022	3119 S. Flower St.		94	0	0	0	\$1,892.99	0.13%
5123020023	3120 S. Figueroa St.	0	0	0	0	101	\$1,722.47	0.12%
5123020024	3010 S. Figueroa St.	6,450	0	0	0	110	\$1,951.23	0.14%
5123020025	3026 S. Figueroa St.	2,181	0	135	0	101	\$3,803.55	0.27%

5123020028	512 W. 30th St.		147	165	0	0	\$5,472.74	0.39%
5123021001	3322 S. Figueroa St.	26,394	0	438	0	364	\$13,185.11	0.94%
5123021006	511 W. Jefferson Blvd.		0	50	0	0	\$761.34	0.05%
5123021007	504 W. 33rd St.		183	117	0	0	\$5,466.83	0.39%
5123021008	501 W. Jefferson Blvd.		180	69	0	0	\$4,675.53	0.33%
5123022026	3584 S. Figueroa St.	95,639	0	186	0	167	\$6,796.46	0.48%
5123022031	3540 S. Figueroa St.	564,529	291	0	0	391	\$19,117.16	1.36%
5123022034	3500 S. Figueroa St.	41,029	172	0	0	172	\$6,875.94	0.49%
5123022038	441 W. Exposition Blvd.		67	212	0	0	\$4,577.35	0.32%
5123022040		298,630	580	363	0	570	\$30,413.75	2.16%
5123023024	663 W. 34th St.	93,261	0	1024	0	311	\$21,984.60	1.56%
5124001004	2214 S. Hoover		0	57	0	0	\$867.93	0.06%
5124001011	2202 S. Hoover		0	119	0	0	\$1,811.99	0.13%
5124001012	2221 S. Union St		0	114	0	0	\$1,735.86	0.12%
5124002021	2023 S. Union Ave.		0	127	0	0	\$1,933.81	0.14%
5124007016	2300 S. Union St		0	105	0	0	\$1,598.82	0.11%
5124007017	2308 S. Union St		0	27	0	0	\$411.12	0.03%
5124007018	2312 S. Union St		0	52	0	0	\$791.80	0.06%
5124007019	2316 S. Union St		0	50	0	0	\$761.34	0.05%
5124008024	2400 S. Hoover		0	160	0	0	\$2,436.30	0.17%
5124025001	745 W. Adams Blvd.		0	0	150	0	\$1,283.79	0.09%
5124025009	26 St. James Park		0	0	208	0	\$1,780.19	0.13%
5124025010	17 Chester Place		0	0	273	0	\$2,336.51	0.17%
5124026004	649 W. Adams Blvd.	47,250	0	0	0	148	\$3,075.48	0.22%
5124026005	601 W ADAMS BLVD	33,374	0	0	253	258	\$6,954.82	0.49%
5124026006	621 W. Adams Blvd.		0	0	98	0	\$838.75	0.06%
5124026008	641 W. Adams Blvd.		0	0	100	0	\$855.86	0.06%
5124026013	649 W. Adams Blvd.		0	0	140	0	\$1,198.21	0.09%
5124026014	2421 S. Figueroa St.	20,596	0	0	0	146	\$2,730.29	0.19%
5124027015	2424 S. Figueroa St.	4,042	0	0	0	180	\$3,116.92	0.22%
5124027016	2512 S. Figueroa St.	19,838	0	175	0	222	\$6,682.25	0.47%
5124027017	2498-251 S. Figueroa St.	9,262	0	0	0	120	\$2,154.60	0.15%
5124028006	W. 23rd St.		0	15	0	0	\$228.40	0.02%
5124028008	2345 S FIGUEROA ST	26,992	0	148	0	139	\$4,939.13	0.35%
5124028010	W. 23rd St.		0	59	0	0	\$898.38	0.06%
5124029011	W 23rd St & Adams Blvd		0	140	254	0	\$4,305.65	0.31%
5124029016	W. 23rd St.		0	173	0	0	\$2,634.24	0.19%
5124029017	W. 23rd St.		0	685	0	0	\$10,430.39	0.74%
5126001004	703 E. 18th St.		0	170	0	0	\$2,588.56	0.18%
5126001005	702 E. 17th St.		0	126	0	0	\$1,918.58	0.14%
5126001008	639 W. 18th St.		0	49	0	0	\$746.12	0.05%
5126001009	637 W. 18th St.		0	35	0	0	\$532.94	0.04%
5126001010	633 W. 18th St.		0	35	0	0	\$532.94	0.04%
5126001011	629 W. 18th St.		0	70	0	0	\$1,065.88	0.08%
5126001012	626 W. 17th St.		0	40	0	0	\$609.07	0.04%
5126001013	622 W. 17th St.		0	46	0	0	\$700.43	0.05%
5126001014	647 W. 18th St.		0	45	0	0	\$685.21	0.05%
5126001015	657 W. 18th St.		0	225	0	0	\$3,426.04	0.24%
5126001016	Georgia St.		0	50	0	0	\$761.34	0.05%
5126001017	1717 S. Figueroa St.	91,387	0	416	0	315	\$12,773.02	0.91%
5126002014	1801 Georgia St.		0	230	0	0	\$3,502.17	0.25%
5126002015	651 W. Washington Blvd.	178,554	0	1514	0	346	\$31,038.13	2.20%
5126003015	646 W. Washington Blvd.		0	265	0	0	\$4,035.11	0.29%
5126003016	1901 S. Figueroa St.	56,850	0	573	0	176	\$12,390.02	0.88%
5126003017	1929 S. Figueroa St.	52,258	0	140	0	132	\$4,992.82	0.35%
5126003018	Lovelace Ave.		0	140	0	0	\$2,131.76	0.15%

5126003019	1940 Lovelace Ave.		0	307	0	0	\$4,674.64	0.33%
5126003024	1945 S. Figueroa St.	14,466	0	0	0	100	\$1,874.25	0.13%
5126003028	2001 S. Figueroa St.	15,832	0	59	0	181	\$4,169.96	0.30%
5126003029	1932 Lovelace Ave.	396		50	0	85	\$2,215.57	0.16%
5126003031			0	0	0	0	\$0.00	0.00%
5126003032	2023 S. Figueroa St.	93,177	0	334	0	180	\$9,243.01	0.66%
5126003033	2105 S. Figueroa St.		0	227	0	295	\$8,487.46	0.60%
5126005001	520 W. 23rd St.		0	98	0	0	\$1,492.23	0.11%
5126005002	500 W. 23rd St.	9,600	0	160	0	60	\$3,571.59	0.25%
5126005003	2309 S. Flower St.	5,040	0	0	0	60	\$1,082.07	0.08%
5126005004	2315 S. Flower St	29,808	0	0	0	60	\$1,371.15	0.10%
5126005008		2,106	0	0	0	203	\$3,486.57	0.25%
5126006004	516 W. 22nd St.		0	50	0	0	\$761.34	0.05%
5126006007	2222 S. Figueroa St.		0	50	0	0	\$761.34	0.05%
5126006013	2200 S. Figueroa St.	20,700	0	200	0	100	\$4,992.38	0.35%
5126006014	2212 S. Figueroa St.	0	0	0	0	63	\$1,074.41	0.08%
5126006016	2222 S. Figueroa St.	86,633	0	250	0	120	\$6,864.33	0.49%
5126006017	2209-221 S. Flower St.		110	104	0	0	\$3,798.79	0.27%
5126006018	2209-221 S. Flower St.		173	68	0	0	\$4,519.33	0.32%
5126007008	2001-202 S. Flower St.		117	138	0	0	\$4,457.47	0.32%
5126007011	514 E. 21st St.		0	60	0	0	\$913.61	0.06%
5126007019	510 W. 20th St.		117	126	0	0	\$4,274.75	0.30%
5126007022	2100 S. Figueroa St.	97,461	0	360	0	220	\$10,371.07	0.74%
5126007033	2000 S. Figueroa St.	25,072	0	330	0	247	\$9,529.85	0.68%
5126007034	517 W. 22nd St.		110	181	0	0	\$4,971.26	0.35%
5126007035	2119 S. Flower St.		110	92	0	0	\$3,616.07	0.26%
5126008009	1941 S. Flower St.		100	134	0	0	\$4,054.22	0.29%
5126008017	1944 S. Figueroa St.	1,224	0	170	0	111	\$4,495.86	0.32%
5126008019	1916 S. Figueroa St.	106,200	398	315	0	400	\$20,872.60	1.48%
5126009002	1834 S. Figueroa St.	7,750	0	0	0	50	\$943.16	0.07%
5126009003	1830 S. Figueroa St.	7,700	0	0	0	50	\$942.58	0.07%
5126009004	1826 S. Figueroa St.	7,700	0	0	0	50	\$942.58	0.07%
5126009005	1800 S. Figueroa St.	30,070	0	155	0	98	\$4,382.42	0.31%
5126009006	1801 S. Flower St.		48	150	0	0	\$3,250.66	0.23%
5126009013	1837 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
5126009014	1841 S. Flower St.		62	0	0	0	\$1,248.57	0.09%
5126009015	501 W. Washington Blvd.		71	150	0	0	\$3,713.84	0.26%
5126009018	1842 S. Figueroa St.	1,300	0	135	0	144	\$4,526.59	0.32%
5126009019	1829 S. Flower St.		100	0	0	0	\$2,013.82	0.14%
5126010005	1706 S. Figueroa St.	6,231	0	0	0	67	\$1,215.35	0.09%
5126010006	1721 S. Flower St.		15	0	0	0	\$302.07	0.02%
5126010007	1708 S. Figueroa St.	16,120	0	155	0	104	\$4,321.93	0.31%
5126010008	1721 S. Flower St.		58	135	0	0	\$3,223.64	0.23%
5126011013	1834 S. Flower St.		58	0	0	0	\$1,168.01	0.08%
5126011014	1828 S. Flower St.		58	0	0	0	\$1,168.01	0.08%
5126011016	1816 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
5126011017	1812 S. Flower St.		50	0	0	0	\$1,006.91	0.07%
5126011020	1800 S. Flower St.		100	121	0	0	\$3,856.27	0.27%
5126017017	2300 S. Flower St.	1,178,786	0	296	0	479	\$26,434.03	1.88%
5126017018	2400 S. Flower St.	178,545	0	197	0	557	\$14,582.69	1.04%
5126018032	319 W. Adams Blvd.		0	190	0	0	\$2,893.10	0.21%
5126018035	2500 S. Hope St.		0	190	0	0	\$2,893.10	0.21%
	Total Privately-Owned Parcels						\$1,251,566.98	88.86%
	Total Publicly-Owned Parcels						\$156,896.32	11.14%
	Total All Parcels						\$1,408,463.30	100.00%