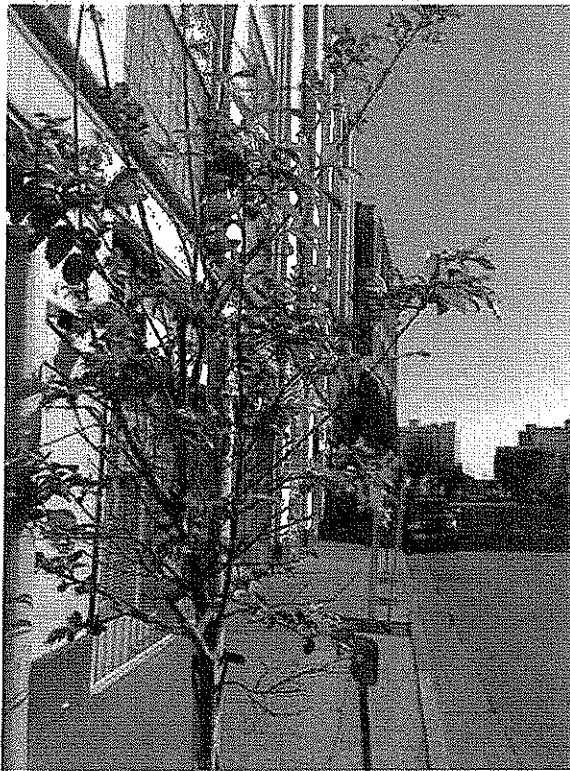


Attachment A

# Downtown Industrial District Business Improvement District Engineer's Report



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ADMINISTRATIVE  
SERVICES DIVISION

Los Angeles, California  
May 2014

Prepared by:  
Kristin Lowell Inc.

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
and Article XIII D of the California Constitution  
to renew a property-based business improvement district*

# TABLE OF CONTENTS

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<b>ENGINEER'S STATEMENT</b> .....	<b>1</b>
<b>ENGINEER'S REPORT:</b>	
<b>SECTION A: Legislative and Judicial Review</b> .....	<b>2</b>
<b>SECTION B: Improvements and Activities</b> .....	<b>4</b>
<b>SECTION C: Benefitting Parcels</b> .....	<b>6</b>
<b>SECTION D: Proportional Benefits</b> .....	<b>11</b>
<b>SECTION E: Special and General Benefits</b> .....	<b>12</b>
<b>SECTION F: Cost Estimate</b> .....	<b>18</b>
<b>SECTION G: Apportionment Method</b> .....	<b>20</b>
<b>SECTION H: Assessment Roll</b> .....	<b>24</b>

## Attachments

- A: Farrand Research Intercept Survey**
- B: Assessment Roll, a separate document**

## ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (herein after "State Law") and pursuant to the provisions of Article XIID of the California Constitution (Proposition 218).

The Downtown Industrial District Property-Based Business Improvement District ("PBID") will provide activities either currently not provided or are above and beyond what the City of Los Angeles provides. These activities will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities; parcels contiguous to and outside the PBID and the public at large may receive a general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed PBID is seven (7) years, commencing January 1, 2015. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association. Assessments must stay between 0 and 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the PBID will receive a special benefit over and above the benefits conferred to those parcels outside of the PBID boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.



Respectfully submitted,

A handwritten signature in cursive script that reads "Terrance E. Lowell".

Terrance E. Lowell, P.E.

## SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

### Property and Business Improvement District Law of 1994

The State Law is the legislation that authorizes the City to levy assessments upon the real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, business activities and improve residential serving uses. In order to meet these goals, PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract residential serving businesses and services.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

*"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years...<sup>1</sup>*

*"Activities" means, but is not limited to, all of the following:*

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district.<sup>2</sup>*

Under State Law, parcels that are zoned solely residential or agricultural are presumed to receive no benefit from a PBID. There are no parcels within the District zoned solely residential or agricultural.

### Article XIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

*(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel*

<sup>1</sup> California Streets and Highways Code, Section 36610.

<sup>2</sup> California Streets and Highways Code, Section 36613.

which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California<sup>3</sup>.

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."<sup>4</sup>

### **Judicial Guidance**

Since the enactment of Article XIIIID, the courts have rendered opinions regarding various aspects of Article XIIIID. The notable portions of cases that apply to assessment districts in general and this PBID in particular are noted below.

*"The engineer's report describes the services to be provided by the PBID; (1) safety, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties with the PBID, not to the public at large—they "affect the assessed property in a way that is particular and distinct from {their} effect on other parcels and that real property in general and the public at large do not share."<sup>5</sup>*

*"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."<sup>6</sup>*

*"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."<sup>7</sup>*

*"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."<sup>8</sup>*

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

<sup>3</sup> Section 4, Article XIIIID of the State Constitution.

<sup>4</sup> Section 2 (j), Article XIIIID of the State Constitution.

<sup>5</sup> Dahms v. Downtown Pomona Property and Business Improvement District, (2009) 174 Cal. App. 4th 708.

<sup>6</sup> Beutz v. County of Riverside, (2010) 184 Cal. App. 4th 1532.

<sup>7</sup> Golden Hill Neighborhood Association, Inc. v. City of San Diego, (2011) 199 Cal. App. 4th 416.

<sup>8</sup> Golden Hill Neighborhood Association, Inc. v. City of San Diego, (2011) 199 Cal. App. 4th 416.

## SECTION B: IMPROVEMENTS AND ACTIVITIES

Through a series of property owner meetings the Downtown Industrial District Business Improvement District Renewal Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the property owners are:

- ◆ Clean and Safe
- ◆ Economic Development/Communication

Based upon these findings, the following improvement and activity categories are recommended for the PBID. The following narrative provides recommendations for the PBID's first year of operation. Final programs and budgets will be subject to the review and approval of the PBID Owners' Association and City Council.

### ***CLEAN and SAFE***

#### **Safe Team Program**

The Safety Program will provide safety services for the individual assessed parcels located within the District in the form of patrolling bicycle personnel, and nighttime vehicle patrol. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking Parcels and alleys. The presence of the Safe Team Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, safety and patrol efforts within the District. The Safe Team Program will maintain communication with the Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safe Team Program will only provide its services to assessed properties within the District boundaries. The special benefit to all assessed District parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity and an increase in customers. These services are a special benefit to individually assessed parcels because graffiti, and illegal activities deter customers from visiting the district.

#### **Clean Program**

In order to consistently deal with cleaning issues, the Downtown Industrial District Business Improvement District Cleaning Program will continue the work that began in 2000. The clean team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in commercial businesses. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements.

**Sidewalk Cleaning:** Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel may pressure wash the sidewalks.

**Trash Collection:** Collector truck personnel collect trash from sidewalk trash receptacles as needed. District trucks are often called to dispose of illegal food vendors' inventory. They are also dispatched to collect large bulky items illegally dumped in the District.

**Graffiti Removal:** District personnel 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.

**Tree Trimming:** Street tree trimming is important to keep the District looking attractive.

### ***ECONOMIC DEVELOPMENT/COMMUNICATION***

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. The economic development/communication budget for each zone can be found in the chart in Section 4, page 17. The special benefit to District assessed parcels, with the exception City of Los Angeles owned parcel 5147-029-901 which is a public plaza and will not benefit from the District communication and economic development programs, is a likelihood of increased lease rates and tenant occupancy due to the increased commercial activity because of new customers attracted to the District by the communication on the web site and in the newsletter. Another special benefit to assessed parcels from the communication services is an increased transparency of District programs and financial transactions which will be available to parcel owners in the newsletter and on the web site. The special benefit to District assessed parcels from the economic development services is an increased likelihood of commercial activity and an increased likelihood of attracting new investment to the district both of which directly relate to increases in lease rates and enhanced commerce. Some of the economic development/communication programs currently in place or being considered are

- Image and Communication programs
- Quarterly Newsletter
- Downtown Industrial District Business Improvement District Web Site
- Buyer Attraction Program
- Public and Media Relations
- Investment Attraction Programs
- Development of Downtown Industrial District Business Improvement District Image Pieces
- Market Research

### ***MANAGEMENT/CITY FEES/CONTINGENCY***

The improvements and activities are managed by a professional staff that requires centralized management 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 insure that City and County services and policies support the District. Included in this item are the cost to conduct a yearly financial review, City fees to collect and process the assessments, a reserve for uncollectible assessments and depreciation. The special benefit from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses due to the work of the management staff as stated above

## **SECTION C: BENEFITTING PARCELS**

### ***PBID Boundary***

Article XIID Section 4(a) of the State Constitution requires that the authorizing agency "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed".

The Downtown Industrial District Business Improvement District includes all property within a boundary formed by: (Also see map on page 9)

**Summary** – The proposed District is bounded on the West by San Pedro from 8<sup>th</sup> Street to 7<sup>th</sup> Street and both sides of San Pedro from 7<sup>th</sup> Street to 3<sup>rd</sup> Street. On the North by 3<sup>rd</sup> Street. On the East by Alameda Street. On the South by Olympic Boulevard and 8<sup>th</sup> Street. The Downtown Industrial District Business Improvement District includes all property within a boundary formed by:

Beginning at the intersection of 3<sup>rd</sup> Street and Alameda Street turn south along Alameda Street to the intersection of Olympic Boulevard. At Olympic Boulevard turn west along Olympic Boulevard to Central Avenue. At Central Avenue turn north along Central Avenue to 8<sup>th</sup> Street. At 8<sup>th</sup> Street turn west along 8<sup>th</sup> Street to San Pedro Street. At San Pedro Street turn north along San Pedro Street to the second parcel facing on the west side of San Pedro Street north of 7<sup>th</sup> Street, parcel number 5148-025-010. Beginning with parcel number 5148-025-010 continue north following the west parcel lines of parcels facing on the west side of San Pedro Street until 3<sup>rd</sup> Street. At 3<sup>rd</sup> Street turn east along 3<sup>rd</sup> Street until reaching the beginning point at 3<sup>rd</sup> Street and Alameda Street.

### **Benefit Zones**

Zone One is made up primarily of smaller parcels than Zone Two with buildings that front on the street and tend to have more than one business within a building. Zone One's parcels are predominately occupied by small wholesale businesses. Zone One contains the highest concentration of small wholesale with some small retail uses that primarily serve the needs of the immediate neighborhood within the District, the highest pedestrian counts and the highest demand for clean and safe services based on data from over 10 years of operation. Zone One also contains a number of non-profit social service providers. The west boundary for zone one is the west boundary for the District. The north boundary is 3<sup>rd</sup> Street. The east boundary is Central Avenue and the south boundary is 8<sup>th</sup> Street.

Zone Two is made up primarily of large parcels with buildings that are set back, are completely fenced and house only one business. Zone Two has a much lower historical demand for clean and safe services based on data from over 10 years of operations. Zone Two is predominately wholesale, industrial and market uses such as a seafood market, which have very little pedestrian traffic and operate predominately during the night hours. The west boundary for zone two is Central Avenue. The north boundary is 3<sup>rd</sup> Street. The east boundary is Alameda Street and the south boundary is Olympic Boulevard.

### **District Boundary Rationale**

The property uses within the general boundaries of the Downtown Industrial District Business Improvement District are primarily wholesale, manufacturing and industrial uses with a small number of retail businesses, the majority of which are in Zone One. Zone One's parcels are



predominately occupied by small wholesale businesses. Zone One contains the highest concentration of small wholesale with some small retail uses in the District. Zone Two is predominately large wholesale, large industrial and large market uses such as a seafood market. The District also contains a small number of non-profit social service uses located in zone one. Services and improvements provided by the District are designed to provide special benefits to each of the individually assessed wholesale, manufacturing, industrial, retail and social service parcels within the District in the form of improving the economic vitality by increasing building occupancy and lease rates and encouraging new business development, attracting tenants and encouraging commerce. Wholesale parcels will specifically benefit from the District programs in the form of an increased likelihood of increased commerce and building occupancy. Manufacturing and industrial parcels will specifically benefit from District programs in the form of an increased likelihood of new business development and a greater ability to attract tenants. Retail parcels will specifically benefit from District programs in the form of an increased likelihood of increased commerce, increased building occupancy and lease rates. All of the services provided, such as the security work provided by the Safe Team and the 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 the unique nature of these services focusing on the particular needs of each assessable parcel within the District provide particular and distinct benefits to each of the parcels within the District. Each property within the District receives special benefits and is assessed based upon benefits received.

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 within the boundaries of the District. Specifically, security patrols, clean / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries. All assessed parcels within the District receive special benefits and are assessed based upon the special benefits received by each individually assessed parcel.

Northern Boundary: The northern boundary of the Downtown Industrial District Business Improvement District abuts the boundary of the Little Tokyo Business Improvement District. This district provides improvements and activities similar to the services provided by the Downtown Industrial District Business Improvement District. 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.

Eastern Boundary: The eastern boundary of the Downtown Industrial District Business Improvement District abuts from Third Street to Seventh Street on Alameda. The Arts District Business Improvement District which is currently in formation and if formed will provide improvements and activities similar to the services provided by the Downtown Industrial District Business Improvement District. Alameda Street, south of Seventh Street, because of its width and high volume of truck traffic acts as a natural barrier to separate the District from property on the east side of Alameda. 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.

Southern Boundary: The southern boundary of the Downtown Industrial District Business Improvement District is the same as it has been since 2004. Parcels within the District are uniquely different from those property uses south of the District in that they are primarily wholesale, manufacturing and industrial uses. The manufacturing and industrial uses make products and ship them out of the District customers rarely come to their businesses. The wholesale businesses sell products in bulk with limited on-site sales. Property uses south of the District's southern border are primarily retail fashion related, retail electronics and other retail uses that sell individual products with the vast majority of their sales on-site and attract customers from a wide region. These uses have higher customer counts and parking demand with needs that are different from the wholesale industrial uses within the District and will not benefit from the services and programs that are designed to provide special benefit to the primarily wholesale, manufacturing and industrial uses within the Downtown Industrial District. The retail in Zone One is different from retail south of the District border in that it is predominately neighborhood serving, supporting the employees and customers of the primarily wholesale, manufacturing and industrial uses that exist in Zone One. 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.




Western Boundary: western boundary of the Downtown Industrial District Business Improvement District abuts from Eight Street to Seventh Street the Fashion District Business Improvement District, which begins at Seventh Street, and provides improvements and activities similar to the services provided by the Downtown Industrial District Business Improvement District. The boundary from Seventh Street to Fifth Street includes parcels that face on both sides of San Pedro Street with the parcels on the west side of San Pedro Street being only one parcel deep. These parcels were included in order to provide consistent services to both sides of that part of San Pedro Street in an efficient and effective manner. By taking in both sides of San Pedro Street, one parcel deep on the western side of San Pedro Street, a small number of parcels with non-profit social service uses were incidentally included within the District.

District Clean/Safe and Communication programs are designed to provide a special benefit to all non-profit assessed District parcels in the form of an increased likelihood of improved lease rates and tenant occupancy and increased likelihood of attracting new investment to the district because of an increase in commercial activity. District programs are not designed to provide benefit to non-profit social service providers, but because these providers are within the District boundaries they receive special benefit from the District Clean Program (see discussion of non-profit parcels on pages 15 and 20). West of the District boundary is an area made up primarily of properties providing services to the homeless and impoverished which are distinctly different from the majority of uses within the District which are industrial, manufacturing and wholesale. Properties west of the District boundary do not receive District services and will not receive even the incidental special benefit that similar properties that were included in the District in an effort to provide effective service to both sides of San Pedro Street receive. District programs are designed to increase commercial activity and are not designed to increase customers to non-profit social service providers. The communication, economic development and clean and safe programs were design to increase commerce and economic vitality of the wholesale, manufacturing and industrial uses that are predominate in the District.

The remainder of the western boundary abuts an area whose use is predominately toy retail businesses which are distinctly different from the industrial, manufacturing and wholesale uses within the District. These parcels outside the District boundary will not receive special benefit

from the communication, economic development and clean and safe programs which were designed to increase commerce and economic vitality of the wholesale, manufacturing and industrial uses that are predominate in the District. The very small number of toy retail businesses located within the District boundary receive special benefit from District programs because they are incidentally within the District. District programs are not designed to increase customers to retail toy businesses. The communication, economic development and clean and safe programs were designed to increase commerce and economic vitality of the wholesale, manufacturing and industrial uses that are predominate in the District. 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.



-  ZONE 1 BID PROPERTIES (PROPERTY BASED)
-  ZONE 2 BID PROPERTIES (PROPERTY BASED)
-  B.I.D. BOUNDARY

**DOWNTOWN INDUSTRIAL DISTRICT**



## SECTION D: PROPORTIONAL BENEFITS

### **Methodology**

Article XIII D Section 4(a) of the State Constitution requires "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided".

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed Improvements is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the District receive.

Each identified parcel within the District will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the District services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received. Each assessed parcel will pay for 100% of their special benefit.

### **Special Benefit Factors**

The method used to determine proportional special benefits from the improvements and activities of the Downtown Industrial District Business Improvement District is Parcel Square Footage as the assessment variable. In order to determine which elements will be a part of the assessment methodology it begins with an analysis of the building types and development types within a district. The building types within this district do not vary much. Most buildings are one and two story industrial buildings. The use of building square footage as one of the assessment variables is not needed to address the need to spread the assessments equitably because the District does not have a wide variable of density on a parcel.

To further determine which elements will be a part of the assessment methodology there must be an analysis of the parcel sizes and variations in parcel size within the district. This District does not have a consistent parcel size throughout the District. The parcels vary from small commercial parcels in zone one to large industrial parcels in zone two. The use of lot size as the only assessment variables addresses the need to spread the assessments equitably in a district that has such a wide variable in lot size.

Linear footage was not used as an assessment variable in this District due to the wide variances in parcel sizes as stated above. Linear footage is best used as an assessment variable when there is a relatively minor variance in building types and parcel sizes.

Services and improvements provided by the District are designed to provide special benefits to the mix of wholesale, manufacturing and industrial uses. The use of each parcel's assessable parcel square footage 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, clients and or employees. The best way to determine each parcels proportionate special benefit from the District programs is to relate each parcel's square footage to every other parcel's square footage.

Parcel square footage is relevant to the best use of a property and will reflect the long term special benefit implications of the improvement district.

Parcel Square Footage Defined. Parcel square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps.

## **SECTION E: SPECIAL and GENERAL BENEFITS**

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states "only special benefits are assessable" which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements. Further clarification from the Golden Hill judicial opinion states that "even *minimal* general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties". A special benefit as defined in Article XIID means a particular and distinct benefit over and above general benefits conferred on real property located in the PBID or to the public at large.

The special benefit to parcels from the proposed PBID activities and improvements described in this Report is equal to or exceeds the total amount of the proposed assessment. Each individual assessed parcel's assessment is no greater than the special benefit it receives from the PBID services.

The quantitative analysis of determining both the special and general benefit is provided separately below.

### ***Special Benefit Analysis***

All special benefits derived from the assessments outlined in this Report are for property related activities directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. Article XIID Section 4(a) of the state Constitution states "An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed".

All individually assessed parcels specially benefit from PBID activities. In particular, each parcel that is not classified as a "non-profit parcel" (see non-profit discussion below) will benefit from the Safe and Clean services that will make each parcel cleaner and safer, such as: increased safety patrol<sup>9</sup>, removing graffiti from buildings, picking up trash, weeding and power-washing

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<sup>9</sup> The study published in the Economic Journal, cited previously in footnote 9, indicates that 30 Los Angeles BIDs that provide safety services resulted in crime reduction within those districts.

sidewalks which directly relates to improving the safety of each individual parcel, to increasing building occupancy and lease rates, encouraging new business development and attracting ancillary businesses and services for parcels within the District. All specially benefitted parcels will be assessed based on their proportional share of the special benefits received from the PBID activities.

Each individually assessed parcel that is not classified as a "non-profit parcel" (see non-profit discussion below) will also specially benefit from the Communication activities which will specially benefit each parcel by encouraging business development and investment which generates customer traffic which directly relates to increases in commercial activity. All specially benefitted parcels will be assessed based on their proportional share of the special benefits received from the PBID activities.

The PBID's purpose is to fund activities and improvements to provide a cleaner and safer environment and to perform the communication services as outlined in Section B with the goal of increasing pedestrian traffic and filling vacant wholesale space and commercial properties. By presenting a more attractive, safer and vibrant destination, there is a likelihood of increased pedestrian traffic, increased business activities and improved commercial serving uses.

Improving the public safety makes locations more attractive for businesses. When business location decisions are made, "lower levels" of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable".<sup>10</sup> Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is increased commercial lease rates and commercial tenant occupancy because of the increase in commercial activity and an increase in District customers that follow from having a cleaner and safer area.

#### **Publicly Owned Parcels:**

The Downtown Industrial District PBID will provide all the improvements and activities, including communication, to the City of Los Angeles or any other government-owned parcels within the PBID boundary with the exception of parcel of parcel 5147-029-901 which is a public plaza and will not benefit from the District communication and economic development programs, but will receive special benefit from all other District program. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Public owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees, which directly relates to fulfilling their public service mission. Article XIII D of the California Constitution was added in November of 1996 to provide 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.*"

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<sup>10</sup> "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2



**Non-Profit Social Service Provider Assessments:**

A small number of District parcels are owned and occupied by Non-Profit social service providers (non-profit parcels) are included within the District boundary not because of their use, but because they are intermingled with in the predominate wholesale, manufacturing and industrial uses. The non-profit parcels do not receive the same level of special benefits from the District programs which are designed to meet the District goals of improving the appearance and safety of the District, to increase building occupancy and lease rates, to encourage new business development, attract ancillary businesses and services and increase the economic vitality of the wholesale, manufacturing and industrial uses as do all of the other parcels within the District. These service providers provide homeless and mental health programs. Customers/clients of non-profit social service providers within the District do not have a discretionary choice of where to go to get their services as compared to a customer of a for-profit business which has several choices of where to buy their products and services. Customers/clients of these service providers are not attracted to the providers because of a safe environment. These providers will not specially benefit from the safe programs provided by the District and will only benefit from the cleaning activities of the District and the management/contingency/city fees programs of the District. Each assessed parcel will pay for 100% of their special benefit.

Because of the differences between for-profit and non-profit clients/customers as discussed in the above paragraph, non-profit parcels do not receive special benefits from the District's safe programs or economic development programs. Non-profit parcels do receive special benefits from the District clean programs that provide a healthier environment to the areas around their parcels. These areas are used as waiting/queuing areas by their clients. Non-profit parcels also benefit from the clean programs in that a clean area provides a better environment which increases the likelihood of attracting and maintaining employees at the service providers. These clean programs enhance the ability of the social service providers to provide their services and therefore provide special benefits to the non-profit parcels. Non-profit parcels will only pay their share of the District's clean and management/contingency/city fees programs. The non-profit social service providers are located in a small geographic area of district.

**General Benefit Analysis**

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels outside of PBID may receive, and (2) the public at large may receive. Each of the parcels are receiving 100% of the special benefit parcels.

**General Benefit to Parcels Outside of PBID**

All the PBID activities and improvements are provided to each of the individual assessed parcels in the PBID boundary. No PBID activities will be specifically provided to any parcel outside of the PBID boundary. However, it is conceivable to conclude that some parcels outside of the PBID boundary may receive some spillover benefit from the Safe and Clean activities.

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to or immediately across the street from where the PBID services are delivered. In order to calculate the general benefit that parcels adjacent to the Downtown Industrial PBID may receive, the percentage of



each PBID activity budget attributed to these parcels must be determined. The table below shows the budgets for each of the PBID activities that may have spillover benefit and their respective percentage of the total PBID budget. We then need to apply a Relative Benefit factor to each of the activities accounting for the potential benefit parcels outside of the district may receive. The relative benefit factor is a basic unit of measure that compares the benefit that parcels within the District receive compared to parcels outside of the District. Since the parcels in the District boundary receive 100% of the special benefit they are assigned a relative benefit factor of 1.0 for each PBID activity. Since the parcels outside of the district boundary do not directly receive any PBID activity they are assigned a relative benefit factor less than 1.0 for each PBID activity. There is no scientific method to determine the respective relative benefit, however in our professional experience of over 50 years as a Registered Civil Engineer the relative benefit factors are reasonable to conclude.

In the case of the Downtown Industrial District each of the activities under Communication, i.e. newsletter and website management specially benefit all parcels in the PBID as these activities strictly target and advertise the parcels within the PBID boundary. Communication does not have a spillover benefit and does not provide either a special benefit or a general benefit to parcels outside the District. For example, the web site has a directory of only those businesses within the District. The quarterly newsletter is only distributed to property and business owners within the District. The buyer attraction program specifically identifies businesses within the District and works to attract buyers to those businesses. Safe and Clean activities are site specific to each parcel within the PBID boundary. However, the parcels immediately adjacent to the boundary may visually see the effects of the Safe and Clean services, e.g. cleaner sidewalks, safety patrols, and buildings without graffiti and thus, may receive a nominal spillover benefit. Safe and Clean activities can clearly be seen and are limited to District frontage adjacent to parcels outside the District. A visitor can clearly see the difference between parcels in the District and those outside. Based upon our experience the relative benefit factor for Safe and Clean is 0.25. The relative benefit factor is then multiplied by the PBID activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

<b>PBID Activities Budget:</b>	<b>Budget</b>	<b>Percent of Total</b>	<b>x</b>	<b>Relative Benefit *</b>	<b>=</b>	<b>Benefit Factor</b>
Budget for Safe and Clean:	\$1,467,669	71%		0.25		0.18
<b>TOTAL PBID Assessment Budget:</b>	<b>\$2,067,590</b>					<b>0.18</b>

Based on the criteria of identifying parcels outside of the PBID boundary there are 112 parcels that do not directly receive the PBID activities but may receive some spill-over benefit. Of those 112 parcels, 43 are within other adjoining PBID boundaries. These parcels do not benefit to the same degree as other parcels that are not within a PBID as these parcels are currently assessed for and receive special benefit from similar PBID activities. Therefore these 43 parcels receive 50% the general benefit of the other adjacent parcels. There is no scientific method to determine the respective percent of reduced benefit parcels outside the PBID, but within an adjoining PBID receive, however in our professional experience of over 50 years as a Registered Civil Engineer the relative benefit factors are reasonable to conclude and provide a conservative estimate of possible general benefit.

The parcels outside of the PBID boundary not in another PBID are assigned a total benefit factor of 0.18 to account for the fact that they may benefit from the Safe and Clean activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it. For parcels that are immediately adjacent to the PBID boundary but are included in another

PBID their benefit factor is 50% of the 0.18 acknowledging their benefit from their own PBID activities. Therefore, these 43 parcels have a benefit factor of 0.09 (0.18 x 50%). Both of these benefit factors are reflected in the table below.

In comparison, there are 862 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive 100% special benefit from the PBID activities. To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage.

	No. of Parcels	Benefit Factor	Total Benefit Units
No. of parcels in District:	862	1.00	862.00
No. of parcels adjacent to district boundary in other PBIDs	43	0.09	3.87
No. of parcels adjacent to district boundary not in other PBID	69	0.18	12.42
Total number of parcels	977		878.29

**General Benefit to parcels outside of district boundary**

**1.85%**

$(3.87+12.42)/878.29$

All Calculations are rounded up or down to two decimal places.

**General Benefit to the Public At Large**

In addition to the general benefit to the parcels outside of the PBID boundary, there may be general benefits to the public at large, those people that are either in the PBID boundary and not specially benefitted from the activities or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the PBID the public at large are those individuals that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities. Since the main goal of the PBID is to increase pedestrian traffic and participation in commercial activity a determination is made of how many people are in the PBID boundary and not currently or ever will engage in commerce.

With regard to the Downtown Industrial District it is a highly concentrated industrial area with little pedestrian traffic other than employees or homeless. The Downtown Industrial District contracted with Farrand Research to conduct intercept surveys within the PBID boundary to determine to what degree respondents engage in any type of business activity (going to a restaurant/café/bar; conduct personal business, e.g. visit a bank, beauty salon, tailor, dry cleaner; pay to park a car in the District, visit a retail or wholesale business). The survey included 133 participants, with a margin of error of 8.5%, and was conducted on December 10, 11, 12, 2013 at separate locations within the PBID with all efforts made to include an unbiased cross section of participants. As noted above this is an industrial area with little pedestrian traffic other than employees or homeless. However there are a few locations within the District that are frequented by employees and customers particularly for meals. The survey locations were at these sites in an effort to get surveys from actual users of the District and avoid interviewing homeless individuals.

The first 7 questions of the survey asked the respondent if they are likely, either today or at any point in the future, to engage in any type of commerce activity that is represented through the

district, for example; going to a restaurant/café/bar; conduct personal business, e.g. visit a bank, beauty salon, pay to park a car in the District, visit a retail or wholesale business. Of the 133 surveys, none responded that they were not likely to engage in any type of commerce. That means that 100% of the respondents indicated that they will and intend to engage in at least one of the business activities asked in the survey and that the PBID services; i.e. Clean and Safe or Communication will contribute to their decision to come to the District and engage in commerce. Therefore, 0% (0/133) of the total survey responses represent the general benefit to the public at large.

**Total General Benefits**

Using the sum of the two (2) measures of general benefit described above (1.85% + 0%), we find that approximately 1.85% of the benefits conferred by the PBID activities may be general in nature and will be funded from sources other than special assessments

**SECTION F: COST ESTIMATE**

**2015 Operating Budget**

The Downtown Industrial District 2015 calendar year operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the District boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

Benefit Zone	PBID Expenditures			Total Budget
	Clean & Safe	Communication	Management/ City Fees	
1	\$1,111,742	\$164,000	\$299,379	\$1,575,121
2	\$315,164	\$47,117	\$81,649	\$443,930
Non Profit	\$40,763	\$0	\$7,776	\$48,539
<b>EXPENDITURES</b>	<b>\$1,467,669</b>	<b>\$211,117</b>	<b>\$388,804</b>	<b>\$2,067,590</b>
<b>REVENUES</b>				
Assessment Revenues				\$2,029,339
Other Revenue, 1.85% (1)				\$38,251
<b>TOTAL REVENUES</b>				<b>\$2,067,590</b>

(1) Other non-assessment funding to cover the cost associated with general benefit.

**Budget Notations**

1. 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 will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners 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.

2. 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 owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's 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.

## SECTION G: APPORTIONMENT METHOD

In order to assess for the special benefit each parcel receives from the PBID activities two benefit zones, in addition to a non-profit parcel assessment have been established. The levels of appropriate service delivery within each zone was determined by analyzing historical data on the amount of clean and safe services delivered to each zone, current service delivery needs and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness for each parcel throughout the District. The Economic Development/Communication and management programs are designed to provide services to parcels in both zone one and zone two. For more detail on special benefit see "Special Benefit" section beginning of page 12 of this Engineer's Report. Each zones assessment rate was calculated by determining the level of special benefit each parcels receives from the activities and the cost to provide that level of benefit and then spreading the cost over the total assessable footage for that benefit zone or overlay.

Zone One is made up primarily of small parcels with small lot sizes. Zone One parcels have buildings that front on the street and tend to have more than one business within a building. Zone One's parcels are predominately occupied by small businesses. Zone One has a much higher density than Zone Two with 97% of the District parcels and only 64% of the District lot square footage. Zone One contains the highest concentration of retail uses in the District, the highest pedestrian counts and the highest demand for clean and safe services based on data from over 10 years of operation. Zone One also contains a number of non-profit social service providers.

Zone Two is made up primarily of large parcels with buildings that are set back, are completely fenced and house only one business. Zone Two is much less dense than Zone One containing only 3% of the District parcels on 36% of the Districts lot square footage. Zone Two has a much lower historical demand for clean and safe services based on data from over 10 years of operations. Zone Two is predominately wholesale, industrial and market uses such as a seafood market, which have very little pedestrian traffic and operate predominately during the night hours.

The amount of assessment for each parcel can be computed by proportionally allocating program costs amongst all parcels within the District area. The method and basis of spreading program costs varies between zones based on frequency of service, types of programs and activities proposed and the size of the zone. This results in different assessment rates for each of the two zones in the District. (See assessment calculations on following page)

### **Non-Profit Assessments**

District parcels which are owned and occupied by Non-Profit social service providers (non-profit parcels) do not receive the same level of special benefits from the District programs (see pages 8 and 15 for non-profit discussion) which are designed to meet the District goals of improving the appearance and safety of the District, to increase building occupancy and lease rates, to encourage new business development, attract ancillary businesses and services and increase the economic vitality of the wholesale, manufacturing and industrial uses as do all of the other parcels within the District. These service providers provide homeless and mental health programs. Customers/clients of non-profit social service providers within the District do not have a discretionary choice of where to go to get their services as compared to a customer of a for-profit business which has several choices of where to buy their products and services. Customers/clients of these service providers are not attracted to the providers because of a safe

environment. These providers will not specially benefit from the safe programs provided by the District and will only benefit from the cleaning activities of the District and the management/contingency/city fees programs of the District.

Because of the differences between for-profit and non-profit clients/customers as discussed in the above paragraph, non-profit parcels do not receive special benefits from the District's safe programs or economic development programs. Non-profit parcels do receive special benefits from the District clean programs that provide a healthier environment to the areas around their parcels. These areas are used as waiting/queuing areas by their clients. Non-profit parcels also benefit from the clean programs in that a clean area provides a better environment which increases the likelihood of attracting and maintaining employees at the service providers. These clean programs enhance the ability of the social service providers to provide their services and therefore provide special benefits to the non-profit parcels. Non-profit parcels will only pay their share of the District's clean and management/contingency/city fees programs. The non-profit social service providers are located in a small geographic area of district.

Non-profit parcels will only pay their share of the District's clean, management/city fees/contingency programs. The non-profit share is calculated by taking the total lot square footage of non-profit parcels (764,763) and dividing it by the total lot square footage of the District (9,275,451) to arrive at 8.25% of the total lot square footage owned by non-profit parcels. The total budget for District clean programs is \$ 494,100, the non-profit share of the clean programs is  $\$494,100 \times 8.25\% = \$40,763$ . To calculate the non-profit share of the management, city fee/contingency take the total non-profit share of clean programs \$40,763 and divide by the total district budget for all clean, safe and economic development/communication budget \$1,678,786. The result rounded to two decimal places is .02%. Multiply the .02% times the total District budget for management, city fees/contingency of \$388,804 and the non-profit share is \$7,776. The total non-profit share of the District budget is  $\$40,763 + \$7,776 = \$48,539$ . After the general benefit percentage of 1.85% or \$898 is subtracted from \$48,539, the non-profit portion of the budget to be assessed is \$47,641. The assessment rate for District parcels that are owned and operated by non-profit social service providers is  $\$47,641 / 764,763$  lot square feet = \$0.0623 per lot square foot. The following parcels are defined as receiving non-profit assessments:

5146-001-001	5147-009-001	5147-019-010	5147-025-020	5148-025-005
5146-001-002	5147-009-003	5147-019-011	5147-026-030	5148-025-006
5146-005-001	5147-009-004	5147-019-015	5147-027-031	5148-025-007
5146-005-005	5147-009-017	5147-019-023	5147-029-002	5148-025-008
5146-005-012	5147-010-002	5147-020-005	5147-029-035	5148-025-009
5146-005-013	5147-015-040	5147-024-002	5147-029-048	5148-025-017
5146-005-024	5147-016-001	5147-024-003	5147-029-049	5148-025-026
5146-005-029	5147-016-004	5147-024-004	5147-030-063	5147-025-900
5146-008-001	5147-016-005	5147-024-022	5147-034-016	
5146-029-039	5147-016-020	5147-024-023	5147-035-001	
5147-001-012	5147-016-021	5147-024-024	5148-005-010	
5147-006-010	5147-016-024	5147-024-026	5148-011-001	
5147-007-005	5147-019-001	5147-025-003	5148-012-021	
5147-007-007	5147-019-008	5147-025-007	5148-012-019	
5147-007-020	5147-019-009	5147-025-014	5148-013-006	

The table below summarizes the assessable lot square footage within each Benefit Zone and Non-Profit:

	Zone One	Zone Two	Non-Profit
Lot Square Footage	4,563,124	3,947,564	764,763

**Calculation of Assessments**

Based on the special benefit factors, assessable footages for each variable plus the budget identified for each variable in the chart on page 15, all of which are discussed above, the following table illustrates the first year's maximum annual assessment per parcel square foot plus building square foot.

**Assessment Rate Calculation:**

Total Assessment Budget	\$2,029,340
Non-profit assessment budget	\$47,641/764,763 = \$0.0623 per lot square foot
Zone One assessment budget	\$1,545,981/4,563,124 = \$0.3389 per lot square foot
Zone Two assessment budget	\$435,718/3,947,564 = \$0.1104 per lot square foot

Based upon the methodology as set forth above, first year assessments are established as follows:

Zone	Rate per Lot Square Foot
One	\$0.3389
Two	\$0.1104
Non-Profit	\$0.0623

City of Los Angeles parcel 5147-029-901 is a public plaza and will not benefit from the District communication and economic development programs and will pay at an assessment rate of \$0.3035 for the first year of the District.

For example, to calculate the assessment for a parcel in zone one with 20,000 square feet of lot:

$$(20,000 \times \$0.3389) =$$

\$6,778 initial annual parcel assessment

**Government Assessments**

The Downtown Industrial District PBID will provide all the improvements and activities to the City of Los Angeles or any other government-owned parcels within the PBID boundary, with the exception of City of Los Angeles parcel 5147-029-901 which is a public plaza and will not benefit from the District communication and economic development programs. The remainder of City of Los Angeles and former CRA parcels are public parking lots that receive income from parking fees and benefit from all of the District programs. MTA parcels are used by employees in the operation of MTA transit services and will benefit from District programs as defined below. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Public owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees, which directly relates to fulfilling their public service mission. See Engineers Report page 13 for publicly owned parcels special benefit designation. Article XIII D of the California Constitution was added in November of 1996 to provide 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." Below is a list of the publicly-owned parcels and their respective assessments.

APN	OWNER GROUP	Site NUM	Site STREET	zone	LOT SIZE	2015 Asmt	%
5147024900	City Of Los Angeles (parking lot)	557	CROCKER ST	1	4,234	\$1,434.94	0.07%
5147024901	City Of Los Angeles (parking lot)		*NO SITE ADDRESS*	1	1,411	\$478.20	0.02%
5147025900	City Of Los Angeles (lamp village)		*NO SITE ADDRESS*	np	26,139	\$1,628.34	0.08%
5147029901	City Of Los Angeles (public plaza)		*NO SITE ADDRESS*	1	14,200	\$4,310.03	0.21%
<b>Total City of Los Angeles</b>						<b>\$7,851.51</b>	<b>0.39%</b>
5147007901	CRA of LA	454	San Pedro St	1	23,090	\$7,825.41	0.39%
5147026900	CRA of LA	600	S SAN PEDRO ST	1	44,169	\$14,969.27	0.74%
<b>Total CRA of LA</b>						<b>\$22,794.68</b>	<b>1.12%</b>
5147015900	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015901	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015902	LACMTA		*NO SITE ADDRESS*	1	4,299	\$1,456.97	0.07%
5147015903	LACMTA		*NO SITE ADDRESS*	1	4,704	\$1,594.23	0.08%
5147015904	LACMTA		*NO SITE ADDRESS*	1	11,151	\$3,779.17	0.19%
5147015905	LACMTA		*NO SITE ADDRESS*	1	9,975	\$3,380.62	0.17%
5147015906	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015907	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015908	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147033900	LACMTA		*NO SITE ADDRESS*	1	24,045	\$8,149.07	0.40%
5147035900	LACMTA	1310	INDUSTRIAL ST	2	8,058	\$889.41	0.04%
5147035901	LACMTA	1337	E 7TH ST	2	8,319	\$918.22	0.05%
5147035902	LACMTA	1339	E 7TH ST	2	12,109	\$1,336.55	0.07%
5147035903	LACMTA	1345	E 7TH ST	2	42,906	\$4,735.81	0.23%
5147035904	LACMTA	1340	INDUSTRIAL ST	2	31,755	\$3,505.00	0.17%
5147036907	LACMTA		*NO SITE ADDRESS*	2	740	\$81.68	0.00%
5147036908	LACMTA	1016	E 6TH ST	2	215,622	\$23,799.56	1.17%
5147036909	LACMTA		*NO SITE ADDRESS*	2	61,855	\$6,827.33	0.34%
<b>Total LACMTA</b>						<b>\$64,681.50</b>	<b>3.19%</b>
<b>Total Government</b>						<b>\$95,327.69</b>	<b>4.70%</b>



### ***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. The maximum assessment rate for each year is defined in the chart above. Assessments may be reduced by action of the owners association in any given year. Assessments so reduced may increase in the following year more than the 5% cap up to the maximum rate defined for that year in the chart above. 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 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 owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's 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.

### ***Budget Adjustment***

Any annual budget surplus or deficit 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 or deficits that are carried forward.

### ***Non-Profit Social Service Provider***

Any changes to non-profit social service provider's eligibility will be reviewed annually by District management and submitted to the City with the annual assessment roll update. Changes may include a Non-Profit changing to a For-Profit or a For-Profit changing to a Non-Profit. Assessment rates will change for parcels that have a change in their for-profit or non-profit ownership status.

### ***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 of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels, pursuant to Government Code 53750, will be prorated to the date they receive the temporary and/or permanent certificate of occupancy.

In future years, 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.

**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 City of Los Angeles may direct bill the first years assessment for all property owners and will direct bill any property owners whose special assessment does not appear on the tax rolls.

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 any fiscal year of operation and then by the County for subsequent years. Any delinquent assessments owed for a year for which the City billed will be added to the County property tax roll for the following year. 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 City.

**SECTION H: ASSESSMENT ROLL**

The total assessment amount for 2015 is \$2,029,340 apportioned to each individual assessed parcel. For a complete listing of assessed parcels, please see Attachment B: Assessment Roll, attached as a separate document.

Attachment B: Assessment Roll

APN	OWNER GROUP	Site NUM	Site STREET	zone	LOT SIZE	2015 Asmt	%
5147024900	City Of Los Angeles (parking lot)	557	CROCKER ST	1	4,234	\$1,434.94	0.07%
5147024901	City Of Los Angeles (parking lot)		*NO SITE ADDRESS*	1	1,411	\$478.20	0.02%
5147025900	City Of Los Angeles (lamp village)		*NO SITE ADDRESS*	np	26,139	\$1,628.34	0.08%
5147029901	City Of Los Angeles (public plaza)		*NO SITE ADDRESS*	1	14,200	\$4,310.03	0.21%
<b>Total City of Los Angeles</b>						<b>\$7,851.51</b>	<b>0.39%</b>
5147007901	CRA of LA	454	San Pedro St	1	23,090	\$7,825.41	0.39%
5147026900	CRA of LA	600	S SAN PEDRO ST	1	44,169	\$14,969.27	0.74%
<b>Total CRA of LA</b>						<b>\$22,794.68</b>	<b>1.12%</b>
5147015900	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015901	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015902	LACMTA		*NO SITE ADDRESS*	1	4,299	\$1,456.97	0.07%
5147015903	LACMTA		*NO SITE ADDRESS*	1	4,704	\$1,594.23	0.08%
5147015904	LACMTA		*NO SITE ADDRESS*	1	11,151	\$3,779.17	0.19%
5147015905	LACMTA		*NO SITE ADDRESS*	1	9,975	\$3,380.62	0.17%
5147015906	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015907	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147015908	LACMTA		*NO SITE ADDRESS*	1	2,495	\$845.58	0.04%
5147033900	LACMTA		*NO SITE ADDRESS*	1	24,045	\$8,149.07	0.40%
5147035900	LACMTA	1310	INDUSTRIAL ST	2	8,058	\$889.41	0.04%
5147035901	LACMTA	1337	E 7TH ST	2	8,319	\$918.22	0.05%
5147035902	LACMTA	1339	E 7TH ST	2	12,109	\$1,336.55	0.07%
5147035903	LACMTA	1345	E 7TH ST	2	42,906	\$4,735.81	0.23%
5147035904	LACMTA	1340	INDUSTRIAL ST	2	31,755	\$3,505.00	0.17%
5147036907	LACMTA		*NO SITE ADDRESS*	2	740	\$81.68	0.00%
5147036908	LACMTA	1016	E 6TH ST	2	215,622	\$23,799.56	1.17%
5147036909	LACMTA		*NO SITE ADDRESS*	2	61,855	\$6,827.33	0.34%
<b>Total LACMTA</b>						<b>\$64,681.50</b>	<b>3.19%</b>
<b>Total Government Parcels</b>						<b>\$95,327.69</b>	<b>4.70%</b>

APN	Site NUM	Site STREET	zone	LOT SIZE	2015 Asmt	%
5146001001	1000	E 7TH ST	NP	11,238	\$700.07	0.03%
5146001002	1010	E 7TH ST	NP	5,446	\$339.26	0.02%
5146001027	1018	E 7TH ST	1	8,581	\$2,908.18	0.14%
5146001028	719	CERES AVE	1	5,445	\$1,845.36	0.09%
5146001029	711	CERES AVE	1	6,969	\$2,361.86	0.12%
5146001030	718	GLADYS AVE	1	14,026	\$4,753.54	0.23%
5146001031	742	GLADYS AVE	1	12,240	\$4,148.25	0.20%
5146001032		*NO SITE ADDRESS*	1	4,160	\$1,409.86	0.07%
5146001033		*NO SITE ADDRESS*	1	4,160	\$1,409.86	0.07%
5146001034	728	GLADYS AVE	1	4,160	\$1,409.86	0.07%
5146001035	722	GLADYS AVE	1	8,494	\$2,878.69	0.14%
5146001036		*NO SITE ADDRESS*	1	4,443	\$1,505.77	0.07%
5146001037	725	CERES AVE	1	4,443	\$1,505.77	0.07%
5146001038	727	CERES AVE	1	4,443	\$1,505.77	0.07%
5146001039	729	CERES AVE	1	4,443	\$1,505.77	0.07%
5146001040	731	CERES AVE	1	4,443	\$1,505.77	0.07%
5146001041	733	CERES AVE	1	4,435	\$1,503.06	0.07%
5146001042	737	CERES AVE	1	4,435	\$1,503.06	0.07%
5146001043	741	CERES AVE	1	4,443	\$1,505.77	0.07%
5146002035	1021	E 8TH ST	1	6,507	\$2,205.28	0.11%
5146002036	1013	E 8TH ST	1	3,310	\$1,121.79	0.06%
5146002037	1011	E 8TH ST	1	3,406	\$1,154.32	0.06%
5146002038	1001	E 8TH ST	1	5,157	\$1,747.75	0.09%
5146002039	790	GLADYS AVE	1	4,499	\$1,524.75	0.08%
5146002040	784	GLADYS AVE	1	8,076	\$2,737.03	0.13%
5146002041	776	GLADYS AVE	1	4,107	\$1,391.90	0.07%
5146002042	774	GLADYS AVE	1	4,107	\$1,391.90	0.07%
5146002043	766	GLADYS AVE	1	8,298	\$2,812.27	0.14%
5146002044	760	GLADYS AVE	1	6,101	\$2,067.68	0.10%
5146002045	754	GLADYS AVE	1	6,616	\$2,242.22	0.11%
5146002046		*NO SITE ADDRESS*	1	4,255	\$1,442.06	0.07%
5146002047	744	GLADYS AVE	1	4,255	\$1,442.06	0.07%
5146002048		*NO SITE ADDRESS*	1	4,443	\$1,505.77	0.07%
5146002049	747	CERES AVE	1	9,226	\$3,126.77	0.15%
5146002050		*NO SITE ADDRESS*	1	4,400	\$1,491.20	0.07%
5146002051		*NO SITE ADDRESS*	1	4,440	\$1,504.76	0.07%
5146002052	767	CERES AVE	1	4,443	\$1,505.77	0.07%
5146002053	769	CERES AVE	1	4,443	\$1,505.77	0.07%
5146002054		*NO SITE ADDRESS*	1	4,443	\$1,505.77	0.07%
5146002055	777	CERES AVE	1	4,443	\$1,505.77	0.07%
5146002056	781	CERES AVE	1	8,799	\$2,982.06	0.15%
5146002057	787	CERES AVE	1	5,170	\$1,752.16	0.09%
5146003023	765	KOHLER ST	1	3,049	\$1,033.33	0.05%
5146003024	761	KOHLER ST	1	3,049	\$1,033.33	0.05%
5146003025	755	KOHLER ST	1	9,670	\$3,277.25	0.16%
5146003032		*NO SITE ADDRESS*	1	3,354	\$1,136.70	0.06%
5146003033		*NO SITE ADDRESS*	1	5,619	\$1,904.33	0.09%
5146003034		*NO SITE ADDRESS*	1	4,486	\$1,520.35	0.07%
5146003035		*NO SITE ADDRESS*	1	4,486	\$1,520.35	0.07%
5146003036		*NO SITE ADDRESS*	1	4,486	\$1,520.35	0.07%
5146003037		*NO SITE ADDRESS*	1	4,499	\$1,524.75	0.08%
5146003038	782	CERES AVE	1	4,486	\$1,520.35	0.07%
5146003039	786	CERES AVE	1	4,499	\$1,524.75	0.08%

5146003040	790	CERES AVE	1	5,073	\$1,719.29	0.08%
5146003045	783	KOHLER ST	1	4,499	\$1,524.75	0.08%
5146003046	781	KOHLER ST	1	2,705	\$916.75	0.05%
5146003047		*NO SITE ADDRESS*	1	7,570	\$2,565.54	0.13%
5146003048	773	KOHLER ST	1	4,325	\$1,465.78	0.07%
5146003049		*NO SITE ADDRESS*	1	4,016	\$1,361.06	0.07%
5146003050		*NO SITE ADDRESS*	1	3,550	\$1,203.13	0.06%
5146003051		*NO SITE ADDRESS*	1	178	\$60.33	0.00%
5146003052		*NO SITE ADDRESS*	1	178	\$60.33	0.00%
5146003053		*NO SITE ADDRESS*	1	566	\$191.82	0.01%
5146003054	0	E 8TH ST	1	12,680	\$4,297.37	0.21%
5146003055	1107	E 8TH ST	1	3,946	\$1,337.33	0.07%
5146003056	1105	E 8TH ST	1	3,798	\$1,287.18	0.06%
5146003057	1101	E 8TH ST	1	3,567	\$1,208.89	0.06%
5146004001	1112	E 7TH ST	1	5,619	\$1,904.33	0.09%
5146004002	1122	E 7TH ST	1	7,448	\$2,524.19	0.12%
5146004024	0	CERES AVE	1	4,312	\$1,461.38	0.07%
5146004025	736	CERES AVE	1	8,640	\$2,928.17	0.14%
5146004034	1104.5	E 7TH ST	1	9,082	\$3,077.97	0.15%
5146004035	1108	E 7TH ST	1	4,538	\$1,537.97	0.08%
5146004036	712	CERES AVE	1	5,296	\$1,794.86	0.09%
5146004037	714	CERES AVE	1	4,787	\$1,622.36	0.08%
5146004038	718	CERES AVE	1	4,730	\$1,603.04	0.08%
5146004039	722	CERES AVE	1	4,560	\$1,545.43	0.08%
5146004040	728	CERES AVE	1	4,560	\$1,545.43	0.08%
5146004041		*NO SITE ADDRESS*	1	4,560	\$1,545.43	0.08%
5146004042		*NO SITE ADDRESS*	1	235	\$79.64	0.00%
5146004043		*NO SITE ADDRESS*	1	235	\$79.64	0.00%
5146004044		*NO SITE ADDRESS*	1	4,560	\$1,545.43	0.08%
5146004047		*NO SITE ADDRESS*	1	2,134	\$723.23	0.04%
5146004048		*NO SITE ADDRESS*	1	4,325	\$1,465.78	0.07%
5146004049	737	KOHLER ST	1	8,651	\$2,931.90	0.14%
5146004050	749	KOHLER ST	1	7,030	\$2,382.53	0.12%
5146004051	747	KOHLER ST	1	3,245	\$1,099.76	0.05%
5146004052	741	KOHLER ST	1	3,245	\$1,099.76	0.05%
5146004053	739	KOHLER ST	1	3,785	\$1,282.77	0.06%
5146004054	729	KOHLER ST	1	21,636	\$7,332.64	0.36%
5146004055	746	CERES AVE	1	18,092	\$6,131.54	0.30%
5146005001	1220	E 7TH ST	NP	10,474	\$652.48	0.03%
5146005005		*NO SITE ADDRESS*	NP	3,674	\$228.87	0.01%
5146005006		*NO SITE ADDRESS*	1	4,094	\$1,387.49	0.07%
5146005007	730	KOHLER ST #ZZ	1	4,094	\$1,387.49	0.07%
5146005009	738	KOHLER ST #ZZ	1	4,094	\$1,387.49	0.07%
5146005010	744	KOHLER ST	1	8,145	\$2,760.41	0.14%
5146005012		*NO SITE ADDRESS*	NP	3,264	\$203.33	0.01%
5146005013	720	KOHLER ST	NP	12,247	\$762.93	0.04%
5146005014	724	KOHLER ST	1	4,094	\$1,387.49	0.07%
5146005015	741	MERCHANT ST	1	6,098	\$2,066.67	0.10%
5146005016		*NO SITE ADDRESS*	1	3,049	\$1,033.33	0.05%
5146005017		*NO SITE ADDRESS*	1	3,571	\$1,210.24	0.06%
5146005022	721	MERCHANT ST	1	12,763	\$4,325.50	0.21%
5146005024	711	MERCHANT ST	NP	7,666	\$477.56	0.02%
5146005025	729	MERCHANT ST	1	11,674	\$3,956.42	0.19%
5146005029	1200	E 7TH ST	NP	10,553	\$657.40	0.03%
5146006002	748	KOHLER ST	1	3,366	\$1,140.77	0.06%
5146006003	750	KOHLER ST	1	6,316	\$2,140.55	0.11%

5146006004	758	KOHLER ST	1	2,570	\$871.00	0.04%
5146006005	764	KOHLER ST	1	2,570	\$871.00	0.04%
5146006006	764	KOHLER ST	1	6,621	\$2,243.92	0.11%
5146006007	766	KOHLER ST	1	6,098	\$2,066.67	0.10%
5146006008	772	KOHLER ST	1	3,049	\$1,033.33	0.05%
5146006009	774	KOHLER ST	1	3,049	\$1,033.33	0.05%
5146006010	780	KOHLER ST	1	2,570	\$871.00	0.04%
5146006011	782	KOHLER ST	1	2,570	\$871.00	0.04%
5146006012	784	KOHLER ST	1	5,096	\$1,727.08	0.09%
5146006013		*NO SITE ADDRESS*	1	2,570	\$871.00	0.04%
5146006014	1201	E 8TH ST	1	8,799	\$2,982.06	0.15%
5146006015	1215	E 8TH ST	1	10,933	\$3,705.29	0.18%
5146006016	775	MERCHANT ST	1	13,242	\$4,487.83	0.22%
5146006017	769	MERCHANT ST	1	4,094	\$1,387.49	0.07%
5146006018		*NO SITE ADDRESS*	1	3,577	\$1,212.28	0.06%
5146006019	755	MERCHANT ST	1	4,704	\$1,594.23	0.08%
5146006023	751	MERCHANT ST	1	3,179	\$1,077.39	0.05%
5146006024	745	MERCHANT ST #ZZ	1	3,179	\$1,077.39	0.05%
5146006026		*NO SITE ADDRESS*	1	4,094	\$1,387.49	0.07%
5146006027	761	MERCHANT ST	1	8,145	\$2,760.41	0.14%
5146006028	778	KOHLER ST	1	4,094	\$1,387.49	0.07%
5146006029		*NO SITE ADDRESS*	1	3,049	\$1,033.33	0.05%
5146006030	755	MERCHANT ST	1	9,365	\$3,173.88	0.16%
5146007001	748	MERCHANT ST	1	3,920	\$1,328.52	0.07%
5146007002	748	MERCHANT ST	1	4,878	\$1,653.20	0.08%
5146007003	762	MERCHANT ST	1	4,617	\$1,564.74	0.08%
5146007004	785	S CENTRAL AVE	1	11,238	\$3,808.66	0.19%
5146007005	771	S CENTRAL AVE	1	14,505	\$4,915.88	0.24%
5146007006	767	S CENTRAL AVE	1	4,704	\$1,594.23	0.08%
5146007008	757	S CENTRAL AVE	1	8,712	\$2,952.58	0.15%
5146007009	755	S CENTRAL AVE	1	4,486	\$1,520.35	0.07%
5146007011	756	MERCHANT ST	1	4,486	\$1,520.35	0.07%
5146007012	766	MERCHANT ST	1	7,013	\$2,376.77	0.12%
5146007013	778	MERCHANT ST	1	4,768	\$1,615.92	0.08%
5146007014	774	MERCHANT ST #8	1	8,450	\$2,863.78	0.14%
5146007015		*NO SITE ADDRESS*	1	4,312	\$1,461.38	0.07%
5146007016		*NO SITE ADDRESS*	1	3,092	\$1,047.91	0.05%
5146007019	1225	E 8TH ST	1	7,405	\$2,509.62	0.12%
5146007020	1237	E 8TH ST	1	5,357	\$1,815.54	0.09%
5146007021		*NO SITE ADDRESS*	1	435	\$147.43	0.01%
5146007022	1249	E 8TH ST	1	15,768	\$5,343.92	0.26%
5146007024	794	MERCHANT ST	1	6,316	\$2,140.55	0.11%
5146007025	761	S CENTRAL AVE	1	9,278	\$3,144.40	0.15%
5146007026	747	S CENTRAL AVE	1	8,806	\$2,984.43	0.15%
5146008001	1226	E 7TH ST	NP	27,412	\$1,707.64	0.08%
5146008003	727	S CENTRAL AVE	1	9,844	\$3,336.22	0.16%
5146008005	736	MERCHANT ST	1	2,526	\$856.08	0.04%
5146008006	738	MERCHANT ST	1	4,181	\$1,416.98	0.07%
5146008007	735	S CENTRAL AVE	1	2,613	\$885.57	0.04%
5146008010	742	MERCHANT ST	1	4,225	\$1,431.89	0.07%
5146008011	746	MERCHANT ST	1	3,223	\$1,092.30	0.05%
5146008012	748	MERCHANT ST #ZZ	1	1,089	\$369.07	0.02%
5146008013	745	S CENTRAL AVE	1	4,312	\$1,461.38	0.07%
5146008014	737	S CENTRAL AVE	1	8,494	\$2,878.69	0.14%
5146008015	715	S CENTRAL AVE	1	17,119	\$5,801.78	0.29%
5146008016	710	MERCHANT ST	1	16,509	\$5,595.05	0.28%

5146008017	733	S CENTRAL AVE	1	13,111	\$4,443.44	0.22%
5146009001	1625	E 8TH ST	2	356,320	\$39,329.29	1.94%
5146009003	1312	E 7TH ST	2	457,815	\$50,531.93	2.49%
5146009004	1396	E 7TH ST	2	785,822	\$86,736.13	4.27%
5146009005		*NO SITE ADDRESS*	2	91,911	\$10,144.80	0.50%
5146009006	0	E 8TH ST	2	774,932	\$85,534.13	4.21%
5146010012	1753	E OLYMPIC BLVD	2	135,903	\$15,000.47	0.74%
5146010014	1777	E OLYMPIC BLVD	2	12,695	\$1,401.23	0.07%
5146010015	1731	E OLYMPIC BLVD	2	24,527	\$2,707.20	0.13%
5146026011	752	S SAN PEDRO ST	1	6,098	\$2,066.67	0.10%
5146026013	760	S SAN PEDRO ST	1	8,232	\$2,789.90	0.14%
5146026019	784	S SAN PEDRO ST	1	17,816	\$6,038.00	0.30%
5146026030	715	E 8TH ST	1	35,544	\$12,046.18	0.59%
5146026031	768	S SAN PEDRO ST	1	17,336	\$5,875.33	0.29%
5146026032	757	CROCKER ST	1	20,826	\$7,058.12	0.35%
5146026033	758	S SAN PEDRO ST	1	5,749	\$1,948.39	0.10%
5146027017	750	CROCKER ST	1	5,488	\$1,859.93	0.09%
5146027018	760	CROCKER ST	1	11,020	\$3,734.78	0.18%
5146027019	766	CROCKER ST	1	3,293	\$1,116.03	0.05%
5146027023	784	CROCKER ST	1	16,073	\$5,447.28	0.27%
5146027024	772	CROCKER ST	1	16,944	\$5,742.47	0.28%
5146027025	773	TOWNE AVE	1	5,837	\$1,978.21	0.10%
5146027026	777	TOWNE AVE	1	5,488	\$1,859.93	0.09%
5146027027	747	E 8TH ST	1	21,670	\$7,344.16	0.36%
5146027028	751	TOWNE AVE	1	5,240	\$1,775.88	0.09%
5146027029	757	TOWNE AVE	1	11,400	\$3,863.56	0.19%
5146028018	750	TOWNE AVE	1	6,621	\$2,243.92	0.11%
5146028019	760	TOWNE AVE	1	5,837	\$1,978.21	0.10%
5146028020	764	TOWNE AVE	1	3,833	\$1,299.04	0.06%
5146028021	766	TOWNE AVE	1	3,092	\$1,047.91	0.05%
5146028022	768	TOWNE AVE	1	6,359	\$2,155.12	0.11%
5146028029	774	TOWNE AVE	1	6,621	\$2,243.92	0.11%
5146028036	777	STANFORD AVE	1	8,232	\$2,789.90	0.14%
5146028037	785	STANFORD AVE	1	9,147	\$3,100.00	0.15%
5146028038	791	STANFORD AVE	1	8,363	\$2,834.30	0.14%
5146028039	777	STANFORD AVE #ZZ	1	11,674	\$3,956.42	0.19%
5146028040	801	E 8TH ST	1	10,689	\$3,622.60	0.18%
5146028041	753	STANFORD AVE	1	13,198	\$4,472.92	0.22%
5146028042	765	STANFORD AVE	1	5,940	\$2,013.12	0.10%
5146028043	780	TOWNE AVE	1	12,096	\$4,099.44	0.20%
5146029017	901	E 8TH ST	1	11,151	\$3,779.17	0.19%
5146029028	752	STANFORD AVE	1	5,488	\$1,859.93	0.09%
5146029029	756	STANFORD AVE	1	4,181	\$1,416.98	0.07%
5146029030	760	STANFORD AVE	1	4,181	\$1,416.98	0.07%
5146029032	914	AGATHA ST	1	2,090	\$708.32	0.03%
5146029033	920	AGATHA ST	1	5,140	\$1,741.99	0.09%
5146029036	920	AGATHA ST	1	2,744	\$929.97	0.05%
5146029038	920	AGATHA ST	1	5,250	\$1,779.27	0.09%
5146029039	905	E 8TH ST	NP	40,859	\$2,545.32	0.13%
5146029042	768	STANFORD AVE	1	6,229	\$2,111.06	0.10%
5146029043	769	GLADYS AVE	1	15,115	\$5,122.61	0.25%
5146029046		*NO SITE ADDRESS*	1	3,484	\$1,180.76	0.06%
5146029047		*NO SITE ADDRESS*	1	4,356	\$1,476.29	0.07%
5146029048	772	STANFORD AVE	1	7,030	\$2,382.53	0.12%
5146029049	764	STANFORD AVE	1	5,401	\$1,830.45	0.09%
5146029051	787	GLADYS AVE	1	6,500	\$2,202.91	0.11%

5146030046	748	STANFORD AVE	1	6,926	\$2,347.28	0.12%
5146030047	713	GLADYS AVE #B	1	5,018	\$1,700.65	0.08%
5146030048		*NO SITE ADDRESS*	1	1,611	\$545.98	0.03%
5146030049	723	GLADYS AVE	1	2,221	\$752.72	0.04%
5146030050	727	GLADYS AVE	1	2,395	\$811.69	0.04%
5146030051	729	GLADYS AVE	1	2,570	\$871.00	0.04%
5146030054	915	AGATHA ST	1	3,789	\$1,284.13	0.06%
5146030056	722	STANFORD AVE	1	34,325	\$11,633.05	0.57%
5146030058	733	GLADYS AVE	1	5,924	\$2,007.70	0.10%
5146030059	908	E 7TH ST	1	15,489	\$5,249.36	0.26%
5146031023	800	E 7TH ST	1	7,840	\$2,657.05	0.13%
5146031024	808	E 7TH ST	1	3,789	\$1,284.13	0.06%
5146031025	810	E 7TH ST	1	2,918	\$988.94	0.05%
5146031027	714	TOWNE AVE	1	5,488	\$1,859.93	0.09%
5146031028	722	TOWNE AVE	1	7,710	\$2,612.99	0.13%
5146031029		*NO SITE ADDRESS*	1	3,746	\$1,269.55	0.06%
5146031030	730	TOWNE AVE	1	3,963	\$1,343.10	0.07%
5146031031	734	TOWNE AVE	1	6,621	\$2,243.92	0.11%
5146031034	746	TOWNE AVE	1	6,621	\$2,243.92	0.11%
5146031035	745	STANFORD AVE	1	3,092	\$1,047.91	0.05%
5146031036	741	STANFORD AVE	1	3,179	\$1,077.39	0.05%
5146031039	731	STANFORD AVE	1	6,359	\$2,155.12	0.11%
5146031042	723	STANFORD AVE	1	3,179	\$1,077.39	0.05%
5146031043	721	STANFORD AVE	1	3,179	\$1,077.39	0.05%
5146031044	717	STANFORD AVE	1	9,452	\$3,203.37	0.16%
5146031045	725	STANFORD AVE	1	6,359	\$2,155.12	0.11%
5146031046	737	STANFORD AVE	1	6,359	\$2,155.12	0.11%
5146031047	740	TOWNE AVE	1	7,143	\$2,420.83	0.12%
5146031048	826	E 7TH ST	1	11,107	\$3,764.26	0.19%
5146032026	714	E 7TH ST	1	3,920	\$1,328.52	0.07%
5146032027	720	E 7TH ST	1	5,837	\$1,978.21	0.10%
5146032033	728	CROCKER ST	1	5,488	\$1,859.93	0.09%
5146032036	736	CROCKER ST	1	2,744	\$929.97	0.05%
5146032037	740	CROCKER ST	1	5,270	\$1,786.05	0.09%
5146032038	746	CROCKER ST	1	5,488	\$1,859.93	0.09%
5146032043		*NO SITE ADDRESS*	1	3,310	\$1,121.79	0.06%
5146032047	743	TOWNE AVE	1	13,764	\$4,664.74	0.23%
5146032048	710	E 7TH ST	1	6,187	\$2,096.83	0.10%
5146032049	747	TOWNE AVE	1	10,454	\$3,542.95	0.17%
5146032050	734	CROCKER ST	1	5,706	\$1,933.81	0.10%
5146032052	700	E 7TH ST	1	10,018	\$3,395.19	0.17%
5146032053		*NO SITE ADDRESS*	1	2,121	\$718.83	0.04%
5146032054	712	CROCKER ST	1	5,227	\$1,771.48	0.09%
5146032055	718	CROCKER ST	1	3,524	\$1,194.32	0.06%
5146032056	720	CROCKER ST	1	2,935	\$994.70	0.05%
5146032057	724	CROCKER ST	1	2,935	\$994.70	0.05%
5146032058		*NO SITE ADDRESS*	1	2,879	\$975.72	0.05%
5146032059		*NO SITE ADDRESS*	1	2,935	\$994.70	0.05%
5146032060	719	TOWNE AVE	1	5,871	\$1,989.73	0.10%
5146032061	723	TOWNE AVE	1	2,935	\$994.70	0.05%
5146033035	700	S SAN PEDRO ST	1	11,194	\$3,793.75	0.19%
5146033038	614	E 7TH ST	1	2,912	\$986.90	0.05%
5146033042	722	S SAN PEDRO ST	1	38,419	\$13,020.55	0.64%
5146033043	715	CROCKER ST	1	3,397	\$1,151.27	0.06%
5146033044		*NO SITE ADDRESS*	1	4,878	\$1,653.20	0.08%
5146033045	721	CROCKER ST	1	3,920	\$1,328.52	0.07%



5146033046	723	CROCKER ST	1	3,659	\$1,240.07	0.06%
5146033047	727	CROCKER ST	1	3,659	\$1,240.07	0.06%
5146033048	733	CROCKER ST	1	6,098	\$2,066.67	0.10%
5146033054	747	CROCKER ST	1	20,211	\$6,849.69	0.34%
5146033055	620	E 7TH ST	1	8,712	\$2,952.58	0.15%
5146033056			1	7,334	\$2,485.56	0.12%
5146033057	612	E 7th ST	1	5,836	\$1,977.87	0.10%
5147001007	707	E 4TH ST	2	58,591	\$6,467.06	0.32%
5147001012	600	E 3RD ST	NP	40,462	\$2,520.59	0.12%
5147001013	300	S CENTRAL AVE	2	156,933	\$17,321.68	0.85%
5147001014		4rth St	2	28,821	\$3,181.16	0.16%
5147002001	341	S CENTRAL AVE	1	5,271	\$1,786.39	0.09%
5147002002	369	S CENTRAL AVE	1	2,500	\$847.27	0.04%
5147002003	365	S CENTRAL AVE	1	5,000	\$1,694.55	0.08%
5147002004	349	S CENTRAL AVE	1	11,525	\$3,905.93	0.19%
5147002005	347	S CENTRAL AVE	1	7,494	\$2,539.78	0.13%
5147002006	371	S CENTRAL AVE	1	2,612	\$885.23	0.04%
5147002007	333	S CENTRAL AVE	1	4,410	\$1,494.59	0.07%
5147002010	607	E 4TH ST	1	2,694	\$913.02	0.04%
5147002011	609	E 4TH ST	1	2,535	\$859.13	0.04%
5147002012	605	E 4TH ST	1	5,507	\$1,866.37	0.09%
5147003005	507	E 4TH ST	1	2,702	\$915.73	0.05%
5147003014	320	CROCKER ST	1	4,067	\$1,378.34	0.07%
5147003015	312	CROCKER ST	1	5,497	\$1,862.98	0.09%
5147003016	308	CROCKER ST	1	5,497	\$1,862.98	0.09%
5147003017	500	E 3RD ST	1	3,598	\$1,219.39	0.06%
5147003018		*NO SITE ADDRESS*	1	3,180	\$1,077.73	0.05%
5147003019		*NO SITE ADDRESS*	1	3,485	\$1,181.10	0.06%
5147003022	315	S CENTRAL AVE	1	2,746	\$930.64	0.05%
5147003023	313	TOWNE AVE	1	11,032	\$3,738.84	0.18%
5147003024	327	TOWNE AVE	1	4,106	\$1,391.56	0.07%
5147003031	521	E 4TH ST	1	2,750	\$932.00	0.05%
5147003032	501	E 4TH ST	1	5,405	\$1,831.80	0.09%
5147003034	515	E 4TH ST	1	5,243	\$1,776.90	0.09%
5147003035	511	E 4TH ST	1	2,621	\$888.28	0.04%
5147003036	509	E 4TH ST	1	2,621	\$888.28	0.04%
5147003038	512	E 3RD ST	1	7,253	\$2,458.11	0.12%
5147003039		*NO SITE ADDRESS*	1	55,272	\$18,732.18	0.92%
5147004001	463	E 4TH ST	1	10,568	\$3,581.59	0.18%
5147004002	459	E 4TH ST	1	5,506	\$1,866.03	0.09%
5147004003	451	E 4TH ST	1	5,506	\$1,866.03	0.09%
5147004004	332	OMAR ST	1	2,750	\$932.00	0.05%
5147004005	332	OMAR ST	1	2,750	\$932.00	0.05%
5147004006	332	OMAR ST	1	2,750	\$932.00	0.05%
5147004007	332	OMAR ST	1	2,750	\$932.00	0.05%
5147004008	332	OMAR ST	1	2,750	\$932.00	0.05%
5147004009	326	OMAR ST	1	8,252	\$2,796.68	0.14%
5147004010	312	OMAR ST	1	8,252	\$2,796.68	0.14%
5147004013	452	E 3RD ST	1	6,696	\$2,269.33	0.11%
5147004016	464	E 3RD ST	1	2,887	\$978.43	0.05%
5147004017	470	E 3RD ST	1	6,270	\$2,124.96	0.10%
5147004018	317	CROCKER ST	1	35,762	\$12,120.06	0.60%
5147004019		*NO SITE ADDRESS*	1	5,500	\$1,864.00	0.09%
5147004020	456	E 3RD ST	1	5,283	\$1,790.46	0.09%
5147005039		*NO SITE ADDRESS*	1	467.67	\$158.50	0.01%
5147005040		*NO SITE ADDRESS*	1	467.67	\$158.50	0.01%





5147005153	420	S. San Pedro, 516	1	467.67	\$158.50	0.01%
5147005154	420	S. San Pedro, 517	1	467.67	\$158.50	0.01%
5147005155	420	S. San Pedro, 518	1	467.67	\$158.50	0.01%
5147005156	420	S. San Pedro, 519	1	467.67	\$158.50	0.01%
5147005157	420	S. San Pedro, 520	1	467.67	\$158.50	0.01%
5147005158	420	S. San Pedro, 521	1	467.67	\$158.50	0.01%
5147005159	420	S. San Pedro, 522	1	467.67	\$158.50	0.01%
5147005160	420	S. San Pedro, 523	1	467.67	\$158.50	0.01%
5147005161	420	S. San Pedro, 524	1	467.67	\$158.50	0.01%
5147005162	420	S. San Pedro, 525	1	467.67	\$158.50	0.01%
5147005163	420	S. San Pedro, 526	1	467.67	\$158.50	0.01%
5147005164	420	S. San Pedro, 527	1	467.67	\$158.50	0.01%
5147005165	420	S. San Pedro, 528	1	467.67	\$158.50	0.01%
5147005166	420	S. San Pedro, 529	1	467.67	\$158.50	0.01%
5147005167	420	S. San Pedro, 531	1	467.67	\$158.50	0.01%
5147005168	420	S. San Pedro, 532	1	467.67	\$158.50	0.01%
5147005169	420	S. San Pedro, 533	1	467.67	\$158.50	0.01%
5147005170	420	S. San Pedro, 601	1	467.67	\$158.50	0.01%
5147005171	420	S. San Pedro, 602	1	467.67	\$158.50	0.01%
5147005172	420	S. San Pedro, 603	1	467.67	\$158.50	0.01%
5147005173	420	S. San Pedro, 604	1	467.67	\$158.50	0.01%
5147005174	420	S. San Pedro, 605	1	467.67	\$158.50	0.01%
5147005175	420	S. San Pedro, 606	1	467.67	\$158.50	0.01%
5147005176	420	S. San Pedro, 607	1	467.67	\$158.50	0.01%
5147005177	420	S. San Pedro, 608	1	467.67	\$158.50	0.01%
5147005178	420	S. San Pedro, 609	1	467.67	\$158.50	0.01%
5147005179	420	S. San Pedro, 610	1	467.67	\$158.50	0.01%
5147005180	420	S. San Pedro, 611	1	467.67	\$158.50	0.01%
5147005181	420	S. San Pedro, 612	1	467.67	\$158.50	0.01%
5147005182	420	S. San Pedro, 613	1	467.67	\$158.50	0.01%
5147005183	420	S. San Pedro, 614	1	467.67	\$158.50	0.01%
5147005184	420	S. San Pedro, 615	1	467.67	\$158.50	0.01%
5147005185	420	S. San Pedro, 616	1	467.67	\$158.50	0.01%
5147005186	420	S. San Pedro, 617	1	467.67	\$158.50	0.01%
5147005187	420	S. San Pedro, 618	1	467.67	\$158.50	0.01%
5147005188	420	S. San Pedro, 619	1	467.67	\$158.50	0.01%
5147005189	420	S. San Pedro, 620	1	467.67	\$158.50	0.01%
5147005190	420	S. San Pedro, 621	1	467.67	\$158.50	0.01%
5147005191	420	S. San Pedro, 622	1	467.67	\$158.50	0.01%
5147005192	420	S. San Pedro, 623	1	467.67	\$158.50	0.01%
5147005193	420	S. San Pedro, 624	1	467.67	\$158.50	0.01%
5147005194	420	S. San Pedro, 625	1	467.67	\$158.50	0.01%
5147005195	420	S. San Pedro, 626	1	467.67	\$158.50	0.01%
5147005196	420	S. San Pedro, 627	1	467.67	\$158.50	0.01%
5147005197	420	S. San Pedro, 628	1	467.67	\$158.50	0.01%
5147005198	420	S. San Pedro, 629	1	467.67	\$158.50	0.01%
5147005199	420	S. San Pedro, 630	1	467.67	\$158.50	0.01%
5147005200	420	S. San Pedro, 631	1	467.67	\$158.50	0.01%
5147005201	420	S. San Pedro, 632	1	467.67	\$158.50	0.01%
5147006001	420	420 BOYD ST	1	14,985	\$5,078.43	0.25%
5147006002	412	412 BOYD ST	1	2,483	\$841.48	0.04%
5147006003	410	410 BOYD ST	1	2,439	\$826.72	0.04%
5147006006	411	411 E 4TH ST	1	7,492	\$2,539.21	0.13%
5147006007	427	427 E 4TH ST	1	5,009	\$1,697.73	0.08%
5147006008		, CA	1	7,928	\$2,686.87	0.13%
5147006009	405	405 E 4TH ST	1	12,371	\$4,192.66	0.21%

5147006010	442	E 3RD ST	NP	24,887	\$1,550.34	0.08%
5147006011	420	E 3RD ST	1	50,539	\$17,128.12	0.84%
5147007001		*NO SITE ADDRESS*	1	2,570	\$871.00	0.04%
5147007005		*NO SITE ADDRESS*	NP	1,267	\$78.93	0.00%
5147007007		*NO SITE ADDRESS*	NP	6,969	\$434.14	0.02%
5147007016	400	S SAN PEDRO ST	1	3,394	\$1,150.26	0.06%
5147007017	400	S SAN PEDRO ST	1	3,846	\$1,303.44	0.06%
5147007018	400	S SAN PEDRO ST	1	3,436	\$1,164.49	0.06%
5147007019	400	S SAN PEDRO ST	1	4,168	\$1,412.57	0.07%
5147007020	434	S. San Pedro St.	NP	17,859	\$1,112.53	0.05%
5147008012	468	E 4TH ST	1	5,488	\$1,859.93	0.09%
5147008013	464	E 4TH ST	1	2,787	\$944.54	0.05%
5147008014	462	E 4TH ST	1	2,787	\$944.54	0.05%
5147008015	460	E 4TH ST	1	5,488	\$1,859.93	0.09%
5147008018		*NO SITE ADDRESS*	1	1,176	\$398.56	0.02%
5147008024	431	CROCKER ST	1	22,215	\$7,528.86	0.37%
5147008026	437	CROCKER ST	1	5,488	\$1,859.93	0.09%
5147008031	531	E 5TH ST	1	3,541	\$1,200.08	0.06%
5147008032	541	CROCKER ST	1	6,721	\$2,277.81	0.11%
5147008033	443	CROCKER ST	1	3,920	\$1,328.52	0.07%
5147008034	521	E 5TH ST	1	18,730	\$6,347.77	0.31%
5147008035		*NO SITE ADDRESS*	1	5,490	\$1,860.61	0.09%
5147009001	445	TOWNE AVE	NP	5,519	\$343.81	0.02%
5147009003	617	E 5TH ST	NP	5,510	\$343.25	0.02%
5147009004	609	E 5TH ST	NP	5,510	\$343.25	0.02%
5147009005	601	W 5TH ST	1	5,488	\$1,859.93	0.09%
5147009006	442	CROCKER ST	1	3,310	\$1,121.79	0.06%
5147009007	436	CROCKER ST	1	5,488	\$1,859.93	0.09%
5147009009	434	CROCKER ST	1	4,181	\$1,416.98	0.07%
5147009010		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147009011		*NO SITE ADDRESS*	1	1,306	\$442.62	0.02%
5147009016	500	E 4TH ST	1	8,189	\$2,775.33	0.14%
5147009017	508	E 4TH ST	NP	5,488	\$341.88	0.02%
5147009018	516	E 4TH ST	1	2,700	\$915.05	0.05%
5147009019	405	TOWNE AVE	1	5,488	\$1,859.93	0.09%
5147009027	414	CROCKER ST	1	35,749	\$12,115.66	0.60%
5147009028	441	TOWNE AVE	1	19,745	\$6,691.76	0.33%
5147010001	721	E 5TH ST	1	5,494	\$1,861.97	0.09%
5147010002	713	E 5TH ST	NP	5,488	\$341.88	0.02%
5147010003	711	E 5TH ST	1	2,787	\$944.54	0.05%
5147010005	440	TOWNE AVE	1	8,799	\$2,982.06	0.15%
5147010006	436	TOWNE AVE	1	2,744	\$929.97	0.05%
5147010007		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147010008		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147010009	426	TOWNE AVE	1	2,744	\$929.97	0.05%
5147010010		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147010015	600	E 4TH ST	1	5,488	\$1,859.93	0.09%
5147010016	606	E 4TH ST	1	8,250	\$2,796.00	0.14%
5147010017	612	E 4TH ST	1	2,787	\$944.54	0.05%
5147010018	618	E 4TH ST	1	5,488	\$1,859.93	0.09%
5147010019	411	STANFORD AVE	1	5,488	\$1,859.93	0.09%
5147010023		*NO SITE ADDRESS*	1	5,488	\$1,859.93	0.09%
5147010024	435	STANFORD AVE	1	2,744	\$929.97	0.05%
5147010027	441	STANFORD AVE	1	8,799	\$2,982.06	0.15%
5147010028	423	STANFORD AVE	1	13,764	\$4,664.74	0.23%
5147010029	410	TOWNE AVE	1	13,764	\$4,664.74	0.23%

5147010030	446	TOWNE AVE	1	7,890	\$2,673.99	0.13%
5147011012	434	STANFORD AVE	1	11,020	\$3,734.78	0.18%
5147011015	427	S CENTRAL AVE	1	5,183	\$1,756.57	0.09%
5147011016	431	S CENTRAL AVE	1	2,090	\$708.32	0.03%
5147011017	433	S CENTRAL AVE	1	3,920	\$1,328.52	0.07%
5147011018	441	GLADYS AVE	1	11,020	\$3,734.78	0.18%
5147011024	801	E 5TH ST	1	22,045	\$7,471.25	0.37%
5147011025	441	S CENTRAL AVE	1	11,229	\$3,805.61	0.19%
5147012015	431	S CENTRAL AVE	1	2,482	\$841.17	0.04%
5147012019	408	STANFORD AVE	1	35,850	\$12,149.89	0.60%
5147013014		*NO SITE ADDRESS*	2	93,654	\$10,337.18	0.51%
5147013016		*NO SITE ADDRESS*	2	261,795	\$28,895.96	1.42%
5147014001	590	S CENTRAL AVE	2	28,749	\$3,173.21	0.16%
5147014005	500	S CENTRAL AVE	2	288,367	\$31,828.88	1.57%
5147015016	539	S CENTRAL AVE	1	5,009	\$1,697.60	0.08%
5147015017		*NO SITE ADDRESS*	1	2,482	\$841.17	0.04%
5147015018		*NO SITE ADDRESS*	1	2,482	\$841.17	0.04%
5147015019		*NO SITE ADDRESS*	1	2,482	\$841.17	0.04%
5147015020	511	S CENTRAL AVE	1	6,533	\$2,214.09	0.11%
5147015023		*NO SITE ADDRESS*	1	82	\$27.79	0.00%
5147015024		*NO SITE ADDRESS*	1	1,127	\$381.95	0.02%
5147015025		*NO SITE ADDRESS*	1	1,524	\$516.50	0.03%
5147015026	528	CERES AVE	1	1,829	\$619.86	0.03%
5147015038	911	E 6TH ST	1	2,482	\$841.17	0.04%
5147015039	909	E 6TH ST	1	2,482	\$841.17	0.04%
5147015040	901	E 6TH ST	NP	7,463	\$464.91	0.02%
5147015042	532	CERES AVE	1	32,866	\$11,138.58	0.55%
5147016001	849	E 6TH ST	NP	4,354	\$271.23	0.01%
5147016004	831	E 6TH ST	NP	2,960	\$184.39	0.01%
5147016005	829	E 6TH ST	NP	2,531	\$157.67	0.01%
5147016006	560	GLADYS AVE	1	3,833	\$1,299.04	0.06%
5147016007	0	CERES AVE	1	2,744	\$929.97	0.05%
5147016008		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147016013	540	GLADYS AVE	1	4,399	\$1,490.86	0.07%
5147016016	537	CERES AVE	1	5,488	\$1,859.93	0.09%
5147016017	541	CERES AVE	1	5,488	\$1,859.93	0.09%
5147016019	553	CERES AVE	1	3,833	\$1,299.04	0.06%
5147016020	551	CERES AVE	NP	4,133	\$257.47	0.01%
5147016021	549	CERES AVE	NP	4,132	\$257.40	0.01%
5147016023	544	GLADYS AVE	1	12,109	\$4,103.85	0.20%
5147016024	833	E 6TH ST	NP	11,700	\$728.85	0.04%
5147016025		*NO SITE ADDRESS*	1	5,501	\$1,864.34	0.09%
5147017014		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147017022	525	CERES AVE	1	24,746	\$8,386.64	0.41%
5147017023	530	GLADYS AVE	1	16,500	\$5,592.00	0.28%
5147017027		*NO SITE ADDRESS*	1	9,625	\$3,262.00	0.16%
5147017028	838	E 5TH ST	1	26,500	\$8,981.09	0.44%
5147018001	534	STANFORD AVE	1	3,310	\$1,121.79	0.06%
5147018002	530	STANFORD AVE	1	3,310	\$1,121.79	0.06%
5147018011	812	E 5TH ST	1	2,787	\$944.54	0.05%
5147018016	523	GLADYS AVE	1	5,488	\$1,859.93	0.09%
5147018024	526	STANFORD AVE	1	22,520	\$7,632.23	0.38%
5147018031	506	STANFORD AVE	1	10,720	\$3,633.10	0.18%
5147018032		*NO SITE ADDRESS*	1	5,331	\$1,806.72	0.09%
5147018033		*NO SITE ADDRESS*	1	2,648	\$897.43	0.04%
5147018034	516	STANFORD AVE	1	21,700	\$7,354.33	0.36%

5147019001	558	STANFORD AVE	NP	3,310	\$206.20	0.01%
5147019002	556	STANFORD AVE	1	3,310	\$1,121.79	0.06%
5147019003		*NO SITE ADDRESS*	1	3,310	\$1,121.79	0.06%
5147019004	550	STANFORD AVE	1	3,310	\$1,121.79	0.06%
5147019005	544	STANFORD AVE	1	3,310	\$1,121.79	0.06%
5147019006	544	STANFORD AVE	1	3,310	\$1,121.79	0.06%
5147019007		*NO SITE ADDRESS*	1	3,310	\$1,121.79	0.06%
5147019008	821	E 6TH ST	NP	2,787	\$173.62	0.01%
5147019009	819	E 6TH ST	NP	2,787	\$173.62	0.01%
5147019010	815	E 6TH ST	NP	5,488	\$341.88	0.02%
5147019011		*NO SITE ADDRESS*	NP	2,787	\$173.62	0.01%
5147019015	560	STANFORD AVE	NP	3,833	\$238.78	0.01%
5147019018	541	GLADYS AVE	1	5,488	\$1,859.93	0.09%
5147019019		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147019020		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147019021		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147019022	555	GLADYS AVE	1	5,488	\$1,859.93	0.09%
5147019023	561	GLADYS AVE	NP	3,833	\$238.78	0.01%
5147019024	801	E 6TH ST	1	7,971	\$2,701.44	0.13%
5147019025	537	GLADYS AVE	1	5,501	\$1,864.34	0.09%
5147020001		*NO SITE ADDRESS*	1	3,310	\$1,121.79	0.06%
5147020002		*NO SITE ADDRESS*	1	3,310	\$1,121.79	0.06%
5147020003		*NO SITE ADDRESS*	1	3,310	\$1,121.79	0.06%
5147020004		*NO SITE ADDRESS*	1	1,611	\$545.98	0.03%
5147020005	721	E 6TH ST	NP	4,961	\$309.05	0.02%
5147020006	701	E 6TH ST	1	5,488	\$1,859.93	0.09%
5147020007	558	TOWNE AVE	1	3,833	\$1,299.04	0.06%
5147020008	556	TOWNE AVE	1	3,833	\$1,299.04	0.06%
5147020009	550	TOWNE AVE	1	6,359	\$2,155.12	0.11%
5147020010		*NO SITE ADDRESS*	1	3,179	\$1,077.39	0.05%
5147020011		*NO SITE ADDRESS*	1	3,179	\$1,077.39	0.05%
5147020012		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147020013	536	TOWNE AVE	1	3,833	\$1,299.04	0.06%
5147020014		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147020017	545	STANFORD AVE	1	2,744	\$929.97	0.05%
5147020018		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147020019		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147020025	541	STANFORD AVE	1	5,488	\$1,859.93	0.09%
5147020026	559	STANFORD AVE	1	9,365	\$3,173.88	0.16%
5147020027	553	STANFORD AVE	1	2,744	\$929.97	0.05%
5147021001	534	TOWNE AVE	1	4,399	\$1,490.86	0.07%
5147021002	532	TOWNE AVE	1	3,833	\$1,299.04	0.06%
5147021007	700	E 5TH ST	1	5,500	\$1,864.00	0.09%
5147021022	535	STANFORD AVE	1	2,744	\$929.97	0.05%
5147021025	515	STANFORD AVE	1	8,799	\$2,982.06	0.15%
5147021028	510	TOWNE AVE	1	5,488	\$1,859.93	0.09%
5147021029	520	TOWNE AVE	1	15,320	\$5,192.09	0.26%
5147021030	529	STANFORD AVE	1	10,998	\$3,727.32	0.18%
5147021031	704	E 5TH ST	1	8,248	\$2,795.32	0.14%
5147021033		*NO SITE ADDRESS*	1	7,697	\$2,608.58	0.13%
5147021034	523	STANFORD AVE	1	4,856	\$1,645.74	0.08%
5147022003	528	CROCKER ST	1	3,528	\$1,195.67	0.06%
5147022004	526	CROCKER ST	1	4,965	\$1,682.68	0.08%
5147022016		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147022017		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147022018	519	TOWNE AVE	1	2,744	\$929.97	0.05%



5147022021	531	TOWNE AVE	1	5,488	\$1,859.93	0.09%
5147022025	532	CROCKER ST	1	5,488	\$1,859.93	0.09%
5147022030	531	TOWNE AVE	1	10,998	\$3,727.32	0.18%
5147022031	507	TOWNE AVE	1	43,072	\$14,597.49	0.72%
5147023003	613	E 6TH ST	1	3,179	\$1,077.39	0.05%
5147023004		*NO SITE ADDRESS*	1	3,179	\$1,077.39	0.05%
5147023008	564	CROCKER ST	1	3,850	\$1,304.80	0.06%
5147023009	558	CROCKER ST	1	2,744	\$929.97	0.05%
5147023010	550	CROCKER ST	1	9,670	\$3,277.25	0.16%
5147023011		*NO SITE ADDRESS*	1	4,181	\$1,416.98	0.07%
5147023015	535	TOWNE AVE	1	2,744	\$929.97	0.05%
5147023019	540	CROCKER ST	1	19,253	\$6,525.02	0.32%
5147023020	545	TOWNE AVE	1	3,092	\$1,047.91	0.05%
5147023021	547	TOWNE AVE	1	9,016	\$3,055.60	0.15%
5147023022	619	E 6TH ST	1	6,185	\$2,096.15	0.10%
5147023023	607	E 6TH ST	1	2,993	\$1,014.35	0.05%
5147023026		*NO SITE ADDRESS*	1	5,680	\$1,925.00	0.09%
5147024001	525	E 6TH ST	1	6,011	\$2,037.18	0.10%
5147024002		*NO SITE ADDRESS*	NP	2,787	\$173.62	0.01%
5147024003		*NO SITE ADDRESS*	NP	2,756	\$171.69	0.01%
5147024004		*NO SITE ADDRESS*	NP	1,436	\$89.46	0.00%
5147024016		*NO SITE ADDRESS*	1	4,530	\$1,535.26	0.08%
5147024022	552	S SAN PEDRO ST	NP	15,971	\$994.92	0.05%
5147024023	511	E 6TH ST	NP	14,984	\$933.43	0.05%
5147024024		*NO SITE ADDRESS*	NP	4,308	\$268.37	0.01%
5147024025	538	S SAN PEDRO ST	1	9,016	\$3,055.60	0.15%
5147024026	544	S SAN PEDRO ST	NP	36,040	\$2,245.12	0.11%
5147025003		*NO SITE ADDRESS*	NP	2,265	\$141.10	0.01%
5147025007	514	S SAN PEDRO ST	NP	21,344	\$1,329.63	0.07%
5147025012	510	E 5TH ST	1	6,838	\$2,317.46	0.11%
5147025013	520	E 5TH ST	1	5,488	\$1,859.93	0.09%
5147025014	522.5	E 5TH ST	NP	4,837	\$301.32	0.01%
5147025017	515	CROCKER ST	1	12,283	\$4,162.82	0.21%
5147025020	526	E 5TH ST	NP	10,286	\$640.77	0.03%
5147025021	541	CROCKER ST	1	12,893	\$4,369.55	0.22%
5147025022	500	S SAN PEDRO ST	1	5,758	\$1,951.44	0.10%
5147025023	500	S SAN PEDRO ST	1	3,358	\$1,138.06	0.06%
5147026001	611	E 7TH ST	1	33,105	\$11,219.58	0.55%
5147026002	621	E 7TH ST	1	5,314	\$1,800.96	0.09%
5147026004	649	CROCKER ST	1	6,229	\$2,111.06	0.10%
5147026005	647	CROCKER ST	1	3,005	\$1,018.42	0.05%
5147026006		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147026007	643	CROCKER ST	1	2,874	\$974.02	0.05%
5147026008		*NO SITE ADDRESS*	1	2,874	\$974.02	0.05%
5147026009		*NO SITE ADDRESS*	1	4,356	\$1,476.29	0.07%
5147026010		*NO SITE ADDRESS*	1	4,356	\$1,476.29	0.07%
5147026011		*NO SITE ADDRESS*	1	2,874	\$974.02	0.05%
5147026012	623	CROCKER ST	1	2,874	\$974.02	0.05%
5147026013	621	CROCKER ST	1	5,749	\$1,948.39	0.10%
5147026017		*NO SITE ADDRESS*	1	2,787	\$944.54	0.05%
5147026026	640	S SAN PEDRO ST	1	7,666	\$2,598.08	0.13%
5147026029	634	S SAN PEDRO ST	1	18,251	\$6,185.43	0.30%
5147026030	526	E 6TH ST	NP	5,500	\$342.62	0.02%
5147026031	655	CROCKER ST	1	7,361	\$2,494.71	0.12%
5147026032	646	S SAN PEDRO ST	1	6,107	\$2,069.72	0.10%
5147027001	701	E 7TH ST	1	34,107	\$11,559.17	0.57%



5147027004	647	TOWNE AVE	1	4,125	\$1,398.00	0.07%
5147027019	606	E 6TH ST	1	2,787	\$944.54	0.05%
5147027020	606	E 6TH ST	1	2,787	\$944.54	0.05%
5147027031	642	CROCKER ST	NP	5,488	\$341.88	0.02%
5147027037	606	E 6TH ST	1	8,189	\$2,775.33	0.14%
5147027038	612	CROCKER ST	1	11,020	\$3,734.78	0.18%
5147027039	650	CROCKER ST	1	6,359	\$2,155.12	0.11%
5147027040	634	CROCKER ST	1	8,232	\$2,789.90	0.14%
5147027041	638	CROCKER ST	1	5,488	\$1,859.93	0.09%
5147027043	626	E 6TH ST	1	7,888	\$2,673.31	0.13%
5147027044	634	CROCKER ST	1	12,375	\$4,194.00	0.21%
5147027047	649	TOWNE AVE	1	9,099	\$3,083.73	0.15%
5147027048	618	CROCKER ST	1	28,875	\$9,786.00	0.48%
5147028007	639	STANFORD AVE	1	5,493	\$1,861.63	0.09%
5147028008	635	STANFORD AVE	1	5,488	\$1,859.93	0.09%
5147028009	631	STANFORD AVE	1	4,181	\$1,416.98	0.07%
5147028010	629	STANFORD AVE	1	2,744	\$929.97	0.05%
5147028011	627	STANFORD AVE	1	2,744	\$929.97	0.05%
5147028012	625	STANFORD AVE	1	4,181	\$1,416.98	0.07%
5147028016	613	STANFORD AVE	1	2,744	\$929.97	0.05%
5147028017	609	STANFORD AVE	1	5,488	\$1,859.93	0.09%
5147028018		*NO SITE ADDRESS*	1	2,787	\$944.54	0.05%
5147028023	618	TOWNE AVE	1	2,744	\$929.97	0.05%
5147028024	620	TOWNE AVE	1	4,181	\$1,416.98	0.07%
5147028025	624	TOWNE AVE	1	4,181	\$1,416.98	0.07%
5147028026		*NO SITE ADDRESS*	1	2,744	\$929.97	0.05%
5147028027	628	TOWNE AVE	1	1,306	\$442.62	0.02%
5147028038	632	TOWNE AVE	1	9,670	\$3,277.25	0.16%
5147028039	801	E 7TH ST	1	62,609	\$21,218.75	1.05%
5147028040	617	STANFORD AVE	1	8,245	\$2,794.30	0.14%
5147028042		*NO SITE ADDRESS*	1	5,497	\$1,862.98	0.09%
5147028043	710	E 6TH ST	1	13,216	\$4,479.02	0.22%
5147029002	901	W 7TH ST	NP	9,713	\$605.07	0.03%
5147029006	649	GLADYS AVE	1	9,016	\$3,055.60	0.15%
5147029012	627	GLADYS AVE	1	6,621	\$2,243.92	0.11%
5147029013	621	GLADYS AVE	1	4,399	\$1,490.86	0.07%
5147029022		*NO SITE ADDRESS*	1	5,488	\$1,859.93	0.09%
5147029027	640	STANFORD AVE	1	4,181	\$1,416.98	0.07%
5147029028	642	STANFORD AVE	1	2,744	\$929.97	0.05%
5147029029	646	STANFORD AVE	1	2,744	\$929.97	0.05%
5147029030	648	STANFORD AVE	1	5,500	\$1,864.00	0.09%
5147029035	800	E 6TH ST	NP	7,195	\$448.21	0.02%
5147029036	628	STANFORD AVE	1	5,488	\$1,859.93	0.09%
5147029040	611	GLADYS AVE	1	6,795	\$2,302.89	0.11%
5147029041	616	STANFORD AVE	1	15,158	\$5,137.18	0.25%
5147029043	636	STANFORD AVE	1	17,589	\$5,961.07	0.29%
5147029045	643	GLADYS AVE	1	8,232	\$2,789.90	0.14%
5147029047	915	E 7TH ST	1	14,300	\$4,846.40	0.24%
5147029048	660	STANFORD AVE	NP	9,800	\$610.49	0.03%
5147029049	656	STANFORD AVE	NP	3,994	\$248.81	0.01%
5147030005		*NO SITE ADDRESS*	1	4,835	\$1,638.63	0.08%
5147030006	649	CERES AVE	1	9,670	\$3,277.25	0.16%
5147030007	647	CERES AVE	1	7,710	\$2,612.99	0.13%
5147030008	637	CERES AVE	1	2,475	\$838.80	0.04%
5147030009		*NO SITE ADDRESS*	1	3,833	\$1,299.04	0.06%
5147030020	846	E 6TH ST	1	5,488	\$1,859.93	0.09%

5147030037		*NO SITE ADDRESS*	1	3,615	\$1,225.16	0.06%
5147030050	636	GLADYS AVE	1	3,615	\$1,225.16	0.06%
5147030053	616	GLADYS AVE	1	9,365	\$3,173.88	0.16%
5147030054	609	CERES AVE	1	23,650	\$8,015.20	0.39%
5147030055	614	GLADYS AVE	1	21,997	\$7,454.98	0.37%
5147030061	830	E 6th St	1	7,888	\$2,673.31	0.13%
5147030062	838	E 6TH ST	1	8,015	\$2,716.36	0.13%
5147030063	1001	E 7TH ST	NP	34,043	\$2,120.72	0.10%
5147030064	644	GLADYS AVE	1	9,165	\$3,106.10	0.15%
5147031005	615	KOHLER ST	1	5,183	\$1,756.57	0.09%
5147031016	906	E 6TH ST	1	3,789	\$1,284.13	0.06%
5147031017		*NO SITE ADDRESS*	1	2,482	\$841.17	0.04%
5147031018		*NO SITE ADDRESS*	1	2,482	\$841.17	0.04%
5147031019	910	E 6TH ST	1	6,185	\$2,096.15	0.10%
5147031020	920	E 6TH ST	1	9,104	\$3,085.43	0.15%
5147031023	619	KOHLER ST	1	10,977	\$3,720.20	0.18%
5147031025	930	E 6TH ST	1	43,028	\$14,582.58	0.72%
5147032001	675	KOHLER ST	1	5,619	\$1,904.33	0.09%
5147032032	651	KOHLER ST	1	14,636	\$4,960.27	0.24%
5147032036	623	KOHLER ST	1	22,172	\$7,514.29	0.37%
5147032038	1107	E 7TH ST	1	20,995	\$7,115.39	0.35%
5147032040	625	KOHLER ST	1	55,526	\$18,818.26	0.93%
5147033011	1215	INDUSTRIAL ST	1	8,232	\$2,789.90	0.14%
5147033012	1207	INDUSTRIAL ST	1	8,232	\$2,789.90	0.14%
5147033021	1020	WILDE ST	1	27,921	\$9,462.68	0.47%
5147033022		*NO SITE ADDRESS*	1	5,924	\$2,007.70	0.10%
5147033029	1227	INDUSTRIAL ST	1	8,245	\$2,794.30	0.14%
5147034001	1225	E 7TH ST	1	38,724	\$13,123.91	0.65%
5147034012	1200	INDUSTRIAL ST	1	5,837	\$1,978.21	0.10%
5147034015	1208	INDUSTRIAL ST	1	32,360	\$10,967.10	0.54%
5147034016	1201	E 7TH ST	NP	5,615	\$349.79	0.02%
5147035001	676	S CENTRAL AVE	NP	55,046	\$3,429.10	0.17%
5147035002	1315	E 7TH ST	2	9,365	\$1,033.67	0.05%
5148004006	332	332 E 3RD ST	1	8,102	\$2,745.89	0.14%
5148004012	309	309 S SAN PEDRO ST	1	5,401	\$1,830.60	0.09%
5148004015	313	313 S SAN PEDRO ST	1	8,259	\$2,799.05	0.14%
5148005010	333	333 S SAN PEDRO ST	NP	3,485	\$217.09	0.01%
5148005011	325	325 S SAN PEDRO ST	1	7,667	\$2,598.27	0.13%
5148005021	345	345 S SAN PEDRO ST	1	12,789	\$4,334.38	0.21%
5148006018	405	405 S SAN PEDRO ST	1	4,269	\$1,446.80	0.07%
5148006019	401	401 S SAN PEDRO ST	1	2,439	\$826.72	0.04%
5148006037	415	415 S SAN PEDRO ST	1	12,550	\$4,253.18	0.21%
5148006038		*NO SITE ADDRESS*	1	14,040	\$4,758.28	0.23%
5148011001	425	425 E 5TH ST	NP	9,017	\$561.71	0.03%
5148011018	443	443 S SAN PEDRO ST	1	19,297	\$6,539.95	0.32%
5148012019	505	S SAN PEDRO ST	NP	23,840	\$1,485.12	0.07%
5148012021	521	S SAN PEDRO ST	NP	10,740	\$669.05	0.03%
5148013003	421	E 6TH ST	1	28,039	\$9,502.74	0.47%
5148013006	547	S SAN PEDRO ST	NP	29,839	\$1,858.80	0.09%
5148025005	627	S SAN PEDRO ST	NP	5,179	\$322.63	0.02%
5148025006	631	S SAN PEDRO ST	NP	2,517	\$156.79	0.01%
5148025007	633	S SAN PEDRO ST	NP	2,496	\$155.48	0.01%
5148025008	635	S SAN PEDRO ST	NP	13,597	\$847.03	0.04%
5148025009	647	S SAN PEDRO ST	NP	4,150	\$258.54	0.01%
5148025010	653	S SAN PEDRO ST	1	4,533	\$1,536.44	0.08%
5148025017	625	S SAN PEDRO ST	NP	6,185	\$385.27	0.02%

S148025026		*NO SITE ADDRESS*	NP	55,321	\$3,446.24	0.17%
		Total Non-Govt Assessments			\$1,934,012.28	95.30%
		Total Government Assessments			\$95,327.69	4.70%
		Total All Assessments			\$2,029,339.96	100.00%