

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF
NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION

ROOM 224, 200 N. SPRING STREET
LOS ANGELES, CALIFORNIA 90012
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MIRANDA PASTER
ACTING DIVISION HEAD

BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE STUDIO CITY BUSINESS IMPROVEMENT DISTRICT (CF NO. 12-1543)

SECTION 1. Results of the Proposition 218 ballot tabulation, pursuant to Article XIII D of the California Constitution, Section 36600 et seq. of the California Streets and Highways Code, and Section 53753 of the California Government Code:

	Ballots Cast	Weighted Value	Percent of Ballots Cast
Supporting ("Yes") ballots:	69	\$224,945.09	79.12%
Opposing ("No") ballots:	23	\$59,347.19	20.88%

[NOTE: Three (3) ballots received were not completed properly and could not be counted See final page of attached ballot tabulation spreadsheet for breakdown of total assessment value, total property owners, total parcels and weighted value of each parcel.]

The weighted value of the supporting ballots **exceeds** the weighted value of the opposing ballots.

SECTION 2. Protests received, pursuant to Section 53753(d) of the California Government Code:

Valid Written Protests Received: 0

Three (3) speaker cards were received from the public.

CONCLUSION: The tabulated value of the opposing ballots cast **does not** exceed the tabulated value of the supporting ballots cast. A majority protest, pursuant to Section 4(e) of Article XIII D of the California Constitution, Section 36623 of the California Streets and Highways Code, and Section 53753(e)(2) of the California Government Code, is **not** found to exist and the **proposed establishment** may be authorized by the City Council at this time.

BY:



Deputy City Clerk

8/5/14

Date

APPROVED:



HOLLY L. WOLCOTT
Interim City Clerk

8/5/2014

Date

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
1	2368006009	11917 Ventura Boulevard LLC	\$1,172.43	Yes	0.41240%	-	
2	2369016015	11946 Ventura LLC	\$1,159.48	Yes	0.40785%	-	
3	2368002001	12001 Ventura Corporation	\$1,469.33	Not Cast	-	-	
4	2368002002	12001 Ventura Corporation	\$463.36	Not Cast	-	-	
5	2368002003	12001 Ventura Corporation	\$463.36	Not Cast	-	-	
6	2368002011	12063 Ventura Place LLC	\$463.36	Yes	0.16299%	-	
7	2367016007	12155 Ventura Partnership LP	\$1,715.00	Yes	0.60325%	-	
8	2369004037	12206 Ventura Boulevard LLC	\$568.61	Yes	0.20001%	-	
9	2369004028	12240 Ventura Boulevard LLC	\$1,137.36	Yes	0.40007%	-	
10	2369004027	12244 VB LLC	\$568.61	Yes	0.20001%	-	
11	2369001022	12408 Ventura Boulevard LLC	\$1,137.36	Yes	0.40007%	-	
12	2367018055	12411 Ventura 02	\$1,120.00	Not Cast	-	-	
13	2369001021	12412 Ventura Blvd LLC	\$1,137.36	Not Cast	-	-	
14	2369001025	12456 Ventura Blvd Investments LLC	\$3,564.59	Not Cast	-	-	
15	2384022019	12582 Ventura Boulevard LLC	\$1,193.85	Not Cast	-	-	
16	2384022020	12582 Ventura Boulevard LLC	\$1,662.50	Not Cast	-	-	
17	2384022021	12582 Ventura Boulevard LLC	\$1,500.45	Not Cast	-	-	
18	2384022023	12582 Ventura Boulevard LLC	\$1,440.60	Not Cast	-	-	
19	2384022049	12700 Investments Ltd	\$6,889.40	No	-	2.42335%	
20	2369015013	333 Partners LLC	\$430.78	Not Cast	-	-	
21	2369015015	333 Partners LLC	\$89.93	Not Cast	-	-	
22	2369015017	333 Partners LLC	\$191.09	Not Cast	-	-	
23	2369015006	3930 Laurel Canyon Investment Co	\$763.07	No	-	0.26841%	
24	2369014002	ABS Family LLC	\$2,915.99	Yes	1.02570%	-	
25	2368002009	Ahtirski George & Marco M	\$463.36	Yes	0.16299%	-	
26	2367018017	AJC Holdings LLC	\$1,396.24	Not Cast	-	-	
27	2368002043	Aldige Julianne C EtAl / HMR Hallany Mistanny	\$1,853.93	Not Cast	-	-	
28	2384023044	Allen Realty Plaza LLC	\$2,172.80	No	-	0.76428%	
29	2369004023	American Commercial	\$1,691.61	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
30	2367018001	American Office Park Prop LP	\$2,882.99	Not Cast	-	-	
31	2367018002	American Office Park Prop LP	\$559.93	Not Cast	-	-	
32	2367018003	American Office Park Prop LP	\$1,120.00	Not Cast	-	-	
33	2368006001	Art Director Guild & Scenic Title & Graphic Artists	\$2,165.22	Yes	0.76162%	-	
34	2368006003	Art Director Guild & Scenic Title & Graphic Artists	\$1,172.43	Yes	0.41240%	-	
35	2368006004	Art Director Guild & Scenic Title & Graphic Artists	\$1,172.43	Yes	0.41240%	-	
36	2384023047	Austin Family Development LLC / William &	\$2,164.05	Not Cast	-	-	
37	2384023053	Austin Peter D & Cynthia M	\$2,420.95	Not Cast	-	-	
38	2368002035	B & S Commercial	\$1,137.36	Not Cast	-	-	
39	2368003001	Barbata Cecelia A Tr	\$359.17	Not Cast	-	-	
40	2367016010	Barchester California Studio	\$3,266.48	Not Cast	-	-	
41	2369002022	Benakote Benjamin Co-Tr EtAl	\$1,137.36	Not Cast	-	-	
42	2368002013	Bertolino Anthony S	\$463.36	Not Cast	-	-	
43	2384023028	Best California Gas Ltd	\$3,059.35	No	-	1.07613%	
44	2369004032	Bogosian Michael & Aida	\$568.61	Not Cast	-	-	
45	2369004033	Bogosian Michael & Aida	\$568.61	Not Cast	-	-	
46	2369014001	Borun Elmer R Tr EtAl	\$4,683.55	Yes	1.64744%	-	
47	2369004031	Brash Investments Ltd Gp	\$1,706.15	Yes	0.60014%	-	
48	2369004038	Brown Douglas L & Jean K Trs	\$1,137.36	Yes	0.40007%	-	
49	2368002034	Brown Rodger Co-Tr EtAl	\$4,484.14	Not Cast	-	-	
50	2368006024	Carpenter Plaza LLC	\$4,303.17	No	-	1.51364%	
51	2369004045	Carr Patricia J Tr	\$568.61	Yes	0.20001%	-	
52	2369015003	Christman Thomas R Tr EtAl	\$1,322.36	No	-	0.46514%	
53	2367017900	City Of Los Angeles	\$453.58	Yes	0.15955%	-	
54	2367017901	City Of Los Angeles	\$1,587.18	Yes	0.55829%	-	
55	2367017902	City Of Los Angeles	\$254.80	Yes	0.08963%	-	
56	2384018005	Cohen Anne B Tr	\$1,523.20	No	-	0.53579%	
57	2368002036	Colabella Properties	\$1,137.36	Not Cast	-	-	
58	2369002025	Cole Natan & Alexandra	\$568.75	Yes	0.20006%	-	
59	2369002026	Comras Richard S Co-Tr	\$2,274.90	Yes	0.80020%	-	
60	2375021018	Cordova Nancy L Tr	\$3,281.95	Not Cast	-	-	
61	2367017011	CP Sunshine LLC	\$1,796.10	Not Cast	-	-	
62	2367015001	Dane Wheaton LLC	\$2,427.64	Not Cast	-	-	
63	2367016017	Dane Wheaton LLC	\$108.27	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
64	2367017007	Dennis Allen C Tr	\$965.90	Yes	0.33976%	-	
65	2367018011	Dimashkieh Raid & Audrey Trs	\$559.93	Not Cast	-	-	
66	2369002018	Dimashkieh Raid & Audrey Trs	\$1,182.27	Not Cast	-	-	
67	2367018026	Edmisten Family Partners LP	\$1,120.00	Not Cast	-	-	
68	2367018027	Edmisten Family Partners LP	\$559.93	Not Cast	-	-	
69	2367018034	Emerald Holdings LLC	\$559.93	No	-	0.19696%	
70	2367016004	First Interstate Bank Co-Tr William H Simon	\$177.12	Yes	0.06230%	-	
71	2367016013	First Interstate Bank Co-Tr William H Simon	\$3,772.99	Yes	1.32715%	-	
72	2367016014	First Interstate Bank Co-Tr William H Simon	\$2,256.56	Yes	0.79375%	-	
73	2367016015	First Interstate Bank Co-Tr William H Simon	\$1,254.06	Yes	0.44112%	-	
74	2367016016	First Interstate Bank Co-Tr William H Simon	\$2,377.82	Yes	0.83640%	-	
75	2367016012	Fischer Jeffrey & Hilary Trs	\$1,413.62	Yes	0.49724%	-	
76	2369004041	Fischer Jeffrey A Co-Tr	\$568.61	Yes	0.20001%	-	
77	2368002017	Flair Cleaners Inc	\$1,013.94	Yes	0.35665%	-	
78	2367018054	Franco Rafael Tr	\$2,239.97	Yes	0.78791%	-	
79	2369014005	Goldwater Lloyd J Tr EtAl & Krasne Nan G Tr	\$1,459.36	Yes	0.51333%	-	
80	2369002020	Gould & Specht Investment Co	\$1,706.15	Yes	0.60014%	-	
81	2367018035	Grock Mira F Tr	\$559.93	Yes	0.19696%	-	
82	2368002010	Grock Mira F Tr	\$463.36	Yes	0.16299%	-	
83	2369014006	Grove Ranch LLC	\$1,660.61	Yes	0.58412%	-	
84	2369014007	Grove Ranch LLC	\$2,141.97	Yes	0.75344%	-	
85	2369014009	Grove Ranch LLC	\$143.73	Yes	0.05056%	-	
86	2369004026	GS & MS Properties LLC	\$568.61	Not Cast	-	-	
87	2369002023	Gumbiner Jack & Patricia Trs	\$2,274.90	Yes	0.80020%	-	
88	2369002024	Gumbiner Jack & Patricia Trs	\$568.58	Yes	0.20000%	-	
89	2367017003	Gumbiner Patricia Co-Tr EtAl / D Heskins Co-Tr	\$4,492.39	Yes	1.58020%	-	
90	2369004042	Gyulay, Thomas Jr Co-Tr EtAl Variel Associates	\$1,137.36	Yes	0.40007%	-	
91	2369004043	Gyulay, Thomas Jr Co-Tr EtAl Variel Associates	\$1,137.36	Yes	0.40007%	-	
92	2367018023	Hampton LLC	\$559.93	Yes	0.19696%	-	
93	2367016005	Hanessian Anne R Tr	\$1,554.00	Not Cast	-	-	
94	2367018018	Harem Holdings LLC	\$559.93	No	-	0.19696%	
95	2367018019	Harem Holdings LLC	\$559.93	No	-	0.19696%	
96	2367018020	Harem Holdings LLC	\$1,120.00	No	-	0.39396%	
97	2369014008	Hawk Knoll LLC & HDR Investment Co	\$5,386.98	Yes	1.89487%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
98	2369014010	Hawk Knoll LLC & HDR Investment Co	\$1,352.12	Yes	0.47561%	-	
99	2367018029	Hein Wilhelm & Ursula Trs	\$559.93	Yes	0.19696%	-	
100	2369016012	Hilfer Gabriel D & Cara A EtAl	\$579.29	Not Cast	-	-	
101	2369004024	Hoffman Carole Co-Tr	\$1,160.15	Yes	0.40808%	-	
102	2384008027	Hughes Katharine K Tr EtAl	\$13,430.39	Not Cast	-	-	
103	2367017016	Iceberg Holdings Inc	\$5,052.49	Not Cast	-	-	
104	2368002007	Jalanugraha Nupan	\$231.61	Not Cast	-	-	
105	2368002038	JP Morgan Chase Bank	\$5,778.42	Not Cast	-	-	
106	2368002039	JP Morgan Chase Bank	\$463.36	Not Cast	-	-	
107	2368002040	JP Morgan Chase Bank	\$463.36	Not Cast	-	-	
108	2368002042	JP Morgan Chase Bank	\$3,024.36	Not Cast	-	-	
109	2369027031	JSBC LLC	\$3,269.79	Yes	1.15015%	-	
110	2369001012	Kalachi Enterprises Incd	\$1,137.36	Yes	0.40007%	-	
111	2368002016	Kambourian Karnig Co-Tr	\$484.35	Not Cast	-	-	
112	2367018053	Kapoor Sandeep	\$1,120.00	Not Cast	-	-	
113	2369002021	Karbelnig Steven D Tr & Heller R & S Trs	\$1,137.36	Not Cast	-	-	
114	2367017017	Karno Arthur N & Cari W Trs	\$2,804.55	Not Cast	-	-	Ballot not properly completed.
115	2368002014	Kaufman Lillian S Tr	\$466.27	Not Cast	-	-	
116	2367017015	Kayvem Properties LLC	\$1,958.53	Not Cast	-	-	
117	2367018015	Keetov Properties Inc	\$559.93	Yes	0.19696%	-	
118	2369004044	Kem Studio LLC	\$568.61	Yes	0.20001%	-	
119	2368002006	Kim Bong H & Ok J	\$463.36	Not Cast	-	-	
120	2369001023	Klein Valentin & Anne Trs	\$1,714.36	Yes	0.60303%	-	
121	2367016003	Kopell Bernard M Tr	\$1,730.33	Not Cast	-	-	
122	2367018025	Kouyoumdjian Zareh Co-Tr	\$559.93	Not Cast	-	-	
123	2384022024	Kurkian Margaret Tr	\$2,413.60	Not Cast	-	-	
124	2368002033	Kuyumjian Rafi & Anoush Trs	\$780.92	Not Cast	-	-	
125	2368006008	Kwak Richard & Shirley Trs	\$1,172.43	No	-	0.41240%	
126	2367016006	L A Dedeyne LLC	\$152.98	Not Cast	-	-	
127	2367016008	L A Dedeyne LLC	\$1,690.40	Not Cast	-	-	
128	2367016009	L A Dedeyne LLC	\$415.57	Not Cast	-	-	
129	2369015019	Laurel Center Group	\$9,247.68	No	-	3.25288%	
130	2368002041	Laurel Plaza LLC	\$1,671.99	Not Cast	-	-	
131	2368002008	Lewis Rosemary EtAl Trs	\$231.61	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
132	2367018010	Lipofsky Louis A Tr	\$559.93	Non Vote	-	-	
133	2368006011	LWSC LLC	\$3,515.74	Not Cast	-	-	
134	2375018013	M B & S Silverman LLC	\$8,752.51	Yes	3.07870%	-	
135	2369014004	M F P Development	\$729.61	Yes	0.25664%	-	
136	2369016013	Maiman Michael Co-Tr EtAl	\$579.43	Not Cast	-	-	
137	2369016014	Maiman Michael Co-Tr EtAl	\$579.60	Not Cast	-	-	
138	2369004036	Markarian Albert V Co-Tr	\$568.61	Non Vote	-	-	
139	2369004034	Markarian Harry H Co-Tr / E Markarian Tr	\$568.61	Yes	0.20001%	-	
140	2369004035	Markarian Harry H Co-Tr / E Markarian Tr	\$1,137.36	Yes	0.40007%	-	
141	2384023029	MBA Enterprises LLC	\$2,074.10	No	-	0.72957%	
142	2368002012	McLeod Donal G Tr	\$463.36	Not Cast	-	-	
143	2369016010	Mellenthin Michael A Co-Tr	\$578.97	Yes	0.20365%	-	
144	2369016011	Mellenthin Michael A Co-Tr	\$579.15	Yes	0.20372%	-	
145	2367018022	Miller Charles M & Terri S	\$559.93	Not Cast	-	-	
146	2384016046	Nadia LLC	\$7,351.42	Yes	2.58587%	-	
147	2368002018	Nai Associates 1976	\$1,689.29	Not Cast	-	-	
148	2369002028	Perrino Terrie A	\$682.40	Not Cast	-	-	
149	2369004030	Petrella Mary C EtAltrs	\$1,137.36	No	-	0.40007%	
150	2367018028	PFH LLC	\$1,120.00	No	-	0.39396%	
151	2369001019	Pilates Reinvented LLC	\$568.61	Not Cast	-	-	
152	2369004040	PLK Investment Co	\$568.61	Yes	0.20001%	-	
153	2369001024	Podsadecki Mary A Tr	\$1,431.40	No	-	0.50350%	
154	2368006005	Radford Plaza LLC	\$3,517.47	Not Cast	-	-	
155	2368005011	Radford Studio Center Inc	\$24,993.88	Yes	8.79161%	-	
156	2384018006	Rasho Leonard	\$3,609.55	Yes	1.26966%	-	
157	2367016011	Raznick David & Dorothy Trs	\$1,653.61	No	-	0.58166%	
158	2367016018	Richcor Investments Lessee	\$2,289.35	Yes	0.80528%	-	
159	2368002037	Richman Enterprises Inc	\$1,137.36	Yes	0.40007%	-	
160	2367017010	Roberts Richard Tr	\$1,471.54	Not Cast	-	-	
161	2368006010	Roundhouse Investments	\$1,172.43	No	-	0.41240%	
162	2369014003	Ruthbard Robert Co-Tr	\$729.61	Yes	0.25664%	-	
163	2367018009	Sanzo Jay H & Lowden Sonnie J	\$559.93	No	-	0.19696%	
164	2369016001	Schnurer Anthony T	\$1,789.91	Not Cast	-	-	
165	2384022029	Serjian Nuby M & Susana Trs	\$1,870.75	No	-	0.65804%	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
166	2384022032	Serijah Nuby M & Susana Trs	\$5,059.95	No	-	1.77984%	
167	2384022036	Serijah Nuby M & Susana Trs	\$5,446.70	No	-	1.91588%	
168	2367018021	Shaalemi Azim Tr	\$559.93	Not Cast	-	-	
169	2369002029	Shanfeld Jack Tr	\$1,714.36	Not Cast	-	-	
170	2369002027	Simonian C Edward Tr	\$454.97	Not Cast	-	-	
171	2367017008	Sinclair Properties I LLC & Sinclair Retail	\$174.53	Yes	0.06139%	-	
172	2367017013	Sinclair Properties I LLC & Sinclair Retail	\$1,598.10	Yes	0.56213%	-	
173	2368002015	Sitkin Joseph & Gussie P Trs	\$483.85	Yes	0.17019%	-	
174	2367016002	Six Point Co	\$2,293.48	Yes	0.80673%	-	
175	2375021016	Soethout Warren E	\$2,713.20	Not Cast	-	-	
176	2375021017	Soethout Warren E	\$1,459.15	Not Cast	-	-	
177	2375021022	Sportsmens Lodge Rew LLC	\$13,190.81	Yes	4.63988%	-	
178	2375021023	Sportsmens Lodge Rew LLC	\$3,650.15	Yes	1.28394%	-	
179	2369001011	Stayner Gilbert A & Teri F Trs	\$1,137.36	Yes	0.40007%	-	
180	2384018007	Stearns Klein Properties	\$2,095.54	Not Cast	-	-	
181	2369001018	Stern Donna G Tr	\$568.61	Yes	0.20001%	-	
182	2367018008	Storage Equities Inc	\$1,679.90	No	-	0.59091%	
183	2375018008	Studio City East 93K LLC	\$14,805.88	Yes	5.20798%	-	
184	2369015016	Studio City Plaza	\$13,767.60	Yes	4.84276%	-	
185	2369016034	Studio City Plaza	\$2,019.15	Yes	0.71024%	-	
186	2375018018	Studio City Sport Center	\$14,118.84	Yes	4.96631%	-	
187	2375018019	Studio City Sport Center	\$8,275.96	Yes	2.91107%	-	
188	2367017006	T S Ventures	\$3,086.16	Not Cast	-	-	
189	2369001016	Takeda Roy T & Frances S Trs	\$862.61	Not Cast	-	-	
190	2369001017	Takeda Roy T & Frances S Trs	\$1,137.36	Not Cast	-	-	
191	2367018016	Teitelbaum Cherie W	\$1,599.05	Not Cast	-	-	
192	2375021019	Terraces	\$9,695.70	Not Cast	-	-	
193	2369002017	Thirty Sixth Church Of Christ Scientist Inc	\$1,190.52	No	-	0.41877%	
194	2368006007	Thomloi Samran & Khora	\$586.15	Not Cast	-	-	
195	2368006006	Thomloi Samran Tr	\$586.15	Not Cast	-	-	
196	2369004046	Thorsch Jennifer Tr	\$1,780.68	Yes	0.62636%	-	
197	2368006002	Tilsen Sondra R Tr	\$1,172.43	Yes	0.41240%	-	
198	2375021020	Torald LLC	\$4,283.89	Not Cast	-	-	
199	2369004025	Tozer Richard T & Barbara L	\$1,137.50	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
200	2367018024	Urban Anna Tr	\$559.93	No	-	0.19696%	
201	2367018012	Vahan Investment Co	\$1,120.00	Not Cast	-	-	
202	2369004029	Van Vliet Alan & Kathryn	\$1,137.36	No	-	0.40007%	
203	2369004039	Vanvent Property LLC	\$1,137.36	Yes	0.40007%	-	
204	2369016032	Ventrad LLC	\$881.51	Yes	0.31007%	-	
205	2367018036	Ventrhodes LLC	\$1,206.28	Yes	0.42431%	-	
206	2375021008	Ventura Boulevard Associates	\$9,356.73	Not Cast	-	-	
207	2384022027	Ventura Boulevard Associates Ltd	\$2,450.35	Yes	0.86191%	-	
208	2384022028	Ventura Boulevard Associates Ltd	\$622.65	Yes	0.21902%	-	
209	2369001009	Ventura Grandchildren LLC	\$568.61	Not Cast	-	-	Ballot not properly completed.
210	2369001010	Ventura Grandchildren LLC	\$568.61	Not Cast	-	-	Ballot not properly completed.
211	2367018030	Ventura S C Associates	\$559.93	Yes	0.19696%	-	
212	2367018031	Ventura S C Associates	\$559.93	Yes	0.19696%	-	
213	2384023033	Ventura Studio Associates LLC	\$2,229.15	Not Cast	-	-	
214	2369016002	Verdugo Group LLC	\$1,155.95	Yes	0.40661%	-	
215	2369016003	Verdugo Group LLC	\$577.92	Yes	0.20328%	-	
216	2369016004	Verdugo Group LLC	\$578.06	Yes	0.20333%	-	
217	2369016005	Wave Services Inc	\$578.20	Yes	0.20338%	-	
218	2369016006	Wave Services Inc	\$1,156.58	Yes	0.40683%	-	
219	2369016007	Wave Services Inc	\$578.52	Yes	0.20349%	-	
220	2369016008	Wave Services Inc	\$578.66	Yes	0.20354%	-	
221	2369016009	Wave Services Inc	\$1,157.80	Yes	0.40726%	-	
222	2369015018	Zlotolow Miriam Tr	\$1,543.60	Not Cast	-	-	
TOTALS			\$450,399.60	\$284,292.28	79.12459%	20.87541%	
		168 PROPERTY OWNERS		\$224,945.09	\$59,347.19		

NON VOTE YES NO TOTAL

of ballots:

of parcels:

2	69	23	94
2	97	27	126