

Studio City Property and Business Improvement District

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

Management District Plan

January 1, 2015 – December 31, 2019

Contents

I. Overview.....	3
II. History.....	4
III. Purpose.....	5
IV. Boundaries.....	8
<u>Area</u>	8
A. Boundaries.....	8
B. Benefit Zones.....	9
C. Boundary Rationale.....	10
V. Service Plan.....	16
VI. Assessment.....	21
A. Methodology.....	21
B. Benefit Zones.....	23
C. Annual Maximum Assessment Rates.....	23
D. Future Development.....	24
E. Bonds.....	24
F. Time and Manner for Collecting Assessment.....	24
G. Renewal or Disestablishment.....	24
H. Interest and Delinquent Payments.....	24
I. Public Parcels.....	25
VII. Budget.....	26
A. Budget Projections.....	26
B. Budget.....	26
C. Annual Maximum Special Benefit Assessment Budget.....	27
VIII. Governance.....	28
A. Owners' Association.....	28
B. Brown Act and Public Records Act Compliance.....	28
C. Annual Report.....	28
Appendix 1 – PBID Law.....	29
Appendix 2 – Assessed Parcels.....	40
Appendix 3 – Map.....	46
Appendix 4 – Intercept Survey Summary.....	47

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I. OVERVIEW

Location: The District includes parcels in Studio City, along Ventura Boulevard between Coldwater Canyon Avenue on the west and Carpenter Avenue on the east on the eastern entrance to the San Fernando Valley, within the City of Los Angeles, California. A detailed description of the boundaries is included in Section III. A boundary map is included in Appendix 3.

Services: The services provided include cleaning, beautification, marketing, streetscape and capital improvements, and administration. An extensive clean and beautiful program will sweep and pressure wash sidewalks, prune trees and remove weeds from tree wells, and provide landscaping service to medians. A marketing program will promote the District to potential customers and tenants. The District will also conduct occasional streetscape and capital improvement projects, management of parking issues, and support the needs of the individual assessed parcels. If funds allow, the District will also implement safety enhancements. Further detail on services is provided in Section IV.

Budget: The total District assessment for the initial year of its five-year operation is anticipated to be \$450,399.35. The assessment may be subject to an increase of no more than four percent (4%) per year. The assessment funding will be supplemented by non-assessment funds so that the annual service plan budget for the initial year of the District's five-year operation is anticipated to be \$488,290.71.

Cost: Annual assessments are based upon an allocation of program costs by benefit zone, parcel size (square footage), and street frontage (linear footage). The initial annual parcel assessment rates are below. Per year maximum rates are described in Section V.

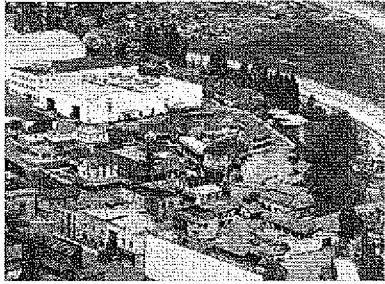
Assessment Variable	Zone 1	Zone 2
Parcel square footage	\$0.035/sq. ft.	\$0.018/sq. ft.
Linear frontage along Ventura Blvd.	\$19.25/lin. ft.	N/A
Linear frontage along other streets	\$5.77/lin. ft.	\$1.92/lin. ft.

Renewal: The SCPBID renewal is a two-step process. First, petitions signed by District property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the District renewal. Returned ballots in support of the District renewal must outweigh those in opposition based on the amount of assessment to be levied.

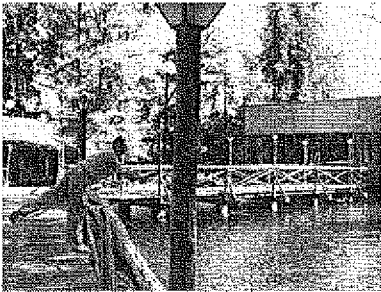
Duration: The SCPBID will have a five-year life beginning January 1, 2015 and ending December 31, 2019. Prior to expiration, the petition process, ballot process, and City Council hearing process must be repeated for the SCPBID to again be re-established.



II. HISTORY



western movies. In 1963, CBS Television Network purchased the studio.



The Studio City Property and Business Improvement District (SCPBID, PBID or District), located on the eastern edge of the District, is known throughout the globe. It is home to the historical Sportsmen's Lodge Hotel, CBS Studio Center film complex, the Studio City Walk of Fame and over 300 restaurants and retailers. In 1926, the King of Comedy Mack Sennett selected the area to be the location of his new production studio. Upon completion of the construction in 1928, the area became known as Studio City. In 1935 it became Republic Studios, most notable for its famous

At the western edge of the Studio City PBID is the Sportsmen's Lodge Hotel. It was established in the 1880's and is considered a San Fernando Valley historical landmark. It's most notable feature besides a hotel, banquet and restaurant facilities, is a famous pond that many Studio City residents recall fishing there as young children. Historically, celebrities such as Clark Gable, Bette Davis, and John Wayne were known to spend time there, just to name a few. Today, it continues to thrive as a destination.

CBS Studio Center today is a full service television production studio. The primary use is as a production rental facility. In fact, although the facility is owned by CBS, the facility is not limited to CBS productions. Productions filmed on the lot are broadcasted on various television channels. During peak production periods, there may be as many as 5,000 people working on the lot, including employees of CBS, cast and crew of the many productions.

In between the Sportsmen's Lodge and CBS Studio Center lies the heart of the Studio City PBID showcasing an array of commercial retailers, including many high-end shops, that when combined with the Sportsmen's Lodge and CBS Studio Center, form what is identified as the "cohesive commercial fabric" of the Studio City PBID.

Originally formed in 1999, the District has a successful history of providing special benefits to individual assessed parcels within the District. As a testament to the benefit provided, parcel owners have voted to renew the District on two separate occasions, in 2003 and 2008. The District is now approaching the end of its third five-year term that began in 2009. Parcel owners again desire to renew the District and continue the programs that have been demonstrably successful in providing special benefits to their parcels.

III. PURPOSE

Developed by the Studio City Business Improvement District Renewal Committee, the Studio City Business Improvement District Management District Plan is proposed to improve and convey special benefits to properties located within the Studio City Business Improvement District area. The District will provide new and continued programs, services and improvements, including Landscaping, Sanitation, Beautification, Marketing, Streetscape, Capital, Parking and Safety Improvements. Each of the programs is designed to meet the goals (PBID Goals) of the district; to maintain and improve the commercial core by providing Landscaping, Sanitation, Beautification, Marketing, Streetscape, Capital, Parking and Safety Improvements and to attract pedestrians and increase vehicular traffic of the desired market demographic, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant and diner, auto service and hotel patrons for the assessed parcels in the PBID boundaries.

Commercial Core of Studio City

The commercial parcels fronting Ventura Blvd. from the Sportsmen's Lodge at Coldwater Canyon Avenue to the CBS Studio Center at Ventura Boulevard and Carpenter Avenue are the commercial core of Studio City. This commercial core is the center of the main economic development activity of Studio City. It showcases an array of commercial retailers, including many high-end shops, that when anchored to the Sportsmen's Lodge and CBS Studio Center, form the "cohesive commercial fabric" of the Studio City PBID. This main commercial core of Studio City mostly includes one parcel deep parcels fronting Ventura Boulevard because the parcels to the north and south are primarily residential with no commercial activity. The boundaries include parcel types that will specially benefit from the Studio City PBID services, programs and improvements including retail, office, grocery, restaurant, bank, auto service, attractions, entertainment offices, parking, hotel and film lot parcels (hereinafter "Assessed Parcel Types"). These Assessed Parcel Types comprise the commercial core of Studio City. The boundaries were chosen to include the parcels that will specially benefit from the BID services of retail, office, grocery, restaurant, bank, auto service, attractions, entertainment offices, parking, hotel and film lot parcels are designed to attract a particular market demographic of clientele as consumers to the Studio City PBID boundaries.

The assessed parcels are an essential part of the cohesive commercial center of economic activity of Studio City and seek to attract consumers with "higher income," which are defined as the "desired market demographic" for the Studio City PBID. The goal of the Studio City PBID is to maintain and improve the commercial core by providing Landscaping, Sanitation, Beautification, Marketing, Streetscape, Capital, Parking and Safety Improvements to attract pedestrians and increase vehicular traffic of the desired market demographic, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant and diner, auto service and hotel patrons for the assessed parcels in the PBID boundaries. Assessed commercial parcels that receive PBID programs, services and improvements attract more customers, increase commerce, commercial rental income, commercial occupancies and improve the overall economic vitality of the BID by deterring crime, reducing litter and debris, all considered detractions to commerce commercial occupancy rates and economic vitality. The City of Los Angeles does not provide these programs and services. In the case of the District, the very nature of the purpose of this District is to fund supplemental programs, improvements and services to assessed parcels within the SCPBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the SCPBID are for



services, programs and improvements directly benefiting each individual assessed parcel within the SCPBID. No BID funded services, activities or programs will be provided outside of the SCBID boundaries.

The purpose of the Studio City PBID is to attract pedestrians, employees and visitors that will become consumers and contribute to the overall economic vitality of the individual assessed parcels of the Studio City PBID, thereby providing special benefits to all of the assessed parcels. The Studio City PBID boundaries were selected because these parcels will special benefit from the programs, improvements and services of the PBID and they comprise the commercial core where the main economic activity of Studio City is centered. The desired market demographic includes pedestrians, employees, visitors and consumers with high income. According to City-Data.com, the median household income for Studio City residents in 2011 was \$96,407, well above the California median income of \$57,287. Although the Studio City PBID's efforts will be to attract its desired market demographic from within Studio City, the market demographic will also include visitors and celebrities. Many of the businesses within the boundaries of the district cater to the desired demographic which contributes to the cohesive commercial fabric of the Studio City PBID. Furthermore, celebrities have been sighted many times in the Studio City PBID, adding to its status and identity.



The Studio City PBID's programs, services and improvements are vital to the economic success of the District. What once was a barren area (see historical photo on left) has been transformed over the years to an urban oasis that includes numerous tree



plantings and lush medians (see current Studio City PBID photo on right). Without the Studio City PBID, these parcels would not receive these services that are vital to their economic success and vitality. The services are a special benefit to the assessed parcel types because graffiti, trash, dirty sidewalks, and unkempt medians deter commerce.

The District parcels all share the PBID Goals to maintain and improve the commercial core by providing Landscaping, Sanitation, Beautification, Marketing, Streetscape, Capital, Parking and Safety Improvements and to attract pedestrians and increase vehicular traffic of the desired market demographic, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant and diner, auto service and hotel patrons for the assessed parcels in the PBID boundaries. The services are a special benefit to the assessed parcel types because graffiti, trash, dirty sidewalks, and unsightly medians deter commerce.

Assessed commercial parcels that receive these programs, services and improvements attract more customers, increase commerce, commercial rental income, commercial occupancies and improve the overall economic vitality of the BID by deterring crime, reducing litter and debris, all considered detractions to commerce commercial occupancy rates and economic vitality. The City of Los Angeles



does not provide these programs and services. In the case of the District, the very nature of the purpose of this District is to fund supplemental programs, improvements and services to assessed parcels within the SCPBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the SCPBID are for services, programs and improvements directly benefiting each individual assessed parcel within the SCPBID. No BID funded services, activities or programs will be provided outside of the SCBID boundaries.



IV. BOUNDARIES

Article XIID Section 4(a) of the State Constitution requires that the authorizing agency "identify all parcels which will have special benefit conferred upon them and upon which an assessment will be imposed." The boundaries of the Studio City Business Improvement were selected because they encompass the commercial corridor primarily along Ventura Boulevard that will specially benefit the assessed parcels with the overall intention of improving commerce and economic vitality within the PBID.

Area

The Studio City Business Improvement District encompasses approximately 20 blocks in Studio City at the southeastern area of the San Fernando Valley, within the City of Los Angeles, California. The Studio City PBID boundaries begin at Coldwater Canyon Avenue and Ventura Boulevard on the western edge of the boundary and travel eastward along Ventura Boulevard to Carpenter Avenue to the eastern edge of the District at Carpenter Avenue and Ventura Boulevard. The northern boundary begins at the north side of the parcels that front Ventura Boulevard from Coldwater Canyon Avenue, continuing past to Whitsett Avenue and includes all parcels south of the Los Angeles River. The northern boundary continues along Ventura Boulevard to include all commercial parcels fronting Ventura Boulevard from Whitsett Avenue to Laurel Grove Avenue. The boundary continues along Ventura Boulevard to include all parcels along Ventura Boulevard south of the Los Angeles River to Laurel Canyon Boulevard, continuing then with all commercial parcels facing Ventura Place from Laurel Canyon Boulevard to Radford Avenue, and then continuing with all commercial parcels facing Radford Avenue from Ventura Boulevard to Valleyheart Drive. The eastern-most boundary begins with the CBS Studio Center parcel abutting the southern border of the Los Angeles River at Colfax Avenue and follows that parcel's property line to then include all four parcels facing the intersection of Carpenter Ave and Ventura Boulevard. The southern-most boundary consists of all commercial parcels facing Ventura Boulevard from Carpenter Avenue on the east to Coldwater Canyon Avenue on the west, including all commercial parcels just south of Ventura Boulevard and commercial parcels that front Laurel Canyon boulevard. All property described above are the approximate boundaries included in the Studio City PBID. A detailed description of the boundaries is described below.

A. Boundaries

Beginning at the northwest corner of Assessor's Parcel Number (APN) 2375-021-022 (Map ID 225), then east along the northern boundary of parcels fronting the north edge of Ventura Boulevard, across Whitsett Avenue, Rhodes Avenue, and Laurelgrove Avenue to the northwest corner of APN 2367-017-900 (Map ID 29), east along the northern boundary of said parcel, and continuing east along the northern boundary of parcels fronting the north edge of Ventura Boulevard to the northwest corner of the western portion of APN 2367-015-001 (Map ID 1). East along the northern boundary of said parcel, and continuing east along the northern boundary of parcels fronting the north edge of Ventura Boulevard to the northwest corner of APN 2367-016-004 (Map ID 4). East along the northern boundary of said parcel, then east along the northern boundary of APN 2367-016-006 (Map ID 6) to the northwest corner of the eastern portion of APN 2367-015-001 (Map ID 1). East along the northern boundary of said parcel to Laurel Canyon Boulevard, then east across Laurel Canyon Boulevard to the south edge of Valleyheart Drive.



East along the south edge of Valleyheart Drive to the northeast corner of APN 2368-002-018 (Map ID 84), then south along the south edge of the alley between Ventura Place and Hoffman Street to a point opposite the southwest corner of APN 2368-002-033 (Map ID 85). North along the western boundary of parcels fronting the west edge of Radford Avenue to the northwest corner of APN 2368-003-001 (Map ID 96), then east along the northern boundary of said parcel to Radford Avenue. Northeast across Radford Avenue to the northwest corner of APN 2368-005-011 (Map ID 99), then east along the northern boundary, south along the eastern boundary, and west along the southern boundary to a point opposite the northeast corner of APN 2368-006-024 (Map ID 118). South along the eastern boundary of parcels fronting the east edge of Carpenter Avenue, across Ventura Boulevard, to the southeast corner of APN 2369-027-031 (Map ID 211). Northwest along the southwestern boundary of parcels fronting the southwest edge of Ventura Boulevard to the southwest corner of APN 2369-015-015 (Map ID 183), then south along the eastern boundary of APNs 2369-015-015 (Map ID 182) and 2369-015-006 (Map ID 180), and continuing west along the southern boundary of said parcel to Laurel Canyon Boulevard. North along the east edge of Laurel Canyon Boulevard to a point opposite the southeast corner of APN 2369-014-001 (Map ID 169).

West along the southern boundary of parcels fronting the south edge of Ventura Boulevard to the southeast corner of the eastern portion of APN 2369-014-010 (Map ID 178), then west along the southern boundary of the eastern portion of said parcel, continuing west along the southern boundary of APN 2369-014-009 (Map ID 177), and continuing west along the southern boundary of the western portion of APN 2369-014-010 (Map ID 178) to Vantage Avenue. North along the east edge of Vantage Avenue to a parcel opposite the southeast corner of APN 2369-004-046 (Map ID 168), then west along the southern boundary of parcels fronting the south edge of Ventura Boulevard, across Laurelgrove Avenue, Rhodes Avenue, Laurel Terrace Drive, Fairway Avenue, Goodland Avenue, and Alcove Avenue, to Coldwater Canyon Avenue. North along the east edge of Coldwater Canyon Avenue, across Ventura Boulevard, to the northwest corner of APN 2375-021-022 (Map ID 225), the point of beginning.

B. Benefit Zones

The District parcels are divided into two benefit zones. Zone 1 includes all parcels fronting Ventura Boulevard, Laurel Canyon Boulevard, or Ventura Place, which have the heaviest level of pedestrian and vehicular traffic. All other parcels are Zone 2. Zone 2 parcels (parking lots and CBS Studio Center) are separated because they do not have street frontage along Laurel Canyon Boulevard, Ventura Place or Ventura Boulevard, which are the heavily traffic corridors of the PBID. Zone 2 parcels have less need for services than Zone 1 parcels because they are not as heavily trafficked by pedestrians and vehicles, require less landscaping services and are accessible only via service streets. The parcels share the PBID Goals to maintain and improve the commercial core by providing services, programs and improvements to the PBID to attract pedestrians and increase vehicular traffic of the desired market demographic, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant and diner, auto service and hotel patrons for the assessed parcels in the PBID boundaries. The parking lots will benefit from increased patronage and CBS Studio Center will benefit from commercial rentals. These services are designed to attract customers of the desired market demographic. The services are a special benefit to the assessed parcels in both zones because graffiti, trash, dirty sidewalks, and unkempt medians deter commerce.



Each Zone will receive services tailored to meet the needs of those parcels, as described in Section IV of this Plan. Zone 1 and 2 will share the Administration and Contingency/Uncollected Assessment expenses proportionately with their assessments.

C. Boundary Rationale

The Studio City PBID boundaries are comprised of the commercial core parcels where the main economic activity of Studio City is centered. The commercial parcels fronting Ventura Blvd. from the Sportsmen's Lodge at Coldwater Canyon Avenue to the CBS Studio Center at Ventura Boulevard and Carpenter Avenue are the heart of the commercial core of Studio City. These parcels showcase an array of commercial retailers, including many high-end shops, that when combined with the Sportsmen's Lodge and CBS Studio Center, form what is labeled as the "cohesive commercial fabric" of the Studio City PBID. The Sportsmen's Lodge serves as the west anchor to the District and CBS Studio Center as the east anchor to the District.

The boundaries include parcel types that will specially benefit from the Studio City PBID activities and services and are a mix of retail, office, grocery, restaurant, bank, auto service, attractions, entertainment offices, parking, hotel and film lot parcels which comprise the commercial core of Studio City. The assessed parcels are a part of the cohesive commercial fabric of Studio City which seeks to attract the targeted consumer demographic and to improve and maintain their economic success to remain vital and occupied. These parcels were chosen to be included in the PBID boundaries because they will specially benefit from the district programs, services and improvements and are a part of the Studio City commercial center fronting Ventura Boulevard. Surrounding parcels zoned solely residential, residential use and zoned agricultural have not been included within the boundaries of the PBID. These parcels will not specially benefit from the PBID programs, improvements and services which are designed to improve commerce and economic vitality. These parcels care for their own beautification and don't have a desire to attract or increase pedestrian or vehicular traffic and therefore will not specially benefit from the PBID services.

The services to be provided by the SCPBID are all designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the District. The assessed parcels in the PBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the PBID Goals: to improve safety, sanitation, beautification, landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The property uses within the boundaries of the PBID are a unique mix of retail, office, grocery, restaurant, bank, auto service, attractions, entertainment offices, parking, hotel and film lot (the "Assessed Parcel Types"). The Assessed Parcel Types are unique in that they are entirely commercial, entertainment, or parking in nature. The entertainment parcels specially benefit from the programs and services because the programs, services and improvements create a desirable place to do business that attract potential tenants to rent and utilize the studio facility. The programs, services and improvements benefit the studio by providing a desirable commercial location for their employees and tenants. The hotel will specially benefit because the BID programs will attract more visitors and patrons. The retail, grocery and auto service parcels will specially benefit because the well-manicured District will provide an attractive environment to attract consumers. The parking parcels will also specially benefit because the parking availability will attract vehicular customers and



revenue. The programs will maintain the area to attract commercial tenants and maintain lease rates for office parcels.

All of the Assessed Parcel Types will specially benefit from the programs, services and improvements of the Studio City PBID designed to increase commerce and economic vitality. Zone 1 is comprised of parcels fronting Ventura Boulevard, Ventura Place, and Laurel Canyon Boulevard. There is a higher need for programs, services, and improvements in Zone 1 of the District because of the high volume of commercial activity, pedestrian traffic, vehicular traffic and require streetscape, capital and landscaping. Further, Ventura Boulevard and Laurel Canyon Boulevard and portions of Ventura Place are wide streets with center medians and will require landscaping and improvements. Therefore, Zone 1 parcels will receive a greater level of special benefits from the Districts programs, services and improvements. Parcels in Zone 2 do not front these streets; they have less pedestrian and vehicular traffic and do not require the same level of services as Zone 1. Parcels in Zone 2 do not have street frontage along Laurel Canyon Boulevard, Ventura Place or Ventura Boulevard and therefore do not benefit from the same degree of services. The services and assessment rate have been reduced in Zone 2 to reflect the different degree of benefit. The parcels surrounding the District do not front Ventura Boulevard, Ventura Place or Laurel Canyon Boulevard and will not specially benefit; are not assessed and are not part of the cohesive commercial center of Studio City.

Northern Boundary

Parcels beyond the northern boundary will not specially benefit because they are not part of the commercial core of the District. The northern boundary of the PBID includes commercial parcels one parcel deep fronting Ventura Boulevard from Coldwater Canyon Avenue to Laurelgrove Avenue. The boundary is one parcel deep to include all of the parcels that front Ventura Boulevard and will specially benefit from enhancement of and services provided along Ventura Boulevard. Parcels to the north are not included in the District boundaries because they are not commercial in nature and they are not part of the Studio City center of economic activity which fronts Ventura Boulevard and they would not benefit from the PBID Goals designed to improve commerce and economic vitality of Studio City's commercial core.

Along Ventura Boulevard between Coldwater Canyon Avenue and Whitsett Avenue, the PBID parcels are bordered on the north by the Los Angeles River Greenway Park, which, as discussed above, does not share the PBID Goals and would not benefit from the services; thus, it is not assessed. The parcels located to the north of the assessed parcels in the PBID are comprised of the Los Angeles River, which provides a natural barrier. Additionally, parcels located north of the river are comprised of parcels that are solely residential or a golf course, which is zoned agricultural. The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part."

Along Ventura Boulevard between Whitsett Avenue and Laurel Grove Avenue, the District is bordered on the north by parcels that do not share the cohesive commercial fabric of the PBID and therefore not included in the PBID. It is primarily comprised of a large public storage warehouse, private parking areas, and a few non-retail commercial businesses. As discussed above, these parcels do not share the cohesive commercial fabric of the PBID, nor do they share the PBID Goals; thus, they are not included in the PBID because they do not attract pedestrians, employees or visitors to



the PBID. They are also located on a very narrow street equivalent to the 30 foot width of the PBID alleys.

Along Ventura Boulevard from Laurelgrove Avenue to Laurel Canyon Boulevard, the boundary is the Los Angeles River Greenway Park. As discussed above, the Park does not have a commercial component and does not share the PBID Goals to increase commerce and improve the economic viability, would not benefit from the services, and therefore will not be assessed. The remaining parcels between Ventura Boulevard and the Park are assessed because they receive special benefit from PBID services. There are five parcels in this block which do not face Ventura Boulevard; however, because the only access to those five parcels is via Ventura Boulevard, they are a part of Studio City's commercial core and will receive a special benefit from the services to be provided. These five parcels are all parking lots for a cohesive shopping center that spreads across parcels in Zone 1 and Zone 2; upon physical inspection of the Zone 2 parcels, it is not possible to distinguish that they are separate parcels. These five parcels have been designated Zone 2 parcels because they do not front Ventura Blvd. and therefore do not receive the same level of services as parcels fronting Ventura Blvd. The Zone 2 parcels do not pay Ventura Boulevard frontage, and pay a lower square foot rate commensurate with the benefits received by each individual assessed parcel, as described in the Engineer's Report.

From Laurel Canyon to Radford Avenue the boundary is one parcel deep of commercial parcels fronting Ventura Place. The boundary is one parcel deep because all of these parcels front Ventura Place and are part of the commercial center of Studio City and will therefore benefit from PBID services that will enhance and be provided along those streets and sidewalks. Parcels north of Ventura Place between Valleyheart Drive and Radford Avenue (except the two Zone 2 parcels as later discussed) are residential uses and do not face a serviced street. As discussed above, these parcels do not share the uniquely cohesive nature of the assessed parcels, nor do they share the PBID Goals of improving commerce; thus, they would not benefit from the services.

Additionally, parcels located north of the river are comprised of parcels that are solely residential or a golf course, which is zoned agricultural. To the north of the assessed parcels, there is an alley that serves as a natural barrier. Further to the north, there are only R-3 residentially zoned parcels. The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, " Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part."

The northern boundary extends to Valleyheart Drive along Radford Avenue on the east side, and includes two commercial parcels (APN 2368-002-033 and APN 2368-003-001) on the west side of Radford Avenue. The two parcels on the west side of Radford Avenue are included in the District because they are commercial and are part of the Studio City's commercial center. The remaining parcels along the western side of Radford Avenue are zoned RAS4-1. Those parcels are not included in the District because their use is solely residential, and they do not share the PBID Goals to increase commerce and improve the economic vitality; therefore they are not included in the District.

At Radford Avenue and Valleyheart Drive, the northern boundary extends across the Los Angeles River Parkway to include the front and entire CBS Studio Center film complex parcel that fronts



Radford Avenue. This large parcel along the eastern side of Radford Avenue (APN 2368-005-011) will specially benefit from the programs and services and shares the PBID Goals to increase commerce and economic vitality via attracting desirable tenants and employees. Because the main entrance to the Studio is at 4024 Radford Avenue, it does not receive the same benefit as Zone 1 parcels because it does not front Ventura Boulevard. This parcel is a Zone 2 parcel.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed.

Eastern Boundary

Parcels beyond this boundary will not specially benefit because they are not part of the commercial core of the District and service a different clientele demographic outside of the District boundaries. The eastern boundary of the PBID is the eastern corner of Carpenter Avenue. The north-eastern boundary is the edge of the Studio City film complex which extends to Colfax Avenue. This boundary was chosen to include all of the parcels that share the cohesive commercial center of Studio City and market demographic of the Studio City BID. Parcels on all four sides of the corner of Carpenter Avenue and Ventura Boulevard are included in the District boundaries because they are part of the Studio City commercial center and have high pedestrian traffic from the Studio City film lot to the parcel located on the southeast corner of Carpenter Avenue and Ventura Boulevard which is mostly occupied by the Studio City film complex legal personnel. The boundary does not include parcels east of the Carpenter Avenue intersection because those parcels are not part of the cohesive commercial fabric that shares the PBID Goals. The environment and types of businesses present to the east of Carpenter Avenue are different and attract consumers of a different marketplace demographic orientation with lower income. Examples of businesses located to the east of the PBID boundary are the US Probation and Parole office, a marijuana shop and two small motels that do not have a pool or appear on any hotel-type website. These types of businesses are not part of the cohesive commercial fabric of the PBID and do not share the PBID goals. Therefore, they are not included in the boundaries of the District and will not specially benefit from the PBID services. The adjacent portion of the Film Lot parcel east of Carpenter Avenue is included because the parcel benefits from services to be provided up to Carpenter Avenue and the parcel cannot be divided in two for assessment purposes.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed.

Southern Boundary

The southern boundary of the PBID is one parcel deep along Ventura Boulevard between Coldwater Canyon Avenue and the western side of Vantage Avenue. Parcels beyond this boundary will not specially benefit because they are not part of the commercial core of Studio City. The boundary is one parcel deep because parcels south of the boundary are used solely as residential properties. Between Whitsett Avenue and Vantage Avenue, there is also the additional barrier of the alley that separates the PBID from the residential neighborhood. All of the parcels that front Ventura Boulevard will benefit from enhancement of that street and share the PBID Goals. Parcels south of those fronting Ventura Boulevard are zoned solely residential and because they do not have a commercial component, they do not share the PBID Goals to increase commerce and improve the economic vitality; therefore they are not assessed.



Along Ventura Boulevard between Vantage Avenue and Laurel Canyon Boulevard, the boundaries include all parcels comprising one large contiguous shopping area occupied by a single shopping center spanning several parcels. The shopping center shares the PBID Goals and will specially benefit from the programs, services and improvements designed to improve commerce and economic vitality. The point south of the shopping center zoned solely residential and is not part of the cohesive commercial center of the PBID and therefore is not included in the District boundaries. There is one commercially zoned parcel that is not part of the Studio City cohesive commercial center. This parcel is located south of the shopping center fronting Laurel Canyon Boulevard and is used as a medical facility. This parcel does not share the cohesive commercial fabric of the assessed parcels because the PBID Goals do not focus on medical facilities. It will not specially benefit from the PBID programs, services and improvements designed to increase commerce and economic vitality of parcels in the Studio City commercial center. There is one commercial parcel that fronts Vantage Avenue (Map ID 178) which is part of the District because it is part of the shopping center. There is also one parcel in the shopping center (Map ID 177) which is used as parking and therefore has been designated Zone 2 because it does not have Ventura Boulevard frontage, but is surrounded by parcels facing parcels that are part of the shopping center.

Fronting along Ventura Boulevard from Laurel Canyon Boulevard to Radford Avenue, the boundaries include commercial parcels that share the PBID Goals and are a part of the cohesive commercial core of the Studio City District. The District boundary is one parcel deep (except Map ID 182 as discussed below) along Laurel Canyon Boulevard between Valleyheart Drive and Ventura Boulevard. The District boundary ends at the solely residential parcels on Laurel Canyon Boulevard, which as discussed above do not have a commercial component and do not share the PBID Goals to increase commerce and improve the economic vitality; therefore, they are not assessed. There is one parcel in this area (Map ID 182) which does not front Ventura Boulevard or Laurel Canyon Boulevard, but is assessed as part of Zone 2 because the means of access is via Laurel Canyon Boulevard and it is part of the shopping center, and will receive special benefits as described in the Engineer's Report. Fronting along Ventura Boulevard between Radford Avenue and the south-eastern corner of Carpenter Avenue, the boundary continues one parcel deep along Ventura Boulevard. The boundary is one parcel deep because parcels south of the boundary are zoned solely residential and will not specially benefit from the PBID programs and services. All of the parcels that front Ventura Boulevard will benefit from enhancement of that street and share the PBID Goals. Parcels south of those fronting this section of Ventura Boulevard either have solely residential or school zoning, as there is a Carpenter Charter Elementary School behind the commercial parcels. The school's entrance is accessed via Carpenter Avenue and no entrance to the school fronts either Ventura Boulevard or Laurel Canyon Boulevard and will not specially benefit from the programs and services designed to improve commerce and economic vitality. Because these residential and school parcels are not commercial and do not share the PBID Goals, they will not specially benefit and will not be assessed. The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed.

Western Boundary

Parcels beyond this boundary will not specially benefit because they are not part of the commercial core center of the Studio City District. The western boundary of the PBID is the eastern side of Coldwater Canyon Avenue. As part of this renewal the boundary has been extended to Coldwater Canyon Avenue. Because Coldwater Canyon Avenue is a major thoroughfare with minimal



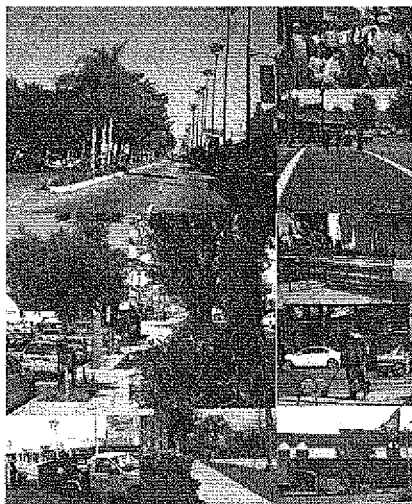
pedestrian traffic crossing into or out of the District, it serves as a physical and perceivable boundary that separates the assessed parcels from that west of Coldwater Canyon Avenue. The parcels west of Coldwater Canyon Avenue do not share the cohesive commercial fabric of the PBID and are not the same as the Assessed Parcel Types, rather they have a mixture of types of uses including four blocks that are zoned solely residential along Ventura Boulevard on the south side of the street, thus parcels West of Coldwater Canyon Avenue are not included in the District. These parcels attract a different demographic clientele. The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed.

The District boundary includes 248 parcels. The District boundary is illustrated by the overview map on Appendix 3. Parcels in the map in Appendix 3 are identified by Map ID numbers corresponding to the Assessor's Parcel Numbers, which can be found in Appendix 2. A larger map is available on request by calling (818) 655-5377. If the ownership, size, or zoning of a parcel changes during the term of this District, the assessment calculation may be modified accordingly, pursuant to Government Code 53750.



V. SERVICE PLAN

Assessed parcels that receive the PBID services, programs and improvements as described below will specially benefit because they are designed to attract more customers, visitors and employees, thereby increasing customers and economic vitality to the individually assessed parcels within the PBID boundaries. These services improve commerce and economic vitality by deterring crime, reducing litter and debris, all considered detractors to commerce, and economic vitality.



The property uses within the boundaries of the PBID are a unique mix of retail, office, grocery, restaurant, bank, auto service, attractions, entertainment offices, parking, hotel and film lot. These Assessed Parcel Types are unique in that they are entirely commercial, entertainment, or parking in nature. The entertainment parcels specially benefit from the programs and services because the programs, services and improvements create a desirable place to do business that attract potential tenants to rent and utilize the studio facility. The programs, services and improvements benefit the studio by providing a desirable commercial location for their employees and tenants. The hotel will specially benefit because the BID programs will attract more visitors and patrons. The retail, grocery and auto service parcels will specially benefit because the well-manicured District will provide an attractive environment to attract consumers. The parking parcels will also specially benefit because the parking availability will attract vehicular customers and revenue. The programs will maintain the area to attract commercial tenants and maintain lease rates for office parcels. For the retail, office, grocery, bank, auto service, attractions, entertainment office, parking, hotel and film lot uses within the District, each of these uses and assessed parcels specially benefit from BID funded programs and services through increased commerce, commercial rental income, commercial occupancies and overall economic vitality of the District. BID funded landscaping, sanitation, beautification, marketing, streetscape, capital, parking, safety, and administration services, programs and improvements enhance each assessed parcel by improving cleanliness, sanitation, beautification, safety, parking, business attraction and retention, and commerce for its business tenants, employees, customers, clients and visitors.

Landscaping, Sanitation, and Beautification

Of the services described below, Zone 1 will receive Sanitation personnel, trash disposal, sidewalk cleaning, graffiti removal, tree trimming and landscaping services. Zone 2 will receive Sanitation personnel, trash disposal, sidewalk cleaning, graffiti removal and tree trimming services. Both Zone 1 and Zone 2 will benefit from this category, with benefits proportional to their respective zones.

Sanitation Personnel: Sanitation personnel will collect and remove litter, including sidewalk and gutter weed removal. All individual assessed commercial, entertainment and parking parcels located within the boundaries of the District will receive these services. This service will specially benefit the individual assessed parcels of each Assessed Parcel Type and help meet the PBID Goals by increasing



cleanliness and encouraging increased patronage and commerce on each individual assessed parcel because dirty sidewalks are deterrent to customers.

Trash Disposal: The District services trash receptacles in the district. The trash receptacles are located on the sidewalk throughout the District and will benefit all of the individual assessed commercial, entertainment and parking parcels within the boundaries of the District. This service will specially benefit the individual assessed parcels of each Assessed Parcel Type and meet the PBID Goals by increasing cleanliness and thereby encouraging increased patronage and commerce on each individual assessed parcel because trash is a deterrent to customers.

Sidewalk Cleaning: Sidewalks will be pressure washed throughout the District. All individual assessed commercial, entertainment and parking parcels within the boundaries of the District receive this special service. This service will specially benefit the individual assessed parcels of each Assessed Parcel Type and meet the PBID Goals by increasing cleanliness and thereby encouraging increased patronage and commerce on each individual assessed parcel because dirty sidewalks are a deterrent to customers.

Graffiti Removal: The District will continue to provide graffiti removal services in the District. All individual assessed commercial, entertainment and parking parcels within the PBID will receive this benefit. This service will specially benefit the individual assessed parcels of each Assessed Parcel Type and meet the PBID Goals by increasing cleanliness and thereby encouraging increased patronage and commerce on each individual assessed parcel because graffiti is a deterrent to customers.

Tree Trimming: The District will provide tree trimming services. This service will specially benefit the individual assessed parcels of each Assessed Parcel Type and meet the PBID Goals by increasing cleanliness and improving landscaping and thereby encouraging increased patronage and commerce on each individual assessed parcel because trimmed palm trees prevent berries from falling to the ground and littering and staining the sidewalk.

Landscaping Services: The District will continue to provide landscaping and weed removal services in the District. All individual assessed commercial, entertainment and parking parcels in Zone 1 will benefit from this service. Parcels in Zone 2 will not receive nor be assessed for this service. This service will specially benefit the individual assessed parcels of each Assessed Parcel Type in Zone 1 and meet the PBID Goals by increasing cleanliness and improving landscaping and thereby encouraging increased patronage and commerce on each individual assessed parcel. This service will



specially benefit the individual assessed parcels of each Assessed Parcel Type and meet the PBID Goals by increasing cleanliness and improving landscaping and thereby encouraging increased patronage and commerce on each individual assessed parcel because landscaping services create an inviting environment that attracts customers.

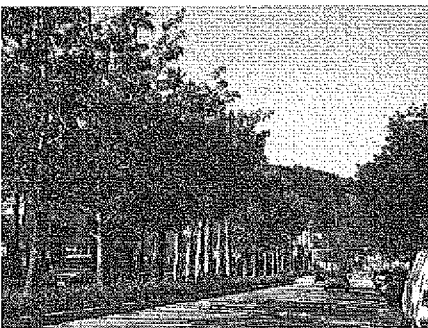
Marketing

Of the marketing services described below, both Zone 1 and 2 will receive website presence, other marketing promotions and the newsletter. Only Zone 1 will receive holiday decorations. Both Zone 1 and Zone 2 will benefit from this category, with benefits proportional to their respective zones.

A marketing program will be implemented to promote the image of Studio City, attract and increase pedestrian and vehicular traffic, and promote the use of the Studio City Public Parking Structure. This marketing program helps meet the goals of business and service attraction and retention and increased commerce. The marketing program may include advertising, website, decorations, parking incentives, periodic shuttle services, or other promotions. Parcels in Zone 2 will not receive decorations because there are no high traffic areas in Zone 2 parcels and they will not be assessed for that service. The marketing programs will be designed to attract the desired market demographic with the intent to increase the public's awareness of the PBID as a single destination in order to attract consumers to the rich collection of attractions, events, and services which will ultimately lead to increased commerce. For example, the District will publish a newsletter to keep property owners informed of upcoming events and services. Marketing efforts will be designed to meet the PBID Goals of improving the commercial core by implementing programs to attract pedestrians, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant and diner, auto service and hotel patrons for the assessed parcels in the PBID boundaries. The Owners' Association will continue to use its website to promote the assessed parcels in both Zones of the District in an effort to increase awareness of the District as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. This website is designed to provide visitors information about the Studio City Business Improvement District and the Studio City Walk of Fame in order to attract these visitors and draw in more business in from out of the area, to meet the goals of increased commerce and improved economic vitality.

This marketing service will specially benefit the individual assessed parcels of each Assessed Parcel Type and meet the PBID Goals by increasing awareness of each individual assessed parcel as a destination for customers and commercial tenants and making property owners and occupants aware of efforts being undertaken throughout the District, thereby encouraging increased patronage and increasing commerce on each individual assessed parcel of each Assessed Parcel Type because marketing programs attract customers.

Streetscape, Capital, Parking and Safety Improvements



The Streetscape, Capital, Parking and Safety Improvements category is intended to provide special benefits to the Assessed Parcel Types by implementing projects such as streetscape projects (i.e., purchase of trash receptacles or benches), one-time long lasting capital improvement projects (i.e., median construction or alley repaving), parking programs (i.e., parking promotions or periodic shuttle services) or safety improvements or enhancements (i.e., crosswalk improvements, safety personnel, speed feedback signs). By incorporating streetscape, capital, parking or safety



improvements, the District continues to build long-lasting aesthetic enhancements. Funds may not be available to fund all of the above-mentioned examples of projects/programs. In the event sufficient funds are available, the Board of Directors may implement a shuttle or safety program. The District does not currently have a safety or shuttle program. Over time, the projects/programs implemented in this category will benefit each individually assessed parcel by creating long lasting, permanent improvements or services which create a more vibrant district and contribute to the parcels' economic success, economic vitality, and increased commerce.

Of the streetscape, capital parking and safety improvement services described below, Zone 1 will receive capital improvements, streetscape, address parking or safety issues, possible periodic shuttle services and safety enhancements. Zone 2 services will include streetscape projects and address parking or safety issues. Zone 2 does not have medians and therefore will not benefit from median landscaping services. Both Zone 1 and Zone 2 will benefit from this category, with benefits proportional to their respective zones.

Capital improvement projects will specially benefit individual assessed parcels in Zone 1 of the District. This plan does not include capital improvement projects for Zone 2. Zone 2 is not assessed for capital improvement projects. These capital and streetscape projects provide long-lasting improvements that constantly improve the assessed parcels by building on a foundation the Owners' Association set in 1999. These aesthetic enhancements create a special benefit for individual assessed parcels within the PBID by improving the attractiveness of the parcels in an effort to encourage new business growth, development, and increased commerce. The Owner's Association may also need to address safety or parking issues within the District. The Owners' Association will work with property and business owners to identify and resolve issues related to safety or parking in the District. These services will be provided to individual assessed parcels located in Zone 1 of the District. Parcels located in Zone 2 will not receive or benefit from this service because any shuttle services will be provided along street frontage only within Zone 1 of the District. These Streetscape, Capital, Parking and Safety services are intended to provide special benefits to the individual assessed parcels of each Assessed Parcel Type and meet the PBID Goals by improving beautification, attracting and retaining tenants, and increasing commerce for each individually assessed parcel of each Assessed Parcel Types. These are all special benefits because they increase commerce and add economic vitality. Assessed parcels that receive the streetscape, capital improvements, parking and safety services and programs as described above will specially benefit the assessed parcels by attracting more customers, visitors, employees and tenants thereby improving the economic vitality. These services improve commerce and economic vitality by creating long-lasting streetscape and capital improvement projects that enhance the attraction of the area, parking promotions that will attract more customers to the area, safety enhancements that will improve safety and deter crime, which are designed to increase commerce, and economic vitality.

Administration

Both Zone 1 and Zone 2 will benefit from the administrative services. Both Zone 1 and Zone 2 will benefit from this category. The Owners' Association will continue its administration services by implementing the programs outlined in this Management District Plan for the special benefit of the individual assessed parcels. This effort may also include pursuing opportunities such as applying for grants. The administrator's duties are a special benefit because they implement the PBID Goals, which specially benefit each individual assessed parcel.



Uncollected Assessments/Contingency

Both Zone 1 and Zone 2 will benefit from this category, with benefits proportional to their respective zones. Funds in the Uncollected Assessment Reserve/ Contingency category may be used for City/County collection fees, uncollected assessments, consulting fees, Business Improvement District (BID) renewal fees and additional projects the Owner's Association deems appropriate. This category will ensure that there are sufficient funds to provide PBID services which will in turn result in attracting more customers, visitors, employees and tenants as a result of the SCPBID programs, services and improvements, thereby increasing customers and economic vitality to the SCPBID. The funds from this category will improve commerce and economic vitality by supplementing all the SCPBID programs. Funds in this category may only be expended in any of the categories listed above. Funds in this category will be expended in a manner that is consistent with the PBID Goals. The uncollected assessment and contingency fund will specially benefit each individual assessed parcel of each Assessed Parcel Type because they are necessary to provide the services which specially benefit each individual assessed parcel.

Services by Zone

The services provided in each Zone are commensurate with the assessment in each Zone. The following chart provides a summary of services by zone.

Studio City PBID Summary of Services by Zone

	Zone 1	Zone 2
Landscape/ Sanitation/ Beautification	Sanitation personnel, trash disposal, sidewalk cleaning, graffiti removal, tree trimming and landscaping services	Sanitation personnel, trash disposal, sidewalk cleaning, graffiti removal and tree trimming
Streetscape/ Capital Improvements	Capital Improvements, streetscape, address parking or safety issues, periodic shuttle services*, safety enhancements*	Streetscape, address parking or safety issues
Marketing	Holiday decorations, website presence, other marketing promotions and newsletter	Website presence, other marketing promotions and newsletter
Administration	Implement PBID services for the benefit of the parcels	Implement PBID services for the benefit of the parcels
Uncollected Assessments/ Contingency	These funds will be expended proportionally to the services listed above	These funds will be expended proportionally to the services listed above

* If funds become available



VI. ASSESSMENT

A. Methodology

Individual assessable parcels shall be assessed by linear feet of street frontage and square feet of parcel size, according to each parcel's proportionate special benefit derived from the services provided to that parcel in that benefit zone. Each parcel pays 100% of the special benefit derived by the individual parcel. Special circumstances such as a parcels' location within the District and need or frequency for services have been carefully reviewed relative to the specific and distinct type of services and improvements to be provided by the District in order to determine the appropriate level of assessment.

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. 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 XIII D means a particular and distinct benefit over and above general benefits conferred on real property located in the PBID or the public at large. The general benefit amount of \$20,096.62 has been calculated in the Engineer's Report. For a further definition of special benefits, the Engineer's Report is available from the Owners' Association.

The methodology to levy assessments upon the Assessed Parcel Types uses two variables: linear street front footage and parcel square footage.

In order to assess for the special benefit each parcel receives from the District activities a number of factors enter into the determination of how much weight is to be given to each assessment variable; lot square footage and linear street frontage. The best way to determine each parcels proportionate special benefit from the District programs is to relate each parcel's lot square footage and front footage to every other parcel's lot square footage and front footage.

Special Benefit Factors

The method used to determine proportional special benefits are measured by each parcel's lot square footage plus linear street frontage compared to the total lot square footage and linear street frontage of all parcels in the District boundary. The use of each parcel's assessable lot square footage and linear street frontage is the best measure of benefit for the programs because the intent of the District activities is to improve safety, sanitation, beautification, landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

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's parcel maps. *Parcel square footage* is an appropriate measure of special benefit because "not all parcels in the District are identical in size... some will receive more special benefit than others." Parcel size is

¹ *Dahms v. Downtown Pomona* (2009) 173 Cal.App.4th 1201.



relevant to the highest and best use of a parcel and reflects the long-term value implications of the District. Many of the District's services benefit the parcel as a whole, such as marketing, graffiti removal, and landscape maintenance, therefore using parcel size to measure special benefit is appropriate. Additionally, most of the buildings are no more than two stories in height, making lot square footage an equitable variable to use in determining the assessment. Of the total budget, 28.53% of the budget is assessed against gross lot square footage. 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.

Linear Street Front Footage Defined: Parcels are assessed for street frontage along all streets. Parcels with more than one street frontage, such as corner lots or whole-block parcels are assessed for the sum of all frontages. Linear front footage was obtained from the County Assessor's parcel maps.

Linear street frontage is relevant to the need for services along streets, sidewalks, and building fronts; and is an appropriate measure of special benefit because not all parcels have the same street frontage. Most of the District's services will be provided along sidewalks and streets, with the heaviest concentration of services along Ventura Boulevard, Ventura Place, and Laurel Canyon Boulevard, thus street frontage relates to measurement of special benefit from the services provided. The most emphasis is placed on each parcel's linear street frontage because the special benefits of landscaping, sanitation, beautification, cleaning, capital and streetscape services are realized by its exposure of frontage on the sidewalk. For example, the special benefit of sidewalk sweeping is directly related to the linear street frontage of each parcel. Therefore, it is the reason why there is the most emphasis on linear frontage. Of the total budget, 71.47% of the budget is assessed against linear street frontage. The second most emphasis is placed on gross lot square footage due to the long-term value impacts of special benefits in the District. The building heights and development types do not vary much within the district.

Apportionment Calculation

	Zone 1	Zone 2	Total	Percent of Budget
Total Parcel (Lot) Square Foot Assessment	\$103,321.51	\$25,159.01	\$128,480.52	28.53%
Total Linear Street Frontage Assessment				
Ventura Blvd. Linear Frontage	\$268,364.25		\$268,364.25	
Other Linear Frontage	\$50,972.18	\$2,582.40	\$53,554.58	
			\$321,918.83	71.47%
Total Assessment Budget			\$450,399.35	

Therefore, the use of linear street frontage and gross lot square footage are the two most equitable variables used to assess the parcels in the District.

Services and improvements provided by the District are designed to provide special benefits to the District's Assessed Parcel Types. The use of each parcel's assessable parcel square footage and linear street front footage is the best measure of special benefit for the programs because the services'



intent is to improve safety, sanitation, beautification, landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel. Because of their cohesive commercial nature of having complementary types of businesses and shared PBID Goals, the Assessed Parcel Types all receive and benefit from the PBID services and improvements; the only difference in the benefit received by the Assessed Parcel Types is that caused by a lack of frontage on Zone 2 parcels. The Assessed Parcel Types will all benefit from the services and results, it is thus appropriate to apply the same assessment formula to all parcel types within each benefit zone. Further information on benefits to parcel types and benefit zones is provided in the Engineer's Report.

B. Benefit Zones

The District parcels are divided into two benefit zones. Zone 1 includes all parcels fronting Ventura Boulevard, Laurel Canyon Boulevard, or Ventura Place, which have the heaviest level of pedestrian and vehicular traffic. All other parcels are Zone 2. Zone 2 parcels (parking lots and CBS Studio Center) are separated because they do not have street frontage along Laurel Canyon Boulevard, Ventura Place or Ventura Boulevard, which are the heavily traffic corridors of the PBID. Zone 2 parcels have less need for services than Zone 1 parcels because they are not as heavily trafficked by pedestrians and vehicles, require less landscaping services and are accessible only via service streets. The parcels share the PBID Goals to maintain and improve the commercial core by providing services, programs and improvements to the PBID to attract pedestrians and increase vehicular traffic of the desired market demographic, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant and diner, auto service and hotel patrons for the assessed parcels in the PBID boundaries. The parking lots will benefit from increased patronage and CBS Studio Center will benefit from commercial rentals. These services are designed to attract customers of the desired market demographic. The services are a special benefit to the assessed parcels in both zones because graffiti, trash, dirty sidewalks, and unkempt medians deter commerce.

Each Zone will receive services tailored to meet the needs of those parcels, as described in Section IV of this Plan. Zone 1 and 2 will share the Administration and Contingency/Uncollected Assessment expenses proportionately with their assessments.

C. Annual Maximum Assessment Rates

Annual assessments are based upon an allocation of program costs by Zone and a calculation of assessable footage. Two property assessment variables, parcel square footage and street linear footage will be used in the calculation. The maximum assessment rate for each year is below.

Variable	2015		2016		2017		2018		2019	
	Zone 1	Zone 2	Zone 1	Zone 2	Zone 1	Zone 2	Zone 1	Zone 2	Zone 1	Zone 2
Parcel square footage	\$0.035	\$0.018	\$0.036	\$0.019	\$0.038	\$0.02	\$0.04	\$0.02	\$0.04	\$0.02
Linear frontage - Ventura Blvd.	\$19.25	-	\$20.02	-	\$20.82	-	\$21.65	-	\$22.52	-



Linear frontage – Other Streets	\$5.77	\$1.92	\$6.00	\$2.00	\$6.24	\$2.08	\$6.49	\$2.16	\$6.75	\$2.25
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D. Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable square footage or frontage for parcels included and assessed within the District boundaries. The modification of parcels may then change upwards or downwards the amount of total assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included PBID parcels may change in accordance with the assessment methodology formula listed in this Plan and the Engineer’s Report, provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula changes, pursuant to Government Code section 53753.

E. Bonds

No bonds shall be issued.

F. Time and Manner for Collecting Assessment

For most parcels, as provided by State law, the District special 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 will directly bill property owners or entities that do not appear on the tax roll. Property tax bills and direct bills are generally distributed in the fall, and payment is expected by lump sum or installments. The County of Los Angeles shall distribute funds collected to the City of Los Angeles. The City of Los Angeles will then disburse the funds to the Owners’ Association, pursuant to a contract between the City and Owners’ Association. Unpaid assessments will be added to the assessment due for the following year. If a property owner billed by the City fails to pay the amount due in full to the City before the assessment roll for the following tax year is due to the County, the City may place the delinquent assessment and penalties and interest on the tax roll in addition to the current years’ assessment. Any delinquent amounts collected by the City are subject to the same penalties imposed on delinquent property taxes as prescribed in the California Revenue and Tax Code.

G. Renewal or Disestablishment

Streets and Highways Code section 36670 provides for the disestablishment, expiration, or renewal of the District. If the District is renewed, any remaining revenues shall be transferred to the new district pursuant to Streets and Highways Code section 36600(b). If the District is not renewed, or is terminated prior to the expiration date, any unexpended and unobligated funds shall be returned to property owners based upon each parcels’ percentage contribution to the most recent years’ assessments.

H. Interest and Delinquent Payments

Any interest or penalties earned and the amount of any delinquent payments collected shall be added to the budget and apportioned among the budget categories according to the same percentages as the assessments collected.



I. Public Parcels

Proposition 218, also known as "The Right to Vote on Taxes Act," states that "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." All parcels in the District receive District services and special benefits from those services and are assessed at the full parcel rate. The publicly-owned parcels within the District are all parking lots. The City owned parking lot (Lot 690) located at 12225 Ventura Boulevard, Studio City, will directly receive and benefit from improved landscaping, sanitation, beautification, streetscape, and marketing services. They will benefit from marketing and promotions because they are pay-to-access lots; the increased awareness of the District will drive visitor traffic, which will cause increased collection of parking fees. All publicly-owned, individually-assessed parcels will receive all of the services provided; therefore, those parcels will be assessed at the full rate.

City of Los Angeles Public Parcels

Map Key	31	30	29
Assessor's Parcel Number	2367017902	2367017901	2367017900
Parcel Size	1780	29948	25199
Frontage Other Streets (lin. ft.)	0.00	0.00	0.00
Frontage Ventura Blvd. (lin. ft.)	10.00	28.00	0.00
Ventura Frontage Assessment	\$192.5	\$539.00	\$0.00
Other Street Frontage Assessment	\$0.00	\$0.00	\$0.00
Parcel Size Assessment	\$62.30	\$1048.18	\$453.58
Zone	1	1	2
Total Assessment	\$254.80	\$1587.18	\$453.58
Use	Parking Lot	Parking Lot	Parking Lot



VII. BUDGET

A. Budget Projections

A projected five-year operating budget for the District is provided below. The overall budget shall remain consistent with this Plan. Each assessed parcel pays for 100% of the special benefit received, based on the level of benefit received. Projections are based on the following assumptions:

1. The cost of providing improvements and services may vary depending on the market cost for those improvements and services. Expenditures may require adjustment up or down to continue the intended level of improvements and services.
2. The Owners' Association shall have the right to re-allocate up to ten percent (10%) of the budget allocation by line item within the budgeted categories. Any change will be approved by the Owners' Association's Board of Directors and submitted with its annual report pursuant to Streets and Highways Code section 36650.
3. The total annual District assessment budget for 2015, which is funded by property assessments, is \$450,399.35. The assessment funding will be supplemented by \$31,465.79 of non-assessment funds (General Benefit) so that the annual service plan budget for the initial year of the District's five-year operation is anticipated to be \$481,865.14. (See Engineer's Report for details on (General Benefit) non-assessment funds.)
4. The assessment amount may be subject to an increase in the assessment rate of no more than four percent (4%) per year. Increases will be determined by the Owners' Association and will vary between 0 and 4% in any given year. Any assessment increase will be included in the Annual Planning Report for City Council consideration. The projections in Section D below illustrate the maximum 4% annual increase for all budget items.

The cost of providing each of the budget components was developed from actual experience obtained providing these same services since 1999, and quotes from vendors for provisions of new services.

B. Budget

Funds may only be spent on improvements and activities provided in the Benefit Zone from which the funds were derived. The assessment budget for the initial year, broken down by Benefit Zone, is shown below.



PBID Categories and Percentage of 2015 Service Budget

Expenditures	% of Budget	42%	23%	12%	18%	5%	Total Budget
		Landscaping, Sanitation, Beautification	Streetscape / Capital Improvements	Marketing	Administration	Uncollected Assessments/ Contingency	
Zone 1	93.84%	\$192,449.04	\$105,388.76	\$54,985.44	\$82,478.16	\$22,910.60	\$458,212.00
Zone 2	6.16%	\$12,633.06	\$6,918.10	\$3,609.44	\$5,414.17	\$1,503.94	\$30,078.71
TOTAL EXPENSES	100%	\$205,082.10	\$112,306.86	\$58,594.89	\$87,892.33	\$24,414.54	\$488,290.71
Revenues							
Assessment Funds	92.24%	\$189,167.73	\$103,591.85	\$54,047.92	\$81,071.88	\$22,519.97	\$450,399.35
General Benefit Funds*	7.76%	\$15,914.37	\$8,715.01	\$4,546.96	\$6,820.44	\$1,894.57	\$37,891.36
TOTAL REVENUES	100%	\$205,082.10	\$112,306.86	\$58,594.89	\$87,892.33	\$24,414.54	\$488,290.71

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

The assessment engineer (See Engineer's Report) has found that the general benefits (i.e., benefits to the general public and surrounding parcels outside the District with no general benefits to the assessed parcels within the District) represents \$37,891.36 of the total annual budget for Year 1. Thus, the total district costs will need to be funded by non-assessment revenue sources such as grants, donations, program income, etc. A delineation of both special and general benefit costs for each program element is shown in the above table.

C. Annual Maximum Special Benefit Assessment Budget

The budget below assumes that the maximum annual assessment increase of 4% is enacted and that there are no changes to the categorical budget allocations.

Service	%	2015	2016	2017	2018	2019	Total
Landscape/ Sanitation/ Beautification	42%	\$189,167.73	\$196,734.44	\$204,603.81	\$212,787.97	\$221,299.48	\$1,024,593.85
Streetscape/ Capital Improvements	23%	\$103,591.85	\$107,735.52	\$112,044.95	\$116,526.74	\$121,187.81	\$561,087.11
Marketing	12%	\$54,047.92	\$56,209.84	\$58,458.23	\$60,796.56	\$63,228.42	\$292,741.10
Administration	18%	\$81,071.88	\$84,314.76	\$87,687.35	\$91,194.84	\$94,842.64	\$439,111.65
Uncollected Assessments/ Contingency	5%	\$22,519.97	\$23,420.77	\$24,357.60	\$25,331.90	\$26,345.18	\$121,975.46
Total	100 %	\$450,399.35	\$468,415.32	\$487,151.94	\$506,638.01	\$526,903.54	\$2,439,509.16



VIII. GOVERNANCE

A. Owners' Association

An Owners' Association will administer the PBID services. The Owners' Association shall contract with the City of Los Angeles for administration of services pursuant to Streets and Highways Code §36651.

B. Brown Act and Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Owners' Association's board of directors and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

The Owners' Association shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1).



APPENDIX 1 - PBID LAW

Property and Business Improvement District Law of 1994

California Streets & Highway Code § 36600 (2013)

*** This document is current through the 2013 Supplement ***
(All 2012 legislation, 2012 Governor's Reorg. Plan No. 2 and all
propositions approved by the electorate at the June and November 2012 elections)

§ 36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

§ 36601. Legislative findings and declarations

The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest 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.

(c) It is of particular local benefit to allow cities to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that benefits from those improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property or businesses are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property or businesses for which the improvements and activities are provided.

§ 36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

§ 36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

§ 36603.5. Part prevails over conflicting provisions

Any provision in this part that conflicts with any other provision of law shall prevail over the other provision of law.



§ 36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

§ 36605. [Section repealed 2001.]

§ 36606. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties or businesses located within a property and business improvement district.

§ 36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

§ 36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with *Section 6500*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

§ 36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

§ 36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the area.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

§ 36611. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

§ 36612. "Property"

"Property" means real property situated within a district.



§ 36613. "Activities"

"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 security, 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.

§ 36614. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

§ 36614.5. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with *Section 54950*) of *Part 1 of Division 2 of Title 5 of the Government Code*), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with *Section 6250*) of *Division 7 of Title 1 of the Government Code*), for all documents relating to activities of the district.

§ 36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

§ 36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

§ 36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with *Section 36500*) of this division) is valid and effective and is unaffected by this part.



§ 36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

§ 36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

§ 36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

- (1) A map showing the boundaries of the district.
- (2) Information specifying where the complete management district plan can be obtained.
- (3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

§ 36622. Contents of management district plan

The management district plan shall contain all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and



businesses included. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements and activities proposed for each year of operation are the same, a description of the first year's proposed improvements and activities and a statement that the same improvements and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof, including operation and maintenance. The plan may provide that all or any class or category of real property which is exempt by law from real property taxation may nevertheless be included within the boundaries of the district but shall not be subject to assessment on real property.

(l) Any other item or matter required to be incorporated therein by the city council.

§ 36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with *Section 53753 of the Government Code*.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with *Section 54954.6 of the Government Code*, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made



orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

§ 36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

§ 36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish the proposed property and business improvement district, the city council shall adopt a resolution of formation that shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement about whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.



(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

§ 36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in paragraphs (1) to (8), inclusive, of subdivision (b) of Section 36625, but need not contain information about the preliminary resolution if none has been adopted.

§ 36626.5. [Section repealed 1999.]

§ 36626.6. [Section repealed 1999.]

§ 36626.7. [Section repealed 1999.]

§ 36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

§ 36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

§ 36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements and activities.



§ 36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

§ 36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

§ 36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part shall be charged interest and penalties.

§ 36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

§ 36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

§ 36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

§ 36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.



§ 36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention; Modification of improvements and activities by adoption of resolution after public hearing

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public meetings and public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public meeting.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public meeting, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

§ 36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

§ 36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.



§ 36641. [Section repealed 2001.]

§ 36642. [Section repealed 2001.]

§ 36643. [Section repealed 2001.]

§ 36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements and the activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

§ 36651. Designation of owners' association to provide improvements and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements or activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

§ 36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district,



the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

§ 36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

§ 36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.



APPENDIX 2 - ASSESSED PARCELS

Map ID	Assessor's Parcel Number (APN)	Benefit Zone	Total Initial Annual Assessment (\$/yr)
1	2367015001	1	\$2,427.64
2	2367016002	1	\$2,293.48
3	2367016003	1	\$1,730.33
4	2367016004	2	\$177.12
5	2367016005	1	\$1,554.00
6	2367016006	2	\$152.98
7	2367016007	1	\$1,715.00
8	2367016008	1	\$1,690.40
9	2367016009	2	\$415.57
10	2367016010	1	\$3,266.48
11	2367016011	1	\$1,653.61
12	2367016012	1	\$1,413.62
13	2367016013	1	\$3,772.99
14	2367016014	1	\$2,256.56
15	2367016015	1	\$1,254.06
16	2367016016	1	\$2,377.82
17	2367016017	1	\$108.27
18	2367016018	1	\$2,289.35
19	2367017003	1	\$4,492.39
20	2367017006	1	\$3,086.16
21	2367017007	1	\$965.90
22	2367017008	2	\$174.53
23	2367017010	1	\$1,471.54
24	2367017011	1	\$1,796.10
25	2367017013	1	\$1,598.10
26	2367017015	1	\$1,958.53
27	2367017016	1	\$5,052.49
28	2367017017	1	\$2,804.55
29	2367017900	2	\$453.58
30	2367017901	1	\$1,587.18
31	2367017902	1	\$254.80
32	2367018001	1	\$2,882.99
33	2367018002	1	\$559.93
34	2367018003	1	\$1,120.00
35	2367018008	1	\$1,679.90
36	2367018009	1	\$559.93
37	2367018010	1	\$559.93
38	2367018011	1	\$559.93
39	2367018012	1	\$1,120.00
40	2367018015	1	\$559.93
41	2367018016	1	\$1,599.05
42	2367018017	1	\$1,396.24



Map ID	Assessor's Parcel Number (APN)	Benefit Zone	Total Initial Annual Assessment (\$/yr)
43	2367018018	1	\$559.93
44	2367018019	1	\$559.93
45	2367018020	1	\$1,120.00
46	2367018021	1	\$559.93
47	2367018022	1	\$559.93
48	2367018023	1	\$559.93
49	2367018024	1	\$559.93
50	2367018025	1	\$559.93
51	2367018026	1	\$1,120.00
52	2367018027	1	\$559.93
53	2367018028	1	\$1,120.00
54	2367018029	1	\$559.93
55	2367018030	1	\$559.93
56	2367018031	1	\$559.93
57	2367018034	1	\$559.93
58	2367018035	1	\$559.93
59	2367018036	1	\$1,206.28
66	2367018053	1	\$1,120.00
67	2367018054	1	\$2,239.97
68	2367018055	1	\$1,120.00
69	2368002001	1	\$1,469.33
70	2368002002	1	\$463.36
71	2368002003	1	\$463.36
72	2368002006	1	\$463.36
73	2368002007	1	\$231.61
74	2368002008	1	\$231.61
75	2368002009	1	\$463.36
76	2368002010	1	\$463.36
77	2368002011	1	\$463.36
78	2368002012	1	\$463.36
79	2368002013	1	\$463.36
80	2368002014	1	\$466.27
81	2368002015	1	\$483.85
82	2368002016	1	\$484.35
83	2368002017	1	\$1,013.94
84	2368002018	1	\$1,689.29
85	2368002033	2	\$780.92
86	2368002034	1	\$4,484.14
87	2368002035	1	\$1,137.36
88	2368002036	1	\$1,137.36
89	2368002037	1	\$1,137.36
90	2368002038	1	\$5,778.42
91	2368002039	1	\$463.36
92	2368002040	1	\$463.36
93	2368002041	1	\$1,671.99



Map ID	Assessor's Parcel Number (APN)	Benefit Zone	Total Initial Annual Assessment (\$/yr)
94	2368002042	1	\$3,024.36
95	2368002043	1	\$1,853.93
96	2368003001	2	\$359.17
99	2368005011	2	\$24,993.88
100	2368006001	1	\$2,165.22
101	2368006002	1	\$1,172.43
102	2368006003	1	\$1,172.43
103	2368006004	1	\$1,172.43
104	2368006005	1	\$3,517.47
105	2368006006	1	\$586.15
106	2368006007	1	\$586.15
107	2368006008	1	\$1,172.43
108	2368006009	1	\$1,172.43
109	2368006010	1	\$1,172.43
110	2368006011	1	\$3,515.74
118	2368006024	1	\$4,303.17
120	2369001009	1	\$568.61
121	2369001010	1	\$568.61
122	2369001011	1	\$1,137.36
123	2369001012	1	\$1,137.36
124	2369001016	1	\$862.61
125	2369001017	1	\$1,137.36
126	2369001018	1	\$568.61
127	2369001019	1	\$568.61
128	2369001021	1	\$1,137.36
129	2369001022	1	\$1,137.36
130	2369001023	1	\$1,714.36
131	2369001024	1	\$1,431.40
132	2369001025	1	\$3,564.59
133	2369002017	1	\$1,190.52
134	2369002018	1	\$1,182.27
135	2369002020	1	\$1,706.15
136	2369002021	1	\$1,137.36
137	2369002022	1	\$1,137.36
138	2369002023	1	\$2,274.90
139	2369002024	1	\$568.58
140	2369002025	1	\$568.75
141	2369002026	1	\$2,274.90
142	2369002027	1	\$454.97
143	2369002028	1	\$682.40
144	2369002029	1	\$1,714.36
145	2369004023	1	\$1,691.61
146	2369004024	1	\$1,160.15
147	2369004025	1	\$1,137.50
148	2369004026	1	\$568.61



Map ID	Assessor's Parcel Number (APN)	Benefit Zone	Total Initial Annual Assessment (\$/yr)
149	2369004027	1	\$568.61
150	2369004028	1	\$1,137.36
151	2369004029	1	\$1,137.36
152	2369004030	1	\$1,137.36
153	2369004031	1	\$1,706.15
154	2369004032	1	\$568.61
155	2369004033	1	\$568.61
156	2369004034	1	\$568.61
157	2369004035	1	\$1,137.36
158	2369004036	1	\$568.61
159	2369004037	1	\$568.61
160	2369004038	1	\$1,137.36
161	2369004039	1	\$1,137.36
162	2369004040	1	\$568.61
163	2369004041	1	\$568.61
164	2369004042	1	\$1,137.36
165	2369004043	1	\$1,137.36
166	2369004044	1	\$568.61
167	2369004045	1	\$568.61
168	2369004046	1	\$1,780.68
169	2369014001	1	\$4,683.55
170	2369014002	1	\$2,915.99
171	2369014003	1	\$729.61
172	2369014004	1	\$729.61
173	2369014005	1	\$1,459.36
174	2369014006	1	\$1,660.61
175	2369014007	1	\$2,141.97
176	2369014008	1	\$5,386.98
177	2369014009	2	\$143.73
178	2369014010	1	\$1,352.12
179	2369015003	1	\$1,322.36
180	2369015006	1	\$763.07
181	2369015013	1	\$430.78
182	2369015015	2	\$89.93
183	2369015016	1	\$13,767.60
184	2369015017	1	\$191.09
185	2369015018	1	\$1,543.60
186	2369015019	1	\$9,247.68
187	2369016001	1	\$1,789.91
188	2369016002	1	\$1,155.95
189	2369016003	1	\$577.92
190	2369016004	1	\$578.06
191	2369016005	1	\$578.20
192	2369016006	1	\$1,156.58
193	2369016007	1	\$578.52



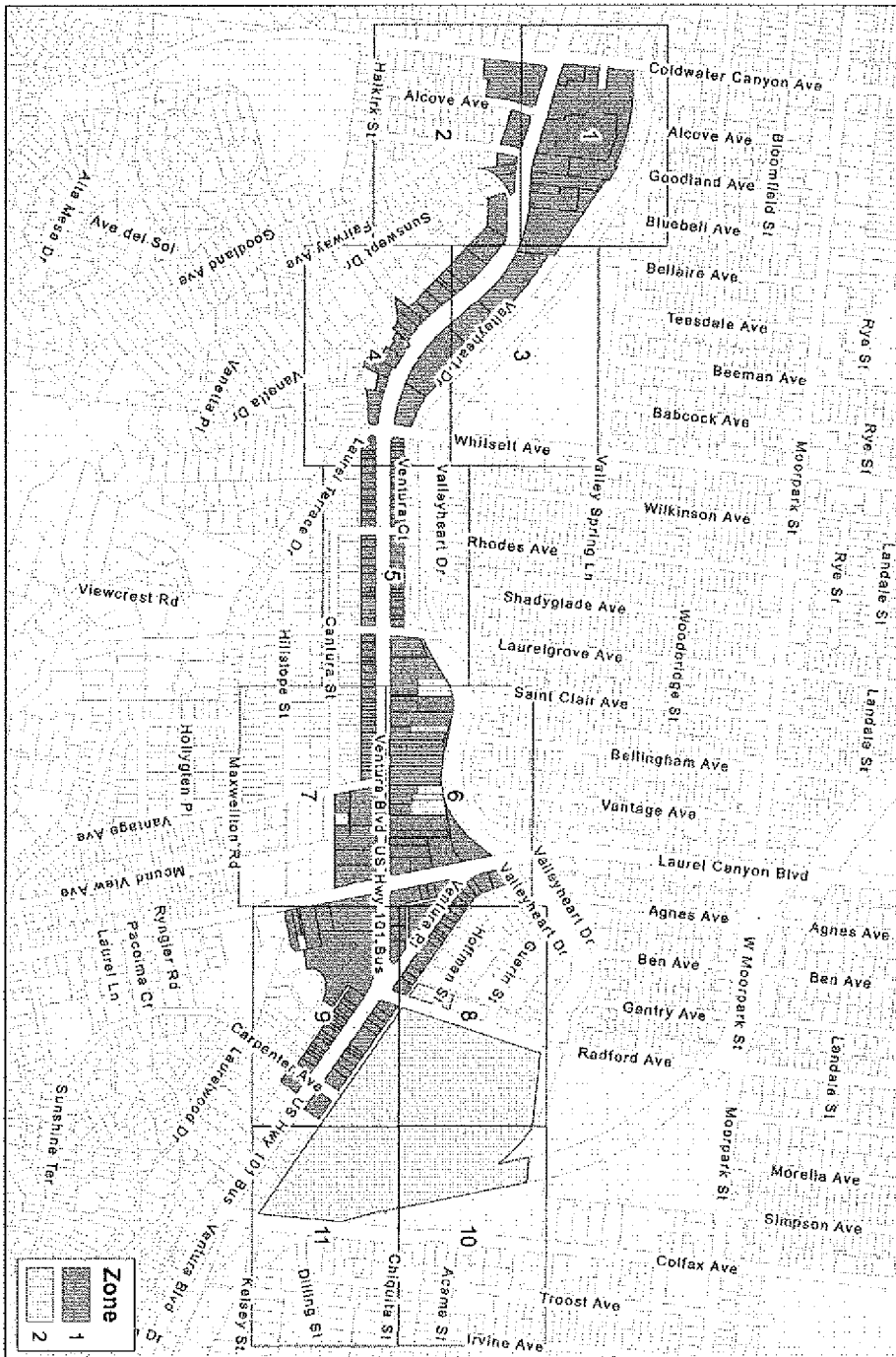
Map ID	Assessor's Parcel Number (APN)	Benefit Zone	Total Initial Annual Assessment (\$/yr)
194	2369016008	1	\$578.66
195	2369016009	1	\$1,157.80
196	2369016010	1	\$578.97
197	2369016011	1	\$579.15
198	2369016012	1	\$579.29
199	2369016013	1	\$579.43
200	2369016014	1	\$579.60
201	2369016015	1	\$1,159.48
202	2369016032	1	\$881.51
203	2369016034	1	\$2,019.15
211	2369027031	1	\$3,269.79
215	2375018008	1	\$14,805.88
216	2375018013	1	\$8,752.51
217	2375018018	1	\$14,118.84
218	2375018019	1	\$8,275.96
219	2375021008	1	\$9,356.73
220	2375021016	1	\$2,713.20
221	2375021017	1	\$1,459.15
222	2375021018	1	\$3,281.95
223	2375021019	1	\$9,695.70
224	2375021020	1	\$4,283.89
225	2375021022	1	\$13,190.81
226	2375021023	1	\$3,650.15
227	2384008027	1	\$13,430.39
228	2384016046	1	\$7,351.42
229	2384018005	1	\$1,523.20
230	2384018006	1	\$3,609.55
231	2384018007	1	\$2,095.54
232	2384022019	1	\$1,193.85
233	2384022020	1	\$1,662.50
234	2384022021	1	\$1,500.45
235	2384022023	1	\$1,440.60
236	2384022024	1	\$2,413.60
237	2384022027	1	\$2,450.35
238	2384022028	1	\$622.65
239	2384022029	1	\$1,870.75
240	2384022032	1	\$5,059.95
241	2384022036	1	\$5,446.70
242	2384022049	1	\$6,889.40
243	2384023028	1	\$3,059.35
244	2384023029	1	\$2,074.10
245	2384023033	1	\$2,229.15
246	2384023044	1	\$2,172.80
247	2384023047	1	\$2,164.05
248	2384023053	1	\$2,420.95



Map ID	Assessor's Parcel Number (APN)	Benefit Zone	Total Initial Annual Assessment (\$/yr)
	TOTALS		\$450,399.35



APPENDIX 3 - MAP



Studio City Business Improvement District
Cover

Date Printed: 10/17/2013



APPENDIX 4 - INTERCEPT SURVEY SUMMARY

FINAL RESULTS: Studio City PBID Visitor Survey

SAMPLE SIZE = 179; MARGIN OF ERROR = 7.3%

INTERVIEW DATES: October 17 & October 19, 2013

A. Do you **work** within the Studio City Business Improvement District? **Yes: 49 No: 121 N/A: 9**

Now, I am going to read a list of activities. For each one I read, please tell me how likely you think it is that you will do that activity either today, or at ANY point in the future, while in the Studio City Business Improvement District. Please tell me if you are very likely, somewhat likely, slightly likely, or not at all likely to do the following either today or at ANY point in the future...

Stroll or walk around OR simply wait to make a transit connection

Eat or drink at a restaurant, café, bar

Shop or take a class

Visit a nightclub, bar or attend a live show (Rain Nightclub)

Conduct personal business like visit a bank, beauty salon, tailor, dry cleaner or office

Pay to park your car within the District

Visit CBS Studio Center for a live taping of a show

Visit the Studio City Walk of Fame

SUMMARY OF RESPONSES

VERY LIKELY, SOMEWHAT LIKELY OR SLIGHTLY LIKELY TO ENGAGE IN ONE OR MORE OF THE COMMERCIAL ACTIVITY

179

NOT AT ALL LIKELY TO PERFORM ANY OF THE COMMERCIAL ACTIVITIES

0

TOTAL 179

Now, I am going to read a list of features. For each I read, please tell me how important each is to you when making your decision to engage in any of the activities you provided a "likely" response to. Please tell me if each of the following features is very important, somewhat important, just slightly important or not at all important in making your decision to engage in any of the activities.

Cleanliness, like sidewalk sweeping, extra trash pick-up, steam cleaning and graffiti removal

Appearance, like plants, flowers and landscaping

Communication to the community about the District and its offerings

"Ventura Receipts Program" which gives back to local schools for shopping within the District

Availability of parking in the Studio City parking garage

SUMMARY OF RESPONSES

VERY LIKELY, SOMEWHAT LIKELY OR SLIGHTLY LIKELY TO ENGAGE IN ONE OR MORE OF THE FEATURES

179

NOT AT ALL IMPORTANT FEATURES

0

TOTAL 179



