



**CHATSWORTH BUSINESS IMPROVEMENT DISTRICT INC.**

10038 Old Depot Plaza Road

Chatsworth, 91311

Telephone: 818-341-2428

September 19, 2014

Mr. Eugene Van Cise  
Office of the City Clerk  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012

Re: Chatsworth Business Improvement District  
2014-2015 Annual Report

Dear Mr. Eugene Van Cise,

As required under the Chatsworth Business Improvement District Agreement with the City of Los Angeles, the Chatsworth Business Improvement District **Advisory Board** have reviewed in detail both the year to date activities and proposed 2014-2015 budget.

We are pleased to endorse and approve the Annual Report for the renewal year 2014-2015.

Cordially,

Steven Muro  
Advisory Board Chair

cc:  
Administrative Services  
Special Assessments Unit

# Chatsworth Business Improvement District

## 2014/2015 Annual Report

(The fiscal year is from  
June 1, 2014 to May 31, 2015)

*Prepared by:*  
Rana Ghadban  
BID Administrator

**2014/2015 Annual Report**  
**Chatsworth Business Improvement District**  
**(Chatsworth BID)**

Name of Business Improvement District:  
Chatsworth Business Improvement District

Fiscal year:  
June 1, 2014 to May 31, 2015

Advisory Board Members:

1. Steven Muro
2. Ronald Bernheim
3. Marian Gorman
4. Ronald Schulkin
5. Julie Lewis
6. Erik Pampalone
7. Kevin Huling
8. Nick Montano
9. Justice Coleman
10. Christine A. McClane
11. Shekhar Chikhalikar
12. Rana Ghadban

**The advisory board approved this 2014/2015 Annual Report on – 8/14/ 2014**

There are no proposed changes to the boundaries or benefit zones.

New businesses that opened within the Chatsworth BID after the notice of the required public hearing for the ordinance for levying the 2014/2015 assessments was sent by the Los Angeles City Clerk will be exempt from the 2014/2015 assessment; however, they will be subject to assessments in future years. Any businesses that relocate within the BID year and remain within the BID area must pay their assessments and the rolls will be updated.

The estimated cost for providing improvements and activities for 2014/2015 is \$135,480 as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$105,480. The assessment methodology and assessment listing for Chatsworth businesses are attached to this report as **Attachment 2**. The Chatsworth BID has an estimated surplus balance of \$30,000 from the 2013/2014 fiscal year that will be carried forward to the 2014/2015 fiscal year.

To our knowledge, there are no other grants or contributions to be made from other sources other than the assessments levied pursuant to this report.

2013/2014 Programs were as follows:

- A. **Administration**: The BID continued to outsource administration to the Chatsworth/Porter Ranch Chamber of Commerce to accomplish the day-to-day operations of the BID. The annual CPA review required shall be conducted in this category as well. The Administrator will also support and coordinate programs, events, advertising and promotional programs intended to increase business within the BID among Stakeholders and with the community at large.
- B. **Marketing**: For 2013-2014, the BID improved all aspects of its marketing strategy:
- We continued the installation of the American Flags along Devonshire during Memorial Day to 4th of July.
  - The new website has been launched in 2013/2014.
- C. **Security/Business Watch**: In 2013-2014, both the Security Patrol Program and Business Watch Program continued with the added benefit of a day time patrol and an ambassador program. This program continues to be very successful to make Chatsworth a safer place to work and do business. The Security Patrol has been successful in reporting graffiti and ensuring that it has been removed in a timely manner.
- D. **Streetscape/Landscape Maintenance**: The BID's American flag installation along the BID corridor continued during Memorial Day to 4th of July. In addition, ongoing services for maintenance of our "Welcome to Chatsworth" signs and distinctive Chatsworth-themed sidewalk benches and trash receptacles have continued to take place.
- **Tree Trimming** – The BID hired a company to trim all the trees along the corridor.
  - **Benches and Receptacles** - At the direction of the BID, the maintenance company continued to clean the benches and receptacles and paint them, as necessary, to remove graffiti or vandalism.
- E. **New Projects**: 2013-2014 funds for this category were not used for the Holiday Lights or the Veteran's Park. They were mainly used for the hiring of a strategic consulting firm which submitted a complete strategic plan for the BID with clear long term goals and objectives to benefit the Devonshire Corridor.

## **2014/2015 PLANNED ACTIVITIES:**

The BID worked very closely with a strategic planner to develop a long-term plan to improve the Corridor while preserving the history and heritage of our Chatsworth community. 2014/2015 will be the second year in the execution of this plan. Our focus will continue to be on:

- Communication to Stakeholders
- Security services
- Landscaping

The 2014-2015 objectives include:

- A. **Administration:** We will outsource administration to the Chatsworth/Porter Ranch Chamber of Commerce to accomplish the day-to-day operations of the BID. The administrator will also oversee part-time personnel and all volunteers' work including data entry and the preparation and distribution of all communication materials to stakeholders. The annual CPA review required shall be conducted in this category as well. The Administrator will also support and coordinate programs, events, advertising and promotional programs intended to increase business within the BID among Stakeholders and with the community at large.
- B. **Communication:** For 2014-2015, the BID will continue to improve all aspects of its communication strategy.
- We will focus on the communication with Stakeholders via the new website. Promoting the website will also be crucial through Search Engine Optimization (SEO) and Social Media. SEO is the process of improving the visibility of our website in various search engines and draw more visitors to our website. This internet marketing strategy will optimize our website which will involve editing its content and coding to increase its relevance to specific keywords. By constantly updating and posting news on the BID FaceBook Page and other social media, this campaign will increase the communication of the BID with its stakeholders.
  - The copywriter will be responsible to writing press releases and articles on BID activities and stakeholders on a monthly basis.
  - The highlight of our communication plan will be the institution of an Ambassador program. The BID will continue to utilize its hired Security service to outreach to stakeholders on a weekly basis. (see below)

- C. **Security/Business Watch**: Both the Night Security Patrol Program and Business Watch Program will continue in 2014-2015. This year the BID will increase the DAY-TIME security patrols during the week to 8 hours a day to meet the needs and concerns of its stakeholders highlighted in the results of the survey and focus groups. Patrols will also act as ambassadors to communicate the services of the BID to its stakeholders via brochures and other tools. This program will continue to be this year's focus to enhance Chatsworth as a safer place to work and do business.
- D. **Streetscape/Landscape Maintenance**: For 2014-2015, we will continue to pursue streetscape enhancements accomplished in 2013-2014 which include the maintenance of all tree-wells and the benches and trash receptacles to enhance the overall look of the Devonshire corridor.
- **Tree Maintenance** - At the direction of the BID, a maintenance company will continue to maintain the trees and the tree wells along the Devonshire Corridor that were originally planted by the BID using an approved maintenance company.
  - **Benches and Receptacles** - At the direction of the BID, the maintenance company will continue to clean the benches and receptacles and paint them, as necessary, to remove graffiti or vandalism.
  - **Mural Project** – The BID will be working with a group of volunteers to remove graffiti and refresh the artwork on the mural near the Chatsworth Train Station.
- E. **New Projects**: 2014-2015 funds for this category will be mainly utilized to enhance the overall look of the corridor. New projects will include grant writing possibilities and the search for other funding sources to help in the implementation of the long term goals of the BID and the safety issues related to the power lines.

Costs for the 2014/2015 planned activities mentioned above are outlined in the 2014/2015 Budget Proposal which is attached to this report as ***Attachment 1***.

I certify that I represent the non-profit organization of the Chatsworth Business Improvement District, Incorporated and I am authorized to submit this report on behalf of the organization.

Respectfully submitted by:

**Rana Ghadban**  
**BID Administrator**

**Steven Muro**  
**BID President**

**Attachment 1:  
Chatsworth Business Improvement District  
Budget Proposal  
2014/2015**

**ESTIMATED REVENUE FOR 2014/2015:**

Amount carried forward from 2013/2014:	\$30,000
Estimated assessments for 2014/2015:	\$105,480

<b>Total Estimated Revenue</b>	<b>\$135,480</b>
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**ESTIMATED EXPENSES FOR 2013/2014:**

**Administration (A)**

• Outsource full administrative services: Including Marketing Assistance, Newsletter Production/Publishing/Copying	\$ 24,000
• Insurance (Directors and Officers & Liability)	\$ 3,000
• General Postage/Supplies	\$ 750
• Bank service charges/print checks	\$ 200
• CPA Review	\$ 2,500

<b>Total Administration Expenses</b>	<b>\$ 30,550</b>
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**Communication (B)**

• New marketing tools (Website updates, Email marketing, social media, etc.)	\$5,000
• Promotional Materials	\$1,500

<b>Total Marketing Expenses</b>	<b>\$ 6,500</b>
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**Security/Business Watch (C)**

• Day Time & Night Time Security Patrols	\$ 55,000
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<b>Total Security/Business Watch Expenses</b>	<b>\$ 55,000</b>
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**Streetscape/Landscape Maintenance (D)**

• Mural Project	\$4,000
• Cleaning, Repairs & Maintenance (e.g., signs)	\$980
• Bench and Trash Maintenance Services	\$ 7,000
• Tree Well Maintenance	\$ 15,000
• American Flag Installation	\$ 1,450

<b>Total Streetscape/Landscape Maintenance Expenses</b>	<b>\$ 27,950</b>
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**New Projects:**

• Grant Writing & Search for Other Funding Sources	\$15,000
- Underground Power (safety issues)	

<b>Total New Projects Expenses</b>	<b>\$ 15,000</b>
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<b>Total Estimated Expenses/Budget</b>	<b>\$135,480</b>
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**Attachment 2:**  
**Chatsworth 2014/2015 Stakeholders**



### CHATSWORTH BID - - PROPOSED BOUNDRIES

The following streets and address series comprise the BID areas:

Street	Address Series
Devonshire Street	20419 – 21930
Mason Avenue	10116 – 10370 ( Even ) 10241 – 10317 ( Odd )
Old Depot Plaza Road	10030 – 10050

### CHATSWORTH BID - - ASSESSMENT METHODOLOGY

Each business within the Chatsworth BID will be assigned to a category based on the type of business conducted and assessed according to the amount assigned to that category.

The following is a list of assessment amounts that have been assigned to each category of business:

CATEGORY	AMOUNT FOR EACH BUSINESS
A. MAJOR FINANCIAL, UTILITY, & TOURISM RELATED	\$ 1,200.00
B. MAJOR RETAIL	\$ 720.00
C. RETAIL ORIENTED	\$ 360.00
D. SERVICES	\$ 240.00
E. PROFESSIONALS	\$ 180.00
F. MANUFACTURERS, WHOLESALE, NON-PROFITS, ETC.	\$ 120.00
G. AUTOMOTIVE SERVICES	\$ 240.00

### CHATSWORTH BID -- ASSESSMENT METHODOLOGY CATEGORIES

The following seven Categories of Business comprise the Chatsworth BID:

**A. Major Financial, Utility, & Tourism Related:** The following Category A businesses include but are not limited to:

Banks; Financial Institutions; Major Theaters (3 locations or more); Hotels with 100 rooms or more

**B. Major Retail Oriented:** Businesses grossing over \$1,000,000 per year according to L.A. annual business license data.

(See Category C for types of businesses included as part of Category B)

**C. Retail Oriented:** Businesses grossing less than \$999,999 per year according to L.A. annual business license data. The following Category C businesses include but are not limited to:

Amusement Centers; Antique Stores; Art Supply; Auto Retail Supply; Bakery; Bars/Lounges; Billiard Rooms; Bookstores; Bowling Alleys; Cafes/Esspresso Bars/Juice Bars; Camera Stores; Cellular Phone Retail Stores;

*Category C Businesses continued.....*

Check Cashing Businesses; Clothing and Apparel Stores; Coffee Shops; Community Newsletters; Commercial Property Owners leasing/renting in the BID; Computer Stores; Department Stores; Drug Stores; Duty Free Stores; Electronic Components and Stereo Stores; Factory Outlet Stores; Galleries; Ice Cream and Yogurt Shops; Jewelry Stores; Liquor Stores; Markets; Micro Breweries; Money Exchange Businesses; Hotels/Motels (under 100 rooms); Musical Instruments and Recorded Music Stores; Office Supply Stores; Parking Lots; Perfume Stores; Pet Supply Stores; Pool/Spa Supply Stores; Restaurants; Second Hand Stores; Shoe Stores; Sports Equipment Retail Stores; Video/Game Stores; Virtual Reality Stores

**D. Services:** The following Category D businesses include but are not limited to:

Auto Rentals; Auto Sales (New or Used); Automotive Retail Parts Replacement; Barbers/Nails/Beautification; Carpet Cleaners; Computer/Electronic Repairs; Contractors; Copy Centers; Cosmetic and Skin Related; Dry Cleaners and Laundry; Equipment Rentals; Flooring and Draperies Sales; Floral Related; Furniture Stores/Home Furnishings; Gas and Services Stations; Hardware Related; Limousine Related; Locksmith/Key Maker; Piano Repairers; Mail Centers; Martial Arts Centers; Nursery and Garden Related; Pet Groomers; Pharmacies; Photographers; Photo Developers; Religious Gifts; Shoe Repair/Shoe Shine Stands; Sport Equipment Repair; Swimming Pool Services; Tanning Salons; Ticket Sellers; TV Repairs

**E. Professionals:** The following Category E businesses include but are not limited to:

Advertising and Public Relations; Animal Hospitals and Vets; Architects; Artists; Attorneys; Auto Brokers; Beauty Schools; Broadcasters; Caterers; Certified Produce; Child Care Centers; Consultants; Convalescent Homes; CPAs; Dance Studios; Draftsmen and Blueprint and Surveyors; Engineers; Financial/Investment Brokers or Planners; Funeral and Mortuaries; Graphic Artists; Health Care/Medical Doctors; Hospitals; Insurance Brokers and Agents; Interior Designers; Landscapers; Loan Counselors; Messengers; Music Studios; Nursing and Convalescent Homes; Plumbers; Printers/Publications; Property Managers; Real Estate Brokers and Agents; Retirement Homes; Security Services; Software/Web Designers; Tailors; Temporary Services; Traffic Schools; Travel Agents and Related

**F. Manufacturers, Wholesale, Non-Profits, Etc.:** The following Category F businesses include but are not limited to:

Bottling Companies; Charter Bus Companies; Chemical and Janitorial; Common Carriers/Buses; Dairies; Distributors; Drapery/Window Treatment Subcontractors; Heating and Air Conditioning; Import/Export Industrial; Interstate sales/shipping; Labor Unions; Linen Supply; Manufacturing; Metal Working; Non-Profit businesses; Recycling; Refuse; Self Storage; Silk Screening; Towing; Trade Unions; Trucking Companies; Upholsterers; Vocational Schools; Warehousing; Wholesale Sales

**G. Automotive Services:** The following Category G businesses include but are not limited to:

Auto Body and Paint Shops; Auto Repair/Mechanics Services; Auto Parts Wholesale; Auto Wrecking

**CHATSWORTH 2014/15 ACTIVE ACCOUNTS**

<b>NO.</b>	<b>LEGAL NAME</b>	<b>DBA</b>	<b>BUSINESS ADDRESS</b>	<b>Assessment</b>
1	Nail Spa Salon Inc	Nail Spa	20423 Devonshire St	240
2	Buy Eng Ngo / Deret Kao	Earls Donut House	20429 Devonshire St	360
3	Varand & Yvette Zarifian	Colours Hair Salon	20437 Devonshire St	240
4	Starbucks #1671	Starbucks #1671	20440 Devonshire St	360
5	The Vons Companies Inc	Vons 1671	20440 Devonshire St	1200
6	Peter J & Barbara J Laspina	Baskin Robbins 31 Ice Cream	20445 Devonshire St	360
7	SRR LLC	Saroj Malhi Am Pm	20455 Devonshire St	360
8	One West Bank	One West Bank	20505 Devonshire St	1200
9	Soo Cho	House of Bread	20507 Devonshire St	360
10	EZ Fun 'n Fruitful Enterprises Inc	Robek's Juice #306	20509 Devonshire St	360
11	Panda Express Inc	Panda Express #433	20515 Devonshire St	360
12	Bank of the West	Bank of the West	20516 Devonshire St #A	1200
13	Fazio Inc	Fazio Cleaners	20516 Devonshire St #A2	240
14	Starbucks Corporation	Starbucks Coffee #5341	20516 Devonshire St #B	360
15	Western Bagel Company Inc	Western Bagel Too	20516 Devonshire St #D	360
16	Tao Life Inc	Body & Brain Yoga	20517 Devonshire St	180
17	Krm Sikh Corp	Round Table Pizza	20519 Devonshire St	360
18	Citibank Cbsac2-0115	Citi Lease Accounting	20520 Devonshire St	1200
19	Cartland Enterprises	Curves For Women	20521 Devonshire St	240
20	Edward Dove DDS PC	Edward Dove DDS PC	20523 Devonshire St	180
21	Dat Phuc Nguyen	Cafe Orient	20527 Devonshire St	360
22	Danny N Nguyen	Encore Nail Lounge	20529 Devonshire St	240
23	Karen Vadman	Renees Art Studio	20531 Devonshire St	240
24	Hongwen Yu	Pampered Foot Spa	20533 Devonshire St	240
25	Arusyak Adzhyan	Mason Cleaners	20535 Devonshire St	240
26	Staffchex Management Group Inc	Staffchex Management Group Inc	20537 Devonshire St	180
27	Angelo/Helen D Giambrone	Angelos Ristorante Italiano	20539 Devonshire St	360
28	Nadia Sadat	Fantastic Sam's	20541 Devonshire St	240
29	Leslies Poolmart Inc	Leslies Swimming Pool Supply	20543 Devonshire St	360
30	Lawrence Ruiz	Casa De Carlos-Chatsworth	20549 Devonshire St	360
31	Ovsanna Adamian	Mason Fine Jewelers	20551 Devonshire St	360
32	Education Mgmt Systems Inc	Opportunities For Learning	20553 Devonshire St	180
33	R & W Group	Ups Store	20555 Devonshire St	360
34	Carrows Restaurants Inc	Carrows Restaurant #143	20557 Devonshire St	720
35	Chabad of Chatsworth	Chabad of Chatsworth	20735 Devonshire St	120
36	Summerville At Cobbco Inc	Emeritus of Chatsworth	20801 Devonshire St	240
37	Salon PS California LLC	Salon PS California LLC	20801 Devonshire St	240

38	C & L 28 Inc	Burger King #5896	20838 Devonshire St	720
39	Hilu Brothers Inc	De Soto 76	20841 Devonshire St	240
40	Rami Borsheh	Desoto Auto Repair	20850 Devonshire St	240
41	Khalil E Khoury	Kellys Shell	20850 Devonshire St	240
42	Walgreen Co	Walgreens #07015	20901 Devonshire St	720
43	Desoto Jegs Llc	Desoto Chevron	20904 Devonshire St	240
44	Enrique Placencia / David Hernandez	Pro's Automotive	20904 Devonshire St	240
45	McDonalds of California Inc	McDonalds 2257	20932 Devonshire St	720
46	Jose A Leiro DC	Alpha Chiropractic Center	20933 Devonshire St #102	180
47	Bernardino B Villadiego DDS	Aesthetic Smile Designs	20933 Devonshire St #103	180
48	Regal Construction Enterprises Inc	Express Floor Covering & Interior Design	20936 Devonshire St #B	240
49	Barry Shapiro	All About Printing	20936 Devonshire St #E	180
50	Fate Hospice Care Inc	Fate Hospice Care Inc	20945 Devonshire St #101B	180
51	Juan Carlos Escalante	NBP Computer Products	20945 Devonshire St #101C	360
52	Cosmos Consultants USA Inc	Xtursion Contact Center Solutions	20945 Devonshire St #101D	180
53	Cathexis Therpeautic Imagery	Cathexis Therpeautic Imagery	20945 Devonshire St #101E	240
54	MBI Commercial Property Mgr	MBI Commercial Property Mgr	20945 Devonshire St #101F	180
55	Hookah Portable Enterprises Inc	Hookah Portable Enterprises Inc	20945 Devonshire St #102	360
56	Neverlight Inc	Neverlight Inc	20945 Devonshire St #102	360
57	Worldwise Productions LLC	Worldwise Productions LLC	20945 Devonshire St #103	180
58	Gentle Home Health Care	Gentle Home Health Care	20945 Devonshire St #104	180
59	DATO Property Management	DATO Property Management	20945 Devonshire St #107	180
60	Tri-Star Financial	Tri-Star Financial	20945 Devonshire St #107	180
61	Network-911.com	Network-911.com	20945 Devonshire St #204	240
62	El Basha Inc	Real Property Management West San Fernando Valley	20945 Devonshire St #205	180
63	Poongs VFX Usa Inc	Poongs VFX Usa Inc	20945 Devonshire St #206A	180
64	Chatsworth Veterans Resource Center	Chatsworth Veterans Resource Center	20946 Devonshire St	120
65	Randy S Beck	Safari Surf/Sport	20946 Devonshire St #102	360
66	Joseph E Leon	Jose Antonio Peruvian & Chinese Cuisine	20951 Devonshire St	360
67	Blackstone Consulting LLC	Blackstone Consulting	20953 Devonshire St #2	180
68	Dewey Wohl / Julie Wohl	Astral-Ocean Cinema	20953 Devonshire St #4	360
69	Isaac Zagha	Farmers Insurance	20953 Devonshire St #6	180
70	Ronald M Schulkin Cpa Apc	Ronald Schulkin Cpa	20953 Devonshire St #8	180
71	Automart Export Inc	Speeding Auto Trade	20953 Devonshire St #9	240
72	Vanik Hartounian / Vahan Minassi	Express Shoe Lab	20955 Devonshire St	240
73	Eiji / Yoshiko Omino	Omino Sushi & Japanese Cuisine	20957 Devonshire St	360
74	Vivian Nguyen	Bedazzled Nail Etc	20961 Devonshire St	240

75	Samira Bousria	Chatsworth Cigar	20963 Devonshire St	360
76	Computer Resource Specialists	Computer Resource Specialists	21000 Devonshire St #101B	180
77	Angelica Avalos	Marquise Realty	21000 Devonshire St #101C	180
78	Malibu Reconveyance LLC	Malibu Reconveyance	21000 Devonshire St #102A	180
79	Harvey Berzon	Professional Income Tax Service	21000 Devonshire St #103	180
80	New Era Tax & Accounting	New Era Tax & Accounting	21000 Devonshire St #103A	180
81	Leon Shahbol	Dental Prosthetics Lab	21000 Devonshire St #104	180
82	John Rampias	Farmers Insurance	21000 Devonshire St #105	180
83	Narciso Agustin I Fajardo	White Wings Intl	21000 Devonshire St #106	360
84	MTV Inc	MTV Inc	21000 Devonshire St #107	180
85	Renay G Rodriguez	Law Offices of R Grace Rodriguez	21000 Devonshire St #112	180
86	Star Realty Services Inc	Star Realty Services	21000 Devonshire St #201	180
87	Northridge Medical Transportation LLC	Northridge Medical Transportation	21000 Devonshire St #203	180
88	Fred Yeager Insurance	Fred Yeager Insurance	21000 Devonshire St #204	180
89	Breathco International	Breathco International	21000 Devonshire St #205	180
90	Ramon E Ocon Ea Inc	Ocon & Associates	21000 Devonshire St #207	240
91	James A Pasternak DDS Inc	James A Pasternak DDS	21000 Devonshire St #209	360
92	Bank of America	c/o Jones Lasalle Ca9-193-14-27	21001 Devonshire St	1200
93	Heaven Tours Inc	Heaven Tours Inc	21006 Devonshire St #201	180
94	Jeff Sjulstad	Jeff Sjulstad	21006 Devonshire St #202	180
95	Law Office of Rob Samudrala	Law Office of Rob Samudrala	21006 Devonshire St #202	180
96	Romeo B Simone	Allied Realty	21006 Devonshire St #203	180
97	Nicena Group LLC	Quick Fun in the School	21006 Devonshire St #203A	180
98	Approved Traffic School Online Llc	Approved Traffic School Online	21006 Devonshire St #203B	180
99	Richard J Onorato Jr	Top Shelf Insurance	21006 Devonshire St #204A	180
100	Kimphat Nguyen	NK Accounting / Tax Service	21006 Devonshire St #204B	180
101	Demsey Filliger & Associates LLC	Demsey Filliger & Associates	21006 Devonshire St #205	180
102	Zeena Burse MS	Zeena Burse MS	21006 Devonshire St #208B	240
103	Bodywise Inc	Bodywise	21006 Devonshire St #209	180
104	Lln N Enterprises Inc	Orbit Sales	21008 Devonshire St	360
105	Discount Pro Entities Inc	Kitchen Gifts & Beyond	21010 Devonshire St	360
106	Pro Serve Entities Inc	All American Real Estate & Finance	21012 Devonshire St	180
107	Legal-Act Enterprises Inc	Mailworks Etc	21012 Devonshire St	360
108	Kalpana / Praful Kapadia	Bombay Market	21014 Devonshire St	360
109	Bamboo Thai Spa	Bam Thai Spa	21018 Devonshire St	240
110	San Fernando Insurance	San Fernando Valley Heart Ins	21021 Devonshire St #101	180
111	William Mungcal	Farmers Insurance	21021 Devonshire St #102	180
112	Jeffrey T Schoenherr	Jeffrey Schoenherr Law Offices	21021 Devonshire St #103	180
113	Golden Oaks Hospice Inc	Golden Oaks Hospice Inc	21021 Devonshire St #108	180

114	Christine A McClane	Law & Mediation Offices of Christine McClane	21021 Devonshire St #202	180
115	Ideal Care Home Health Inc	Ideal Care Home Health Service	21021 Devonshire St #203	180
116	Harvey Berzon	Professional Income Tax Service	21021 Devonshire St #204	180
117	Beverly Benson/Gian Paolo Serpi	A 1 Serpico/ Serpiscan	21021 Devonshire St #205	240
118	Able-Astor Inc	Able-Astor Inc	21021 Devonshire St #205	180
119	Accent On Research Inc	Accent On Research	21021 Devonshire St #206	180
120	Alan Wolfson / Michael D'Egidio DDS	Chatsworth Family Dental Group	21029 Devonshire St	180
121	Sarah Tak	The Hungry Ninja	21032 Devonshire St #101	360
122	Linda T Nguyen / George Lac		21032 Devonshire St #102	240
123	Burrito Works Inc	Burrito Factory	21032 Devonshire St #103	360
124	Infinity Nails & Spa	Infinity Nails & Spa	21032 Devonshire St #104	240
125	Linet Stepanians	Toasted Tan & Spa	21032 Devonshire St #105	240
126	Dennish Insurance Services Inc	Dennish Insurance Services	21032 Devonshire St #106	180
127	Somsak Seayub	Thai Valley	21032 Devonshire St #107	360
128	All Ways Gaming Inc	All Ways Gaming	21032 Devonshire St #109	360
129	American Coast Enterprises Inc	Mother India Catering	21032 Devonshire St #111	180
130	Adel F Fahmy	Devonshire Animal Hospital	21032 Devonshire St #112	240
131	Advanced Tech Supply Inc	Advanced Tech Supply	21032 Devonshire St #203	180
132	Frejeanne R Scott	State Farm Insurance	21032 Devonshire St #204	180
133	Mustard Seed Fellowship	Mustard Seed Fellowship	21032 Devonshire St #205	120
134	Daniel Goldberg	Dan Goldberg Appraisals	21032 Devonshire St #206	180
135	Carl Arrechea	Orr & Associates	21032 Devonshire St #209	180
136	Hammonds / Frey Acct Corp	Hammonds & Frey	21032 Devonshire St #210	180
137	Atlis Enterprises Inc	Best Rate Insurance Services	21032 Devonshire St #211	180
138	Tree of Life Church	Tree of Life Church	21032 Devonshire St #213	120
139	Cal Tours Inc	California Sun Lines	21032 Devonshire St #216	180
140	David L Leveque	David Leveque Insurance	21032 Devonshire St #218	180
141	Adept Distribution LLC	2 Wheel Pros	21033 Devonshire St	360
142	Laura C Allen	Curly Gates Hair & Nails	21035 Devonshire St	180
143	Dr Joseph Chun DC	Allcare Center	21039 Devonshire St	180
144	Prudential California Realty	Prudential California Realty	21049 Devonshire St	240
145	V K International Technologies Inc	Econtek	21049 Devonshire St #101	180
146	Market Insight LLC	Fusion Marketing	21049 Devonshire St #102	180
147	Roy R Guzman	R Guzman Designs	21049 Devonshire St #102	180
148	Castlehead Escrow Inc	Castlehead Escrow Inc	21049 Devonshire St #201	180
149	JF Zimmelman & Associates	JF Zimmelman & Associates	21049 Devonshire St #202	180
150	James E Henderson	Service Specialties	21049 Devonshire St #203	180
151	Real Tandem Inc	Real Tandem	21049 Devonshire St #204	360
152	Doug Stoutenborough	State Farm Insurance	21049 Devonshire St #206	180

153	Maria Casino	Casino Bookkeeping Service	21049 Devonshire St #211	180
154	Jeanne Kim	Jeanne Kim Psyd	21053 Devonshire St #101	180
155	Robert Tomaszewski	Neuropsychological Rehab Center	21053 Devonshire St #101	180
156	Sepulveda Dental Lab	Sepulveda Dentistry Lab	21053 Devonshire St #102	180
157	Mike Waldrip	KM Waldrip Cpa	21053 Devonshire St #103	180
158	Brent E Vallens	Brent E Vallens Atty At Law	21053 Devonshire St #104	180
159	Estates Equity Enterprise Inc	Statewide Mortgage And Realtor	21053 Devonshire St #105	180
160	HIBM Research Group	HIBM Research Group	21053 Devonshire St #106	180
161	Hammond / Hammond Inc	Hammond & Hammond	21053 Devonshire St #202	180
162	Dproduce Man Software	Vision Web & Digital	21053 Devonshire St #204	180
163	Richard E Feldman	Feldman Farmers Insurance	21053 Devonshire St #205	180
164	Susan Nordman	State Farm Insurance	21053 Devonshire St #206	180
165	Ali Samadzadeh Tabrizi	\$1 Smart	21102 Devonshire St	360
166	Mianos Food Corp	Ihop 780	21103 Devonshire St	360
167	Araksia Adzhyan	Kangen Water & Snack Shop	21106 Devonshire St	360
168	Lecenia Guinto Saethang	Super Relax	21108 Devonshire St	240
169	Hossein Delpasand	Amezi Pizza/Pasta	21110 Devonshire St	360
170	Guillermo Manzo	Cycle World Chatsworth	21112 Devonshire St	360
171	Kanarut Price	Sunlee Massage Therapist	21113 Devonshire St	240
172	Darryl Anthony Richardson	Easy As 1, 2, 3 Drivers School	21115 Devonshire St	180
173	CQ Auto Parts Inc	CQ Auto Parts	21116 Devonshire St	360
174	Northwest Valley Medical Clinic	Northwest Valley Medical Clinic	21119 Devonshire St	180
175	Century Fast Foods Inc	Taco Bell	21120 Devonshire St	720
176	Alice Raibon	Social Workout Fitness Studio	21141 Devonshire St	180
177	Excellence In Education Preschools Inc	Devonshire Preschool	21203 Devonshire St	240
178	Hindu Temple & Indian Cultural Center	Hindu Temple & Indian Cultural Center	21213 Devonshire St	120
179	Kyoung D Park	East Skin Care	21215 Devonshire St	240
180	First Choice Doctors Medical Group	First Choice Orthopedic & Spine Institute	21220 Devonshire St #101	180
181	Intellectual Property Sales Inc	Fetch A Sketch.Com	21220 Devonshire St #102	180
182	The Green Scene Inc	Green Scenes	21220 Devonshire St #102	180
183	Lawrence P Shannon	Visual Alliance	21220 Devonshire St #103	180
184	Christian Chekel	Preferred Home Security	21220 Devonshire St #104	180
185	J & V Real Estate	J & V Real Estate	21220 Devonshire St #202A	180
186	Written Communications Inc	Written Communications	21220 Devonshire St #202B	180
187	Upshot USA Inc	Upshot USA Inc	21220 Devonshire St #203	360
188	Sjawa Corp	Alpha Environmental	21220 Devonshire St #205	180
189	Henry W Hardison III	Pacific Time Escrow	21220 Devonshire St #207	180
190	Jason McGinnis	Farmers Insurance	21220 Devonshire St #208	180
191	Keith Hinson	Hinson Insurance & Financial Services	21220 Devonshire St #208	180

192	Baseline Nutritionals Inc	Baseline Nutritionals Inc	21220 Devonshire St #210	360
193	R & L Property Management	R & L Property Management	21220 Devonshire St #211	180
194	Marvin Kessler	Marv's Car Wash Coin-Op	21221 Devonshire St	240
195	Osaka Sushi Restaurant Group Inc	Osaka Sushi	21230 Devonshire St	360
196	Roland R Russ	Russ' Automotive	21300 Devonshire St	240
197	Yehuda Haim	Miron's Auto Electric & Air Conditioning	21300 Devonshire St #1	240
198	Royal Mufflers Inc	Royal Muffler	21300 Devonshire St #15	240
199	Javier Perez	Chatsworth Auto Upholstery	21300 Devonshire St #17	240
200	Royal 1 Motorsport Inc	Royal 1 Motorsport Inc	21300 Devonshire St #5	240
201	Grigor Galstyan	G1 Test Only	21300 Devonshire St #7	240
202	CSK Auto Inc	O'Reilly Auto Parts #2666	21309 Devonshire St	360
203	Soghomon S / A S Poladian	Roxy Cleaners	21317 Devonshire St	240
204	LA Car Gallery Inc	LA Car Gallery	21323 Devonshire St	240
205	U-Haul Co of Van Nuys Inc	U-Haul Center #711-80	21326 Devonshire St	360
206	Mel-O-Dee Garden Center	Mel O Dee Garden Center	21333 Devonshire St	360
207	Desoto Hotel Group	Ramada Inn Chatsworth	21340 Devonshire St	720
208	Recreational Engineering LLC	Rodeo King of Ramada	21340 Devonshire St #B	180
209	Barbara V And Brian Johnson	Little Pleasures	21350 Devonshire St	360
210	Mc G's Irish Pub & Grill LLC	Mcg's Bar & Grill	21356 Devonshire St	360
211	M & M Cox Enterprises Inc	America's Best Karate and Krav Maga	21360 Devonshire St	240
212	Four Star Manufacturing Inc	Express Computer Products	21405 Devonshire St #201	360
213	Victoria Imaging Inc	Victoria Imaging Inc	21405 Devonshire St #202	360
214	All State Insurance	Allstate Insurance	21405 Devonshire St #207	180
215	Sood Tax Services Inc	Sood Tax Services Inc	21405 Devonshire St #209	180
216	Paula Getty-Shearer	Hypnophysics Hypnotherapy	21405 Devonshire St #217	240
217	Kristin McBride	The Skin Within	21405 Devonshire St #218	360
218	Logarh Inc	Logarh Inc	21405 Devonshire St #221	180
219	Purcell / Noppe / Assoc Inc	Purcell/Noppe Associates	21408 Devonshire St	180
220	Armando Villanueva	Villanueva Mexican Grill	21409 Devonshire St	360
221	Hoa Thi Le-Spadoni	Paris Nails	21411 Devonshire St	240
222	Gregorio Casalenuovo	Figaro Barber Shop	21415 Devonshire St	240
223	Deuk Inc	Kitchen And Flooring Emporium	21417 Devonshire St	240
224	Chatsworth Veterinary Center Inc	Chatsworth Veterinary Cntr	21418 Devonshire St	180
225	Meral Heyat DDS Inc	Chatsworth Plaza Dental	21423 Devonshire St	180
226	Ralphs Market	Ralphs # 710 Grocery Co	21431 Devonshire St	720
227	Jung Gyun/Sook Im Yoon	Devonshire West Cleaners	21505 Devonshire St	240
228	Kathy Chriqui OD	Optometrics of Chatsworth	21507 Devonshire St	180
229	Keith Long	Strands Salon & Day Spa	21509 Devonshire St	240
230	Tshp Group Inc	Straw Hat Pizza	21511 Devonshire St	360



231	Edward D / Claire M Barker	Munch Box	21532 Devonshire St	360
232	LA Creamery LLC	LA Creamery LLC	21534 Devonshire St #A	360
233	Jni One Inc	Waba Grill Teriyaki House	21534 Devonshire St #B	360
234	Dr Leo Rudoy DDS Dental Corp	Dr Leo Rudoy DDS	21534 Devonshire St #C	180
235	Rumours Salon	Rumours Salon	21534 Devonshire St #D	240
236	Ming Zhang	Peerless Massage	21534 Devonshire St #E	240
237	Amcf Corporation	Ciggy's for Less	21534 Devonshire St #H	360
238	Cell Plus	Cell Plus	21534 Devonshire St #I	360
239	Francisco Rodriguez & Susan Rodriguez	Catherines Cake & Candy Supplies	21534 Devonshire St #J	360
240	Chatsworth Storage LLC	Extra Space Storage	21536 Devonshire St	360
241	Rezvan Lindsay	Career Concept Center / Disability Advocate	21601 Devonshire St #101	180
242	Lior Avishay	LBA Insurance Services	21601 Devonshire St #105	180
243	Mfg Automation & Software	Mass Inc	21601 Devonshire St #108	180
244	BDM Mortgage Services	BDM Mortgage Services	21601 Devonshire St #116	180
245	Cpr For Life	Cpr For Life	21601 Devonshire St #117	180
246	A Tom Hull Co	Tom J Hull And Co	21601 Devonshire St #128	180
247	Somerville Security Inc	Somerville Security Inc	21601 Devonshire St #200	180
248	Tender Touch Home Care	Tender Touch Home Care	21601 Devonshire St #206	180
249	Chatsworth Insurance Services	Chatsworth Insurance	21601 Devonshire St #207	180
250	David Scully And Co Cpas	David Sculley & Co Cpa	21601 Devonshire St #217	180
251	Jerrel W Dunsworth	Jerrel W Dunsworth	21601 Devonshire St #218	180
252	Equal Opportunity Care Counsel	Minority Times	21601 Devonshire St #219	120
253	Sherman M Ellison	Traffic Ticket Attorney	21601 Devonshire St #228	180
254	Hann & Mooers LLC	Vinco Tax Services	21601 Devonshire St #301	180
255	Paul Michael Abraham	State Farm Insurance	21601 Devonshire St #305	180
256	R Curtis Dalton/Craig Mathias	R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	180
257	Tetracam	Dycam Development Company	21601 Devonshire St #310	180
258	Ita LLC	Ita LLC	21601 Devonshire St #312	180
259	Shaw Seagraves Assoc Inc	Shaw Seagraves Assoc	21601 Devonshire St #317	180
260	Dana Brenner CPA / Jennifer Brenner CPA	Brenner & Associates Inc	21601 Devonshire St #320	180
261	Mahendra and Praful Patel	Travelodge Inn & Suites	21603 Devonshire St	720
262	Nipon Mathiyakom	Chatsworth Liquor	21615 Devonshire St	360
263	Abdul Akhunzadah	Tawakal Halal Meat And Deli	21617 Devonshire St	240
264	Kevin Ellsworth	Nice And Clean Coin Laundry	21621 Devonshire St	360
265	Joth Inc	Bullys Billiards	21623 Devonshire St	360
266	Joth Inc	The Candy Cat	21625 Devonshire St	360
267	George Khatabi	Wagon Thrift Store	21627 Devonshire St #A	360
268	Melvin Shanoian	Chatsworth Auto Repair	21630 Devonshire St	240

269	William & Margery Holmes	The Cowboy Palace Saloon	21635 Devonshire St	360
270	Kirk P Shanoian	Chatsworth Auto Body	21638 Devonshire St	240
271	Richard Savoian	Chatsworth Muffler Service	21640 Devonshire St	240
272	Hyejung Kang Lee	DVD Access	21700 Devonshire St	360
273	Thuthao T Lam	Phô Saigon 1	21701 Devonshire St #A	360
274	Elizabeth Jones	Liz Jones Hair Studio And Skin Spa	21701 Devonshire St #E	240
275	Edj Holdings Co Et Al	Edward Jones	21701 Devonshire St #F	180
276	Denise Schaum	Denise's Pet Grooming	21701 Devonshire St #G	240
277	Michael J Bernard	Chatsworth Postal Center	21704 Devonshire St	240
278	Jaroenporn Hacker	Thai Spa & Acupuncture	21710 Devonshire St	240
279	Nathavan Suphakijanan / Edward David Mcneal	My Thai Restaurant	21714 Devonshire St	360
280	George & Amir Sukkar	Country Squire Market	21717 Devonshire St	360
281	Barthel Motoren Werke Inc	Barthel Motoren Werke	21718 Devonshire St	240
282	Juan Ayala	Ayala's Custom Upholstery	21721 Devonshire St	240
283	By The People Document Preparation Center Inc	By The People Document Preparation Center Inc	21722 Devonshire St	180
284	David Lee	Psychic Center	21723 Devonshire St	240
285	Sigrid Genuneit	Chatsworth Florist	21727 Devonshire St	240
286	Silver King Inc	Silver King	21728 Devonshire St	360
287	Wendy E Fleischmann CFP	Silvers Accountancy Corporation	21730 Devonshire St	180
288	Mary Alvarez	Innovative Promotions	21732 Devonshire St	120
289	Clark Seif Clark Inc	Clark Inc	21732 Devonshire St #B	180
290	Healthy Family Medical Clinic Inc	Healthy Family Medical Clinic	21740 Devonshire St	180
291	Helle Leap	Valley Chiropractic	21740 Devonshire St	180
292	Los Toros Restaurant Inc	Los Toros Mexican Restaurant	21743 Devonshire St	720
293	Dario M Ansaldo	DSA Appliance Service	21746 Devonshire St	240
294	Param Yoga LLC	Marydales Param Yoga Healing Arts Center	21750 Devonshire St	180
295	CRS Design	CRS Design	21752 Devonshire St	180
296	Robert Truman / Jacobine Truman	Boutique Jackii	21754 Devonshire St	360
297	R A Macasaet Dental Corp	Dr Ramil Macasaet Dmd	21757 Devonshire St #1	180
298	Ideal Image Management	Ideal Image Management	21757 Devonshire St #10	180
299	Ronald Bernheim	National Planning Corp	21757 Devonshire St #11	180
300	Vmc Medical Collections	Vmc Medical Collections	21757 Devonshire St #12	240
301	Film & Video Transfers Inc	The Transfer Station	21757 Devonshire St #12A	240
302	Sato Gharibian	Indelife Services	21757 Devonshire St #14A	180
303	Dunfield Inc	Rec-Specs	21757 Devonshire St #1A	180
304	Larry H Clough	Larry Clough Attorney At Law	21757 Devonshire St #2	180
305	Boomerville-A Century of Speed	Boomerville-A Century of Speed	21757 Devonshire St #5	240

306	Teresa M Hernandez	Aja Hernandez Cps Inc Tax Service	21757 Devonshire St #7	180
307	B & D Hospice	B & D Hospice	21757 Devonshire St #9	180
308	Kenneth C Fong	Darkside Motoring	21758 Devonshire St	360
309	Vikram Mishra DDS DC	Chatsworth Dental Group	21800 Devonshire St #A	180
310	Naya Touch Inc	Naya Fresh Body Spa	21800 Devonshire St #B	240
311	Chatsworth Tire Inc	Chatsworth Tire	21803 Devonshire St	360
312	Horst Thiem	Radio Thiem	21808 Devonshire St	360
313	Adrienne Flair Dumenigo	Doggone Good Grooming	21812 Devonshire St	240
314	Betty J Cates	Betty Cates Dance Concern	21814 Devonshire St	180
315	Baoxia Jin	Therapy Health Massage	21816 Devonshire St	180
316	Kevin /William Huling	Les Sisters Restaurant	21818 Devonshire St	360
317	Andre Emmanuel Alonzo	Cali Cuts Barber Shop	21820 Devonshire St	240
318	Union Bank of California	Union Bank	21821 Devonshire St	1200
319	Adk Services	Chatsworth Cleaners	21824 Devonshire St	240
320	G K M Enterprises Inc	Hooper Camera Stores	21902 Devonshire St	360
321	Andrew Y Lee	Lime Medical Clinic	21903 Devonshire St	180
322	Na Lee Youn	Mak Acupuncture Clinic	21903 Devonshire St	180
323	Sue Zanne Braun	Sue Zannes Hair Design	21905 Devonshire St	240
324	Rodney Canter	Rodney Canter Cpa	21909 Devonshire St	180
325	Martin Chavez	Tacos El Cosas	21915 Devonshire St	360
326	Kong B Tao	Doughboys Donuts	21921 Devonshire St	360
327	Chevron Station #306681	Attn: Business Licenses	21924 Devonshire St	240
328	Kiranjit/Kuldip Mangat	7-Eleven #24596	21925 Devonshire St	720
329	Makmurjaya Corp	Silver Panda	10116 Mason Ave	360
330	HRB Tax Group Inc	H & R Block	10118 Mason Ave	180
331	Rite Aid Corp	Rite Aid #5545	10120 Mason Ave	720
333	Papazyan Karapet	The Brother's Shoe Repair	10134 Mason Ave	240
334	Eun Seo	Geogianna's Grooming	10136 Mason Ave	240
335	Used Books	Books 5150	10144 Mason Ave	240
336	Helen Tran	Nail Studio Service	10156 Mason Ave	240
337	Parsopchai Saethang	Super Relax	10160 Mason Ave	240
338	Sorae Cho	Acupuncture On Health	10164 Mason Ave	360
339	Caldia Inc	Honshu Sushi	10166 Mason Ave	360
340	Hertz Corp Local Edition	Hertz Corporation	10170 Mason Ave	360
341	Lance Dunham MD	Lance Dunham MD	10172 Mason Ave	180
342	JJ's Game Lounge LLC	JJ's Game Lounge	10174 Mason Ave	360
343	Dr Thomas Truong OD Inc	Valley Family Optometry	10176 Mason Ave	180
344	Lynda Tang OD	Valley Family Optometry	10176 Mason Ave	180
345	San Carlo Deli Inc	San Carlo Italian Import & Deli	10178 Mason Ave	360
346	Arthur Nazaryan	Elie's Lock And Key	10180 Mason Ave	240

347	Radioshack Corporation	Radio Shack #3530	10204 Mason Ave	720
348	Valley Pet Corp	Valley Pet & Supplies	10216 1/2 Mason Ave	360
349	Karabit/Vartuhi Varvar	Stuart Cleaners	10216 Mason Ave	240
350	Laura & Don Wachs	Lauras Beauty Supply	10220 Mason Ave	360
351	AMK Zone Inc	Smoke Shop	10222 Mason Ave	360
352	House of Shish Kabab Inc	House of Shish Kabab	10224 Mason Ave	360
353	Kimmie B Couture Inc	Plush Salon	10228 Mason Ave	240
354	The Sherwin Williams Co	Sherwin Williams Paints	10230 Mason Ave	360
355	Chatsworth Carwash Inc	Chatsworth Carwash	10241 Mason Ave	240
356	Wells Fargo Bank	Wells Fargo Bank	10250 Mason Ave	1200
357	Sahan Somundjian	Palace Cleaners	10312 Mason Ave	240
358	Mattress World Inc	Mattress World	10316 Mason Ave	360
359	S & S Chatsworth Corp	Sevan Chicken #3	10317 Mason Ave	360
362	Trader Joe's Company	Trader Joe's #184	10330 Mason Ave	720
363	Smart & Final Stores LLC	Smart & Final #528	10340 Mason Ave	720
364	Kahoots Inc	Kahoots	10360 Mason Ave	720
365	Goldman & Solemon LLC	The Flamebroiler 126	10364 Mason Ave	1200
366	Little Caesar's Enterprises Inc	Little Caesar's #5726	10366 Mason Ave	360
367	Vay Inc	Subway #11669	10368 Mason Ave	360
368	Chase Bank	Chase Bank	10370 Mason Ave	1200
370	Chatsworth Chamber of Commerce	Chatsworth / Porter Ranch Chamber Of Commerce	10038 Old Depot Plaza Rd	180
371	Marcela Cena	Whistle Stop Coffee	10040-A Old Depot Plaza Rd	180
372	Shekhar N Chikhalikar	SNC Law Office	21021 Devonshire St #202	180

**Total:**

**105300**

