

NBID  
JUL 13 2015

**Central Avenue Historic  
Business Improvement District  
Management District Plan**

**For  
A Property Based  
Business Improvement District  
in Los Angeles**

**July 2015**

**Prepared By  
Urban Design Center**

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**Attachments**

Attachment A: Engineer's Report

## **I. Overview of the Central Avenue Historic Business Improvement District**

The name of the proposed Property-Based Business Improvement District is the Central Avenue Historic Business Improvement District (“District”). The District is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The “Property and Business Improvement District Law of 1994 as amended”, hereinafter referred to as State Law.

The neighborhood of Central Avenue between Vernon Avenue and Washington Boulevard is renowned for its important role in the cultural history of Los Angeles. This includes its role in jazz history from the 1920’s to 1950’s. This stretch of Central Avenue is the location of nationally registered historic landmarks such as the Florence Mills Theater, and the Dunbar Hotel. The Central Avenue Historic Business Improvement District will strive to improve the economic vitality for each individual assessed parcel in the district, celebrate the rich cultural history of the neighborhood, and promote cultural events along the corridor, such as the annual Central Avenue Jazz Festival, to attract consumers and pedestrians to the individual assessed parcels in the district.

CENTRAL AVENUE HISTORIC BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

**II. Management District Plan Summary**

The Central Avenue Historic Business Improvement District Management Plan is proposed to improve and convey special benefits to assessed properties located within the District area. The District will provide continued improvements and activities, including Streetscape Services, Enhanced Safety, Parking Demand Management, Branding, and District Management. Each of the programs is designed to meet the goals of the District; to improve safety and cleanliness and increase building occupancy within the District, to attract more customers to District businesses, to encourage new business development and attract ancillary businesses and services for parcels within the District, to promote cultural events in the District.

**Boundary:** See Section 3, Boundary Description on Page 7 and map on Page 8.

**Budget:** The total District budget for the 2016 year of operation is approximately \$437,072.

**Improvements, Activities, Services:**

Streetscape Services  This program will consist of sidewalk and gutter cleaning, graffiti removal, trash collection and removal, and other cleaning as necessary.	\$140,732	32.2%
Enhanced Safety  Community Safety Ambassadors  Community Safety Ambassadors will assist visitors and employees, pass out information about the local businesses and programs, and report concerns to the local police and other security services. The Safety Ambassadors will patrol the District by bicycle and foot and will deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking parcels and alleys.  Security Monitoring  A security camera system with an online monitoring program will be created that the Safety Ambassadors can access through their cell phones and laptops.	\$152,576	34.9%
Parking Demand Management  This program will consist of a parking demand analysis report in the first year only. In addition, each year parking location maps will be created.	\$10,606	2.4%
Branding  This program will tell the story of the District, its history, its cultural attractions, and its ongoing improvements, and will consist of developing a website, social media sites, videos promoting the District, a newsletter	\$33,333	7.6%

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promoting the area, and flyers and brochures promoting the district. It will also include installing wayfinding signage and holding business development and cultural events.		
District Management  Oversee BID contracts, facilitate community development and public policy efforts and promote the District. Administration and office costs, and city and county fees.	\$99,825	22.9%

Assessment funds may be used as matching funds in order to apply for grants such as the Los Angeles County Metropolitan Transportation Authority's Call for Projects, the City of Los Angeles Department of Transportation's People Street Improvements, and foundation grants for marketing and business development. These grant funds may be used to enhance landscaping, wayfinding signage, and business development. These improvements and activities will be provided only to individual assessed parcels defined as being within the boundaries of the District and will provide benefits which are particular and distinct to each of the individual assessed parcels within the proposed District. These improvements and activities will be used to support increased commerce, business attraction and retention, and enhanced overall safety and image for the individual assessed parcels within the district.

**Method of Financing:** A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 5, for the proposed management district assessment formula)

**Cost:** Annual assessments are based upon an allocation of program costs by assessable footage. Three property assessment variables, parcel square footage, building square footage and linear front footage will be used in the calculation. The 2016 year assessments per assessment variable will not exceed amounts listed in the following chart:

District Wide Assessment Rates	
Commercial	
Lot Square Foot Assessment	\$0.095/Square Foot
Building Square Foot Assessment	\$0.126/Square Foot
Linear Front Footage	\$3.71/Foot
Non-commercial	
Lot Square Foot Assessment	\$0.095/Square Foot
LAUSD Lot Square Foot Assessment	\$0.024/Square Foot
Building Square Foot Assessment	\$0.063/Square Foot
Government Building Square Foot Assessment	\$0.000/Square Foot



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Linear Front Footage	\$3.71/Foot
LAUSD Linear Front Footage	\$1.48/Foot

**Cap:** Annual assessment increases will not exceed 4% per year. Increases will be determined by the business improvement district Property Owners Association and will vary between 0% and 4% in any given year. Any annual assessment increase must be approved by the Property Owners Association and be submitted in the annual planning report.

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

**Duration:** The District will have a 5 year life, beginning January 1, 2016 and ending December 31, 2020.

**Governance:** The Property Owners Association will review District budgets and policies annually within the limitations of the Management District Plan.

Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The Property Owners Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

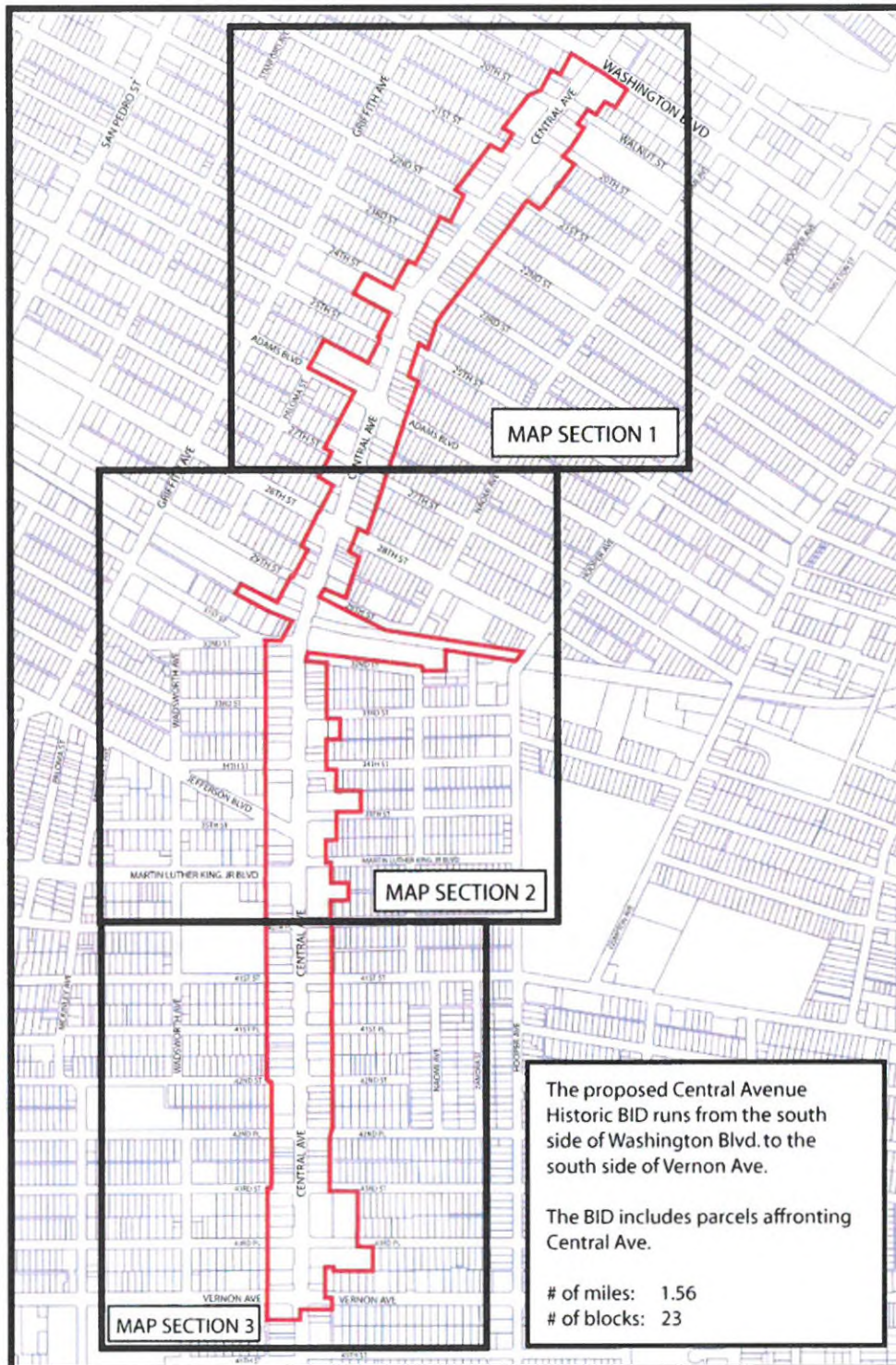
### III. Business Improvement District Boundaries

#### Overall Boundary


Beginning at the southeast corner of E. Washington Boulevard and S. Central Avenue; thence southwest to the northeast corner of parcel number 5129-003-037; thence southwest along the eastern line of the parcels bordering the east side of S. Central Avenue and its southerly prolongation to the south side of E. 33<sup>rd</sup> Street; thence east along the south side of E. 33<sup>rd</sup> Street to the northeast corner of parcel number 5114-02-6037; thence south to the southeast corner of parcel number 5114-026-037; thence west along the south line of parcel number 5114-026-037 and its westerly prolongation to a point in the east line of parcel number 5114-026-038, said point being the northwest corner of the alley south of said parcels; thence south along the eastern line of the parcels bordering the east side of S. Central Avenue and its southerly prolongation to the south side of E. 43<sup>rd</sup> Street; thence east along the south side of E. 43<sup>rd</sup> Street to the northeast corner of parcel number 5115-033-039; thence south along the east line of parcel number 5115-033-039 and its southerly prolongation to the south side of E. 43<sup>rd</sup> Place; thence east along the south side of E. 43<sup>rd</sup> Place to the northeast corner of parcel number 5115-034-028; thence south to the southeast corner of parcel number 5115-034-028; thence west along the south line of parcel number 5115-034-028 to the east line of parcel number 5115-034-029; thence south along the eastern line of the parcels bordering the east side of S. Central Avenue to the southeast corner of parcel number 5107-001-001; thence west along the south line of parcel numbers 5107-001-001 and 5108-028-028 to the southwest corner of parcel number 5108-028-028; thence northerly along the western line of the parcels bordering the west side of S. Central Avenue and its northerly prolongation to the north side of E. 29th Street; thence northeast along the northwest line of parcel numbers 5128-022-044 and 5128-022-033 and its northerly prolongation to the southerly line of parcel number 5128-022-002; thence northwesterly to the southwesterly corner of parcel number 5128-022-002; thence northeasterly along the western line of the parcels bordering the west side of S. Central Avenue to the south side of E. Washington Boulevard; thence east along the south side of E. Washington Boulevard to the point of beginning.



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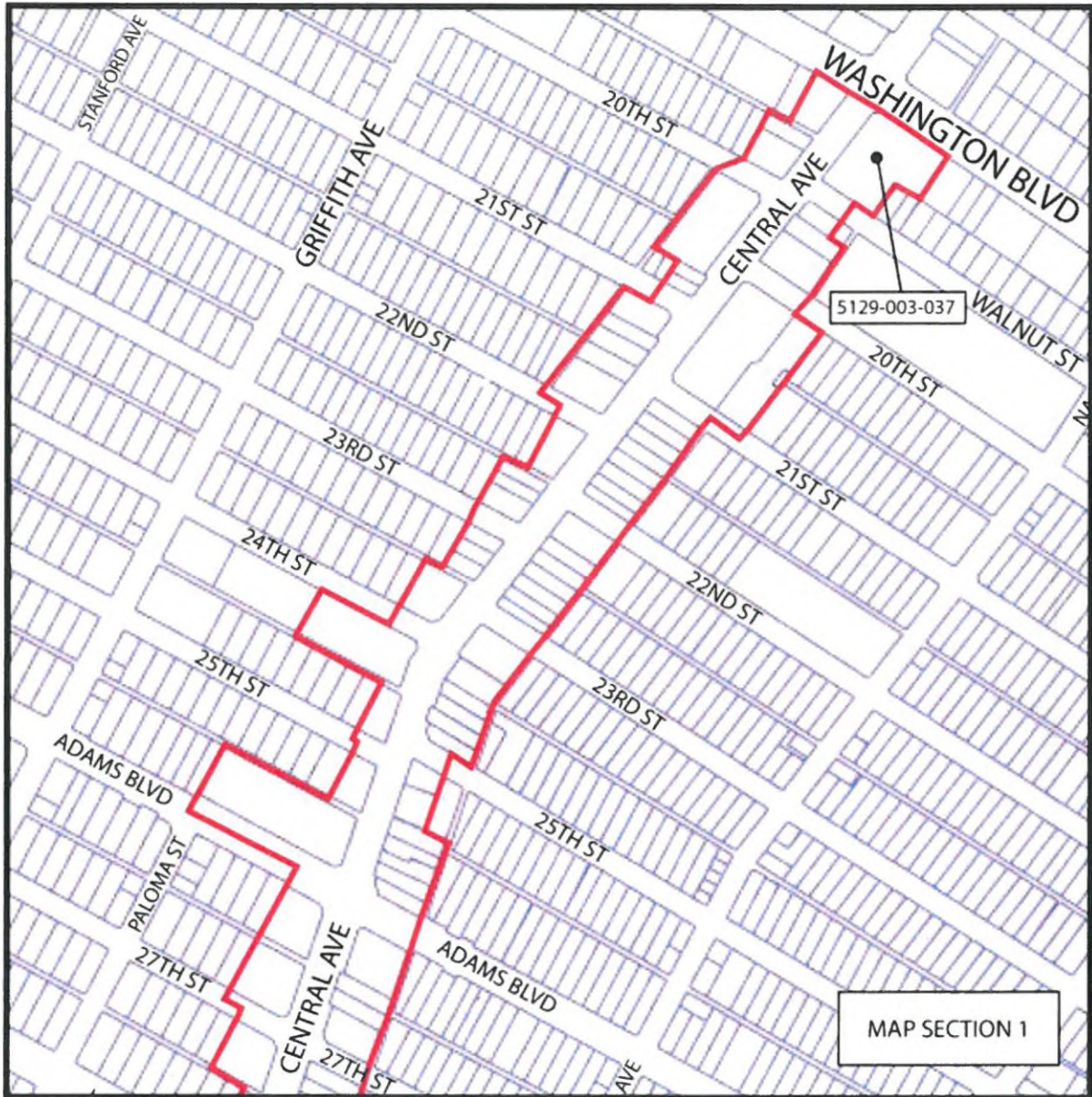
Central Avenue Historic Business Improvement District  
Property Based Business Improvement District  
District Overview Map

 BID BOUNDARY





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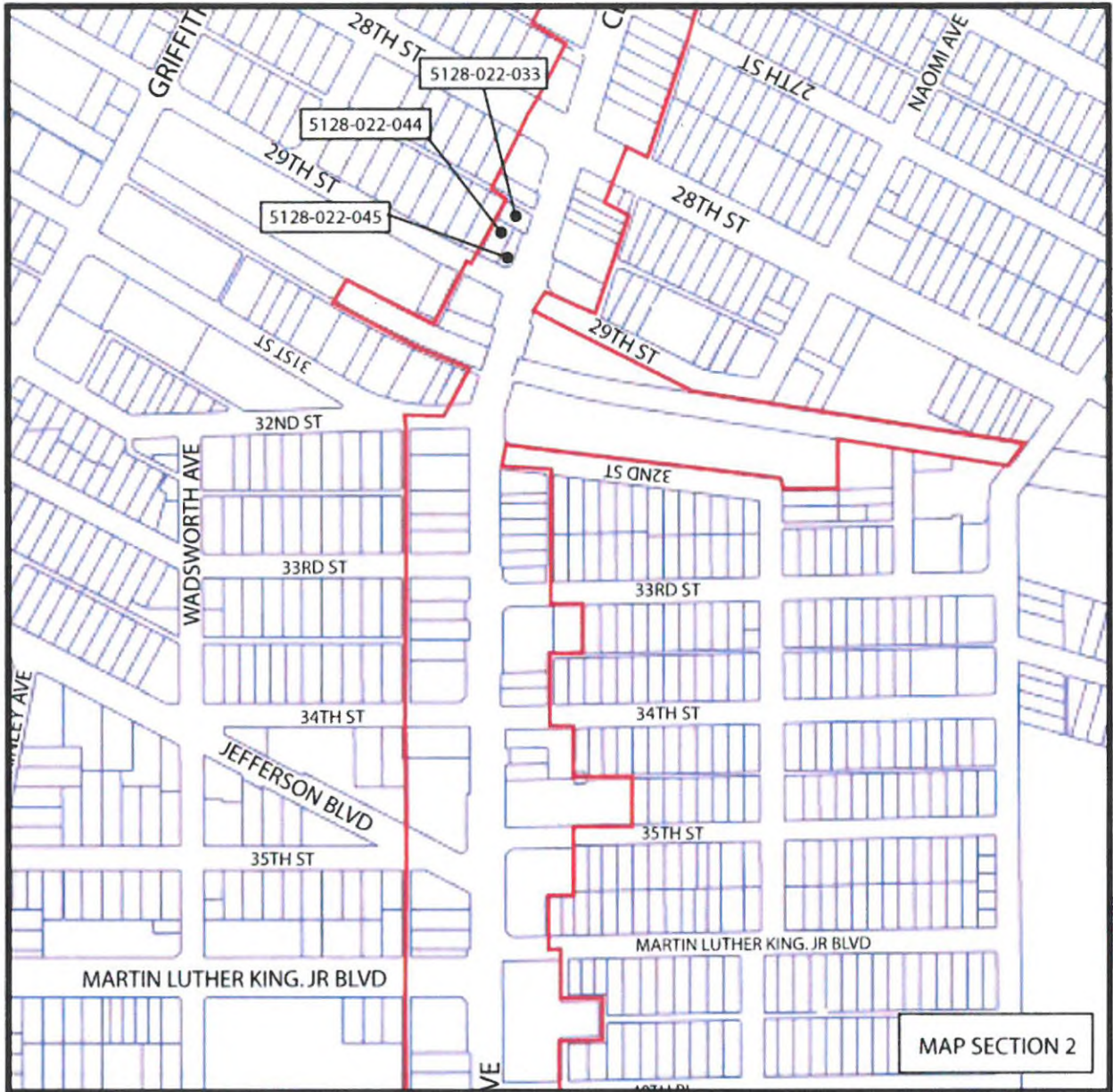


Central Avenue Historic Business Improvement District  
Property Based Business Improvement District  
Map Section 1 of 3





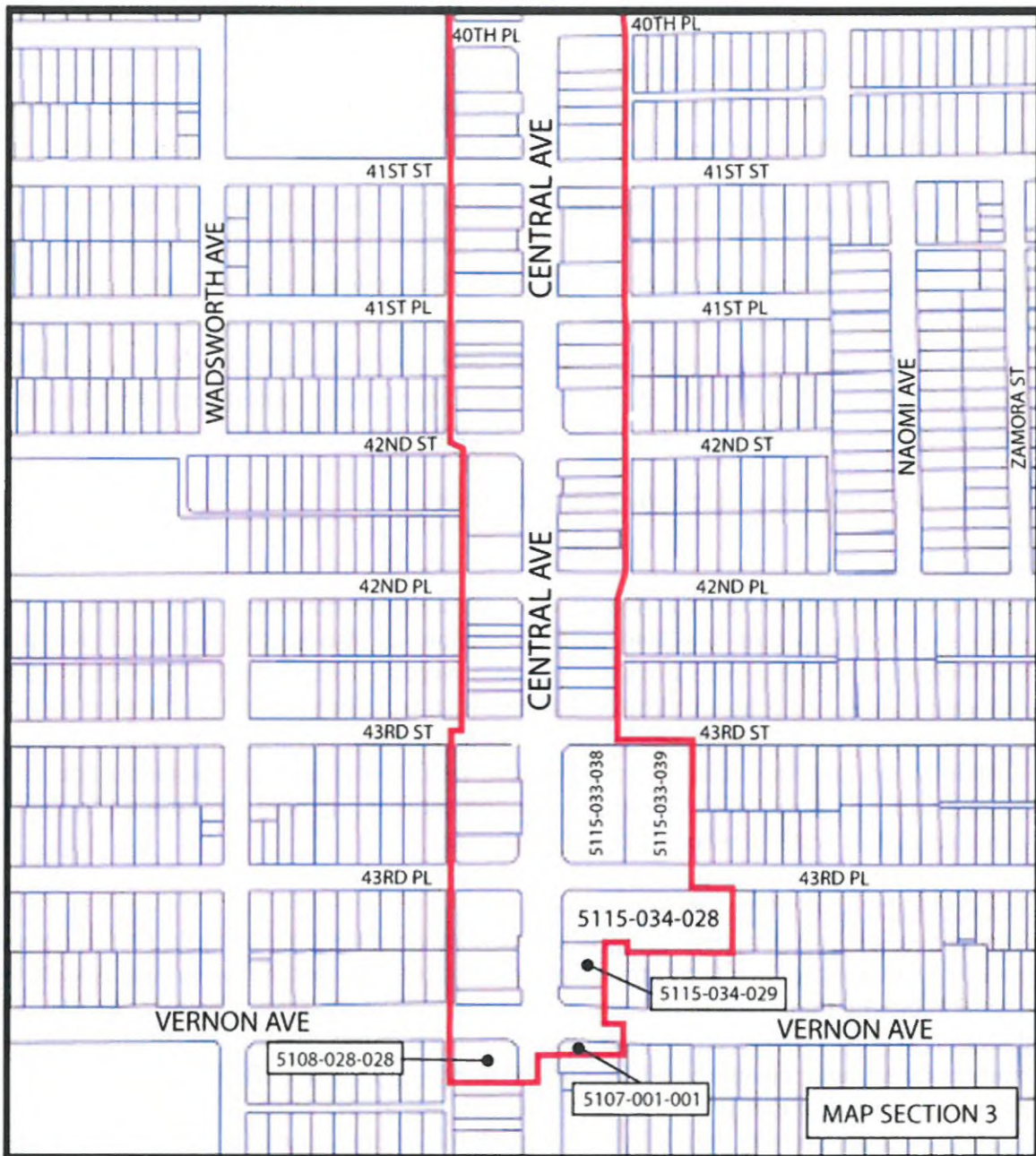
CENTRAL AVENUE HISTORIC BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN



Central Avenue Historic Business Improvement District  
Property Based Business Improvement District  
Map Section 2 of 3



CENTRAL AVENUE HISTORIC BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN



Central Avenue Historic Business Improvement District  
Property Based Business Improvement District  
Map Section 3 of 3





### **District Boundary Rationale**

The District includes the commercial parcels facing S. Central Ave. between Washington Blvd. on the north and Vernon Ave. on the south. The properties within the general boundaries of the District are a mix of commercial, industrial, government, non-profit, and residential.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, community safety ambassador patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

There is one benefit zone within the proposed District.

#### **Northern Boundary:**

The northern boundary of the District is E. Washington Boulevard. This border is clearly delineated by the Metro Blue Line which runs along E. Washington Boulevard. North of E. Washington Blvd. the parcels on S. Central Ave. become all industrial. This area is distinctly different in uses and character from the commercial corridor south of Washington Boulevard, and because of this difference will not be included in the District. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District.

#### **Eastern and Western Boundaries:**

The eastern and western boundaries of the District were determined by focusing only on the parcels that directly face S. Central Ave. and that are part of the S. Central Ave. business corridor, and by the zoning of the parcels east and west of the District boundaries. The parcels facing S. Central Ave. are primarily zoned commercial in this commercial corridor, with a few parcels zoned industrial and public facilities. In most cases the parcels immediately east or west of the District boundaries are zoned residential and as per State of California Streets and Highways code section 36632.(c) "are conclusively presumed not to benefit from the improvements and service funded through these assessments..." There are presently no parcels zoned solely residential within the boundaries of the District. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District.

**Southern Boundary:** The southern boundary of the Business Improvement District is the southern parcel line of the two commercial corner parcels on the south side of Vernon Avenue. The Vernon Avenue and Central Avenue intersection is considered the entrance to the core of



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the historic part of S. Central Ave. around which this District is based. This intersection provides a natural entrance point to the District. The parcels south of the District boundaries are primarily residential and government/institutional. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, safety ambassador patrols, security monitoring, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries.

#### **IV. Proposed Management District Service Plan**

Through a series of meetings the Central Avenue Historic District Business Improvement District Steering Committee collectively determined that the business improvement district should be property-based, and determined the priority for improvements and activities to be delivered by the business improvement district. The Steering Committee selected these 5 priorities: streetscape services, enhanced safety, parking demand management, branding, and district management. All of the services will be over and above the City's baseline of services and are not provided by the City.

All of the improvements and activities detailed below will be provided only to individual assessed parcels defined as being within the boundaries of the District and will provide benefits which are particular and distinct to each of the individual assessed parcels within the proposed District. No improvement or activities will be provided to properties outside the District boundaries. All assessments outlined in this Management District Plan will be used solely to provide services directly benefiting each of the individual assessed parcels in this District. All services will be provided to the individual assessed parcels defined as being within the District boundaries and no services will be provided outside the District boundaries. Each of the services are unique to the District and to each of the District's individual assessed parcels, therefore all benefits provided are particular and distinct to each individual assessed parcel.

All assessments outlined in this Management District Plan will be used to support increased commerce, business attraction and retention, and enhanced overall safety and image within this commercial core. All services, projects, promotions, security, maintenance and professional/administration services are provided solely to individual assessed parcels within the district to enhance the image and viability of individual assessed parcels and businesses within the District boundaries and are designed only for the direct special benefit of the individual assessed parcels in the District.

Assessment District programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a "general benefit" is hereby defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied". "Special benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

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The properties within the boundaries of the District that will receive special benefits from BID funded programs and services are currently a mix of commercial, industrial, government, non-profit, and residential. Services, programs and improvements provided and funded by the District are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the District. The proposed District programs are Streetscape Services, Enhanced Safety, Parking Demand Management, Branding, and District Management. These are listed in Section 2, pg. 4-5 and described in further detail below.

Individually assessed commercial, industrial, government, and non-profit parcels within the boundaries of the District will benefit specially from the District's Streetscape Services program which will create a cleaner and more welcoming environment for their customers, patrons, tenants, visitors, and employees. This program will improve aesthetic appeal for patrons, visitors and employees of the assessed commercial, industrial, government, and non-profit parcels within the District by reducing litter and debris, which are detractors to commerce and commercial occupancy rates if not contained and properly managed. The LAUSD parcels will specially benefit from the District's Streetscape Services program through a cleaner and healthier environment around the LAUSD campus which results in an increased likelihood of this campus being chosen by parents for their children's education. The Streetscape Services program will create a cleaner and more welcoming environment for the employees of the government parcels. Individually assessed residential parcels within the boundaries of the District (all located on non-residentially zoned parcels) will specially benefit from the Streetscape Services program through an increase in the cleanliness and livability of the environment for the tenants.

Individually assessed commercial, industrial, government, and non-profit parcels within the boundaries of the District will benefit specially from the District's Enhanced Safety program which will create a safer environment for their customers, patrons, tenants, visitors, and employees. This program is designed to improve security for patrons, visitors and employees of assessed commercial, industrial, government, and non-profit parcels within the District by reducing crime, which is a detractor to commerce and commercial occupancy rates if not contained and properly managed. The LAUSD parcels will specially benefit from the District's Enhanced Safety program through a safer environment around the LAUSD campus which results in an increased likelihood of this campus being chosen by parents for their children's education. Individually assessed residential parcels within the boundaries of the District (all located on non-residentially zoned parcels) will specially benefit from the Enhanced Safety programs through an increase in the security and livability of the environment for the tenants.



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The District Management Program will include an Executive Director to negotiate and monitor service contracts and program operations, facilitate community development, and manage public policy, planning and economic development initiatives to promote the district. Other management costs will include leasing office equipment, the purchase of office supplies, bookkeeping, insurance, and organizational management and business filings costs. Individually assessed commercial, industrial, government, non-profit, and residential parcels within the boundaries of the District will specially benefit from the District Management program as this program will implement the programs for the operation of the Streetscape Services and Enhanced Safety programs which will create a cleaner and safer environment for the customers, patrons, and tenants of these parcels.

The District's Parking Demand Management program will include the creation of a parking demand analysis report to identify areas for better parking management, and parking location maps to be handed out to visitors and patrons. Individually assessed commercial and industrial parcels within the boundaries of the District will specially benefit from the Parking Demand Management program through an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity and an overall increase in District activity. Individually assessed government, non-profit, and residential parcels within the boundaries of the District will not receive special benefit from the Parking Demand Management program and will not be assessed for it.

The District's Branding program will include the creation of a website and social media site with information and videos promoting the District, a newsletter promoting the District and its businesses, wayfinding signage to help visitors to the District, flyers and brochures promoting the district, and multiple business development and cultural events per year. Individually assessed commercial and industrial parcels within the boundaries of the District will specially benefit from the Branding program through an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity and an overall increase in District activity. Individually assessed government, non-profit, and residential parcels within the boundaries of the District will not receive special benefit from the Branding program and will not be assessed for it.

The aforementioned program special benefits are particular and distinct to each and every assessed parcel within the District and are not provided to non-assessed parcels outside of the District. The City of Los Angeles does not provide these supplemental programs, services or improvements. The very nature of the purpose of this District is to fund supplemental programs, improvements and services to assessed parcels within the BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All special benefits derived from the assessments to be levied on assessed



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parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries. In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided for assessed parcels within the boundaries of the District. Specifically, Safety Ambassador patrols, Streetscape Services personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

While every attempt is made to provide District services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or “spillover” onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business within the District or interest in the District itself.

The total improvement and activity plan budget for 2016 is \$437,072. Of the total budget, special benefit to parcels within the District totals \$432,702 and is funded by property assessments. General benefit from the District budget is calculated to be \$4,370 and is not funded by assessment revenue from District parcels.

The Proposed Management District Service Plan budget is made up of the following components:

**Streetscape Services Program** **\$140,732 (32.2%)**

In order to consistently deal with maintenance issues, a Clean Streets Program will be established. The clean team will only provide service to individual assessed parcels within District boundaries. A multi-dimensional approach has been developed consisting of the following elements:

Sidewalk and Gutter Cleaning: Uniformed, radio equipped personnel will sweep litter, debris and refuse from sidewalks and gutters of the assessed parcels in the District. District personnel will also pressure wash the sidewalks once a month. Certain items, such as the trash canisters, will be purchased in the first year and will not need to be purchased in the same quantity in subsequent years.

**Trash Collection:** Trash canisters will be placed on either side of the street throughout the District, except for the blocks with City of LA provided canisters. Personnel will collect trash from sidewalk trash canisters. Bulky item removal will also be coordinated by the Supervisor. Certain items, such as the pressure washing equipment, will be purchased in the first year and will not need to be purchased in the same quantity in subsequent years.

**Graffiti Removal:** District personnel will remove graffiti from the assessed parcels in the District by painting, using solvent and pressure washing.

The special benefit to individual assessed parcels in the District from these services is increased commercial activity which directly relates to increases in customer usage.

**Enhanced Safety Program**

**\$152,576 (34.9%)**

**Community Safety Ambassadors:** Uniformed Community Safety Ambassadors will create a perception of safety on the corridor and will provide a variety of public safety services by assisting visitors and employees, passing out information about the local businesses and programs, and reporting to the local police and other security services. The Safety Ambassadors will provide safety services for the individual assessed parcels located within the District in the form of patrolling bicycle personnel, and foot patrol. The Safety Ambassadors will deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking parcels and alleys. The Safety Ambassadors Program will supplement, not replace, other ongoing police, safety and patrol efforts within the District. Some budget items increase after the first year, such as the number of Safety Ambassador patrol hours per week.

**Security Monitoring:** In order to enhance the ability of the Safety Ambassadors to deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking parcels and alleys, a security camera system will be installed, with an online monitoring program that the Safety Ambassadors can access through their cell phones and laptops.

**Parking Demand Management Program**

**\$10,606 (2.4%)**

This program will aim to improve the ability of visitors and customers to access the District by determining ways to better manage and increase the parking supply for the individual assessed parcels. A parking demand analysis report will be created only in the first year of the five year life of the District. For this reason the cost of this program will go down significantly after the first year. This parking demand analysis report will be used to identify areas for better parking management. In addition, parking location maps will also be produced annually. These can be

handed out by Safety Ambassadors and can be given to property and business owners to distribute to visitors and customers.

**Branding Program**

**\$33,333 (7.6%)**

The branding program will tell the story of the District, its history, its cultural attractions, and its ongoing improvements. The BID will carry out a number of initiatives that will strengthen the image of the District, including developing and updating a website and social media site with videos promoting the District, publishing a newsletter promoting the District and sending it to property owners, installing wayfinding signage to help visitors to the District, the design and production of flyers and brochures promoting the district, and multiple business development and cultural events per year. These programs will provide an increased awareness of the businesses within the district and their individual offerings which will attract new customers to the District businesses and provide an increase in commercial activity. The quantity of some budget items increase after the first year, such as the number of events, the amount of collateral materials, and frequency of Community Safety Ambassador patrols. Certain items will be purchased in the first year and will not need to be purchased in the same quantity in subsequent years, such as wayfinding signage. Also, the quantity of some budget items increase after the first year, such as the number of events, and the amount of collateral materials.

**District Management Program**

**\$99,825 (22.9%)**

The District will be managed by an Executive Director. The Executive Director will negotiate and monitor service contracts and program operations, facilitate community development, and manage public policy, planning and economic development initiatives to promote the District. Other management costs will include:

- 1) Leasing a computer, printer, software, and phone equipment;
- 2) The purchase of office supplies and stamps, the printing of quarterly district management packages, bookkeeping, and insurance;
- 3) Organizational management and business filings costs including travel mileage, meetings, memberships, annual statements of information, event licensing, City and County fees, and other fees.
- 4) Prepare and submit quarterly and annual reports for the City of Los Angeles.



**V. Proposed Multi-Year Budget 2016 through 2020**

The total improvement and activity plan budget for 2016 is projected to be \$437,072. Actual service hours and frequency of the budget components may vary over the 5 year life of the District based on feasibility and in order to match varying District needs. A detailed operation deployment plan for 2016 is available from the Property Owner’s Association.

Five Year Operating Budget

A projected five year operating budget for the District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to annual increases not to exceed 4% per year. Increases will be determined by the Property Owner’s Association and will vary between 0 and 4% in any given year. Certain items will be purchased in the first year and will not need to be purchased in the same quantity in subsequent years, such as trash canisters, pressure washing equipment, bicycles, and uniforms. Also, the quantity of some budget items increase after the first year, such as the number of events, the amount of collateral materials, and frequency of Community Safety Ambassador patrols. The projections below illustrate a 4% annual increase in the overall budget. Any accrued interest or delinquent payments will be expended in the categories listed.

5 Year Budget Projections

Expenditures		Year 1 - 2016	Year 2 - 2017	Year 3 - 2018	Year 4 - 2019	Year 5 - 2020
1	Streetscape Services	\$140,732	\$133,493	\$138,832	\$144,386	\$150,161
2	Enhanced Safety	\$152,576	\$167,587	\$174,290	\$181,262	\$188,513
3	Parking Demand Management	\$10,606	\$525	\$546	\$568	\$591
4	Branding	\$33,333	\$46,017	\$47,858	\$49,772	\$51,763
5	District Management	\$99,825	\$106,933	\$111,211	\$115,660	\$120,286
<b>TOTAL COST</b>		<b>\$437,072</b>	<b>\$454,555</b>	<b>\$472,737</b>	<b>\$491,648</b>	<b>\$511,314</b>
Non-assessment Revenue		\$4,370	\$4,545	\$4,727	\$4,918	\$5,114
Assessment Revenue		\$432,702	\$450,010	\$468,010	\$486,730	\$506,200



**VI. Assessment Methodology**

Each identified parcel within the District will be assessed based on a combination of the building area square footage, the lot area square footage, and the street frontage linear footage unique to that parcel.

**Property Quantities for YR 1 - 2016**

FORMULA FACTOR	ASSESSABLE QUANTITY
Building Area – Sq. Ft.	775,717
“Special Use” Building Area – Sq. Ft. *	556,212
Land Area – Sq. Ft.	2,128,798
Street Frontage – Linear Ft.	27,132

\* “Special Use” includes government, residential, and non-profit. See special uses on pg. 24 of the Engineer’s Report (Attachment A).

**PROPOSED YEAR 1-2016 ASSESSMENT FORMULA**

Assessment = Building Area (Sq. Ft.) x Building Area Rate  
**OR**  
 “Special Use” Building Area (Sq. Ft.) x “Special Use” Building Area Rate  
**PLUS**  
 Land Area (Sq. Ft.) x Land Area Rate  
**PLUS**  
 Street Frontage (Linear Feet) x Street Frontage Rate

**PROPOSED YEAR 1-2016 ANNUAL ASSESSMENT RATES**

ASSESSMENT FACTOR	YR 1 – 2016 ASSESSMENT RATES
Building Area Rate (\$/Sq. Ft.)	\$0.126 (12.6¢)
“Special Use” Building Area Rate (\$/Sq. Ft.)*	\$0.063 (6.3¢)*
Government Building Area Rate (\$/Sq. Ft.)	\$0.000 (0.0¢)
Land Area Rate (\$/Sq. Ft.)	\$0.095 (9.5¢)
LAUSD Land Area Rate (\$/Sq. Ft.)	\$0.024 (2.4¢)
Street Frontage Rate (\$/Linear Foot)	\$3.71
LAUSD Street Frontage Rate (\$/Linear Foot)	\$1.48

\* “Special Use” includes government, residential, and non-profit.

**SAMPLE ASSESSMENT CALCULATIONS:**

**Sample A**

12,000 sq. ft. commercial building on 15,000 sq. ft. lot with 100 linear feet of street frontage.

Commercial Building Assessment = 12,000 x 12.6¢/sq. ft. = \$1,512

Land Assessment = 15,000 x 9.5¢/sq. ft. = \$1,425

Frontage Assessment = 100 linear feet  
 x \$3.71/linear foot = \$371

**TOTAL YEAR 1 ASSESSMENT = \$3,308**

PER MONTH = \$275.67/month

PER DAY = \$9.06/day

PER SQ. FT. OF BUILDING PER MONTH = 2.3¢/sq. ft./month

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**Sample B** (Same as “Sample A” above but with 6,000 sq. ft. of each - commercial and residential use)

Commercial Building Assessment	= 6,000 x 12.6¢/sq. ft.	= \$756
Residential Building Assessment	= 6,000 x 6.3¢/sq. ft.	= \$378
Land Assessment	= 15,000 x 9.5¢/sq. ft.	= \$1,425
Frontage Assessment	= 100 linear feet	
	x \$3.71/linear foot	= \$371

<b>TOTAL YEAR 1 ASSESSMENT</b>	<b>= <u>\$2,930</u></b>
PER MONTH	= \$ 244.17/month
PER DAY	= \$ 8.03/day
PER SQ. FT. OF BUILDING PER MONTH	= 2¢/sq. ft./month

**Maximum Assessment Rates**

**YR 1-5 (2016 & 2020) Maximum Assessment Rates**  
(assumes 4% maximum annual increase)

ASSESSMENT FACTOR	Parcel Type	YR 1 2016	YR 2 2017	YR 3 2018	YR 4 2019	YR 5 2020
Building Area Rate (\$/Sq Ft)	Commercial/Industrial	\$0.12600	\$0.13104	\$0.13628	\$0.14173	\$0.14740
Building Area Rate (\$/Sq Ft)	Non-Government Special Use	\$0.06300	\$0.06552	\$0.06814	\$0.07087	\$0.07370
Building Area Rate (\$/Sq Ft)	Government	\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000
Land Area Rate (\$/Sq Ft)	Non-LAUDS	\$0.09500	\$0.09880	\$0.10275	\$0.10686	\$0.11114
Land Area Rate (\$/Sq Ft)	LAUSD	\$0.02375	\$0.02470	\$0.02569	\$0.02672	\$0.02778
Frontage Rate (\$/Linear Foot)	Non-LAUDS	\$3.71000	\$3.85840	\$4.01274	\$4.17325	\$4.34018
Frontage Rate (\$/Linear Foot)	LAUSD	\$1.48400	\$1.54336	\$1.60509	\$1.66930	\$1.73607

### **Budget Adjustments**

Assessments will be subject to an annual increase of up to 4% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Property Owners Association and will vary between 0% and 4% in any given year. Any change will be approved by the Property Owners Association Board of Directors and submitted to the City within its annual planning report.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Property Owners Association shall have the right to reallocate up to 10% by line item within the budgeted categories. Any change will be approved by the Property Owners Association Board of Directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code, the overall budget shall remain consistent with this Management District Plan.

Any annual budget surplus will be included into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671. If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction may result in an increase or decrease to the parcels assessment.

### **Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels, pursuant to Government Code 53750. The assessment will be prorated to the date they receive the temporary and/or permanent certificate of occupancy. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new State mandated ballot procedure in order to approve any such changes.



**Time and Manner for Collecting Assessments**

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

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

However, assessments may be billed directly by the City for any fiscal year of operation and then by the County for subsequent years. Any delinquent assessments owed for a year for which the City billed will be added to the County property tax roll for the following year. The "property owner" means any person shown as the owner on the last equalized assessment roll or otherwise known to be the owner by the City.

**Disestablishment**

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcels percentage contribution to the total year 2014 assessments if the District is not renewed.

**Bond Issuance**

The District will not issue Bonds.

## **VII. Publicly Owned Parcels**

Publicly owned parcels and facilities within the District will be assessed based on the special benefits conferred to those individual parcels. In the case of individual assessed publicly owned parcels, District funded programs and services are designed to provide safer and enhanced facilities for their employees, students, visitors, vendors and users of these public facilities. The special benefit to government assessed parcels from these services is an increase in District customers that follow from having a cleaner and safer area. Publicly owned and occupied parcels will not benefit from parking and branding related programs and will not be assessed for these programs.

Public owned parcels will receive special benefit in the form of increased use of the public facilities which directly relates to fulfilling their public service mission. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly owned parcels and their respective assessments.

CENTRAL AVENUE HISTORIC BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

CITY OF LOS ANGELES					
APN	Parcel Address	Owner	Use	2016 Asmnt	%
5115027900	4226 S. CENTRAL AVE.	CITY OF LOS ANGELES	Central Ave Jazz Park	\$1,535.08	0.35%
5115015900	4301 S. CENTRAL AVE.	CITY OF LOS ANGELES, DEPARTMENT OF GENERAL SERVICES, REAL ESTATE DIVISION	CD9 Service Center	\$1,924.58	0.44%
5115015902	4307 S. CENTRAL AVE.	CITY OF LOS ANGELES, DEPARTMENT OF GENERAL SERVICES, REAL ESTATE DIVISION	CD9 Service Center	\$944.76	0.22%
5115015901	4315 S. CENTRAL AVE.	CITY OF LOS ANGELES, DEPARTMENT OF GENERAL SERVICES, REAL ESTATE DIVISION	CD9 Service Center	\$1,245.32	0.29%
5115015903	4323 S. CENTRAL AVE.	CITY OF LOS ANGELES, DEPARTMENT OF GENERAL SERVICES, REAL ESTATE DIVISION	CD9 Service Center	\$1,578.72	0.36%
		<b>CITY OF LOS ANGELES SUBTOTAL</b>		<b>\$7,228.46</b>	<b>1.66%</b>
5114015901	3401 S. CENTRAL AVE.	CITY OF LOS ANGELES, FIRE DEPARTMENT	Fire Station #14	\$2,106.40	0.49%
5114015902	NO ADDRESS	CITY OF LOS ANGELES, FIRE DEPARTMENT	Fire Station #14	\$113.10	0.03%
		<b>CITY OF LOS ANGELES, FIRE DEPARTMENT SUBTOTAL</b>		<b>\$2,219.50</b>	<b>0.52%</b>
5114029908	3400 S. CENTRAL AVE.	CITY OF LOS ANGELES, POLICE DEPARTMENT	Newton Police Station	\$2,207.69	0.51%
5114029900	3406 S. CENTRAL AVE.	CITY OF LOS ANGELES, POLICE DEPARTMENT	Newton Police Station	\$566.40	0.13%
5114029907	3412 S. CENTRAL AVE.	CITY OF LOS ANGELES, POLICE DEPARTMENT	Newton Police Station	\$604.40	0.14%
5114029909	3420 S. CENTRAL AVE.	CITY OF LOS ANGELES, POLICE DEPARTMENT	Newton Police Station	\$4,761.93	1.10%
		<b>CITY OF LOS ANGELES, POLICE DEPARTMENT SUBTOTAL</b>		<b>\$8,140.42</b>	<b>1.88%</b>
		<b>CITY OF LOS ANGELES TOTAL</b>		<b>\$17,588.38</b>	<b>4.06%</b>
OTHER GOVERNMENTAL PARCELS					
APN	Parcel Address	Owner	Use	2016 Asmnt	%
5129004906	1926 S. CENTRAL AVE.	L A UNIFIED SCHOOL DISTRICT, REAL ESTATE DIVISION	Elementary School	\$323.35	0.07%
5129004907	1932 S. CENTRAL AVE.	L A UNIFIED SCHOOL DISTRICT, REAL ESTATE DIVISION	Elementary School	\$251.19	0.06%
5129004908	1940 S. CENTRAL AVE.	L A UNIFIED SCHOOL DISTRICT, REAL ESTATE DIVISION	Elementary School	\$746.56	0.17%
		<b>L A UNIFIED SCHOOL DISTRICT TOTAL</b>		<b>\$1,321.10</b>	<b>0.30%</b>
5119016900	NO ADDRESS	METRO-LOS ANGELES (LACMTA)	Vacant/Storage	\$7,671.36	1.77%
5128021901	NO ADDRESS	METRO-LOS ANGELES (LACMTA)	Vacant/Storage	\$2,468.40	0.57%
		<b>METRO-LOS ANGELES TOTAL</b>		<b>\$10,139.76</b>	<b>2.34%</b>
		<b>TOTAL GOVERNMENT ASSESSMENTS</b>		<b>\$29,049.24</b>	<b>6.70%</b>



**VIII. Proposed District Implementation Time Table**

Steps to Formation	Completion Date
Step 1: Form a committee to start the process.	Completed in 2013
Step 2: Determine if a property based or a merchant based BID would be most feasible.	Completed July 2014 - Property Based BID selected by the Committee
Step 3: Create a database of parcels or businesses included in the district.	Completed August 2014 - The proposed district includes properties affronting Central Avenue from Washington Boulevard to Vernon Avenue
Step 4: Develop a district map, assessment formula and district management plan.	April 2015
Step 5: Initiate a petition drive.	April 2015
Step 6: Assessment ballot tabulation.	August 2015
Step 7: Elect a non-profit entity to manage the BID.	August 2015
<b>BID begins operation January 1, 2016</b>	

## IX. District Governance

A non-profit organization ("Property Owners Association") will be created to administer the BID. The Property Owners Association will be tax-exempt under section 501(c)(3) of the Internal Revenue Code, will be organized and operated exclusively for exempt purposes set forth in section 501(c)(3), and none of its earnings will inure to any private shareholder or individual. In addition, the Property Owners Association will not be an action organization, i.e., it may not attempt to influence legislation as a substantial part of its activities and it may not participate in any campaign activity for or against political candidates.

The Property Owner's Association will create a governing Board of Directors ("Board"). The Board will provide strategic leadership, including setting direction, making policy and strategy decisions, overseeing and monitoring organizational performance, and ensuring overall accountability.

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

Consistent with property business improvement district (PBID) legislation throughout the nation, California's "Property and Business Improvement District Law of 1994" establishes a District governance framework that allows parcel owners who pay assessments to determine how the assessments are used. Presently, the following components are required within a District's governing structure:

- (A) **Management Organization:** To deliver day-to-day services, the City of Los Angeles will enter into a contract with a private sector management organization, referred to herein as the "Property Owners Association." The management organization implements the programs and its administrative functions relative to managing the District are financed by parcel assessments. If the management organization does not perform and provide a level of service that is acceptable to the City Council then the contract may be terminated and an alternative management organization can be selected.
- (B) The Property Owners Association may be an existing or newly formed nonprofit entity. The Property Owners Association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Property Owners Association will

prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Property Owners Association may consider appeals of parcel assessments for appropriate adjustment.

(C) Professional Staff

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements, services, and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decisions.



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**X. Parcel Number Assessment Roll**

APN	Parcel Address	Lot	Building	Frontage	Total 2016	%
5131026028	1011 E. ADAMS BLVD.	55,757	82,412	529	\$13,748.49	3.18%
5131026027	1026 E. 25TH ST.	9,971	9,830	197	\$2,915.80	0.67%
5128023037	1034 E. 27TH ST.	17,928	8,892	257	\$3,778.32	0.87%
5128021003	1040 E. 29TH ST.	6,671	6,723	0	\$1,057.29	0.24%
5128022001	1042 E. 28TH ST.	10,572	544	210	\$1,851.98	0.43%
5128022044	1049 E. 29TH ST.	5,115	1,388	50	\$846.31	0.20%
5114010007	1053 E. 40TH PL.	7,600	0	202	\$1,471.42	0.34%
5114010001	1055 E. 41ST ST.	7,600	5,600	202	\$2,000.62	0.46%
5114025039	1101 E. 33RD ST.	4,453		128	\$897.92	0.21%
5119013015	1106 E. 27TH ST.	6,587	3,792	194	\$1,823.30	0.42%
5115034028	1106 E. 43RD PL.	49,319	25,274	482	\$9,658.05	2.23%
5115027006	1112 E. 42ND ST.	6,000	4,809	190	\$1,880.83	0.43%
5114030001	1113 E. MARTIN LUTHER KING JR. BLVD.	3,200	1,083	0	\$440.46	0.10%
5114030002	1113 E. MARTIN LUTHER KING JR. BLVD.	4,246	0	0	\$403.37	0.09%
5119014031	1115 E. 29TH ST.	4,100	4,100	0	\$647.80	0.15%
5115025001	1118 E. 41ST ST.	6,900	2,340	196	\$1,530.08	0.35%
5114034012	1120 E. 40TH PL.	12,000	8,540	230	\$2,800.33	0.65%
5114023005	1133 E. 32ND St.	108,029	106,681	913	\$27,089.94	6.26%
5131008013	1232 E. WASHINGTON BLVD.	11,570	13,743	232	\$3,691.49	0.85%
5119001028	1315 E 21ST ST.	76,587	124,415	753	\$20,004.53	4.62%
5129003037	1900 S. CENTRAL AVE.	45,079	11,225	641	\$8,073.22	1.87%
5131008014	1917 S. CENTRAL AVE.	5,270	7,400	40	\$1,231.80	0.28%
5131008015	1923 S. CENTRAL AVE.	11,230	1,152	206	\$1,974.78	0.46%
5129004906	1926 S. CENTRAL AVE.	5,040	0	137	\$323.35	0.07%
5129004907	1932 S. CENTRAL AVE.	7,452	0	50	\$251.19	0.06%
5129004908	1940 S. CENTRAL AVE.	15,380	0	257	\$746.56	0.17%
5131009051	2025 S. CENTRAL AVE.	34,230	22,882	387	\$7,568.90	1.75%
5131009025	2027 S. CENTRAL AVE.	3,044	0	33	\$411.61	0.10%
5131009026	2031 S. CENTRAL AVE.	2,836	208	118	\$731.55	0.17%
5119003001	2100 S. CENTRAL AVE.	5,800	4,353	185	\$1,648.71	0.38%
5131014039	2101 S. CENTRAL AVE.	10,560	3,619	198	\$2,193.77	0.51%
5119003002	2104 S. CENTRAL AVE.	5,800	0	40	\$699.40	0.16%
5131014018	2107 S. CENTRAL AVE.	5,921	2,436	40	\$1,017.83	0.24%
5119003003	2108 S. CENTRAL AVE.	5,800	0	40	\$699.40	0.16%
5131014019	2111 S. CENTRAL AVE.	7,500	3,208	51	\$1,305.92	0.30%
5119003004	2112 S. CENTRAL AVE.	5,800	0	40	\$699.40	0.16%
5119003023	2116 S. CENTRAL AVE.	5,800	1,480	40	\$885.88	0.20%
5131014020	2119 S. CENTRAL AVE.	7,500	0	51	\$901.71	0.21%
5119003024	2120 S. CENTRAL AVE.	5,800	918	40	\$815.07	0.19%

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APN	Parcel Address	Lot	Building	Frontage	Total 2016	%
5119003008	2124 S. CENTRAL AVE.	5,075	3,212	35	\$1,016.69	0.23%
5119003009	2130 S. CENTRAL AVE.	4,165	4,160	174	\$1,434.34	0.33%
5131014021	2133 S. CENTRAL AVE.	15,000	8,634	251	\$3,444.09	0.80%
5119005001	2200 S. CENTRAL AVE.	11,600	6,382	225	\$2,740.88	0.63%
5131015019	2201 S. CENTRAL AVE.	11,974	3,044	242	\$2,356.38	0.54%
5119005002	2208 S. CENTRAL AVE.	5,800	2,378	40	\$999.03	0.23%
5119005003	2212 S. CENTRAL AVE.	5,800	2,772	40	\$874.04	0.20%
5119005004	2216 S. CENTRAL AVE.	5,800	5,760	40	\$1,425.16	0.33%
5131015020	2219 S. CENTRAL AVE.	4,332	2,646	33	\$867.37	0.20%
5119005005	2220 S. CENTRAL AVE.	5,800	6,600	40	\$1,531.00	0.35%
5119005008	2224 S. CENTRAL AVE.	5,075	1,608	35	\$814.58	0.19%
5131015021	2225 S. CENTRAL AVE.	7,389	1,952	34	\$1,074.05	0.25%
5131015022	2227 S. CENTRAL AVE.	7,228	1,918	177	\$1,585.55	0.37%
5119005009	2228 S. CENTRAL AVE.	4,162	3,448	174	\$1,475.38	0.34%
5119007001	2300 S. CENTRAL AVE.	14,500	10,628	245	\$2,956.01	0.68%
5131020027	2301 S. CENTRAL AVE.	4,150	0	147	\$939.99	0.22%
5131020029	2309 S. CENTRAL AVE.	3,956	2,698	45	\$882.72	0.20%
5119007026	2312 S. CENTRAL AVE.	9,266	1,712	40	\$1,136.53	0.26%
5131020001	2315 S. CENTRAL AVE.	14,560	8,683	233	\$3,341.69	0.77%
5119007027	2320 S. CENTRAL AVE.	5,595	5,800	40	\$1,045.33	0.24%
5119007028	2322 S. CENTRAL AVE.	5,600	6,000	40	\$1,058.40	0.24%
5119007012	2324 S. CENTRAL AVE.	6,000	2,701	40	\$888.56	0.21%
5119007011	2332 S. CENTRAL AVE.	5,377	5,516	176	\$1,511.28	0.35%
5131021028	2411 S. CENTRAL AVE.	11,080	0	208	\$4,400.98	1.02%
5131021001	2413 S. CENTRAL AVE.	9,066	4,018	212	\$1,901.48	0.44%
5119009013	2500 S. CENTRAL AVE.	5,505	3,811	161	\$1,600.47	0.37%
5119009004	2508 S. CENTRAL AVE.	8,032	13,322	89	\$2,771.80	0.64%
5119009006	2516 S. CENTRAL AVE.	7,301	7,301	48	\$1,791.60	0.41%
5119009012	2520 S. CENTRAL AVE.	5,314	2,046	41	\$914.74	0.21%
5119009008	2522 S. CENTRAL AVE.	5,750	3,081	34	\$1,060.60	0.25%
5119009009	2526 S. CENTRAL AVE.	6,022	1,700	36	\$919.85	0.21%
5119009010	2534 S. CENTRAL AVE.	5,439	378	187	\$1,258.10	0.29%
5128024034	2603 S. CENTRAL AVE.	18,333	1,540	245	\$2,844.63	0.66%
5119011015	2604 S. CENTRAL AVE.	18,041	1,320	272	\$2,889.34	0.67%
5119011008	2614 S. CENTRAL AVE.	6,591	1,386	44	\$876.70	0.20%
5128024037	2617 S. CENTRAL AVE.	23,480	26,623	307	\$5,046.82	1.17%
5119011009	2620 S. CENTRAL AVE.	6,591	2,464	44	\$944.62	0.22%
5119011019	2624 S. CENTRAL AVE.	12,493	18,140	226	\$3,166.26	0.73%
5119013016	2706 S. CENTRAL AVE.	5,988	1,148	40	\$861.91	0.20%
5119013017	2712 S. CENTRAL AVE.	6,587	2,520	40	\$1,091.69	0.25%
5119013018	2714 S. CENTRAL AVE.	6,587	0	44	\$789.01	0.18%
5128023034	2717 S. CENTRAL AVE.	1,813	1,500	30	\$472.54	0.11%
5119013019	2718 S. CENTRAL AVE.	6,587	2,904	44	\$1,154.91	0.27%
5128023035	2719 S. CENTRAL AVE.	8,850	7,179	205	\$2,505.85	0.58%
5119013020	2726 S. CENTRAL AVE.	13,031	2,564	238	\$2,443.99	0.56%
5119014022	2800 S. CENTRAL AVE.	4,568	3,709	202	\$1,650.71	0.38%
5119014021	2806 S. CENTRAL AVE.	4,050	0	27	\$484.92	0.11%



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APN	Parcel Address	Lot	Building	Frontage	Total 2016	%
5119014008	2808 S. CENTRAL AVE.	3,900	1,548	27	\$665.72	0.15%
5128022002	2811 S. CENTRAL AVE.	4,576	3,564	40	\$807.65	0.19%
5119014009	2812 S. CENTRAL AVE.	4,050	0	27	\$484.92	0.11%
5119014024	2814 S. CENTRAL AVE.	15,900	0	106	\$1,903.76	0.44%
5128022033	2817 S. CENTRAL AVE.	4,020	1,655	51	\$779.64	0.18%
5119014032	2828 S. CENTRAL AVE.	11,074	9,775	216	\$2,469.22	0.57%
5128022045	2829 S. CENTRAL AVE.	3,390	1,800	138	\$1,060.83	0.25%
5119016002	2900 S. CENTRAL AVE.	29,940	15,000	590	\$6,923.20	1.60%
5128021001	2901 S. CENTRAL AVE.	11,746	10,740	207	\$2,560.46	0.59%
5128021002	2911 S. CENTRAL AVE.	6,890	6,817	50	\$1,698.99	0.39%
5114022001	3001 S. CENTRAL AVE.	3,223	3,082	129	\$1,172.07	0.27%
5114025037	3200 S. CENTRAL AVE.	6,747	6,176	186	\$1,914.66	0.44%
5114019015	3201 S. CENTRAL AVE.	9,871	0	218	\$1,746.53	0.40%
5114019014	3207 S. CENTRAL AVE.	13,500	11,700	90	\$2,790.09	0.64%
5114025038	3216 S. CENTRAL AVE.	2,754	0	23	\$346.96	0.08%
5114019013	3217 S. CENTRAL AVE.	9,000	3,708	60	\$1,544.81	0.36%
5114025015	3220 S. CENTRAL AVE.	4,800	680	40	\$690.08	0.16%
5114019012	3223 S. CENTRAL AVE.	6,000	1,840	40	\$950.24	0.22%
5114025016	3224 S. CENTRAL AVE.	4,800	1,580	40	\$803.48	0.19%
5114019011	3227 S. CENTRAL AVE.	8,700	8,724	208	\$2,422.60	0.56%
5114025017	3228 S. CENTRAL AVE.	4,800	4,860	40	\$1,045.65	0.24%
5114025018	3232 S. CENTRAL AVE.	4,800	5,180	40	\$930.74	0.22%
5114018016	3301 S. CENTRAL AVE.	8,700	9,578	208	\$2,503.30	0.58%
5114018029	3309 S. CENTRAL AVE.	7,000	2,140	50	\$1,120.14	0.26%
5114026041	3310 S. CENTRAL AVE.	29,740	75,535	366	\$9,893.61	2.29%
5114018014	3313 S. CENTRAL AVE.	7,500	4,654	50	\$1,484.40	0.34%
5114018031	3319 S. CENTRAL AVE.	7,000	0	50	\$850.50	0.20%
5114018030	3323 S. CENTRAL AVE.	15,008	15,000	229	\$4,165.35	0.96%
5114026017	3324 S. CENTRAL AVE.	4,800	2,718	40	\$946.87	0.22%
5114026018	3328 S. CENTRAL AVE.	5,400	1,074	165	\$1,260.47	0.29%
5114029908	3400 S. CENTRAL AVE.	14,452	0	225	\$2,207.69	0.51%
5114029900	3406 S. CENTRAL AVE.	4,400	0	40	\$566.40	0.13%
5114029907	3412 S. CENTRAL AVE.	4,800	0	40	\$604.40	0.14%
5114029909	3420 S. CENTRAL AVE.	38,605	0	295	\$4,761.93	1.10%
5114015901	3401 S. CENTRAL AVE.	12,800	0	240	\$2,106.40	0.49%
5114015902	NO ADDRESS	800	0	10	\$113.10	0.03%
5114015044	3411 S. CENTRAL AVE.	33,530	12,259	425	\$5,534.42	1.28%
5114014006	3501 S. CENTRAL AVE.	11,693	0	206	\$1,875.10	0.43%
5114030037	3506 S. CENTRAL AVE.	31,894	23,043	489	\$7,747.54	1.79%
5114014004	3509 S. CENTRAL AVE.	7,600	0	50	\$907.50	0.21%
5114014003	3517 S. CENTRAL AVE.	7,600	6,295	50	\$1,700.67	0.39%
5114014001	3529 S. CENTRAL AVE.	2,840	1,682	162	\$1,082.75	0.25%
5114010017	4011 S. CENTRAL AVE.	19,768	4,362	278	\$3,458.95	0.80%
5114033033	4016 S. CENTRAL AVE.	54,716	11,910	456	\$7,640.11	1.77%
5114010008	4021 S. CENTRAL AVE.	7,600	6,960	50	\$1,784.46	0.41%
5114010016	4057 S. CENTRAL AVE.	14,088	17,565	234	\$3,313.10	0.77%
5114034013	4058 S. CENTRAL AVE.	6,000	836	40	\$823.74	0.19%



CENTRAL AVENUE HISTORIC BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

APN	Parcel Address	Lot	Building	Frontage	Total 2016	%
5114034014	4062 S. CENTRAL AVE.	6,000	0	40	\$718.40	0.17%
5114010003	4063 1/2 S. CENTRAL AVE.	7,600	2,092	50	\$1,171.09	0.27%
5114034015	4066 S. CENTRAL AVE.	6,000	5,466	40	\$1,234.94	0.29%
5114010018	4069 S. CENTRAL AVE.	7,100	4,788	50	\$1,463.29	0.34%
5114034016	4072 S. CENTRAL AVE.	12,000	6,013	236	\$2,773.20	0.64%
5115023005	4103 S. CENTRAL AVE.	7,600	952	202	\$1,591.37	0.37%
5115023004	4109 S. CENTRAL AVE.	7,600	2,540	50	\$1,227.54	0.28%
5115023028	4111 S. CENTRAL AVE.	7,100	4,619	50	\$1,296.50	0.30%
5115025039	4114 S. CENTRAL AVE.	17,500	5,629	125	\$2,835.50	0.66%
5115023002	4117 S. CENTRAL AVE.	7,600	7,600	50	\$1,625.70	0.38%
5115025005	4120 S. CENTRAL AVE.	11,250	10,024	225	\$3,166.52	0.73%
5115023001	4123 S. CENTRAL AVE.	7,600	1,344	202	\$1,640.76	0.38%
5115026030	4150 S. CENTRAL AVE.	7,500	5,274	200	\$2,119.02	0.49%
5115022006	4151 S. CENTRAL AVE.	7,600	3,730	202	\$1,941.40	0.45%
5115022005	4155 S. CENTRAL AVE.	3,724	0	25	\$446.53	0.10%
5115026031	4156 S. CENTRAL AVE.	7,500	2,735	50	\$1,242.61	0.29%
5115022004	4157 S. CENTRAL AVE.	3,876	3,125	26	\$858.43	0.20%
5115022003	4159 S. CENTRAL AVE.	7,600	4,892	50	\$1,523.89	0.35%
5115026008	4160 S. CENTRAL AVE.	7,500	620	50	\$976.12	0.23%
5115022002	4165 S. CENTRAL AVE.	7,600	3,126	50	\$1,301.38	0.30%
5115026032	4168 S. CENTRAL AVE.	13,979	2,820	222	\$2,506.95	0.58%
5115022001	4171 S. CENTRAL AVE.	7,600	7,600	202	\$2,429.02	0.56%
5115019034	4201 S. CENTRAL AVE.	22,865	32,577	289	\$5,809.80	1.34%
5115027036	4204 S. CENTRAL AVE.	5,600	0	40	\$680.40	0.16%
5115027035	4208 S. CENTRAL AVE.	5,960	3,965	40	\$1,214.19	0.28%
5115027003	4212 S. CENTRAL AVE.	6,000	2,678	40	\$1,055.83	0.24%
5115027034	4216 S. CENTRAL AVE.	5,600	2,173	40	\$954.20	0.22%
5115019033	4225 S. CENTRAL AVE.	10,363	42,290	208	\$5,086.50	1.18%
5115027900	4226 S. CENTRAL AVE.	8,231	0	203	\$1,535.08	0.35%
5115030001	4250 S. CENTRAL AVE.	10,075	3,760	208	\$2,202.57	0.51%
5115018033	4251 S. CENTRAL AVE.	7,379	19,790	152	\$2,927.29	0.68%
5115018034	4257 S. CENTRAL AVE.	3,121	0	25	\$389.25	0.09%
5115018035	4259 S. CENTRAL AVE.	3,121	0	25	\$389.25	0.09%
5115030002	4260 S. CENTRAL AVE.	4,550	0	35	\$562.10	0.13%
5115018036	4261 S. CENTRAL AVE.	6,243	8,600	50	\$1,320.39	0.31%
5115030003	4262 S. CENTRAL AVE.	5,850	5,850	45	\$1,459.80	0.34%
5115018005	4267 S. CENTRAL AVE.	3,121	2,000	25	\$578.25	0.13%
5115030004	4268 S. CENTRAL AVE.	5,850	5,850	45	\$1,459.80	0.34%
5115018031	4269 S. CENTRAL AVE.	3,121	3,391	25	\$709.69	0.16%
5115030005	4272 S. CENTRAL AVE.	8,775	2,848	198	\$1,927.05	0.45%
5115018007	4273 S. CENTRAL AVE.	7,491	4,430	185	\$1,768.31	0.41%
5115015900	4301 S. CENTRAL AVE.	11,550	0	223	\$1,924.58	0.44%
5115015902	4307 S. CENTRAL AVE.	7,875	0	53	\$944.76	0.22%
5115015901	4315 S. CENTRAL AVE.	10,414	0	69	\$1,245.32	0.29%
5115015903	4323 S. CENTRAL AVE.	9,159	0	191	\$1,578.72	0.36%
5115033038	4312 S. CENTRAL AVE.	40,267	37,052	511	\$10,389.73	2.40%
5115033039	4322 S. CENTRAL AVE.	41,344	25,875	310	\$8,338.03	1.93%

CENTRAL AVENUE HISTORIC BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

APN	Parcel Address	Lot	Building	Frontage	Total 2016	%
5115014031	4349 S. CENTRAL AVE.	19,828	15,357	283	\$4,868.57	1.13%
5115034029	4364 S. CENTRAL AVE.	9,100	2,304	100	\$1,525.80	0.35%
5115014030	4365 S. CENTRAL AVE.	12,600	6,138	90	\$2,304.29	0.53%
5115014001	4373 S. CENTRAL AVE.	5,250	5,233	185	\$1,844.46	0.43%
5115034001	4374 S. CENTRAL AVE.	4,835	600	139	\$1,050.62	0.24%
5107001001	4400 S. CENTRAL AVE.	5,354	1,366	171	\$1,315.16	0.30%
5108028028	4401 S. CENTRAL AVE.	14,287	1,920	230	\$2,452.49	0.57%
5119016900	NO ADDRESS	78,408	0	60	\$7,671.36	1.77%
5128021901	NO ADDRESS	23,640	0	60	\$2,468.40	0.57%
5131020028	NO ADDRESS	3,977	0	42	\$533.64	0.12%
<b>TOTAL</b>		<b>2,128,798</b>	<b>1,291,029</b>	<b>27,132</b>	<b>\$432,701.99</b>	<b>100.00%</b>

**Attachment A - Engineer's Report**