

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF  
CITY CLERK  
ADMINISTRATIVE SERVICES

ROOM 224, 200 N. SPRING STREET  
LOS ANGELES, CALIFORNIA 90012  
(213) 978-1099  
FAX: (213) 978-1107  
TDD/TTY (213) 978-1132  
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MIRANDA PASTER  
ACTING DIVISION HEAD

November 13, 2013

Honorable Members of the City Council  
City Hall, Room 395  
200 North Spring Street  
Los Angeles, California 90012

Council District 14

REGARDING: ARTS DISTRICT LOS ANGELES BUSINESS IMPROVEMENT  
DISTRICT (PROPERTY BASED)

Honorable Members:

The City Clerk has received materials relative to the formation of a proposed property and business improvement district to be called the Arts District Los Angeles Property Business Improvement District ("District"). The District would be formed pursuant to the provisions of the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California).

This report shall serve as the Preliminary Report of the City Clerk. Attached to this report are: 1) the Management District Plan, which details the improvements and activities to be provided and serves as the framing document for the proposed District; 2) a detailed Engineer's Report prepared by a registered professional engineer certified by the state of California, which supports the assessment contained in the Management District Plan; and 3) a draft Ordinance of Intention, approved as to form and legality by the City Attorney's Office.

### BACKGROUND

The District is being established in accordance with the provisions of the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California)("State Law"), which allows for the establishment of a district in which operations would be supported by revenue collected from property owners in the district.

The proposed District programs include, but are not limited to the following: Clean and Safe, Management and Administration Office Expense, Contingency and City Fees.

### PRELIMINARY PETITIONS

In order to proceed with the establishment process under the State Law, the proponent group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than 50 percent of the assessments proposed to be levied. The consulting firm for the proposed District, Urban Place Consulting, has presented to the Office of the City Clerk a set of petitions that support the formation of the proposed District. This Office has verified the validity of the petitions using various City and County of Los Angeles sources. In addition, this Office has verified the accuracy of the assessment calculations.

The petitions received indicate affirmative financial support of the project in an amount equivalent to \$602,794.97. This represents 54.38% percent of the proposed District's projected first year assessment revenue of \$1,108,392.07. Because the more than 50 percent threshold of preliminary support has been achieved, the formal business improvement district establishment process, including a public hearing before the City Council, may be initiated.

### PROPOSED DISTRICT BOUNDARIES

The boundaries of the proposed Arts District Los Angeles area are as detailed in the Management District Plan. A general description of the boundaries of the proposed District is as follows: approximately 60-blocks of the industrial/loft/arts-related area located on the eastern side of downtown Los Angeles, bounded by Commercial Street and the 101 Freeway on the north, Alameda Street, Garvey Street and Vignes Street on the northwest and west, 6th Street, Produce Street, Imperial Street and 7th Street on the south and southwest and the Los Angeles river right-of-way on the east. All property within the approximate boundaries described above are included in the District.

There are 753 parcels owned by 567 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

### DISTRICT RENEWAL AND PROPOSITION 218 COMPLIANCE

Article XIID of the California Constitution (Proposition 218) requires, among other things, that: 1) the City Council identify all parcels that will have a special benefit conferred upon them and upon which assessments will be imposed; 2) the City Council not impose an assessment on a parcel which exceeds the reasonable cost of the proportional benefit conferred on that parcel; 3) the City Council separate the general benefits from the special benefits conferred on a parcel; and 4) all assessments be supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the State of California. The Engineer's Report included herewith supports the assessments contained in the Management District Plan and, in addition, includes facts, which would support City Council findings relative to items 1 through 3 above.

Proposition 218 also includes certain notice, protest and hearing requirements. Those requirements are codified in the Proposition 218 Omnibus Implementation Act ("Act") (California Government Code Section 53750 et seq.). This report recommends that the City Council direct the City Clerk to comply with the Act. Establishment of the proposed District is contingent upon the City's receipt of a weighted majority of financially supportive ballots as submitted by the affected property owners. The City Clerk will tabulate the ballot returns and will report the results to the City Council.

#### EXEMPTION UNDER PROPOSITION 26

On November 2, 2010, voters in the State of California passed Proposition 26, which broadened the definition of taxes and which require approval by two-thirds of each house of the Legislature or by local voter approval. However, Article XIIC §1(e)(7) of the California Constitution states that "assessments and property-related fees imposed in accordance with the provisions of Article XIID are exempt." As previously stated, the proposed District is being established in accordance with Article XIID of the California Constitution and is therefore exempt from Proposition 26.

#### PROPOSED IMPROVEMENTS AND PROGRAMS

The District is expected to generate \$1,122,536 annually over a five-year period with a maximum five percent (5%) increase per year. Any adjustment will be included in the Annual Planning Report submitted for Council consideration. The revenue will be utilized to fund the proposed District's improvements and activities that include, but are not limited to: clean and safe, management and administration office expense, contingency and City fees.

Improvements and activities are services which will be provided to supplement the services already provided by the City of Los Angeles and will not supplant City services. The Owners' Association may contract with third party vendors to perform and complete District improvements and activities and uphold to City and State regulations where applicable. The proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles and the City is not involved with selection of the Districts' vendors.

#### ASSESSMENT FORMULA AND DISBURSEMENTS

The District's proposed assessment formula is an allocation of program costs as described in the attached Management District Plan based upon two zones of benefit and a calculation of assessable footage. Three property assessment variables, lot square footage, building square footage and linear front footage will be used in the assessment calculation.

The City Clerk will arrange to have the proposed District's assessments included as a line item on the property tax bills prepared and distributed by the County of Los Angeles. If necessary, this Office will directly bill property owners or entities that do not appear on the tax roll. The County will subsequently transfer assessment revenue to the City.

Assessment revenue will be held in trust by the City and will be disbursed through installments to the District to support authorized District improvements and activities.

### CONTRACTING WITH OWNERS' ASSOCIATION

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter section 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

Upon establishment of the District, the City Clerk will contract with a non-profit corporation to manage the District on a day-to-day basis.

### ASSESSABLE CITY PROPERTY

There are twenty (20) City-owned parcels within the District which includes eight (8) General Fund parcels, twelve (12) Department of Water and Power (DWP) parcels. The total assessment for these City-owned properties within the District is \$85,225.70, representing 7.69% of the total assessments levied in the District.

### FISCAL IMPACT

Assessments levied on the eight (8) City-owned property within the District to be paid from the General Fund total \$37,945.15 for the first year of the District. Funding is available in the Business Improvement District Trust Fund 659 to pay the General Fund's share of assessments for the first operating year. Assessments levied on the DWP property within the District will not be paid from the General Fund.

Proposition 218 requires the separation of general benefits from the special benefits. The general benefit portion for the Arts District Los Angeles Property Business Improvement District is \$14,144 for the first year. Surplus funds may be available in the BID Trust Fund 659 for the first year of operation. However, funds other than assessment revenue must be budgeted annually for the general benefit expense for the remaining years of the BID's five-year term.

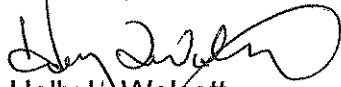
### RECOMMENDATIONS

1. FIND that the petitions submitted on behalf of the proponents of the proposed Arts District Los Angeles Property Business Improvement District are signed by property owners who will pay more than fifty (50) percent of the assessments proposed to be levied.

2. FIND that all parcels that will have a special benefit conferred upon them and upon which an assessment would be imposed are those as identified in the Management District Plan.
3. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, the assessment levied on each parcel within the proposed District is proportionate to the special benefit derived from the improvements and activities that are to be provided.
4. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, the Engineer has separated the general from special benefits. The Engineer's Report identified general benefits in the amount of 1.26% to be separated from the special benefits conferred on parcels within the proposed District. The yearly general benefits cost must be paid from funds other than the assessments collected for the Arts District Los Angeles Property Business Improvement District. The general benefit cost for first year of operation is \$14,144.
5. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, no assessment imposed on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
6. FIND that the assessments for the proposed District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 7 of Article XIII C §1(e).
7. FIND that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
8. ADOPT the Preliminary Report of the City Clerk.
9. ADOPT the attached Management District Plan.
10. ADOPT the attached Engineer's Report.
11. ADOPT the attached Ordinance of Intention to establish the Arts District Los Angeles Property Business Improvement District.
12. AUTHORIZE the City Clerk, upon establishment of the District, to prepare, execute and administer a contract between the City of Los Angeles and a non-profit corporation for the administration of the District's programs.
13. DIRECT the City Clerk to comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).

14. REQUEST the City Attorney, with the assistance of the City Clerk, to prepare an enabling Ordinance establishing the Arts District Los Angeles Property Business Improvement District for Council consideration at the conclusion of the required public hearing.

Sincerely,



Holly L. Wolcott  
Interim City Clerk

HLW:MCP:RMH:rhs

Attachments:

Management District Plan  
Engineer's Report  
Draft Ordinance of Intention

**Arts District Los Angeles  
Business Improvement District  
Management District Plan**

**For  
A Property Based  
Business Improvement District  
In the Arts District Los Angeles**

**September 2013**

**Prepared By  
Urban Place Consulting Group, Inc.**

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**For the**  
**Arts District Los Angeles Business Improvement District (District)**  
**Los Angeles, California**

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**Section 1  
Management District Plan Summary**

The name of the new Property-based Business Improvement District is the Arts District Los Angeles Business Improvement District (the "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.

Developed by the Arts District Los Angeles Business Improvement District Steering Committee, the Arts District Los Angeles Business Improvement District Management Plan is proposed to improve and convey special benefits to properties located within the Arts District Los Angeles Business Improvement District area. The District will provide new and continued improvements and activities, including Clean/Safe, and Management. Each of the programs is designed to meet the goals of the District; to improve the safety of each individual parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for parcels within the District.

**Boundary:** See Section 2, Page 6.

**Budget:** The total District budget for the 2014 year of operation is approximately \$1,122,536.

**Improvements, Activities, Services:**

**CLEAN & SAFE, \$835,580 75%**

**Enhanced Safe Programs:**

An Arts District Los Angeles Business Improvement District Safe Team to address crime prevention for parcels in the District may consist of:

- Bicycle Patrol
- Night Vehicle Patrol
- Foot Patrol

**Enhanced Clean Programs may consist of:**

- Sidewalk Sweeping
- Sidewalk Pressure Washing
- Graffiti & Handbill Removal
- Trash Removal
- Landscape programs
- Tree Trimming

**MANAGEMENT/ADMINISTRATION OFFICE EXPENSE \$214,828 19%**

**CONTINGENCY & CITY FEES \$72,128 6%**

**Method of Financing:** A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 4, for assessment methodology)

**Benefit Zones:** The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each assessed parcel receives from the improvements. In order to match assessment rates to special benefits, all property within the Arts District Los Angeles Business Improvement District is assessed using the same assessment methodology. There is only one zone.

**Cost:** Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Two property assessment variables, parcel square footage, building square footage, will be used in the calculation. The 2014 year assessments per assessment variable will not exceed amounts listed in the following chart:

Parcel Square Foot Assessment Rate	\$0.06644
Building Square Foot Assesment Rate	\$0.08755

**Cap:** Assessment annual increases cannot exceed 5% per year. Increases will be determined by the business improvement district Owners' Association Board of Directors and will vary between 0 and 5% in any given year. Any change will be approved by the owners association board of directors and submitted to the City within its annual planning report.

Assessments may be reduced by action of the owners association in any given year. Assessments so reduced may increase in the following year more than the 5% up to the maximum rate defined for that year in the charts on page 12 and 16.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

**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 mail 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, 2014 and ending December 31, 2018.

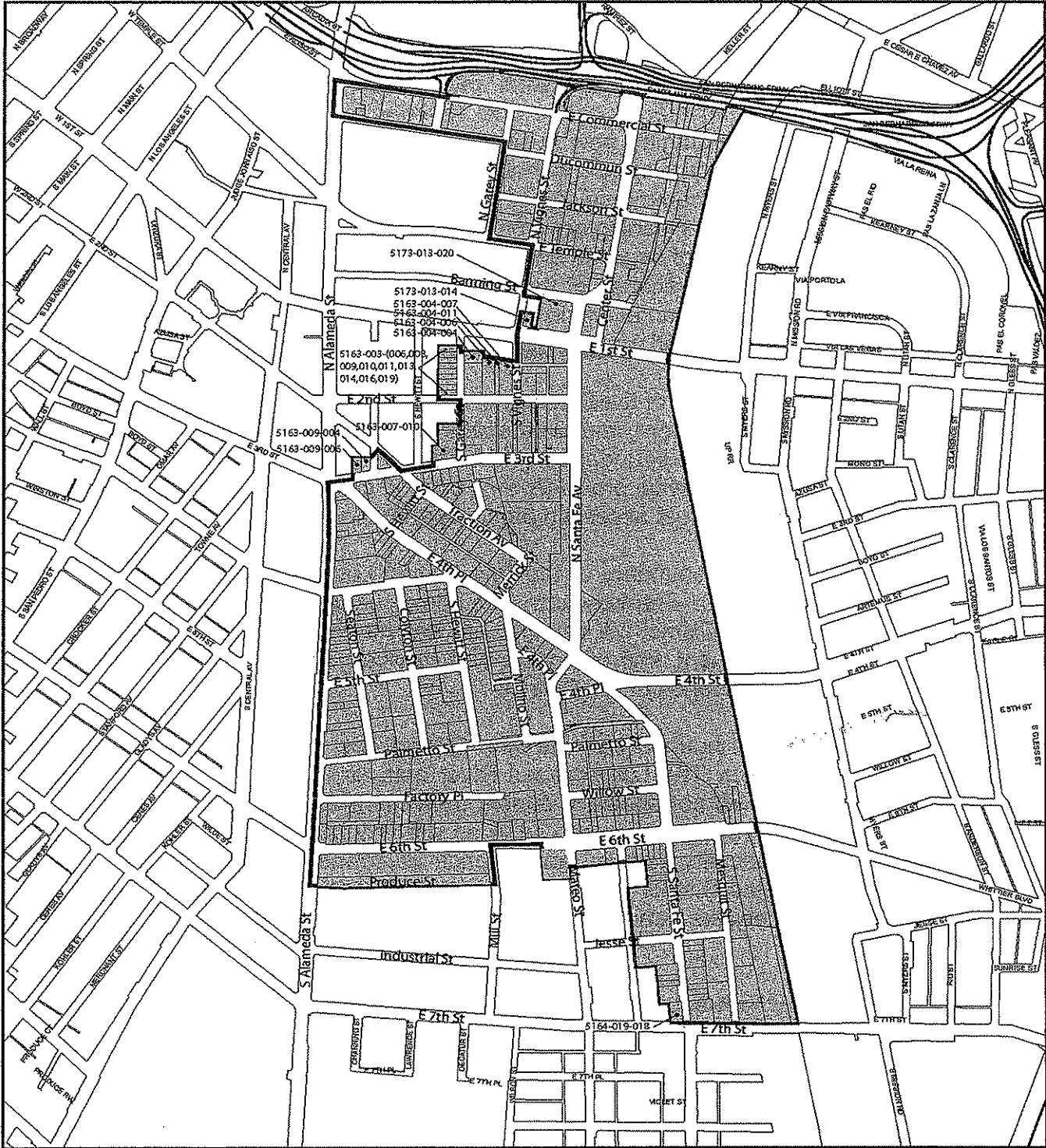
**Governance:** The Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

## Section 2

### Arts District Los Angeles Business Improvement District Boundaries

The Arts District Los Angeles Business Improvement District includes all property within a boundary formed by: (Also see map on page 7)

The proposed Arts District Los Angeles Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of Alameda Street and the 101 Freeway go east along the southern boundary of the 101 Freeway right of way to the Los Angeles River. At the Los Angeles River go south along the western boundary of the Los Angeles River to 7<sup>th</sup> Street. Turn west on 7<sup>th</sup> along the south property line of properties on the north side of 7<sup>th</sup> Street to the intersection with the west property line of parcel 5164-019-018. Turn north along the west parcel line of parcels facing on the west side of Santa Fe Avenue to the intersection with the south parcel line of parcels facing on the south side of 6<sup>th</sup> Street. Turn west along the south parcel line of parcels facing on the south side of 6<sup>th</sup> Street to the intersection with Alameda Street. Go north on Alameda St to the intersection at 3<sup>rd</sup> Street. At 3<sup>rd</sup> St. turn eastbound, then north along the western boundary of parcel 5163-009-006. Go west along the northern property line of parcels 5163-009-006 and 004. Go north on Rose St until the intersection of Traction Avenue. Go southeast on Traction, then turn east along 3<sup>rd</sup> Street until the western property line of parcel 5163-007-010. Turn north at the western property line of parcel number 5163-007-010, follow this to the northern property line of parcel 5163-007-010. Turn east along the north property line of parcel 5163-007-010 to Garey Street. Turn north on Garey St to the intersection with 2<sup>nd</sup> Street. Turn west on 2<sup>nd</sup> Street until parcel 5163-003-019. Turn north along the western property lines of parcels 5163-003-019, 016, 014, 013, 011, 010, 009, 008, 006. Go east along the northern property line of parcel 5163-003-006. Continue east across Garey St. along the northern property lines of parcels 5163-004-004, 006, 011, and 007. Turn north on Vignes Street through the intersection at 1<sup>st</sup> Street. Continue north on Vignes St. to parcel 5173-013-014 and turn east along the northern property line of this parcel, then south along the eastern line of this parcel. Turn east on 1<sup>st</sup> Street to the western property line of 5173-013-020, then north along that parcels western property line to Banning Street. Turn west on Banning St., then north on Vignes St. to Temple Street. Go west on Temple until Garey St. Go north on Garey St. to Ducommun Street. Go west on Ducommun St. until Alameda St. Turn north on Alameda Street until the beginning point at the intersection with the 101 Freeway.



 B.I.D. PROPERTIES (PROPERTY BASED)  
 B.I.D. BOUNDARY

 ARTS DISTRICT PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT



BUSINESS IMPROVEMENT DISTRICT

Not to Scale

### **District Boundary Rationale**

The property uses within the general boundaries of the Arts District Los Angeles Business Improvement District are a mix of small industrial, retail, education, religious, parking, office and live-work. Services and improvements provided by the District are designed to provide special benefits to the individually assessed primarily small industrial, retail, education, religious, parking, office and live-work in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services that provide a special benefit to live-work, attracting office tenants, attracting retail customers and encouraging commerce. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each assessed parcel within the District. These services provide particular and distinct benefits to each of the assessed parcels within the District.

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, safety patrols, cleaning / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District.

Northern Boundary: The northern boundary of the Arts District Los Angeles Business Improvement District is the 101 Freeway. The 101 Freeway acts as a barrier on the northern boundary and acts to insure 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 Boundary: The eastern boundary of the Arts District Los Angeles Business Improvement District is the Los Angeles River. The Los Angeles River acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment. Improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Business Improvement District was determined by the mix of uses of the parcels south of the District boundaries. The parcels south of the District boundaries are primarily large industrial uses, rather than retail, live-work, and small industrial uses within the district to the north. Large industrial use parcels have limited access points, are entirely inward focused and generally do not interact with the community around them and do not generate business from the District. A cleaner and safer community around these large industrial uses will not provide special benefit in the form of increased commerce or lease rates. They will not benefit from the District programs that are designed to provide special benefits to retail, education, religious, parking, office and small industrial uses. Small industrial use parcels tend to have several tenants on one parcel and several access points. Small industrial use parcels generally interact with the community around them and generally generate a portion of their business from the District. A

cleaner and safer community around these small industrial uses will provide special benefit in the form of increased likelihood of increased commerce and lease rates. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Arts District Los Angeles Business Improvement District south of 3<sup>rd</sup> Street is Alameda Street which is a very high volume truck route acting as a barrier between parcels on the west side and parcels on the east side of Alameda Street (within the District). South of 3<sup>rd</sup> Street the western boundary of the Arts District Los Angeles abuts the eastern boundary of the Downtown Industrial Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Los Angeles Business Improvement District. North of 3<sup>rd</sup> Street the western boundary of the Arts District Los Angeles abuts the eastern boundary of the Little Tokyo Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Los Angeles Business Improvement District. Additionally, State law indicates that proposed districts, such as the Arts District Los Angeles BID, cannot expand into existing, established PBID district boundaries, such as the adjacent Downtown Industrial BID.

In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

### Section 3 District Improvement and Activity Plan

#### **Process to Establish the Improvement and Activity Plan**

Through a series of property owner meetings the Arts District Los Angeles Business Improvement District Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the property owners were: safety and cleaning. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of their unique nature focusing on the particular needs of each assessed parcel within the District provide particular and distinct benefits to each of the individually assessed parcels within the District.

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

All benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the individually assessed parcels within this area and support increased commerce, business attraction and retention, increased property rental income, increased residential serving businesses such as restaurants and retail. All services, safety, cleaning and professional/management services are provided solely to individually assessed parcels within the district to enhance the image and viability of assessed parcels and businesses within the Arts District Los Angeles Business Improvement District boundaries and are designed only for the direct special benefit of the individually assessed parcels in the District. No services will be provided to parcels outside the District boundaries.

The total improvement and activity plan budget for 2014 is \$1,122,536. Of the total the amount which is funded by property assessments is projected at \$1,108,392. The amount of the budget attributable to general benefit and funded by non assessment income is \$14,144. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last 7 years. Actual service hours and frequency may vary in order to match varying District needs over the 5 year life of the District. A detailed operation deployment for 2014 is available from the property owners association. The budget is made up of the following components.

#### **CLEAN AND SAFE PROGRAMS**

**\$835,580**

##### **Safe Team Program**

The Safety Program will provide safety services for the individual assessed parcels located



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

### **Clean Program**

In order to consistently deal with cleaning issues, the Arts District Los Angeles Business Improvement District Cleaning Program will continue the work that began in 2007. The clean team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements.

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

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

**Graffiti Removal:** District personnel remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.

### **MANAGEMENT AND ADMINISTRATION OFFICE EXPENSE      \$214,828**

The improvements and activities are managed by a professional staff that requires centralized management support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Included in this item are management labor, office expense and organizational expenses such as insurance, the cost to conduct a yearly financial review, a quarterly newsletter and Arts District Los Angeles web site maintenance. The special benefit to assessed parcels from these services is an effective and efficient delivery of District

services because of management staff oversight, an increased transparency of District programs and financial transactions which will be available to parcel owners in the newsletter and on the web site, an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses in part due to the work of the management staff as stated above.

**CONTINGENCY AND CITY FEES**

**\$72,128**

Included in this budget item are City fees to collect and process the assessments, a reserve for uncollectible assessments, depreciation and funding to repay, over the five year life of the District, loans of \$75,000 that were incurred to finance District establishment costs.

**FIVE YEAR OPERATING BUDGET**

A projected five-year operating budget for the Arts District Los Angeles Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to annual increases not to exceed 5% per year. 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. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. The projections below illustrate a maximum 5% annual increase for all budget items. Assessments may be reduced by action of the owners association in any given year. Assessments so reduced may, with approval of the District Owners Association Board, increase in the following year more than the 5% cap up to the maximum rate defined for that year in the chart on page 15, pursuant to Section 36650 of the California Streets and Highways Code.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

**Five Year Budget Projections \***

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>Clean &amp; Safe</b>	<b>\$835,580</b>	<b>\$877,359</b>	<b>\$921,227</b>	<b>\$967,288</b>	<b>\$1,015,653</b>
<b>Management Administration</b>	<b>\$214,828</b>	<b>\$225,569</b>	<b>\$236,848</b>	<b>\$248,690</b>	<b>\$261,125</b>
<b>Contingency City Fees</b>	<b>\$72,128</b>	<b>\$75,734</b>	<b>\$79,521</b>	<b>\$83,497</b>	<b>\$87,672</b>
<b>Total Budget</b>	<b>\$1,122,536</b>	<b>\$1,178,662</b>	<b>\$1,237,596</b>	<b>\$1,299,475</b>	<b>\$1,364,450</b>

**\*Assumes 5% yearly increase on all budget items.** Note: Any accrued interest or delinquent payments received will be expended in the above categories.

#### **Section 4 Assessment Methodology**

Individual assessable parcels shall be assessed by square feet of parcel size and square feet of building size according to each parcel's proportionate special benefit derived from the services provided to that parcel. Each parcel pays 100% of the special benefit derived by the individual parcel. Special circumstances such as a parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. For a further definition of special benefits the Engineer's Report is available on the Arts District Los Angeles website at [www.artsdistrictla.org](http://www.artsdistrictla.org).

The methodology to levy assessments upon real property that benefit from the improvements and activities of the Arts District Los Angeles Business Improvement District are Parcel Square Footage and Building Square Footage as the two assessment variables. Parcel square footage is relevant to the highest and best use of a property and will reflect the long term value implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term value impacts.

Services and improvements provided by the District are designed to provide special benefits to the mix of small industrial, retail, education, religious, parking, office and live-work parcels. The use of each parcel's assessable Parcel square footage and building square footage is the best measure of benefit for the programs because the intent of the District programs is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District, in other words to attract more customers, clients and or employees. The best way to determine each parcels proportionate special benefit from the District programs is to relate each parcel's Parcel square footage and building square footage to every other parcel's Parcel square footage and building square footage.

Parcel square footage is relevant to the best use of a property and will reflect the long term special benefit implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term impacts.

Building Square Footage Defined. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

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

#### **Benefit Zones:**

The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessment rates to benefits the levels of appropriate service delivery were determined by

analyzing historical data on the amount of clean and safe services delivered to parcels, current service delivery needs and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness for each parcel throughout the District. It was determined that all parcels within the District will be assessed using the same assessment method and rate structure.

**Calculation of Assessments**

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of benefit provided by the services. The proposed services are narrowly defined to confer a particular and distinct benefit to the parcels within the district. The services do not confer general benefits on the community as a whole, like general City services. Each of the parcels in the district participates in the tangible benefits from the parcel-specific safety, cleaning and administration programs. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable and these benefits must be separated from any general benefits. The Engineer’s report has calculated that 1.26% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 12 of the Engineer’s Report for discussion of general and special benefits.)

A number of factors enter into the determination of how much weight is to be given to each assessment variable, parcel and building. Historical data from the last 7 years detailing the type and level of clean and safe service delivery to each individual assessed parcel was reviewed in relationship to both the parcel size and the building square footage. The relationship between the current assessable footage and historical assessable footage of each of the two assessment variables to each other and the total of all assessment variables was reviewed. The result of this process was to confirm the validity of the weighting that was determined with the original 2007 establishment of the District. Equal weighting is placed on gross parcel square footage which reflects the more substantial long term value impacts on highest and best use and building square footage which reflects the interim use of a property and is utilized to measure short and mid-term value impacts

The preceding methodology is applied to a database that has been constructed by District Property Owners and its consultant team. The process for compiling the property database includes the following steps:

- Property data was first obtained from the County of Los Angeles Assessor’s Office.
- A database was submitted to the City Clerk’s office for verification.
- A list of properties to be included within the District is provided in Section 7.

**Assessable Footage**

Parcel Square Footage	8,341,425
Building Square Footage	6,330,150

The following chart identifies each program budget that is allocated to each assessment variable.

Assessment Variable	Clean & Safe	Management & Administration	Contingency, City Fees	Total
Parcel Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
Building Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
<b>Total Budget</b>	<b>\$835,580</b>	<b>\$214,828</b>	<b>\$72,128</b>	<b>\$1,122,536</b>

Assessment Variable	Total District Budget	Less General Benefit @ 1.26%	Total Budget Funded by Property Assessments
Parcel Square Footage	\$561,268	\$7072	\$554,196
Building Square Footage	\$561,268	\$7072	\$554,196
<b>Totals</b>	<b>\$1,122,536</b>	<b>\$14,144</b>	<b>\$1,108,392</b>

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

Parcel Square Foot Assessment Rate	\$0.06644
Building Square Foot Assessment Rate	\$0.08755

Calculation Formula:

Parcel Square Footage X Appropriate Rate = Parcel Parcel Footage Assessment

Building Square Foot X Appropriate Rate = Parcel Building Footage Assessment

The total of Parcel footage assessment plus Building footage assessment for each parcel constitutes the total assessment for that parcel.

As a result of construction, the District anticipates some commercial and residential developments that may change the total assessment and individual increases/decreases in assessment. Any changes will be made in accordance with policies and procedures consistent with State law.

See the Engineer's Report, which is available from the Arts District Los Angeles office, for a complete analysis of assessment methodology.

### Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments maybe subject to annual increases not to exceed the

assessment rates in the table below for any given year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. Any change will be approved by the owners association board of directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

The projections below illustrate a maximum 5% annual increase for all assessment rates.

**Maximum Assessment Table**

	2014	2015	2016	2017	2018
<b>Parcel Rate</b>	<b>\$0.06644</b>	<b>\$0.06976</b>	<b>\$0.07325</b>	<b>\$0.07691</b>	<b>\$0.08076</b>
<b>Building Rate</b>	<b>\$0.08755</b>	<b>\$0.09193</b>	<b>\$0.09652</b>	<b>\$0.10135</b>	<b>\$0.10641</b>

**Maximum Assessment Rates**

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The maximum assessment rate for each year is defined in the chart above. Assessments may be reduced by action of the owners association in any given year. Assessments so reduced may increase in the following year more than the 5% cap up to the maximum rate defined for that year in the chart above. Any change will be approved by the owners association board of directors and submitted to the City within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner’s association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

**Budget Adjustments**

Any annual budget surplus will be rolled into the following year’s District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. 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 commercial 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. New structure assessments will be prorated to the date they receive the temporary and/or permanent certificate of occupancy.

In future years, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes and increases assessments then a Proposition 218 ballot will be required for approval of the formula changes.

#### **Time and Manner for Collecting Assessments**

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The 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/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer 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.

#### **Public Property Assessments**

The Arts District Los Angeles PBID will provide the same level of improvements and activities, to the City of Los Angeles or any other government-owned parcels within the PBID boundary as are provided to non government-owned parcels. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Public owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees, which directly relates to fulfilling their public service mission. See Engineers Report page 13 for publicly owned parcels special benefit

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

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5173-001-900	LA City		27,417	19,789	\$3,554.06	0.32%
5173-001-903	LA City		1,873	0	\$124.44	0.01%
5173-001-904	LA City		14,810	0	\$983.96	0.09%
5173-001-905	LA City	462 E Commercial St	16,030	12,295	\$2,141.43	0.19%
5173-002-901	LA City		66,211	0	\$4,398.99	0.40%
5173-014-900	LA City	700 E. Temple	99,752	128,790	\$17,902.81	1.62%
5173-017-900	LA City		653	0	\$43.38	0.00%
5173-023-903	LA City	1001 E 1st St.	30,928	77,000	\$8,796.07	0.79%
	<b>Total LA City</b>				<b>\$37,945.15</b>	<b>3.42%</b>
5163-012-900	LA County	321 S Hewitt St.	39,082	39,179	\$6,026.64	0.54%
5163-013-900	LA County	813 E 4th Pl	28,800	39,855	\$5,402.69	0.49%
	<b>Total LA County</b>				<b>\$11,429.33</b>	<b>1.03%</b>
5163-023-900	LA Dwp	524 Colyton St	60,984	61,000	\$9,392.18	0.85%
5163-023-901	LA Dwp	542 Colyton St	23,697	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$1,951.55	0.18%
5163-023-903	LA Dwp	516 Colyton St	8,233	0	\$546.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,390	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,002.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,549.26	0.23%
5164-009-900	LA Dwp		20,247	13,500	\$2,527.10	0.23%
5164-015-900	LA Dwp	631 Mesquit St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,817.77	0.16%
5173-016-900	LA Dwp	717 Jackson St.	7,192	0	\$477.83	0.04%
	<b>Total LA Dwp</b>				<b>\$47,280.55</b>	<b>4.27%</b>
5163-017-900	Lacmta	214 S. Santa Fe Ave.	1,002,751	219,650	\$85,851.84	7.75%
5173-001-901	Lacmta		22,970	0	\$1,526.10	0.14%
5173-001-902	Lacmta		3,190	0	\$211.94	0.02%
5173-019-901	Lacmta		9,082	6,300	\$1,154.96	0.10%
5173-019-902	Lacmta		4,100	4,100	\$631.35	0.06%
5173-019-903	Lacmta		6,890	0	\$457.76	0.04%
5173-021-902	Lacmta	410 Center St	44,431	0	\$2,951.95	0.27%
5173-021-903	Lacmta	410 Center St	16,740	0	\$1,112.19	0.10%
5173-021-905	Lacmta	410 Center St	51,930	5,148	\$3,900.88	0.35%
5173-021-906	Lacmta	410 Center St	9,500	0	\$631.17	0.06%
	<b>Total Lacmta</b>				<b>\$98,430.15</b>	<b>8.88%</b>
5173-004-900	LAUSD		69,250	30,590	\$7,279.01	0.66%
5173-004-903	LAUSD		14,800	0	\$983.30	0.09%
	<b>Total LAUSD</b>				<b>\$8,262.31</b>	<b>0.75%</b>



5173-003-900	State Of California	531 E Commerical St	92,347	0	\$6,135.44	0.55%
	<b>Total State Of California</b>				<b>\$6,135.44</b>	<b>0.55%</b>
	<b>Total Govt Assessments</b>				<b>\$209,482.94</b>	<b>18.90%</b>

### Section 5 District Rules and Regulations

Pursuant to the Property and Business Improvement law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The District has adopted the following rules:

- **Competitive Procurement Process**

The Owner's Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.

- **Treatment of Residential Housing**

In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed. The District does not contain parcels that are zoned solely for residential or agricultural use.

- **Renewal/Establishment**

District funds may be used for establishing and renewing the District.

### Section 6 Implementation Timetable

The Arts District Los Angeles Business Improvement District is expected to be established January 1, 2014 and begin implementation of the Management District Plan in the first quarter of 2014. Consistent with State law the Arts District Los Angeles Business Improvement District will have a five-year life ending December 31, 2018.

## Section 7 Parcel Roll

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5173-001-900	LA City		27,417	19,789	\$3,554.06	0.32%
5173-001-903	LA City		1,873	0	\$124.44	0.01%
5173-001-904	LA City		14,810	0	\$983.96	0.09%
5173-001-905	LA City	462 E Commercial St	16,030	12,295	\$2,141.43	0.19%
5173-002-901	LA City		66,211	0	\$4,398.99	0.40%
5173-014-900	LA City	700 E. Temple	99,752	128,790	\$17,902.81	1.62%
5173-017-900	LA City		653	0	\$43.38	0.00%
5173-023-903	LA City	1001 E 1st St.	30,928	77,000	\$8,796.07	0.79%
	<b>Total LA City</b>				<b>\$37,945.15</b>	<b>3.42%</b>
5163-012-900	LA County	321 S Hewitt St.	39,082	39,179	\$6,026.64	0.54%
5163-013-900	LA County	813 E 4th Pl	28,800	39,855	\$5,402.69	0.49%
	<b>Total LA County</b>				<b>\$11,429.33</b>	<b>1.03%</b>
5163-023-900	LA Dwp	524 Colyton St	60,984	61,000	\$9,392.18	0.85%
5163-023-901	LA Dwp	542 Colyton St	23,697	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$1,951.55	0.18%
5163-023-903	LA Dwp	516 Colyton St	8,233	0	\$546.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,390	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,002.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,549.26	0.23%
5164-009-900	LA Dwp		20,247	13,500	\$2,527.10	0.23%
5164-015-900	LA Dwp	631 Mesquit St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,817.77	0.16%
5173-016-900	LA Dwp	717 Jackson St.	7,192	0	\$477.83	0.04%
	<b>Total LA Dwp</b>				<b>\$47,280.55</b>	<b>4.27%</b>
5163-017-900	Lacmta	214 S. Santa Fe Ave.	1,002,751	219,650	\$85,851.84	7.75%
5173-001-901	Lacmta		22,970	0	\$1,526.10	0.14%
5173-001-902	Lacmta		3,190	0	\$211.94	0.02%
5173-019-901	Lacmta		9,082	6,300	\$1,154.96	0.10%
5173-019-902	Lacmta		4,100	4,100	\$631.35	0.06%
5173-019-903	Lacmta		6,890	0	\$457.76	0.04%
5173-021-902	Lacmta	410 Center St	44,431	0	\$2,951.95	0.27%
5173-021-903	Lacmta	410 Center St	16,740	0	\$1,112.19	0.10%
5173-021-905	Lacmta	410 Center St	51,930	5,148	\$3,900.88	0.35%
5173-021-906	Lacmta	410 Center St	9,500	0	\$631.17	0.06%
	<b>Total Lacmta</b>				<b>\$98,430.15</b>	<b>8.88%</b>
5173-004-900	LAUSD		69,250	30,590	\$7,279.01	0.66%
5173-004-903	LAUSD		14,800	0	\$983.30	0.09%
	<b>Total LAUSD</b>				<b>\$8,262.31</b>	<b>0.75%</b>
5173-003-900	State Of California	531 E Commercal St	92,347	0	\$6,135.44	0.55%
	<b>Total State Of California</b>				<b>\$6,135.44</b>	<b>0.55%</b>
	<b>Total Govt Assessments</b>				<b>\$209,482.94</b>	<b>18.90%</b>

APN	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5163-003-006		4,792	0	\$318.38	0.03%
5163-003-008	115 S. Garey St.	4,792	0	\$318.38	0.03%
5163-003-009		4,792	0	\$318.38	0.03%
5163-003-010		4,792	0	\$318.38	0.03%
5163-003-011		4,792	0	\$318.38	0.03%
5163-003-013		4,792	0	\$318.38	0.03%
5163-003-014		4,792	0	\$318.38	0.03%
5163-003-016		4,792	0	\$318.38	0.03%
5163-003-019	723 E. 2nd St.	4,182	0	\$277.85	0.03%
5163-004-004		9,583	0	\$636.69	0.06%
5163-004-005	122 S Garey St	28,183	41,777	\$5,529.97	0.50%
5163-004-006		20,996	20,587	\$3,197.32	0.29%
5163-004-007	929 E 2nd St., Ste. 201	22,207	44,547	\$5,375.44	0.48%
5163-004-011		7,475	0	\$496.63	0.04%
5163-005-001	941 E. 2nd St.	15,725	24,300	\$3,172.19	0.29%
5163-005-005	111 S. Santa Fe Ave.	10,716	0	\$711.96	0.06%
5163-005-006	900 E. 1st St.	25,613	65,925	\$7,473.35	0.67%
5163-005-007	120 S. Vignes St.	8,364	32,504	\$3,401.38	0.31%
5163-005-008		3,620	0	\$240.51	0.02%
5163-005-018	949 E. 2nd St.	38,890	36,695	\$5,796.41	0.52%
5163-006-012	948 E 2nd St.	11,151	9,160	\$1,542.81	0.14%
5163-006-013	900 E 2nd St.	73,007	83,148	\$12,130.01	1.09%
5163-006-014	901 E 2nd St.	8,304	9,980	\$1,425.44	0.13%
5163-006-016	924 E 2nd St.	35,981	76,960	\$9,128.29	0.82%
5163-006-020	953 E 3rd St.	9,580	16,962	\$2,121.49	0.19%
5163-006-023		4,909	0	\$326.15	0.03%
5163-006-027	201 S Santa Fe Ave.	24,794	46,863	\$5,750.08	0.52%
5163-006-029	215 S Santa Fe Ave.	1,150	20,667	\$1,885.77	0.17%
5163-006-030	215 S Santa Fe Ave., Apt.1	1,150	1,172	\$179.01	0.02%
5163-006-031	215 S Santa Fe Ave., Apt.2	1,150	1,712	\$226.29	0.02%
5163-006-032	215 S Santa Fe Ave., Apt.3	1,150	1,712	\$226.29	0.02%
5163-006-033	215 S Santa Fe Ave.Apt 4	1,150	1,217	\$182.95	0.02%
5163-006-034	215 S Santa Fe Ave., Apt.5	1,150	2,240	\$272.51	0.02%
5163-006-035	215 S Santa Fe Ave., Apt.6	1,150	1,778	\$232.07	0.02%
5163-006-036	215 S Santa Fe Ave., Apt.7	1,150	2,214	\$270.24	0.02%
5163-006-037	215 S Santa Fe Ave., Apt.8	1,150	1,172	\$179.01	0.02%
5163-006-038	215 S Santa Fe Ave.,Apt.9	1,150	1,714	\$226.46	0.02%
5163-006-039	215 S Santa Fe Ave., Apt.10	1,150	1,712	\$226.29	0.02%
5163-006-040	215 S Santa Fe Ave., Apt.11	1,150	1,210	\$182.34	0.02%
5163-006-041	215 S Santa Fe Ave.,Apt.12	1,150	2,584	\$302.63	0.03%
5163-006-042	215 S Santa Fe Ave.,Apt.13	1,150	1,782	\$232.42	0.02%
5163-006-043	215 S Santa Fe Ave., Apt.14	1,150	2,087	\$259.12	0.02%
5163-006-044	215 S Santa Fe Ave., Apt.15	1,150	1,171	\$178.92	0.02%
5163-006-045	215 S Santa Fe Ave., Apt.16	1,150	1,238	\$184.79	0.02%
5163-006-046	215 S Santa Fe Ave., Apt.17	1,150	1,788	\$232.94	0.02%
5163-006-047	215 S Santa Fe Ave., Apt.18	1,150	1,194	\$180.94	0.02%
5163-006-048	215 S Santa Fe Ave., Apt.19	1,150	1,233	\$184.35	0.02%

5163-006-049	215 S Santa Fe Ave., Apt.20	1,150	1,792	\$233.29	0.02%
5163-006-051	940 E 2nd St 1	1,236.76	2,540	\$304.54	0.03%
5163-006-052	940 E 2nd St 2	1,236.76	2,250	\$279.15	0.03%
5163-006-053	940 E 2nd St 3	1,236.76	1,320	\$197.73	0.02%
5163-006-054	940 E 2nd St 4	1,236.76	1,320	\$197.73	0.02%
5163-006-055	940 E 2nd St 5	1,236.76	2,710	\$319.43	0.03%
5163-006-056	940 E 2nd St 6	1,236.76	2,710	\$319.43	0.03%
5163-006-057	940 E 2nd St 7	1,236.76	1,360	\$201.24	0.02%
5163-006-058	940 E 2nd St 8	1,236.76	1,360	\$201.24	0.02%
5163-006-059	940 E 2nd St 9	1,236.76	1,300	\$195.98	0.02%
5163-006-060	940 E 2nd St 10	1,236.76	1,300	\$195.98	0.02%
5163-006-061	940 E 2nd St 11	1,236.76	1,300	\$195.98	0.02%
5163-006-062	940 E 2nd St 12	1,236.76	1,300	\$195.98	0.02%
5163-006-063	940 E 2nd St 13	1,236.76	1,300	\$195.98	0.02%
5163-006-064	940 E 2nd St 14	1,236.76	1,300	\$195.98	0.02%
5163-006-065	940 E 2nd St 15	1,236.76	1,300	\$195.98	0.02%
5163-006-066	940 E 2nd St 16	1,236.76	1,300	\$195.98	0.02%
5163-006-067	940 E 2nd St 17	1,236.76	1,300	\$195.98	0.02%
5163-006-068	940 E 2nd St 18	1,236.76	1,300	\$195.98	0.02%
5163-006-069	940 E 2nd St 19	1,236.76	1,300	\$195.98	0.02%
5163-006-070	940 E 2nd St 20	1,236.76	1,300	\$195.98	0.02%
5163-006-071	940 E 2nd St 21	1,236.76	1,320	\$197.73	0.02%
5163-006-072	940 E 2nd St 22	1,236.76	1,320	\$197.73	0.02%
5163-006-073	940 E 2nd St 23	1,236.76	1,320	\$197.73	0.02%
5163-006-074	940 E 2nd St 24	1,236.76	1,320	\$197.73	0.02%
5163-006-075	940 E 2nd St 25	1,236.76	1,410	\$205.61	0.02%
5163-006-076	940 E 2nd St 26	1,236.76	1,410	\$205.61	0.02%
5163-006-077	940 E 2nd St 27	1,236.76	1,280	\$194.23	0.02%
5163-006-078	940 E 2nd St 28	1,236.76	1,280	\$194.23	0.02%
5163-006-079	940 E 2nd St 29	1,236.76	1,360	\$201.24	0.02%
5163-006-080	940 E 2nd St 30	1,236.76	1,360	\$201.24	0.02%
5163-006-081	940 E 2nd St 31	1,236.76	1,360	\$201.24	0.02%
5163-006-082	940 E 2nd St 32	1,236.76	1,360	\$201.24	0.02%
5163-006-083	940 E 2nd St 33	1,236.76	1,280	\$194.23	0.02%
5163-006-084	940 E 2nd St 34	1,236.76	1,280	\$194.23	0.02%
5163-006-085	940 E 2nd St 35	1,236.76	2,440	\$295.79	0.03%
5163-006-086	940 E 2nd St 36	1,236.76	2,440	\$295.79	0.03%
5163-006-087	940 E 2nd St 37	1,236.76	2,560	\$306.29	0.03%
5163-006-088	940 E 2nd St 38	1,236.76	2,340	\$287.03	0.03%
5163-006-803		5,053	0	\$335.72	0.03%
5163-006-804		9,714	0	\$645.39	0.06%
5163-007-010	833 E 3rd St.	28,967	26,980	\$4,286.60	0.39%
5163-008-010	735 E 3rd St.	4,879	144	\$336.76	0.03%
5163-009-004	721 E 3rd St.	5,837	0	\$387.80	0.03%
5163-009-006	713 E 3rd St.	6,403	0	\$425.41	0.04%
5163-010-001	300 S. Alameda St	3,130	0	\$207.95	0.02%
5163-010-002	312 S. Alameda ST	25,483	16,512	\$3,138.67	0.28%
5163-010-003		218	0	\$14.48	0.00%
5163-010-004		25,831	0	\$1,716.19	0.15%

5163-010-007	330 S. Alameda St.	45,215	27,360	\$5,399.37	0.49%
5163-010-008		3,528	0	\$234.40	0.02%
5163-011-001		6,795	0	\$451.45	0.04%
5163-011-002	800 E 4th Pl	6,332	4,000	\$770.89	0.07%
5163-011-003	806 E 4th Pl	4,884	0	\$324.49	0.03%
5163-011-014	919 E 4th ST	3,964	0	\$263.36	0.02%
5163-011-017	915 E 4th St	20,343	20,120	\$3,113.05	0.28%
5163-011-019	330 S. Alameda St.	4,312	0	\$286.49	0.03%
5163-011-021		1,520	0	\$100.99	0.01%
5163-011-022	816 E 4th Pl	5,052	2,110	\$520.38	0.05%
5163-011-027	808 E 4th Pl	28,919	19,158	\$3,598.61	0.32%
5163-011-028	350 S Alameda St	66,647	67,000	\$10,293.72	0.93%
5163-012-004	738 E 3rd St	10,367	9,090	\$1,484.59	0.13%
5163-012-005	704 Traction Ave.	4,792	4,813	\$739.75	0.07%
5163-012-006	708 Traction Ave.	5,140	5,180	\$795.00	0.07%
5163-012-007	303 S Hewitt ST	6,011	21,938	\$2,320.01	0.21%
5163-012-008		5,009	0	\$332.79	0.03%
5163-012-015	707 E 4th Pl	7,200	3,981	\$826.89	0.07%
5163-013-001	800 Traction Ave.	10,500	46,500	\$4,768.62	0.43%
5163-013-002	804 Traction Ave.	10,498	9,400	\$1,520.43	0.14%
5163-013-003	816 Traction Ave.	7,013	0	\$465.94	0.04%
5163-013-004	820 Traction ave.	7,013	0	\$465.94	0.04%
5163-013-005	826 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-006	828 Traction Ave.	10,498	31,500	\$3,455.26	0.31%
5163-013-007	830 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-008	836 Traction Ave.	7,000	7,000	\$1,077.91	0.10%
5163-013-009	801 E 4th Pl	14,418	28,800	\$3,479.32	0.31%
5163-014-003	850 Traction Ave.	21,000	12,970	\$2,530.73	0.23%
5163-014-004	860 Traction Ave.	20,995	952	\$1,478.23	0.13%
5163-014-012	842 Traction Ave	10,498	0	\$697.48	0.06%
5163-014-013	939 E 4th St	52,800	99,600	\$12,227.82	1.10%
5163-015-001		3,964	0	\$263.36	0.02%
5163-015-002	300 Avery St.	21,213	104,982	\$10,600.40	0.96%
5163-015-003	857 Traction Ave	5,850	0	\$388.67	0.04%
5163-015-004	843 Traction Ave	18,860	43,600	\$5,070.16	0.46%
5163-015-005	837 Traction Ave	8,102	27,792	\$2,971.44	0.27%
5163-015-006	315 Avery St	4,312	4,232	\$656.99	0.06%
5163-015-007	821 Traction Ave.	21,954	20,389	\$3,243.63	0.29%
5163-015-008	811 Traction Ave.	9,000	22,200	\$2,541.53	0.23%
5163-015-009	811 Traction Ave	3,964	0	\$263.36	0.02%
5163-015-011	805 Traction Ave.	5,111	5,163	\$791.58	0.07%
5163-015-014	800 E 3rd St.	3,354	3,252	\$507.54	0.05%
5163-015-016	810 E 3rd St.	6,621	22,320	\$2,393.98	0.22%
5163-015-017	822 E 3rd St.	6,621	0	\$439.89	0.04%
5163-015-022	906 E 3rd St	14,375	48,380	\$5,190.66	0.47%
5163-015-024		3,006	0	\$199.72	0.02%
5163-015-025	826 E 3rd St.	6,621	4,956	\$873.78	0.08%
5163-015-028	20098 E 3rd St.	6,438	6,438	\$991.37	0.09%
5163-015-029	900 E 3rd St.	11,500	0	\$764.05	0.07%

5163-015-030		120	0	\$7.97	0.00%
5163-015-800		3,223	0	\$214.13	0.02%
5163-016-001		1,307	0	\$86.84	0.01%
5163-016-002		163	0	\$10.83	0.00%
5163-016-011	960 E 3rd St.	111,078	58,920	\$12,538.28	1.13%
5163-016-012		112,820	0	\$7,495.65	0.68%
5163-016-013		131,115	0	\$8,711.15	0.79%
5163-016-014		84,506	0	\$5,614.50	0.51%
5163-017-001		10,750	0	\$714.22	0.06%
5163-018-001	418 Molino St.	7,275	4,100	\$842.29	0.08%
5163-018-002	1042 E 4th St	23,697	18,568	\$3,200.01	0.29%
5163-018-005	500 Mateo St	30,492	12,948	\$3,159.44	0.29%
5163-018-006	1046 E 4th St	25,240	64,717	\$7,342.81	0.66%
5163-019-012	500 Molino St, 101	919	1,744	\$213.74	0.02%
5163-019-013	500 Molino St, 102	919	1,586	\$199.91	0.02%
5163-019-014	500 Molino St, 103	919	1,300	\$174.87	0.02%
5163-019-015	500 Molino St, 104	919	1,366	\$180.65	0.02%
5163-019-016	500 Molino St, 105	919	1,402	\$183.80	0.02%
5163-019-017	500 Molino St, 106	919	1,426	\$185.90	0.02%
5163-019-018	500 Molino St, 107	919	2,580	\$286.93	0.03%
5163-019-019	500 Molino St, 108	919	2,630	\$291.31	0.03%
5163-019-020	500 Molino St, 109	919	2,140	\$248.41	0.02%
5163-019-021	500 Molino St, 110	919	1,720	\$211.64	0.02%
5163-019-022	500 Molino St, 111	919	2,470	\$277.30	0.03%
5163-019-023	500 Molino St, 112	919	1,780	\$216.89	0.02%
5163-019-024	500 Molino St, 113	919	1,780	\$216.89	0.02%
5163-019-025	500 Molino St, 114	919	1,613	\$202.27	0.02%
5163-019-026	500 Molino St, 115	919	1,390	\$182.75	0.02%
5163-019-027	500 Molino St, 116	919	1,667	\$207.00	0.02%
5163-019-028	500 Molino St, 117	919	1,483	\$190.89	0.02%
5163-019-029	500 Molino St, 118	919	2,557	\$284.92	0.03%
5163-019-030	500 Molino St, 201	919	1,736	\$213.04	0.02%
5163-019-031	500 Molino St, 202	919	1,566	\$198.16	0.02%
5163-019-032	500 Molino St, 203	919	1,041	\$152.20	0.01%
5163-019-033	500 Molino St, 204	919	1,376	\$181.52	0.02%
5163-019-034	500 Molino St, 205	919	1,416	\$185.03	0.02%
5163-019-035	500 Molino St, 206	919	1,341	\$178.46	0.02%
5163-019-036	500 Molino St, 207	919	1,153	\$162.00	0.01%
5163-019-037	500 Molino St, 208	919	991	\$147.82	0.01%
5163-019-038	500 Molino St, 209	919	1,187	\$164.98	0.01%
5163-019-039	500 Molino St, 210	919	1,086	\$156.14	0.01%
5163-019-040	500 Molino St, 211	919	1,740	\$213.39	0.02%
5163-019-041	500 Molino St, 212	919	1,540	\$195.88	0.02%
5163-019-042	500 Molino St, 213	919	2,999	\$323.62	0.03%
5163-019-043	500 Molino St, 214	919	2,417	\$272.66	0.02%
5163-019-044	500 Molino St, 215	919	2,657	\$293.67	0.03%
5163-019-045	500 Molino St, 216	919	3,077	\$330.44	0.03%
5163-019-046	500 Molino St, 217	919	2,901	\$315.04	0.03%
5163-019-047	500 Molino St, 218	919	3,716	\$386.39	0.03%

5163-019-048	500 Molino St, 301	919	1,280	\$173.12	0.02%
5163-019-049	500 Molino St, 302	919	1,060	\$153.86	0.01%
5163-019-050	500 Molino St, 303	919	1,540	\$195.88	0.02%
5163-019-051	500 Molino St, 304	919	1,250	\$170.49	0.02%
5163-019-052	500 Molino St, 305	919	1,020	\$150.36	0.01%
5163-019-053	500 Molino St, 306	919	1,810	\$219.52	0.02%
5163-019-054	500 Molino St, 307	919	1,490	\$191.50	0.02%
5163-019-055	500 Molino St, 308	919	1,620	\$202.89	0.02%
5163-019-056	500 Molino St, 309	919	1,300	\$174.87	0.02%
5163-019-057	500 Molino St, 310	919	1,780	\$216.89	0.02%
5163-019-058	500 Molino St, 311	919	1,848	\$222.85	0.02%
5163-019-059	500 Molino St, 312	919	1,896	\$227.05	0.02%
5163-019-060	500 Molino St, 313	919	1,194	\$165.59	0.01%
5163-019-061	500 Molino St, 314	919	942	\$143.53	0.01%
5163-019-062	500 Molino St, 315	919	1,207	\$166.73	0.02%
5163-019-063	530 Molino St, 101	919	1,850	\$223.02	0.02%
5163-019-064	530 Molino St, 102	919	1,450	\$188.00	0.02%
5163-019-065	530 Molino St, 103	919	1,720	\$211.64	0.02%
5163-019-066	530 Molino St, 104	919	2,120	\$246.66	0.02%
5163-019-067	530 Molino St, 105	919	2,530	\$282.56	0.03%
5163-019-068	530 Molino St, 106	919	1,840	\$222.15	0.02%
5163-019-069	530 Molino St, 107	919	2,075	\$242.72	0.02%
5163-019-070	530 Molino St, 108	919	1,750	\$214.27	0.02%
5163-019-071	530 Molino St, 109	919	1,656	\$206.04	0.02%
5163-019-072	530 Molino St, 110	919	1,220	\$167.87	0.02%
5163-019-073	530 Molino St, 111	919	1,320	\$176.62	0.02%
5163-019-074	530 Molino St, 112	919	2,250	\$258.04	0.02%
5163-019-075	530 Molino St, 113	919	2,112	\$245.96	0.02%
5163-019-076	530 Molino St, 114	919	2,090	\$244.03	0.02%
5163-019-077	530 Molino St, 115	919	1,420	\$185.38	0.02%
5163-019-078	530 Molino St, 116	919	1,510	\$193.26	0.02%
5163-019-079	530 Molino St, 117	919	1,570	\$198.51	0.02%
5163-019-080	530 Molino St, 118	919	1,450	\$188.00	0.02%
5163-019-081	530 Molino St, 201	919	1,570	\$198.51	0.02%
5163-019-082	530 Molino St, 202	919	1,333	\$177.76	0.02%
5163-019-083	530 Molino St, 203	919	1,513	\$193.52	0.02%
5163-019-084	530 Molino St, 204	919	1,950	\$231.78	0.02%
5163-019-085	530 Molino St, 205	919	1,374	\$181.35	0.02%
5163-019-086	530 Molino St, 206	919	1,380	\$181.87	0.02%
5163-019-087	530 Molino St, # 207	919	1,380	\$181.87	0.02%
5163-019-088	530 Molino St, 208	919	1,396	\$183.28	0.02%
5163-019-089	530 Molino St, 209	919	1,741	\$213.48	0.02%
5163-019-090	530 Molino St, 210	919	1,743	\$213.65	0.02%
5163-019-091	530 Molino St, 211	919	1,620	\$202.89	0.02%
5163-019-092	530 Molino St, 212	919	1,486	\$191.15	0.02%
5163-019-093	530 Molino St, 213	919	1,864	\$224.25	0.02%
5163-019-094	530 Molino St, 214	919	2,090	\$244.03	0.02%
5163-019-095	530 Molino St, 215	919	1,601	\$201.22	0.02%
5163-019-096	530 Molino St, 216	919	1,771	\$216.11	0.02%

5163-019-097	530 Molino St, 217	919	2,353	\$267.06	0.02%
5163-019-098	530 Molino St, 218	919	1,860	\$223.90	0.02%
5163-019-099	530 Molino St, 219	919	1,376	\$181.52	0.02%
5163-019-100	530 Molino St, 220	919	1,078	\$155.43	0.01%
5163-019-101	530 Molino St, 221	919	896	\$139.50	0.01%
5163-019-102	530 Molino St, 222	919	1,320	\$176.62	0.02%
5163-019-801		1,490	0	\$98.99	0.01%
5163-021-001	940 E 4th St.	23,261	16,705	\$3,007.94	0.27%
5163-021-002	962 E 4th St.	6,170	7,280	\$1,047.28	0.09%
5163-021-005	1004 E 4th St.	6,708	0	\$445.67	0.04%
5163-021-008	407 Molino St	9,104	11,990	\$1,654.57	0.15%
5163-021-009		5,184	0	\$344.42	0.03%
5163-021-010	440 S Hewitt St	5,184	0	\$344.42	0.03%
5163-021-011	413 Molino St.	10,411	10,400	\$1,602.20	0.14%
5163-021-012		5,148	0	\$342.03	0.03%
5163-021-015		5,184	0	\$344.42	0.03%
5163-021-021	423 Molino St.	5,184	7,788	\$1,026.25	0.09%
5163-021-026		1,220	0	\$81.06	0.01%
5163-021-027	435 Molino St	10,411	8,000	\$1,392.09	0.13%
5163-021-030	428 S Hewitt St	7,650	5,300	\$972.27	0.09%
5163-021-032	437 Molino St	10,241	2,160	\$869.51	0.08%
5163-021-033	501 Molino St	5,118	2,714	\$577.64	0.05%
5163-021-034	511& 513 Molino St	5,118	5,037	\$781.02	0.07%
5163-021-038	530 S Hewitt St	45738	103,621	\$12,110.67	1.09%
5163-021-039	510 S HEWITT ST 103	362.22	3060	\$291.96	0.03%
5163-021-040	510 S HEWITT ST 105	362.22	2570	\$249.07	0.02%
5163-021-041	510 S HEWITT ST 107	362.22	2610	\$252.57	0.02%
5163-021-042	510 S HEWITT ST 109	362.22	2630	\$254.32	0.02%
5163-021-043	510 S HEWITT ST 111	362.22	2630	\$254.32	0.02%
5163-021-044	510 S HEWITT ST 113	362.22	2630	\$254.32	0.02%
5163-021-045	510 S HEWITT ST 115	362.22	2640	\$255.19	0.02%
5163-021-046	510 S HEWITT ST 114	362.22	1790	\$180.78	0.02%
5163-021-047	510 S HEWITT ST 112	362.22	2140	\$211.42	0.02%
5163-021-048	510 S HEWITT ST 110	362.22	2140	\$211.42	0.02%
5163-021-049	510 S HEWITT ST 108	362.22	2140	\$211.42	0.02%
5163-021-050	510 S HEWITT ST 106	362.22	2040	\$202.66	0.02%
5163-021-051	510 S HEWITT ST 104	362.22	1740	\$176.40	0.02%
5163-021-052	510 S HEWITT ST 102	362.22	2660	\$256.94	0.02%
5163-021-053	510 S HEWITT ST 216	362.22	930	\$105.49	0.01%
5163-021-054	510 S HEWITT ST 301	362.22	1340	\$141.38	0.01%
5163-021-055	510 S HEWITT ST 303	362.22	1310	\$138.75	0.01%
5163-021-056	510 S HEWITT ST 305	362.22	1310	\$138.75	0.01%
5163-021-057	510 S HEWITT ST 307	362.22	1310	\$138.75	0.01%
5163-021-058	510 S HEWITT ST 309	362.22	1310	\$138.75	0.01%
5163-021-059	510 S HEWITT ST 311	362.22	1310	\$138.75	0.01%
5163-021-060	510 S HEWITT ST 313	362.22	1310	\$138.75	0.01%
5163-021-061	510 S HEWITT ST 315	362.22	1330	\$140.51	0.01%
5163-021-062	510 S HEWITT ST 316	362.22	930	\$105.49	0.01%
5163-021-063	510 S HEWITT ST 314	362.22	880	\$101.11	0.01%



5163-021-064	510 S HEWITT ST 312	362.22	1070	\$117.74	0.01%
5163-021-065	510 S HEWITT ST 310	362.22	1070	\$117.74	0.01%
5163-021-066	510 S HEWITT ST 308	362.22	1070	\$117.74	0.01%
5163-021-067	510 S HEWITT ST 306	362.22	1070	\$117.74	0.01%
5163-021-068	510 S HEWITT ST 304	362.22	820	\$95.86	0.01%
5163-021-069	510 S HEWITT ST 302	362.22	1330	\$140.51	0.01%
5163-021-070	510 S HEWITT ST 401	362.22	1340	\$141.38	0.01%
5163-021-071	510 S HEWITT ST 403	362.22	1310	\$138.75	0.01%
5163-021-072	510 S HEWITT ST 405	362.22	1310	\$138.75	0.01%
5163-021-073	510 S HEWITT ST 407	362.22	1310	\$138.75	0.01%
5163-021-074	510 S HEWITT ST 409	362.22	1310	\$138.75	0.01%
5163-021-075	510 S HEWITT ST 411	362.22	1310	\$138.75	0.01%
5163-021-076	510 S HEWITT ST 413	362.22	1310	\$138.75	0.01%
5163-021-077	510 S HEWITT ST 415	362.22	1330	\$140.51	0.01%
5163-021-078	510 S HEWITT ST 416	362.22	930	\$105.49	0.01%
5163-021-079	510 S HEWITT ST 414	362.22	880	\$101.11	0.01%
5163-021-080	510 S HEWITT ST 412	362.22	1070	\$117.74	0.01%
5163-021-081	510 S HEWITT ST 410	362.22	1070	\$117.74	0.01%
5163-021-082	510 S HEWITT ST 408	362.22	1070	\$117.74	0.01%
5163-021-083	510 S HEWITT ST 406	362.22	1070	\$117.74	0.01%
5163-021-084	510 S HEWITT ST 404	362.22	820	\$95.86	0.01%
5163-021-085	510 S HEWITT ST 402	362.22	1330	\$140.51	0.01%
5163-021-086	510 S HEWITT ST 501	362.22	1340	\$141.38	0.01%
5163-021-087	510 S HEWITT ST 503	362.22	1310	\$138.75	0.01%
5163-021-088	510 S HEWITT ST 505	362.22	1310	\$138.75	0.01%
5163-021-089	510 S HEWITT ST 507	362.22	1310	\$138.75	0.01%
5163-021-090	510 S HEWITT ST 509	362.22	1310	\$138.75	0.01%
5163-021-091	510 S HEWITT ST 511	362.22	1310	\$138.75	0.01%
5163-021-092	510 S HEWITT ST 513	362.22	1310	\$138.75	0.01%
5163-021-093	510 S HEWITT ST 515	362.22	1330	\$140.51	0.01%
5163-021-094	510 S HEWITT ST 516	362.22	930	\$105.49	0.01%
5163-021-095	510 S HEWITT ST 514	362.22	880	\$101.11	0.01%
5163-021-096	510 S HEWITT ST 512	362.22	1070	\$117.74	0.01%
5163-021-097	510 S HEWITT ST 510	362.22	1070	\$117.74	0.01%
5163-021-098	510 S HEWITT ST 508	362.22	1070	\$117.74	0.01%
5163-021-099	510 S HEWITT ST 506	362.22	1070	\$117.74	0.01%
5163-021-100	510 S HEWITT ST 504	362.22	820	\$95.86	0.01%
5163-021-101	510 S HEWITT ST 502	362.22	1330	\$140.51	0.01%
5163-021-102	510 S HEWITT ST G1	18110	90385	\$9,116.29	0.82%
5163-021-103	530 S HEWITT ST 117	275.58	3,210	\$299.34	0.03%
5163-021-104	530 S HEWITT ST 118	275.58	2,440	\$231.93	0.02%
5163-021-105	530 S HEWITT ST 119	275.58	2,880	\$270.45	0.02%
5163-021-106	530 S HEWITT ST 120	275.58	2,370	\$225.80	0.02%
5163-021-107	530 S HEWITT ST 121	275.58	2,850	\$267.82	0.02%
5163-021-108	530 S HEWITT ST 122	275.58	2,350	\$224.05	0.02%
5163-021-109	530 S HEWITT ST 123	275.58	2,850	\$267.82	0.02%
5163-021-110	530 S HEWITT ST 124	275.58	2,330	\$222.30	0.02%
5163-021-111	530 S HEWITT ST 125	275.58	2,850	\$267.82	0.02%
5163-021-112	530 S HEWITT ST 126	275.58	2,480	\$235.43	0.02%

5163-021-113	530 S HEWITT ST 127	275.58	2,850	\$267.82	0.02%
5163-021-114	530 S HEWITT ST 128	275.58	2,500	\$237.18	0.02%
5163-021-115	530 S HEWITT ST 129	275.58	3,030	\$283.58	0.03%
5163-021-116	530 S HEWITT ST 130	275.58	2,500	\$237.18	0.02%
5163-021-117	530 S HEWITT ST 218	275.58	1,030	\$108.48	0.01%
5163-021-118	530 S HEWITT ST 220	275.58	1,120	\$116.36	0.01%
5163-021-119	530 S HEWITT ST 222	275.58	1,110	\$115.49	0.01%
5163-021-120	530 S HEWITT ST 224	275.58	1,100	\$114.61	0.01%
5163-021-121	530 S HEWITT ST 226	275.58	1,110	\$115.49	0.01%
5163-021-122	530 S HEWITT ST 228	275.58	1,120	\$116.36	0.01%
5163-021-123	530 S HEWITT ST 230	275.58	1,160	\$119.87	0.01%
5163-021-124	530 S HEWITT ST 317	275.58	990	\$104.98	0.01%
5163-021-125	530 S HEWITT ST 318	275.58	1,030	\$108.48	0.01%
5163-021-126	530 S HEWITT ST 319	275.58	960	\$102.36	0.01%
5163-021-127	530 S HEWITT ST 320	275.58	1,120	\$116.36	0.01%
5163-021-128	530 S HEWITT ST 321	275.58	950	\$101.48	0.01%
5163-021-129	530 S HEWITT ST 322	275.58	1,110	\$115.49	0.01%
5163-021-130	530 S HEWITT ST 323	275.58	950	\$101.48	0.01%
5163-021-131	530 S HEWITT ST 324	275.58	1,100	\$114.61	0.01%
5163-021-132	530 S HEWITT ST 325	275.58	950	\$101.48	0.01%
5163-021-133	530 S HEWITT ST 326	275.58	1,110	\$115.49	0.01%
5163-021-134	530 S HEWITT ST 327	275.58	950	\$101.48	0.01%
5163-021-135	530 S HEWITT ST 328	275.58	1,120	\$116.36	0.01%
5163-021-136	530 S HEWITT ST 329	275.58	1,010	\$106.73	0.01%
5163-021-137	530 S HEWITT ST 330	275.58	1,060	\$111.11	0.01%
5163-021-138	530 S HEWITT ST 417	275.58	1,070	\$111.99	0.01%
5163-021-139	530 S HEWITT ST 418	275.58	1,030	\$108.48	0.01%
5163-021-140	530 S HEWITT ST 419	275.58	960	\$102.36	0.01%
5163-021-141	530 S HEWITT ST 420	275.58	1,120	\$116.36	0.01%
5163-021-142	530 S HEWITT ST 421	275.58	950	\$101.48	0.01%
5163-021-143	530 S HEWITT ST 422	275.58	1,110	\$115.49	0.01%
5163-021-144	530 S HEWITT ST 423	275.58	950	\$101.48	0.01%
5163-021-145	530 S HEWITT ST 424	275.58	1,070	\$111.99	0.01%
5163-021-146	530 S HEWITT ST 425	275.58	950	\$101.48	0.01%
5163-021-147	530 S HEWITT ST 426	275.58	1,110	\$115.49	0.01%
5163-021-148	530 S HEWITT ST 427	275.58	950	\$101.48	0.01%
5163-021-149	530 S HEWITT ST 428	275.58	1,120	\$116.36	0.01%
5163-021-150	530 S HEWITT ST 429	275.58	1,010	\$106.73	0.01%
5163-021-151	530 S HEWITT ST 430	275.58	1,150	\$118.99	0.01%
5163-021-152	530 S HEWITT ST 517	275.58	1,380	\$139.13	0.01%
5163-021-153	530 S HEWITT ST 518	275.58	1,360	\$137.38	0.01%
5163-021-154	530 S HEWITT ST 519	275.58	1,260	\$128.62	0.01%
5163-021-155	530 S HEWITT ST 520	275.58	1,480	\$147.88	0.01%
5163-021-156	530 S HEWITT ST 521	275.58	1,210	\$124.24	0.01%
5163-021-157	530 S HEWITT ST 522	275.58	1,430	\$143.50	0.01%
5163-021-158	530 S HEWITT ST 523	275.58	1,230	\$125.99	0.01%
5163-021-159	530 S HEWITT ST 524	275.58	1,430	\$143.50	0.01%
5163-021-160	530 S HEWITT ST 525	275.58	1,230	\$125.99	0.01%
5163-021-161	530 S HEWITT ST 526	275.58	1,440	\$144.38	0.01%

5163-021-162	530 S HEWITT ST 527	275.58	1,270	\$129.50	0.01%
5163-021-163	530 S HEWITT ST 528	275.58	1,450	\$145.25	0.01%
5163-021-164	530 S HEWITT ST 529	275.58	1,010	\$106.73	0.01%
5163-021-165	530 S HEWITT ST 530	275.58	1,160	\$119.87	0.01%
5163-021-167		10420	5,280	\$1,154.55	0.10%
5163-021-801		1,742	0	\$115.74	0.01%
5163-022-001	926 E 4th St.	6,926	2,036	\$638.41	0.06%
5163-022-002	910 E 4th St	5,009	4,600	\$735.52	0.07%
5163-022-003	900 E 4th St.	10,018	8,000	\$1,365.98	0.12%
5163-022-005	412 Colyton St	7,492	1,000	\$585.31	0.05%
5163-022-006	418 Colyton St	7,492	3,000	\$760.41	0.07%
5163-022-007	420 Colyton St	7,492	7,450	\$1,150.00	0.10%
5163-022-009	423 Hewitt St	7,013	7,000	\$1,078.78	0.10%
5163-022-010	428 Colyton St	14,985	15,000	\$2,308.82	0.21%
5163-022-012	436 Colyton St	7,492	7,500	\$1,154.38	0.10%
5163-022-016	442 Colyton St	7,797	7,028	\$1,133.32	0.10%
5163-022-017	447 S. Hewitt St	7,275	7,822	\$1,168.15	0.11%
5163-022-018	1201 E 5th St.	14,984	8,150	\$1,709.04	0.15%
5163-022-019	451 S Hewitt ST	13,983	13,750	\$2,132.81	0.19%
5163-022-020	440 Colyton St.	14,505	8,900	\$1,742.88	0.16%
5163-022-021	431 S Hewitt St.	13,983	7,980	\$1,627.65	0.15%
5163-022-022		6,900	0	\$458.43	0.04%
5163-022-023	411 S. Hewitt St	20,700	5,900	\$1,891.82	0.17%
5163-023-001	1200 E 5th St	10,498	1,268	\$808.49	0.07%
5163-023-002	506 Colyton St	2,265	0	\$150.48	0.01%
5163-024-009	1100 E 5th St	38,999	45,044	\$6,534.60	0.59%
5163-024-011		22,799	0	\$1,514.74	0.14%
5163-024-012	527 Colyton St	37,305	10,012	\$3,355.04	0.30%
5163-024-013	1168 E 5th St	40,050	25,289	\$4,874.90	0.44%
5163-024-014		14,998	3,010	\$1,259.97	0.11%
5163-025-001	800 E 4th St	10,296	9,199	\$1,489.42	0.13%
5163-025-002	412 Seaton St	10,498	12,190	\$1,764.69	0.16%
5163-025-003		6,752	0	\$448.60	0.04%
5163-025-004	824 E 4th St	30,013	10,000	\$2,869.52	0.26%
5163-025-005	422 Seaton St	7,492	0	\$497.76	0.04%
5163-025-006		7,492	0	\$497.76	0.04%
5163-025-007	421 Colyton St	15,000	31,000	\$3,710.59	0.33%
5163-025-008	426 Seaton St	44,997	78,252	\$9,840.41	0.89%
5163-025-009	459 Colyton St	45,607	91,200	\$11,014.52	0.99%
5163-026-001	400 S Alameda St	15,987	48,276	\$5,288.66	0.48%
5163-026-002	422 S Alameda ST	5,269	4,750	\$765.92	0.07%
5163-026-003	426 S Alameda St	5,750	5,250	\$841.65	0.08%
5163-026-004	430 S Alameda St	6,229	5,750	\$917.25	0.08%
5163-026-005	436 S Alameda St	6,752	6,225	\$993.59	0.09%
5163-026-006	440 S Alameda ST	7,231	6,700	\$1,067.00	0.10%
5163-026-007	448 S Alameda St	8,059	0	\$535.43	0.05%
5163-026-008	455 Seaton St	16,988	15,634	\$2,497.40	0.23%
5163-027-003		5,009	0	\$332.79	0.03%
5163-027-009	540 S Alameda St	26,297	0	\$1,747.15	0.16%

5163-027-010	547 Seaton St	13,721	9,100	\$1,708.30	0.15%
5163-027-011	542 S Alameda St	14,244	12,672	\$2,055.77	0.19%
5163-027-012	500 S Alameda St	21,170	4,750	\$1,822.37	0.16%
5163-027-013		5,390	0	\$358.11	0.03%
5163-027-017	526 S Alameda St	11,909	7,350	\$1,434.70	0.13%
5163-027-018	516 S Alameda ST	23,330	15,273	\$2,887.15	0.26%
5163-028-001	530 S Hewitt St 131	338.50	2,830	\$270.25	0.02%
5163-028-002	530 S Hewitt St 133	338.50	2,950	\$280.76	0.03%
5163-028-003	530 S Hewitt St 134	338.50	870	\$98.66	0.01%
5163-028-004	530 S Hewitt St 135	338.50	2400	\$232.61	0.02%
5163-028-005	530 S Hewitt St 136	338.50	950	\$105.66	0.01%
5163-028-006	530 S Hewitt St 137	338.50	2,840	\$271.13	0.02%
5163-028-007	530 S Hewitt St 138	338.50	1320	\$138.05	0.01%
5163-028-008	530 S Hewitt St 139	338.50	2350	\$228.23	0.02%
5163-028-009	530 S Hewitt St 140	338.50	1230	\$130.17	0.01%
5163-028-010	530 S Hewitt St 141	338.50	2700	\$258.87	0.02%
5163-028-011	530 S Hewitt St 142	338.50	1910	\$189.71	0.02%
5163-028-012	530 S Hewitt St 143	338.50	2430	\$235.23	0.02%
5163-028-013	530 S Hewitt St 144	338.50	2460	\$237.86	0.02%
5163-028-014	530 S Hewitt St 145	338.50	2680	\$257.12	0.02%
5163-028-015	530 S Hewitt St 146	338.50	2730	\$261.50	0.02%
5163-028-016	530 S Hewitt St 147	338.50	2510	\$242.24	0.02%
5163-028-017	530 S Hewitt St 148	338.50	2720	\$260.62	0.02%
5163-028-018	530 S Hewitt St 150	338.50	3150	\$298.27	0.03%
5163-028-019	530 S Hewitt St 152	338.50	2370	\$229.98	0.02%
5163-028-020	530 S Hewitt St 153	338.50	1740	\$174.82	0.02%
5163-028-021	530 S Hewitt St 154	338.50	970	\$107.41	0.01%
5163-028-022	530 S Hewitt St 155	338.50	740	\$87.28	0.01%
5163-028-023	530 S Hewitt St 156	338.50	1880	\$187.08	0.02%
5163-028-024	530 S Hewitt St 234	338.50	810	\$93.40	0.01%
5163-028-025	530 S Hewitt St 236	338.50	950	\$105.66	0.01%
5163-028-026	530 S Hewitt St 238	338.50	1030	\$112.66	0.01%
5163-028-027	530 S Hewitt St 240	338.50	930	\$103.91	0.01%
5163-028-028	530 S Hewitt St 242	338.50	1090	\$117.92	0.01%
5163-028-029	530 S Hewitt St 244	338.50	880	\$99.53	0.01%
5163-028-030	530 S Hewitt St 246	338.50	980	\$108.29	0.01%
5163-028-031	530 S Hewitt St 248	338.50	970	\$107.41	0.01%
5163-028-032	530 S Hewitt St 250	338.50	1110	\$119.67	0.01%
5163-028-033	530 S Hewitt St 251	338.50	950	\$105.66	0.01%
5163-028-034	530 S Hewitt St 252	338.50	950	\$105.66	0.01%
5163-028-035	530 S Hewitt St 253	338.50	1660	\$167.82	0.02%
5163-028-036	530 S Hewitt St 254	338.50	740	\$87.28	0.01%
5163-028-037	530 S Hewitt St 255	338.50	1150	\$123.17	0.01%
5163-028-038	530 S Hewitt St 256	338.50	1660	\$167.82	0.02%
5163-028-039	530 S Hewitt St 331	338.50	1120	\$120.54	0.01%
5163-028-040	530 S Hewitt St 332	338.50	1420	\$146.81	0.01%
5163-028-041	530 S Hewitt St 333	338.50	1720	\$173.07	0.02%
5163-028-042	530 S Hewitt St 334	338.50	810	\$93.40	0.01%
5163-028-043	530 S Hewitt St 335	338.50	1620	\$164.32	0.01%

5163-028-044	530 S Hewitt St 336	338.50	950	\$105.66	0.01%
5163-028-045	530 S Hewitt St 337	338.50	1360	\$141.56	0.01%
5163-028-046	530 S Hewitt St 338	338.50	1030	\$112.66	0.01%
5163-028-047	530 S Hewitt St 339	338.50	1530	\$156.44	0.01%
5163-028-048	530 S Hewitt St 340	338.50	930	\$103.91	0.01%
5163-028-049	530 S Hewitt St 341	338.50	1300	\$136.30	0.01%
5163-028-050	530 S Hewitt St 342	338.50	1100	\$118.79	0.01%
5163-028-051	530 S Hewitt St 343	338.50	1510	\$154.69	0.01%
5163-028-052	530 S Hewitt St 344	338.50	890	\$100.41	0.01%
5163-028-053	530 S Hewitt St 345	338.50	1340	\$139.80	0.01%
5163-028-054	530 S Hewitt St 346	338.50	980	\$108.29	0.01%
5163-028-055	530 S Hewitt St 347	338.50	1620	\$164.32	0.01%
5163-028-056	530 S Hewitt St 348	338.50	980	\$108.29	0.01%
5163-028-057	530 S Hewitt St 349	338.50	1350	\$140.68	0.01%
5163-028-058	530 S Hewitt St 350	338.50	1110	\$119.67	0.01%
5163-028-059	530 S Hewitt St 351	338.50	950	\$105.66	0.01%
5163-028-060	530 S Hewitt St 352	338.50	950	\$105.66	0.01%
5163-028-061	530 S Hewitt St 353	338.50	1660	\$167.82	0.02%
5163-028-062	530 S Hewitt St 354	338.50	740	\$87.28	0.01%
5163-028-063	530 S Hewitt St 355	338.50	1140	\$122.30	0.01%
5163-028-064	530 S Hewitt St 356	338.50	1670	\$168.70	0.02%
5163-028-065	530 S Hewitt St 431	338.50	1120	\$120.54	0.01%
5163-028-066	530 S Hewitt St 432	338.50	1420	\$146.81	0.01%
5163-028-067	530 S Hewitt St 433	338.50	1720	\$173.07	0.02%
5163-028-068	530 S Hewitt St 434	338.50	810	\$93.40	0.01%
5163-028-069	530 S Hewitt St 435	338.50	1620	\$164.32	0.01%
5163-028-070	530 S Hewitt St 436	338.50	950	\$105.66	0.01%
5163-028-071	530 S Hewitt St 437	338.50	1360	\$141.56	0.01%
5163-028-072	530 S Hewitt St 438	338.50	1030	\$112.66	0.01%
5163-028-073	530 S Hewitt St 439	338.50	1500	\$153.81	0.01%
5163-028-074	530 S Hewitt St 440	338.50	930	\$103.91	0.01%
5163-028-075	530 S Hewitt St 441	338.50	1300	\$136.30	0.01%
5163-028-076	530 S Hewitt St 442	338.50	1100	\$118.79	0.01%
5163-028-077	530 S Hewitt St 443	338.50	1510	\$154.69	0.01%
5163-028-078	530 S Hewitt St 444	338.50	890	\$100.41	0.01%
5163-028-079	530 S Hewitt St 445	338.50	1340	\$139.80	0.01%
5163-028-080	530 S Hewitt St 446	338.50	980	\$108.29	0.01%
5163-028-081	530 S Hewitt St 447	338.50	1620	\$164.32	0.01%
5163-028-082	530 S Hewitt St 448	338.50	980	\$108.29	0.01%
5163-028-083	530 S Hewitt St 449	338.50	1350	\$140.68	0.01%
5163-028-084	530 S Hewitt St 450	338.50	1110	\$119.67	0.01%
5163-028-085	530 S Hewitt St 451	338.50	950	\$105.66	0.01%
5163-028-086	530 S Hewitt St 452	338.50	950	\$105.66	0.01%
5163-028-087	530 S Hewitt St 453	338.50	1660	\$167.82	0.02%
5163-028-088	530 S Hewitt St 454	338.50	740	\$87.28	0.01%
5163-028-089	530 S Hewitt St 455	338.50	1140	\$122.30	0.01%
5163-028-090	530 S Hewitt St 456	338.50	1670	\$168.70	0.02%
5163-028-091	530 S Hewitt St 531	338.50	1250	\$131.93	0.01%
5163-028-092	530 S Hewitt St 532	338.50	1420	\$146.81	0.01%

5163-028-093	530 S Hewitt St 533	338.50	1720	\$173.07	0.02%
5163-028-094	530 S Hewitt St 534	338.50	810	\$93.40	0.01%
5163-028-095	530 S Hewitt St 535	338.50	1620	\$164.32	0.01%
5163-028-096	530 S Hewitt St 536	338.50	950	\$105.66	0.01%
5163-028-097	530 S Hewitt St 537	338.50	1360	\$141.56	0.01%
5163-028-098	530 S Hewitt St 538	338.50	1030	\$112.66	0.01%
5163-028-099	530 S Hewitt St 539	338.50	1530	\$156.44	0.01%
5163-028-100	530 S Hewitt St 540	338.50	930	\$103.91	0.01%
5163-028-101	530 S Hewitt St 541	338.50	1300	\$136.30	0.01%
5163-028-102	530 S Hewitt St 542	338.50	1110	\$119.67	0.01%
5163-028-103	530 S Hewitt St 543	338.50	1510	\$154.69	0.01%
5163-028-104	530 S Hewitt St 544	338.50	890	\$100.41	0.01%
5163-028-105	530 S Hewitt St 545	338.50	1340	\$139.80	0.01%
5163-028-106	530 S Hewitt St 546	338.50	980	\$108.29	0.01%
5163-028-107	530 S Hewitt St 547	338.50	1620	\$164.32	0.01%
5163-028-108	530 S Hewitt St 548	338.50	980	\$108.29	0.01%
5163-028-109	530 S Hewitt St 549	338.50	1350	\$140.68	0.01%
5163-028-110	530 S Hewitt St 550	338.50	1110	\$119.67	0.01%
5163-028-111	530 S Hewitt St 551	338.50	950	\$105.66	0.01%
5163-028-112	530 S Hewitt St 552	338.50	950	\$105.66	0.01%
5163-028-113	530 S Hewitt St 553	338.50	1660	\$167.82	0.02%
5163-028-114	530 S Hewitt St 554	338.50	740	\$87.28	0.01%
5163-028-115	530 S Hewitt St 555	338.50	1,140	\$122.30	0.01%
5163-028-116	530 S Hewitt St 556	338.50	1,670	\$168.70	0.02%
5164-001-007	1245 Factory Pl. #100	33,877	24,138	\$4,364.00	0.39%
5164-001-009	560 S Alameda ST	75,794	37,595	\$8,327.07	0.75%
5164-002-001	1234 Palmetto St	68,792	59,385	\$9,769.55	0.88%
5164-002-010	1248 Palmetto St	178,795	152,052	\$25,190.91	2.27%
5164-002-802		2,178	0	\$144.70	0.01%
5164-002-803		11,326	0	\$752.49	0.07%
5164-003-003		1,307	0	\$86.84	0.01%
5164-003-004	534 Mateo St	20,000	27,702	\$3,754.05	0.34%
5164-003-008	1325 Palmetto ST	11,892	22,320	\$2,744.18	0.25%
5164-003-009	1347 Palmetto St	3,968	5,800	\$771.41	0.07%
5164-003-010	1355 Palmetto ST	5,730	4,882	\$808.11	0.07%
5164-003-012	1321 Palmetto St	13,373	7,520	\$1,546.85	0.14%
5164-003-013	1300 E 4th St	3,480	0	\$231.21	0.02%
5164-003-014	520 Mateo St	77,101	71,573	\$11,388.63	1.03%
5164-003-015		710	0	\$47.17	0.00%
5164-003-016		780	0	\$51.82	0.00%
5164-003-803		13,630	0	\$905.56	0.08%
5164-004-002		45,302	0	\$3,009.82	0.27%
5164-004-009		112,820	50,888	\$11,950.82	1.08%
5164-005-001	1354 Willow St	7,000	756	\$531.26	0.05%
5164-005-002	590 S Santa Fe Ave.	119,790	21,602	\$9,849.95	0.89%
5164-005-003		2,900	0	\$192.67	0.02%
5164-006-004	580 Mateo St	11,761	7,560	\$1,443.26	0.13%
5164-006-005	1317 Willow St	11,200	22,400	\$2,705.21	0.24%
5164-006-006	1323 Willow St.	5,619	3,000	\$635.97	0.06%

5164-006-007	1327 Willow St.	5,619	11,200	\$1,353.87	0.12%
5164-006-012		16,814	0	\$1,117.11	0.10%
5164-006-013	1316 Palmetto St	22,390	22,260	\$3,436.40	0.31%
5164-006-014	1345 Willow St	39,204	65,320	\$8,323.35	0.75%
5164-006-015	564 Mateo St	29,538	14,085	\$3,195.60	0.29%
5164-006-016	1356 Palmetto	11,130	1,160	\$841.02	0.08%
5164-006-017	1350 Palmetto	11,200	0	\$744.12	0.07%
5164-007-001	582 Mateo St	18,208	13,713	\$2,410.28	0.22%
5164-007-002		5,619	0	\$373.32	0.03%
5164-007-003	1318 Willow St	5,619	1,426	\$498.17	0.04%
5164-007-004	1328 Willow St	11,200	5,560	\$1,230.89	0.11%
5164-007-005	1330 Willow St	5,619	3,200	\$653.48	0.06%
5164-007-006	1332 Willow St	5,619	968	\$458.07	0.04%
5164-007-015		4,225	0	\$280.70	0.03%
5164-007-016	1435 E 6th St	12,720	12,720	\$1,958.72	0.18%
5164-007-017	1425 E 6th St.	12,720	12,037	\$1,898.93	0.17%
5164-007-018	1415 E 6th St.	4,225	2,320	\$483.82	0.04%
5164-007-019	1407 E 6th St.	8,494	6,400	\$1,124.64	0.10%
5164-007-020	592 Mateo St	5,271	5,250	\$809.83	0.07%
5164-007-022	589 S Santa Fe Ave.	30,971	18,343	\$3,663.59	0.33%
5164-007-024		15,011	9,964	\$1,869.65	0.17%
5164-008-003	1291 E 6th St.	6,751	12,500	\$1,542.89	0.14%
5164-008-004	1301 E 6th St	10,106	2,884	\$923.92	0.08%
5164-008-005	1309 E 6th St	44,518	43,550	\$6,770.48	0.61%
5164-008-006	1337 E 6th St	11,500	0	\$764.05	0.07%
5164-008-011		11,761	0	\$781.39	0.07%
5164-008-012		5,532	0	\$367.54	0.03%
5164-008-013		5,576	0	\$370.46	0.03%
5164-008-014	1381 E 6th St	22,647	14,004	\$2,730.68	0.25%
5164-008-021		77,101	48,807	\$9,395.50	0.85%
5164-008-024		3,049	0	\$202.57	0.02%
5164-008-030		3,180	0	\$211.28	0.02%
5164-008-031	1300 Factory Pl	24,746	40,200	\$5,163.56	0.47%
5164-008-032	1308 Factory Pl	57,499	121,500	\$14,457.34	1.30%
5164-009-001	580 S Alameda St	7,405	4,500	\$885.95	0.08%
5164-009-012	1205 E 6th St.	6,752	17,310	\$1,964.06	0.18%
5164-009-013	1217 E 6th St.	6,752	7,200	\$1,078.95	0.10%
5164-009-014	1225 E 6th St	6,752	0	\$448.60	0.04%
5164-009-015	1235 E 6th St	6,882	5,750	\$960.64	0.09%
5164-009-018	1261 E 6th St	6,751	11,000	\$1,411.56	0.13%
5164-009-019	1269 E 6th St.	4,051	3,510	\$576.44	0.05%
5164-009-022	1275 E 6th St	6,752	12,500	\$1,542.95	0.14%
5164-009-023	1281 E 6th St	13,500	14,600	\$2,175.14	0.20%
5164-009-024	1239 E 6th St	13,365	14,875	\$2,190.24	0.20%
5164-009-025	1271 E 6th St.	6,752	0	\$448.60	0.04%
5164-009-027	1236 Factory Pl	6,747	4,058	\$803.54	0.07%
5164-009-028	1234 Factory Pl	6,747	4,108	\$807.91	0.07%
5164-009-029	1228 Factory PL	6,747	4,108	\$807.91	0.07%
5164-009-030	1222 Factory Pl	6,747	4,058	\$803.54	0.07%

5164-009-036		7,500	0	\$498.29	0.04%
5164-009-037	1282 Factory PL	7,500	6,885	\$1,101.06	0.10%
5164-009-038		10,498	0	\$697.48	0.06%
5164-009-040	1246 Factory PL	15,000	0	\$996.59	0.09%
5164-009-041	1201 E 6th St.	6,617	0	\$439.63	0.04%
5164-010-003	1338 E 6th St	187,744	104,676	\$21,637.77	1.95%
5164-011-005	601 Mateo St	25,265	14,338	\$2,933.85	0.26%
5164-013-003	1422 E 6th St	8,450	8,430	\$1,299.44	0.12%
5164-013-026	600 Mateo St.	21,170	16,592	\$2,859.12	0.26%
5164-014-002	1442 E. 6th St.	4,255	0	\$282.70	0.03%
5164-014-003	1448 E. 6th St.	4,225	1,512	\$413.08	0.04%
5164-014-004	1450 E. 6th St.	4,225	3,200	\$560.86	0.05%
5164-014-005	600 Imperial St.	4,225	2,560	\$504.83	0.05%
5164-014-006	601 S. Santa Fe Ave.	4,225	0	\$280.70	0.03%
5164-014-009	615 S. Sante Fe Ave.	5,619	0	\$373.32	0.03%
5164-014-010	609 S. Santa Fe Ave.	11,195	11,200	\$1,724.33	0.16%
5164-014-011	605 S. Sante Fe Ave.	5,619	4,800	\$793.55	0.07%
5164-014-025	1432 E. 6th St.	7,658	4,340	\$888.75	0.08%
5164-014-026	623 S. Sante Fe Ave.	106,286	103,538	\$16,126.15	1.45%
5164-015-001	600 S Santa Fe Ave.	29,621	11,060	\$2,936.28	0.26%
5164-015-021	640 S Santa Fe Ave.	74,488	37,084	\$8,195.56	0.74%
5164-017-002	670 Mesquit St	26,092	64,284	\$7,361.50	0.66%
5164-017-003	670 Mesquit St	40,858	49,140	\$7,016.71	0.63%
5164-017-006	658 Mesquit St	11,859	34,620	\$3,818.83	0.34%
5164-017-008		26,646	0	\$1,770.33	0.16%
5164-018-001	650 S Santa Fe Ave.	5,619	0	\$373.32	0.03%
5164-018-002	650 S Santa Fe Ave.	5,619	0	\$373.32	0.03%
5164-018-003	664 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-004	680 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-005		5,619	0	\$373.32	0.03%
5164-018-006		5,619	0	\$373.32	0.03%
5164-018-007		5,619	0	\$373.32	0.03%
5164-018-008	2101 E 7th St.	25,265	63,786	\$7,262.96	0.66%
5164-018-009	689 Mesquit St.	37,462	24,080	\$4,597.11	0.41%
5164-018-010	1580 Jesse St	44,780	12,544	\$4,073.35	0.37%
5164-019-018	2053 E 7th St	11,282	16,928	\$2,231.59	0.20%
5164-019-019	687 S Santa Fe Ave.	15,028	6,700	\$1,585.02	0.14%
5164-019-020	681 S Santa Fe Ave.	5,619	3,880	\$713.01	0.06%
5164-019-021	679 S Santa Fe Ave.	5,619	1,902	\$539.84	0.05%
5164-019-022	675 S Santa Fe Ave	11,195	4,080	\$1,100.98	0.10%
5164-019-029	667 S Santa Fe Ave.	38,847	35,466	\$5,685.96	0.51%
5173-001-017	414 E Commercial St	26,876	165,415	\$16,267.47	1.47%
5173-002-003	548 N Hewitt St.	8,710	0	\$578.68	0.05%
5173-002-009		9,147	0	\$607.72	0.05%
5173-003-001	611 Ducommun St.	6,882	8,800	\$1,227.66	0.11%
5173-003-002	500 N Garey St.	13,808	13,800	\$2,125.56	0.19%
5173-003-010	620 E Commercial St	48,308	41,410	\$6,834.92	0.62%
5173-003-011		15,540	0	\$1,032.46	0.09%
5173-003-012		19,450	0	\$1,292.24	0.12%



5173-004-015	612 Jackson St.	20,691	27,600	\$3,791.03	0.34%
5173-013-014	901 E 1st St	4,400	4,425	\$679.73	0.06%
5173-013-016	120 N Santa Fe Ave	22,607	19,520	\$3,210.94	0.29%
5173-013-020	925 E 1st	45,302	34,418	\$6,023.07	0.54%
5173-014-001		4,792	500	\$362.15	0.03%
5173-014-002	223 Center St.	3,006	0	\$199.72	0.02%
5173-014-003	740 E Temple St	8,276	0	\$549.85	0.05%
5173-015-001	749 E Temple St.	6,882	6,900	\$1,061.32	0.10%
5173-015-002		6,882	0	\$457.23	0.04%
5173-015-003	740 Jackson St.	20,691	1,045	\$1,466.18	0.13%
5173-015-006	729 E Temple St	48,308	69,135	\$9,262.21	0.84%
5173-015-008		3,964	0	\$263.36	0.02%
5173-015-009	707 E Temple St	5,976	5,976	\$920.23	0.08%
5173-015-011	700 Jackson St.	20,775	16,692	\$2,841.63	0.26%
5173-015-012		6,024	0	\$400.23	0.04%
5173-015-013		6,024	0	\$400.23	0.04%
5173-015-014		2,008	0	\$133.41	0.01%
5173-015-015		5,628	2,609	\$602.33	0.05%
5173-016-001	714 Ducommun St	6,882	13,800	\$1,665.40	0.15%
5173-016-005	706 Ducommun St	41,556	38,780	\$6,156.08	0.56%
5173-016-008	411 Center St.	74,078	39,759	\$8,402.52	0.76%
5173-017-004	706 E Commercial St.	9,888	0	\$656.95	0.06%
5173-017-006	711 Ducommun St	29,272	29,218	\$4,502.80	0.41%
5173-017-008	718 E. Commercial St	90,156	60,344	\$11,272.91	1.02%
5173-018-001	516 Aliso St.	58,370	0	\$3,878.05	0.35%
5173-019-006	801 E Commercial St	41,338	103,122	\$11,774.65	1.06%
5173-019-011	837 E. Commercial	27,169	20,984	\$3,642.20	0.33%
5173-019-802		3,467	0	\$230.34	0.02%
5173-020-010	500 Center ST	61,420	0	\$4,080.68	0.37%
5173-020-813		29,616	0	\$1,967.66	0.18%
5173-022-001	234 Center St.	17,424	22,550	\$3,131.86	0.28%
5173-022-002	815 E Temple	70,567	56,302	\$9,617.57	0.87%
5173-022-004	210 Center St.	37,918	35,864	\$5,659.08	0.51%
5173-022-005		27,726	0	\$1,842.09	0.17%
	Total Non Govt Assessments			\$898,909.13	81.10%
	Total Govt Assessments			\$209,482.94	18.90%
	<b>Total All Assessments</b>			<b>\$1,108,392.07</b>	<b>100.00%</b>

# Arts District Los Angeles Business Improvement District Engineer's Report

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Los Angeles, California  
September 2013

*Prepared by:*  
**Kristin Lowell Inc.**

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

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**Attachments**

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

## ENGINEER'S STATEMENT

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

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

The duration of the proposed PBID is five (5) years, commencing January 1, 2014. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association. Assessments must stay between 0 and 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

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



Respectfully submitted,

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

Terrance E. Lowell, P.E.

## SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

### **Property and Business Improvement District Law of 1994**

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

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

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

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

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

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

### **Article XIID of the State Constitution**

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

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

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

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

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

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

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

### **Judicial Guidance**

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

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

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

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

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

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

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

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

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

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

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

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

## SECTION B: IMPROVEMENTS AND ACTIVITIES

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

◆ Safety and Cleaning

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

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

#### **Safe Team Program**

The Safety Program will provide safety services for the individual assessed parcels located within the District in the form of patrolling bicycle personnel, and nighttime vehicle patrol. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking parcels and alleys. The presence of the Safe Team Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending and illegal dumping. During the period January 1, 2011 to May 2013 the Safe Team made 88,901 service calls to parcels within the District to address the issues stated above. The Program will supplement, not replace, other ongoing police, safety and patrol efforts within the District. The Safe Team Program will maintain communication with the Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safe Team Program will only provide its services to assessed properties within the District boundaries. These services are a special benefit to individually assessed parcels because illegal activities deter customers from visiting the district and residents from living in the district. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses.

A study published in *The Economic Journal* on the impacts 30 Los Angeles (Property) Business Improvement Districts (BID) have on public safety indicates that for every "additional \$10,000 spent by BIDs on private safety it reduces the average number of crimes per neighborhood by 3.37...and 1.65 fewer arrests. Crime specific results indicate that most of the reduction in arrests is for robbery and assault ... BIDs clearly pass a cost-benefit test".<sup>9</sup>

#### **Clean Team Program**

In order to consistently deal with cleaning issues, the Arts District Los Angeles Business Improvement District Cleaning Program will continue the work that began in 2007. Basic cleaning services, such as trash pickup and removal from the district, equipment expense and management are delivered to the District. The clean team will only provide service to assessed parcels within District boundaries. These services are a special benefit to individually

<sup>9</sup> Cook, Philip, and John MacDonald. 2011. "Public Safety through Private Action: An Economic Assessment of BIDs." *The Economic Journal*, 121 (May) 445-462.

assessed parcels because dirty sidewalks, trash, and graffiti deter customers from visiting the district and residents from living in the district. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements.

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

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

**Graffiti Removal:** District personnel remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.

#### **MANAGEMENT AND ADMINISTRATION OFFICE EXPENSE**

The improvements and activities are managed by a professional staff that requires centralized management support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Included in this item are management labor, office expense and organizational expenses such as insurance, the cost to conduct a yearly financial review, a quarterly newsletter and Arts District web site maintenance. The special benefit to assessed parcels from these services is an increased transparency of District programs and financial transactions which will be available to parcel owners in the newsletter and on the web site, an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses in part due to the work of the management staff as stated above

#### **CONTINGENCY AND CITY FEES**

Included in this budget item are City fees to collect and process the assessments, a reserve for uncollectible assessments, depreciation and funding to repay, over the five year life of the District, loans of \$75,000 that were incurred to finance District establishment costs.



## SECTION C: BENEFITTING PARCELS

### ***PBID Boundary***

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

The Arts District Los Angeles Business Improvement District includes all property within a boundary formed by: **(Also see map on page 10)**

The proposed Arts District Los Angeles Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of Alameda Street and the 101 Freeway go east along the southern boundary of the 101 Freeway right of way to the Los Angeles River. At the Los Angeles River go south along the western boundary of the Los Angeles River to 7<sup>th</sup> Street. Turn west on 7<sup>th</sup> along the south property line of properties on the north side of 7<sup>th</sup> Street to the intersection with the west property line of parcel 5164-019-018. Turn north along the west parcel line of parcels facing on the west side of Santa Fe Avenue to the intersection with the south parcel line of parcels facing on the south side of 6<sup>th</sup> Street. Turn west along the south parcel line of parcels facing on the south side of 6<sup>th</sup> Street to the intersection with Alameda Street. Go north on Alameda St to the intersection at 3<sup>rd</sup> Street. At 3<sup>rd</sup> St. turn eastbound, then north along the western boundary of parcel 5163-009-006. Go west along the northern property line of parcels 5163-009-006 and 004. Go north on Rose St until the intersection of Traction Avenue. Go southeast on Traction, then turn east along 3<sup>rd</sup> Street until the western property line of parcel 5163-007-010. Turn north at the western property line of parcel number 5163-007-010, follow this to the northern property line of parcel 5163-007-010. Turn east along the north property line of parcel 5163-007-010 to Garey Street. Turn north on Garey St to the intersection with 2<sup>nd</sup> Street. Turn west on 2<sup>nd</sup> Street until parcel 5163-003-019. Turn north along the western property lines of parcels 5163-003-019, 016, 014, 013, 011, 010, 009, 008, 006. Go east along the northern property line of parcel 5163-003-006. Continue east across Garey St. along the northern property lines of parcels 5163-004-004, 006, 011, and 007. Turn north on Vignes Street through the intersection at 1<sup>st</sup> Street. Continue north on Vignes St. to parcel 5173-013-014 and turn east along the northern property line of this parcel, then south along the eastern line of this parcel. Turn east on 1<sup>st</sup> Street to the western property line of 5173-013-020, then north along that parcels western property line to Banning Street. Turn west on Banning St., then north on Vignes St. to Temple Street. Go west on Temple until Garey St. Go north on Garey St. to Ducommun Street. Go west on Ducommun St. until Alameda St. Turn north on Alameda Street until the beginning point at the intersection with the 101 Freeway.

### **District Boundary Rationale**

The property uses within the general boundaries of the Arts District Business Improvement District are a mix of small industrial, retail, education, religious, parking, office and live-work. Services and improvements provided by the District are designed to provide special benefits to the individually assessed primarily small industrial, retail, education, religious, parking, office and live-work in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services, attracting office tenants, attracting retail customers and encouraging commerce. All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are

not provided outside of the District because of the unique nature of these services focusing on the particular needs of each assessed parcel within the District. These services provide particular and distinct benefits to each of the assessed parcels within the District.

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, safety patrols, cleaning / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District.

Northern Boundary: The northern boundary of the Arts District Business Improvement District is the 101 Freeway. The 101 Freeway acts as a barrier on the northern boundary and acts 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 parcels within the boundaries of the District.

Eastern Boundary: The eastern boundary of the Arts District Business Improvement District is the Los Angeles River. The Los Angeles River acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment. Improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Business Improvement District was determined by the mix of uses of the parcels south of the District boundaries. The parcels south of the District boundaries are primarily large industrial uses, rather than retail, live-work, and small industrial uses within the district to the north. Large industrial use parcels have limited access points, are entirely inward focused and generally do not interact with the community around them and do not generate business from the District. A cleaner and safer community around these large industrial uses will not provide special benefit in the form of increased commerce or lease rates. They will not benefit from the District programs that are designed to provide special benefits to retail, education, religious, parking, office and small industrial uses. Small industrial use parcels tend to have several tenants on one parcel and several access points. Small industrial use parcels generally interact with the community around them and generally generate a portion of their business from the District. A cleaner and safer community around these small industrial uses will provide special benefit in the form of increased likelihood of increased commerce and lease rates. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Arts District Business Improvement District south of 3<sup>rd</sup> Street is Alameda Street which is a very high volume truck route acting as a barrier between parcels on the west side and parcels on the east side of Alameda Street (within the

District). South of 3<sup>rd</sup> Street the western boundary of the Arts District abuts the eastern boundary of the Downtown Industrial Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Business Improvement District. North of 3<sup>rd</sup> Street the western boundary of the Arts District abuts the eastern boundary of the Little Tokyo Business Improvement District (BID) which provides improvements and activities similar to those proposed to be provided by the Arts District Business Improvement District. Additionally, State law indicates that proposed districts, such as the Arts District BID, cannot expand into existing, established PBID district boundaries, such as the adjacent Downtown Industrial BID.

In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, maintenance personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.



## SECTION D: PROPORTIONAL BENEFITS

### ***Methodology***

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

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

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

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

### ***Special Benefit Factors***

The method used to determine proportional special benefits are measured by each parcel's building size plus parcel size compared to the total building square footage and parcel square footage of all parcels in the District boundary.

The use of each parcel's assessable parcel square footage and building square footage is the best measure of benefit for the programs because the intent of the District activities is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District.

**Gross Building Square Footage:** 50% of the PBID budget is allocated to the gross building square footage. This acknowledges the short and midterm benefits for interim uses. The gross building square footage is determined by the outside measurements of a building and confirmed by the City of Los Angeles City Clerk's office.

**Parcel Square Footage:** 50% of the PBID budget is allocated to the parcel square footage acknowledging the highest and best use of the property and the long term benefits each parcel receives from the PBID activities. Parcel square footage is defined as the total amount of area within the borders of the parcel, as defined in the County Assessor's parcel maps.

## SECTION E: SPECIAL and GENERAL BENEFITS

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

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

### ***Special Benefit***

All special benefits derived from the assessments outlined in this Report are for property related activities directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share.

The PBID's purpose is to encourage commerce, investment, business activities and improve residential serving uses. The PBID funds activities and improvements to provide a cleaner and safer environment as outlined in Section B with the goal of increasing pedestrian traffic, increasing commerce and filling vacant storefronts, office space and residential properties. By presenting a more attractive, safer and vibrant destination, there is a likelihood of increased pedestrian traffic, increased business activities and improved residential serving uses.

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

Since business and economic development encourages pedestrian traffic and presumably livability we need to quantify the number of people that are in the District that either engage in commerce and/or reside in the PBID. The Arts District Los Angeles contracted with Farrand

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

Research to conduct intercept surveys within the PBID boundary to determine to what degree respondents engage in any type of business activity (going to a restaurant; shop for art related items; visit an art gallery; conduct personal business, e.g. visit a bank, beauty salon, tailor, dry cleaner; attend a performing arts event; attend school/take a class, attend a festival or special event). The survey included 397 participants, with a margin of error of 4.9%, and was conducted on December 20 and 22, 2012 at separate locations within the PBID with all efforts made to include an unbiased cross section of participants. The margin of error is determined by calculating the square root of the number of participants and dividing the square root into 1

The intent of the survey is to determine how many of the respondents intend to engage in commerce and/or chose to live within the District and whether any of the PBID activities influenced their decision. If the respondent indicated that they intend to engage in commerce and that any of the PBID activities influenced their decision to be in the District, then the PBID activities provide a special benefit to the assessed parcels. Of the 397 respondents, 325 answered question one "Are you likely to stroll or walk around or simply wait to make a transit connection" that they were likely either today or in the future to engage in this activity. Each of these 325 respondents also answered questions 2 through 7 that they were very likely to slightly likely to engage in one of the economic activities in questions 2 through 7. All 397 of the respondents answered at least one of the questions 2 through 7 that they would engage in at least one of the economic activities. None of the respondents answered both question one positively which would indicate that they had no intention of engaging in any economic activity and questions 2 through 7 negatively which would indicate they have no intent to engage any economic activities listed on the survey. Based upon the answers to survey questions 1 through 7 it means that 397 or 100% of the respondents indicated that they will and intend to engage in at least one of the economic activities asked in the survey as opposed to "just passing through" the PBID with no business purpose. The survey also found that of the 397 respondents all answered that at least one of the PBID activities defined in questions 8 through 12 contributed to their being in the District and engaging in one of the economic activities. None responded that none of the proposed PBID activities contributed to their decision to come to the District and engage in commerce. Therefore 100% did indicate that at least one of the proposed PBID activities will contribute to their decision to come to the District and engage in commerce. The summary from the survey results states:

**SUMMARY**

	<u>Total</u>
Likely to perform at least one non-strolling/transit connection activity in Q1-Q7:	397 (100%)
Not at all likely to perform any non-strolling/transit connection activities in Q1-Q7:	0 (0%)
Not at all likely to perform any non-strolling/transit connection activities and said "Not at all important" to all features in Q.8-12:	0 (0%)

The final survey results are attached as Attachment A to this report.

Based on the results of the survey as detailed above which determined that at least one of the proposed PBID activities will contribute to their decision to come to the District and engage in commerce, we reasoned that the proposed PBID services and activities provides special benefits to the real property within the PBID. Article XIID Section 4(a) of the state Constitution states "An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed".

All individually assessed parcels specially benefit from all the PBID activities. In particular, each

parcel will benefit from the Safe and Clean services that will make each parcel cleaner and safer, such as: increased safety patrol<sup>11</sup>, removing graffiti from buildings, picking up trash that pedestrians leave behind, weeding and power-washing sidewalks which directly relates to increases in commercial activity, filling of vacant storefronts, offices, residential property and then ultimately, increased lease rates for retail, office space and residential property. All specially benefitted parcels will be assessed based on their proportional share of the special benefits received from the PBID activities.

**Publicly Owned Parcels:** All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIII D of the State Constitution contemplates payment of assessments by governmental entities. Section 4(a) of Article XIII D states in relevant part 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."

#### **Metropolitan Transportation Authority (MTA) Assessments**

MTA parcels located on railroad right of way that do not contain any street frontage do not benefit from Arts District BID services. These parcels have a \$0.00 assessment. These parcels do not receive any benefit because 100% of the services are clean and safe which are delivered to the street frontage of parcels. The remaining service is administrative/management services which are tied to the delivery of clean and safe services, those parcels without street frontage do not benefit from these services. Those parcels on a railroad right of way fronting a street benefit from Arts District services and pay 100% assessment.

#### **General Benefit**

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

#### **General Benefit to Parcels Outside of PBID**

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

In the case of the PBID, the parcels considered outside of the PBID's boundary that may receive a general benefit are those parcels that are immediately adjacent to or immediately across the street from where the PBID services are delivered. In order to calculate the general benefit parcels adjacent to the Arts District Los Angeles PBID may receive, the percentage of each PBID activity budget attributed to these parcels must be determined. The table below shows the budgets for each of the PBID activities that may have spillover benefit and their respective percentage of the total PBID budget. We then need to apply a Relative Benefit factor

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<sup>11</sup> The study published in the Economic Journal, cited previously in footnote 9, indicates that 30 Los Angeles BIDs that provide safety services resulted in crime reduction within those districts.



to each of the activities accounting for the potential benefit parcels outside of the district may receive. The relative benefit factor is a basic unit of measure that compares the benefit that parcels within the District receive compared to parcels outside of the District. Since the parcels in the District boundary receive 100% of the special benefit they are assigned a relative benefit factor of 1.0 for each PBID activity. Since the parcels outside of the district boundary do not directly receive any PBID activity they are assigned a benefit factor less than 1.0 for each PBID activity. There is no scientific method to determine the respective relative benefit, however in our professional experience of over 50 years as a Registered Civil Engineer the relative benefit factors are reasonable to conclude.

In the case of the Arts District Los Angeles, Safe and Clean may have a spillover benefit in that parcels immediately adjacent to the PBID boundary may visually see the effects of the PBID services, e.g. cleaner sidewalks, safety patrols, and buildings without graffiti. The relative benefits of the safe and clean program can clearly be seen and are limited to District frontage adjacent to parcels outside the District. A visitor can clearly see the difference between parcels in the District and those outside. Based upon our experience the relative benefit factor for Safe and Clean is 0.25. The relative benefit factors are then multiplied by the PBID activity's budget percentage to determine the overall benefit factor. The following table illustrates this calculation.

<u>PBID Activities Budget:</u>	<u>Budget</u>	<u>Percent of Total</u>	<u>x</u>	<u>Relative Benefit *</u>	<u>=</u>	<u>Benefit Factor</u>
Budget for Safe and Clean:	\$835,580	74.44%		0.25		0.1861
TOTAL PBID Assessment Budget:	\$1,122,536					0.1861

Based on the criteria of identifying parcels outside of the PBID boundary there are 63 parcels that do not directly receive the PBID activities but may receive some spill-over benefit. Of those 63 parcels, 23 are within other adjoining PBID boundaries. These parcels do not benefit to the same degree as other parcels that are not within a PBID as these parcels are currently assessed for and receive special benefit from similar PBID activities. Therefore these 23 parcels receive 50% the benefit of the other adjacent parcels. There is no scientific method to determine the respective percent of reduced benefit parcels outside the PBID, but within an adjoining PBID receive, however in our professional experience of over 50 years as a Registered Civil Engineer the relative benefit factors are reasonable to conclude and provide a conservative estimate of possible general benefit.

The parcels outside of the PBID boundary not in another PBID are assigned a total benefit factor of 0.1861 to account for the fact that they may benefit from the Safe and Clean activities that may encourage commerce not only within the PBID boundary but immediately adjacent to it. For parcels that are immediately adjacent to the PBID boundary but are included in another PBID their benefit factor is 50% of the 0.1861 acknowledging their benefit from their own PBID activities. Therefore, these 23 parcels have a benefit factor of 0.0931 (0.1861 x 50%). Both of these benefit factors are reflected in the table below.

In comparison, there are 728 parcels within the PBID boundary, all of which receive a benefit factor of 1.0 acknowledging that they receive 100% special benefit from the PBID activities. To calculate the general benefit percentage, the respective benefit factors must be applied to the number of parcels both within the PBID boundary and those that are outside of the PBID boundary. The table below shows the calculation for the general benefit percentage.

	No. of Parcels	Benefit Factor	Total Benefit Units
No. of parcels in District:	753	1.00	753
No. of parcels adjacent to district boundary in other PBIDs	23	0.0931	2.14
No. of parcels adjacent to district boundary not in other PBID	40	0.1861	7.44
Total number of parcels	2151		762.58

General Benefit to parcels outside of district boundary

1.26%

$(2.14+7.44)/762.58$

All Calculations are rounded up or down to two decimal places

**General Benefit to the Public At Large**

In addition to the general benefit to the parcels outside of the PBID boundary, there may be general benefits to the public at large, those people that are either in the PBID boundary and not specially benefitted from the activities or people outside of the PBID boundary that may benefit from the PBID activities. In the case of the PBID the public at large are those people that are within the PBID boundary that do not pay an assessment and do not specially benefit from the PBID activities. To quantify this, a determination is made of how many people are in the PBID boundary regardless of the PBID activities or that the PBID activities do not influence their decision to be in the District.

Referencing back to the Farrand Research survey, the answers to survey questions 1 through 7 indicate that 397 or 100% of the respondents will and intend to engage in at least one of the economic activities asked in the survey as opposed to "just passing through" the PBID with no business purpose. The survey also found that of the 397 respondents all answered that at least one of the PBID activities defined in questions 8 through 12 contributed to their being in the District and engaging in one of the economic activities. Also when factoring in "just slightly important" with the "not at all important" responses did not yield any difference in the benefit calculation. What this indicates is 0.0% (0 divided by 397) of the respondents are within the District boundary and not conducting any economic activity regardless of the PBID provided activities. This percentage of 0 may be attributed to a general benefit.

**Total General Benefits**

Using the sum of the two (2) measures of general benefit described above (1.26 + 0), we find that approximately 1.26% of the benefits conferred by the PBID activities may be general in nature and will be funded from sources other than special assessments.

## SECTION F: COST ESTIMATE

### 2014 Operating Budget

The Arts District Los Angeles 2014 calendar year operating budget takes into consideration:

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

Assessment Variable	Clean & Safe	Management & Administration	Contingency, City Fees	Total
Parcel Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
Building Square Footage	\$417,790	\$107,414	\$36,064	\$561,268
<b>Total Budget</b>	<b>\$835,580</b>	<b>\$214,828</b>	<b>\$72,128</b>	<b>\$1,122,536</b>

Assessment Variable	Total District Budget	Less General Benefit @ 1.26%	Total Funded Budget by Property Assessments
Parcel Square Footage	\$561,268	\$7072	\$554,196
Building Square Footage	\$561,268	\$7072	\$554,196
<b>Totals</b>	<b>\$1,122,536</b>	<b>\$14,144</b>	<b>\$1,108,392</b>

### Budget Notations

1. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners Association and will vary between 0% and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report.
2. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased

through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

## SECTION G: APPORTIONMENT METHOD

In order to assess for the special benefit each parcel receives from the PBID activities a number of factors enter into the determination of how much weight is to be given to each assessment variable, parcel and building. Historical data from the last 7 years detailing the type and level of clean and safe service delivery to each individual assessed parcel was reviewed in relationship to both the parcel size and the building square footage. The relationship between the current assessable footage and historical assessable footage of each of the two assessment variables to each other and the total of all assessment variables was reviewed. The result of this process was to confirm the validity of the weighting that was determined with the original 2007 establishment of the District. Equal weighting is placed on gross parcel square footage which reflects the more substantial long term value impacts on highest and best use and building square footage which reflects the interim use of a property and is utilized to measure short and mid-term value impacts received from the activities and the cost to provide that level of benefit and then spreading the cost over the total assessable footage for the District.

The table below summarizes the assessable footages for the parcel square footage and building square footage:

Parcel Square Footage	8,341,425
Building Square Footage	6,330,150

### **Calculation of Assessments**

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

### **Assessment Rate Calculation:**

Total Assessment Budget \$1,108,392

Parcel Footage Budget- \$554,196 (50%)

Building Footage Budget- \$554,196 (50%)

Parcel Assessment =  $\$554,196/8,341,425$

Building Assessment =  $\$554,196/6,330,150$

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

Parcel Square Foot Assessment Rate	\$0.06644
Building Square Foot Assessment Rate	\$0.08755

For example, to calculate the assessment for a parcel with a 100,000 square foot building, and a 20,000 square feet of parcel = building square footage x building square foot assessment rate, plus parcel square footage x parcel square foot assessment rate = the total annual parcel assessment.

$$(100,000 \times \$0.08755) + (20,000 \times \$0.06644) = \$10,083.80 \text{ initial annual parcel assessment}$$

The assessment calculation is the same for every parcel in the District.

**Government Assessments**

The Arts District Los Angeles PBID will provide all the improvements and activities to the City of Los Angeles or any other government-owned parcels within the PBID boundary. All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Public owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees, which directly relates to fulfilling their public service mission. See Engineers Report page 13 for publicly owned parcels special benefit designation. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly-owned parcels and their respective assessments.

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5173-001-900	LA City		27,417	19,789	\$3,554.06	0.32%
5173-001-903	LA City		1,873	0	\$124.44	0.01%
5173-001-904	LA City		14,810	0	\$983.96	0.09%
5173-001-905	LA City	462 E Commercial St	16,030	12,295	\$2,141.43	0.19%
5173-002-901	LA City		66,211	0	\$4,398.99	0.40%
5173-014-900	LA City	700 E. Temple	99,752	128,790	\$17,902.81	1.62%
5173-017-900	LA City		653	0	\$43.38	0.00%
5173-023-903	LA City	1001 E 1st St.	30,928	77,000	\$8,796.07	0.79%
	<b>Total LA City</b>				<b>\$37,945.15</b>	<b>3.42%</b>
5163-012-900	LA County	321 S Hewitt St.	39,082	39,179	\$6,026.64	0.54%
5163-013-900	LA County	813 E 4th Pl	28,800	39,855	\$5,402.69	0.49%
	<b>Total LA County</b>				<b>\$11,429.33</b>	<b>1.03%</b>
5163-023-900	LA Dwp	524 Colyton St	60,984	61,000	\$9,392.18	0.85%
5163-023-901	LA Dwp	542 Colyton St	23,697	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$1,951.55	0.18%
5163-023-903	LA Dwp	516 Colyton St	8,233	0	\$546.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,390	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,002.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,549.26	0.23%
5164-009-900	LA Dwp		20,247	13,500	\$2,527.10	0.23%

5164-015-900	LA Dwp	631 Mesquit St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,817.77	0.16%
5173-016-900	LA Dwp	717 Jackson St.	7,192	0	\$477.83	0.04%
	<b>Total LA Dwp</b>				<b>\$47,280.55</b>	<b>4.27%</b>
5163-017-900	Lacmta	214 S. Santa Fe Ave.	1,002,751	219,650	\$85,851.84	7.75%
5173-001-901	Lacmta		22,970	0	\$1,526.10	0.14%
5173-001-902	Lacmta		3,190	0	\$211.94	0.02%
5173-019-901	Lacmta		9,082	6,300	\$1,154.96	0.10%
5173-019-902	Lacmta		4,100	4,100	\$631.35	0.06%
5173-019-903	Lacmta		6,890	0	\$457.76	0.04%
5173-021-902	Lacmta	410 Center St	44,431	0	\$2,951.95	0.27%
5173-021-903	Lacmta	410 Center St	16,740	0	\$1,112.19	0.10%
5173-021-905	Lacmta	410 Center St	51,930	5,148	\$3,900.88	0.35%
5173-021-906	Lacmta	410 Center St	9,500	0	\$631.17	0.06%
	<b>Total Lacmta</b>				<b>\$98,430.15</b>	<b>8.88%</b>
5173-004-900	LAUSD		69,250	30,590	\$7,279.01	0.66%
5173-004-903	LAUSD		14,800	0	\$983.30	0.09%
	<b>Total LAUSD</b>				<b>\$8,262.31</b>	<b>0.75%</b>
5173-003-900	State Of California	531 E Commerical St	92,347	0	\$6,135.44	0.55%
	<b>Total State Of California</b>				<b>\$6,135.44</b>	<b>0.55%</b>
	<b>Total Govt Assessments</b>				<b>\$209,482.94</b>	<b>18.90%</b>

### **Maximum Annual Assessment Adjustments**

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Owners Association and will vary between 0% and 5% in any given year. Any change will be approved by the owner's association board of directors and submitted to the City within its annual planning report.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. The management/administration line item may only be increased by the annual increase subject to the 5% cap and cannot be increased through the 10% budget reallocation. Any change will be approved by the owner's association board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan.

### **Budget Adjustment**

Any annual budget surplus or deficit will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses or deficits that are carried forward.

### ***Future Development***

As a result of continued development, the District may experience the addition or subtraction of assessable commercial 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. In future years, the assessments for the special benefits bestowed upon the included PBID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required to approve the changes.

## **SECTION H: ASSESSMENT ROLL**

The total assessment amount for 2014 is \$1,108,392 apportioned to each individual assessed parcel. For a complete listing of assessed parcels, please see Attachment B: Assessment Roll, attached as a separate document.

# Attachment A

## Downtown Los Angeles Arts District Proposed Property Based Improvement District Visitor Survey

Summary of Quantitative Research and  
Cross Tabulation Tables

December 2012





**FINAL RESULTS: Downtown Los Angeles Arts District PBID Visitor Survey**

**SAMPLE SIZE = 397; MARGIN OF ERROR = 4.9%**

**INTERVIEW DATES: December 20-22, 2012**

Hello, my name is \_\_\_\_\_; I work for a public opinion research firm conducting a study of visitors to the Arts District. We would like to ask you some questions that will just take a couple of minutes.

- A. Do you live within the Arts District Property-Based Business Improvement District? [SHOW MAP]      Yes: 88      No: 309
- B. Do you work within the Arts District Property-Based Business Improvement District? [SHOW MAP]      Yes: 136      No: 261

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

	Very Likely	Somewhat Likely	Slightly Likely	Not at All Likely
1. Stroll or walk around OR simply wait to make a transit connection	187	79	59	72
2. Eat or drink at a restaurant, café, or bar	316	59	20	2
3. Shop/visit an art gallery	141	138	73	45
4. Attend a performing arts event/live theater	121	125	92	59
5. Attend school, take a class	40	29	78	250
6. Attend a festival or special event	163	123	68	43
7. Walk your dog/visit the dog park	73	13	17	294

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

	Very Important	Somewhat Important	Just Slightly Important	Not at all Important
8. Safety, like extra security	267	89	30	11
9. Cleanliness, like extra trash pick-up, steam cleaning and graffiti removal	245	97	45	10
10. Appearance, like plants, flowers and landscaping	206	131	49	11
11. New businesses and restaurants to fill empty storefronts	218	118	42	19
12. Good communication channels to inform me about the Arts District and its offerings	185	109	71	32

**ONLY AMONG THOSE WHO LIVE WITHIN THE ARTS DISTRICT PROPERTY-BASED BUSINESS IMPROVEMENT AREA IN Q.A. (n=88)**

	Very Important	Somewhat Important	Just Slightly Important	Not at all Important	No Answer/ Don't Know
13. How important were any of the features I just read [Q.8-Q.12] in making your decision to live within the Arts District?	53	17	5	10	3

**SUMMARY**

Likely to perform at least one non-strolling/transit connection activity in Q1-Q7:	<b>Total</b> 397 (100%)
Not at all likely to perform any non-strolling/transit connection activities in Q1-Q7:	0 (0%)
Not at all likely to perform any non-strolling/transit connection activities and said "Not at all important" to all features in Q.8-12:	0 (0%)
Not at all likely to perform any non-strolling/transit connection activities and said "Not at all important" OR "Just slightly important" to all features in Q.8-12*:	0 (0%)

\* Factoring in "just slightly important" with the "not at all important" responses does not yield any difference in the benefit calculation.

**DATE OF INTERVIEW**

	TOTAL	DATE			TIME			LOCATION		
		THURS 12-20	FRI. 12-21	SAT. 12-22	10AM - 1PM	1PM- 4PM	4PM- 7PM	TRAC-TION	5TH & HEWTT	WLLow MATEO
BASE - TOTAL	397	165	161	71	176	123	98	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
THURSDAY, DECEMBER 20	165 42%	165 100%	0 0%	0 0%	69 39%	38 31%	58 59%	86 42%	58 38%	21 51%
FRIDAY, DECEMBER 21	161 41%	0 0%	161 100%	0 0%	75 43%	46 37%	40 41%	82 40%	59 39%	20 49%
SATURDAY, DECEMBER 22	71 18%	0 0%	0 0%	71 100%	32 18%	39 32%	0 0%	36 18%	35 23%	0 0%

**TIME OF INTERVIEW**

	TOTAL	DATE			TIME			LOCATION		
		THURS 12-20	FRI. 12-21	SAT. 12-22	10AM - 1PM	1PM- 4PM	4PM- 7PM	TRAC-TION	5TH & HEWTT	WLLow MATEO
BASE - TOTAL	397	165	161	71	176	123	98	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
10:00am - 11:00am	35 9%	18 11%	17 11%	0 0%	35 20%	0 0%	0 0%	11 5%	24 16%	0 0%
11:01am - 12:00pm	65 16%	25 15%	25 16%	15 21%	65 37%	0 0%	0 0%	29 14%	20 13%	16 39%
12:01pm - 1:00pm	76 19%	26 16%	33 20%	17 24%	76 43%	0 0%	0 0%	39 19%	32 21%	5 12%
1:01pm - 2:00pm	56 14%	20 12%	22 14%	14 20%	0 0%	56 46%	0 0%	41 20%	15 10%	0 0%
2:01pm - 3:00pm	46 12%	10 6%	11 7%	25 35%	0 0%	46 37%	0 0%	22 11%	10 7%	14 34%
3:01pm - 4:00pm	21 5%	8 5%	13 8%	0 0%	0 0%	21 17%	0 0%	6 3%	15 10%	0 0%
4:01pm - 5:00pm	41 10%	27 16%	14 9%	0 0%	0 0%	0 0%	41 42%	26 13%	15 10%	0 0%
5:01pm - 6:00pm	28 7%	16 10%	12 7%	0 0%	0 0%	0 0%	28 29%	13 6%	12 8%	3 7%
6:01pm - 7:00pm	29 7%	15 9%	14 9%	0 0%	0 0%	0 0%	29 30%	17 8%	9 6%	3 7%

**LIVE WITHIN THE DOWNTOWN'S PBID**

	TOTAL	DATE			TIME			LOCATION		
		THURS 12-20	FRI. 12-21	SAT. 12-22	10AM - 1PM	1PM- 4PM	4PM- 7PM	TRAC-TION	5TH & HEWTT	WLLow MATEO
BASE - TOTAL	397	165	161	71	176	123	98	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
YES	88	36	35	17	45	20	23	42	37	9
	22%	22%	22%	24%	26%	16%	23%	21%	24%	22%
NO	309	129	126	54	131	103	75	162	115	32
	78%	78%	78%	76%	74%	84%	77%	79%	76%	78%

**WORK WITHIN THE DOWNTOWN'S PBID**

	TOTAL	DATE			TIME			LOCATION		
		THURS 12-20	FRI. 12-21	SAT. 12-22	10AM - 1PM	1PM- 4PM	4PM- 7PM	TRAC-TION	5TH & HEWTT	WLLow MATEO
BASE - TOTAL	397	165	161	71	176	123	98	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
YES	136	72	53	11	70	34	32	69	45	22
	34%	44%	33%	15%	40%	28%	33%	34%	30%	54%
NO	261	93	108	60	106	89	66	135	107	19
	66%	56%	67%	85%	60%	72%	67%	66%	70%	46%

**Q1-Q12 BY TOTAL, DATE, AND TIME**

	TOTAL	DATE			TIME			LOCATION		
		THURS 12-20	FRI. 12-21	SAT. 12-22	10AM - 1PM	1PM- 4PM	4PM- 7PM	TRAC-TION	5TH & HEWTT	WLLow MATEO
BASE - TOTAL	397	165	161	71	176	123	98	204	152	41
RESPONDENTS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Q1 - LIKELY TO: STROLL/WALK AROUND										
VERY LIKELY	187	73	76	38	83	52	52	120	52	15
	47%	44%	47%	54%	47%	42%	53%	59%	34%	37%
SOMEWHAT LIKELY	79	35	34	10	35	25	19	52	23	4
	20%	21%	21%	14%	20%	20%	19%	25%	15%	10%
SLIGHTLY LIKELY	59	27	23	9	31	15	13	15	31	13
	15%	16%	14%	13%	18%	12%	13%	7%	20%	32%
NOT AT ALL LIKELY	72	30	28	14	27	31	14	17	46	9
	18%	18%	17%	20%	15%	25%	14%	8%	30%	22%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT										
VERY LIKELY	316	125	127	64	141	95	80	164	125	27
	80%	76%	79%	90%	80%	77%	82%	80%	82%	66%
SOMEWHAT LIKELY	59	29	25	5	24	17	18	33	17	9
	15%	18%	16%	7%	14%	14%	18%	16%	11%	22%
SLIGHTLY LIKELY	20	10	8	2	9	11	0	5	10	5
	5%	6%	5%	3%	5%	9%	0%	2%	7%	12%
NOT AT ALL LIKELY	2	1	1	0	2	0	0	2	0	0
	1%	1%	1%	0%	1%	0%	0%	1%	0%	0%
Q3 - LIKELY TO: SHOP/VISIT ART GALLERY										
VERY LIKELY	141	67	47	27	66	37	38	83	46	12
	36%	41%	29%	38%	38%	30%	39%	41%	30%	29%
SOMEWHAT LIKELY	138	49	63	26	62	41	35	73	51	14
	35%	30%	39%	37%	35%	33%	36%	36%	34%	34%
SLIGHTLY LIKELY	73	28	36	9	32	23	18	32	34	7
	18%	17%	22%	13%	18%	19%	18%	16%	22%	17%

NOT AT ALL LIKELY	45 11%	21 13%	15 9%	9 13%	16 9%	22 18%	7 7%	16 8%	21 14%	8 20%
Q4 - LIKELY TO: ATTEND PERF ARTS EVENT/LIVE THEATER										
VERY LIKELY	121 30%	53 32%	42 26%	26 37%	59 34%	35 28%	27 28%	60 29%	49 32%	12 29%
SOMEWHAT LIKELY	125 31%	49 30%	50 31%	26 37%	55 31%	42 34%	28 29%	72 35%	42 28%	11 27%
SLIGHTLY LIKELY	92 23%	42 25%	40 25%	10 14%	42 24%	22 18%	28 29%	47 23%	36 24%	9 22%
NOT AT ALL LIKELY	59 15%	21 13%	29 18%	9 13%	20 11%	24 20%	15 15%	25 12%	25 16%	9 22%
Q5 - LIKELY TO: ATTEND SCHOOL/CLASS										
VERY LIKELY	40 10%	16 10%	18 11%	6 8%	18 10%	8 7%	14 14%	23 11%	15 10%	2 5%
SOMEWHAT LIKELY	29 7%	9 5%	15 9%	5 7%	11 6%	10 8%	8 8%	19 9%	6 4%	4 10%
SLIGHTLY LIKELY	78 20%	27 16%	28 17%	23 32%	35 20%	30 24%	13 13%	43 21%	30 20%	5 12%
NOT AT ALL LIKELY	250 63%	113 68%	100 62%	37 52%	112 64%	75 61%	63 64%	119 58%	101 66%	30 73%
Q6 - LIKELY TO: ATTEND FESTIVAL/SPECIAL EVENT										
VERY LIKELY	163 41%	64 39%	62 39%	37 52%	78 44%	47 38%	38 39%	87 43%	60 39%	16 39%
SOMEWHAT LIKELY	123 31%	54 33%	48 30%	21 30%	49 28%	41 33%	33 34%	80 39%	37 24%	6 15%
SLIGHTLY LIKELY	68 17%	31 19%	33 20%	4 6%	31 18%	19 15%	18 18%	25 12%	33 22%	10 24%
NOT AT ALL LIKELY	43 11%	16 10%	18 11%	9 13%	18 10%	16 13%	9 9%	12 6%	22 14%	9 22%
Q7 - LIKELY TO: WALK DOG/VISIT DOG PARK										
VERY LIKELY	73 18%	29 18%	29 18%	15 21%	40 23%	19 15%	14 14%	35 17%	31 20%	7 17%
SOMEWHAT LIKELY	13 3%	2 1%	6 4%	5 7%	2 1%	8 7%	3 3%	10 5%	3 2%	0 0%
SLIGHTLY LIKELY	17 4%	10 6%	6 4%	1 1%	8 5%	4 3%	5 5%	12 6%	5 3%	0 0%
NOT AT ALL LIKELY	294 74%	124 75%	120 75%	50 70%	126 72%	92 75%	76 78%	147 72%	113 74%	34 83%
Q8 - IMPORTANCE OF: SAFETY										
VERY IMPORTANT	267 67%	110 67%	107 66%	50 70%	124 70%	83 67%	60 61%	126 62%	117 77%	24 59%
SOMEWHAT IMPORTANT	89 22%	34 21%	40 25%	15 21%	36 20%	27 22%	26 27%	56 27%	22 14%	11 27%
JUST SLIGHTLY IMPORTANT	30 8%	14 8%	12 7%	4 6%	11 6%	11 9%	8 8%	15 7%	11 7%	4 10%
NOT AT ALL IMPORTANT	11 3%	7 4%	2 1%	2 3%	5 3%	2 2%	4 4%	7 3%	2 1%	2 5%
Q9 - IMPORTANCE OF: CLEANLINESS										
VERY IMPORTANT	245 62%	105 64%	96 60%	44 62%	113 64%	73 59%	59 60%	118 58%	107 70%	20 49%
SOMEWHAT IMPORTANT	97 24%	37 22%	44 27%	16 23%	39 22%	32 26%	26 27%	58 28%	25 16%	14 34%
JUST SLIGHTLY IMPORTANT	45 11%	18 11%	20 12%	7 10%	19 11%	16 13%	10 10%	22 11%	18 12%	5 12%
NOT AT ALL IMPORTANT	10 3%	5 3%	1 1%	4 6%	5 3%	2 2%	3 3%	6 3%	2 1%	2 5%

Q10 - IMPORTANCE OF: APPEARANCE											
VERY IMPORTANT	206	88	75	43	94	59	53	96	90	20	
	52%	53%	47%	61%	53%	48%	54%	47%	59%	49%	
SOMEWHAT IMPORTANT	131	51	63	17	50	46	35	79	38	14	
	33%	31%	39%	24%	28%	37%	36%	39%	25%	34%	
JUST SLIGHTLY IMPORTANT	49	20	20	9	27	15	7	23	21	5	
	12%	12%	12%	13%	15%	12%	7%	11%	14%	12%	
NOT AT ALL IMPORTANT	11	6	3	2	5	3	3	6	3	2	
	3%	4%	2%	3%	3%	2%	3%	3%	2%	5%	
Q11 - IMPORTANCE OF: NEW BUSINESSES/ RESTAURANTS											
VERY IMPORTANT	218	92	85	41	104	62	52	101	97	20	
	55%	56%	53%	58%	59%	50%	53%	50%	64%	49%	
SOMEWHAT IMPORTANT	118	48	50	20	45	38	35	71	34	13	
	30%	29%	31%	28%	26%	31%	36%	35%	22%	32%	
JUST SLIGHTLY IMPORTANT	42	16	19	7	18	16	8	18	18	6	
	11%	10%	12%	10%	10%	13%	8%	9%	12%	15%	
NOT AT ALL IMPORTANT	19	9	7	3	9	7	3	14	3	2	
	5%	5%	4%	4%	5%	6%	3%	7%	2%	5%	
Q12 - IMPORTANCE OF: GOOD COMMUNICATION CHANNELS											
VERY IMPORTANT	185	75	68	42	84	52	49	107	65	13	
	47%	45%	42%	59%	48%	42%	50%	52%	43%	32%	
SOMEWHAT IMPORTANT	109	44	44	21	45	42	22	64	32	13	
	27%	27%	27%	30%	26%	34%	22%	31%	21%	32%	
JUST SLIGHTLY IMPORTANT	71	28	37	6	32	20	19	24	36	11	
	18%	17%	23%	8%	18%	16%	19%	12%	24%	27%	
NOT AT ALL IMPORTANT	32	18	12	2	15	9	8	9	19	4	
	8%	11%	7%	3%	9%	7%	8%	4%	13%	10%	

#### IMPORTANCE OF FEATURES IN DECIDING TO LIVE IN ARTS DISTRICT

	TOTAL	DATE			TIME			LOCATION		
		THURS 12-20	FRI. 12- 21	SAT. 12- 22	10AM - 1PM	1PM- 4PM	4PM- 7PM	TRAC- TION	5TH & HEWTT	WLLow MATEO
BASE - LIVE IN ARTS DISTRICT	88	36	35	17	45	20	23	42	37	9
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
VERY IMPORTANT	53	18	24	11	24	14	15	20	27	6
	60%	50%	69%	65%	53%	70%	65%	48%	73%	67%
SOMEWHAT IMPORTANT	17	8	8	1	10	4	3	7	9	1
	19%	22%	23%	6%	22%	20%	13%	17%	24%	11%
JUST SLIGHTLY IMPORTANT	5	3	1	1	5	0	0	2	1	2
	6%	8%	3%	6%	11%	0%	0%	5%	3%	22%
NOT AT ALL IMPORTANT	10	4	2	4	6	2	2	10	0	0
	11%	11%	6%	24%	13%	10%	9%	24%	0%	0%
DON'T KNOW/NO ANSWER	3	3	0	0	0	0	3	3	0	0
	3%	8%	0%	0%	0%	0%	13%	7%	0%	0%

**Q1 STROLL OR WALK AROUND OR SIMPLY WAIT TO MAKE A TRANSIT CONNECTION**

	TOTAL	QUESTION 1			
		VERY LKELY	SMWHT LKELY	SLIGHTLY LKELY	NOT AT ALL LKELY
BASE - TOTAL RESPONDENTS	397 100%	187 100%	79 100%	59 100%	72 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	187 100%	0 0%	0 0%	0 0%
SOMEWHAT LIKELY	79 20%	0 0%	79 100%	0 0%	0 0%
SLIGHTLY LIKELY	59 15%	0 0%	0 0%	59 100%	0 0%
NOT AT ALL LIKELY	72 18%	0 0%	0 0%	0 0%	72 100%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	179 96%	61 77%	38 64%	38 53%
SOMEWHAT LIKELY	59 15%	7 4%	15 19%	17 29%	20 28%
SLIGHTLY LIKELY	20 5%	0 0%	3 4%	3 5%	14 19%
NOT AT ALL LIKELY	2 1%	1 1%	0 0%	1 2%	0 0%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	111 59%	22 28%	5 8%	3 4%
SOMEWHAT LIKELY	138 35%	55 29%	33 42%	30 51%	20 28%
SLIGHTLY LIKELY	73 18%	14 7%	21 27%	19 32%	19 26%
NOT AT ALL LIKELY	45 11%	7 4%	3 4%	5 8%	30 42%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	94 50%	18 23%	6 10%	3 4%
SOMEWHAT LIKELY	125 31%	55 29%	29 37%	24 41%	17 24%
SLIGHTLY LIKELY	92 23%	22 12%	25 32%	24 41%	21 29%
NOT AT ALL LIKELY	59 15%	16 9%	7 9%	5 8%	31 43%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	30 16%	7 9%	3 5%	0 0%
SOMEWHAT LIKELY	29 7%	19 10%	5 6%	3 5%	2 3%
SLIGHTLY LIKELY	78 20%	39 21%	19 24%	11 19%	9 13%
NOT AT ALL LIKELY	250 63%	99 53%	48 61%	42 71%	61 85%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	131 70%	19 24%	11 19%	2 3%
SOMEWHAT LIKELY	123 31%	40 21%	40 51%	21 36%	22 31%
SLIGHTLY LIKELY	68	10	15	23	20

	17%	5%	19%	39%	28%
NOT AT ALL LIKELY	43	6	5	4	28
	11%	3%	6%	7%	39%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	65	6	2	0
	18%	35%	8%	3%	0%
SOMEWHAT LIKELY	13	5	7	0	1
	3%	3%	9%	0%	1%
SLIGHTLY LIKELY	17	7	5	3	2
	4%	4%	6%	5%	3%
NOT AT ALL LIKELY	294	110	61	54	69
	74%	59%	77%	92%	96%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	124	63	37	43
	67%	66%	80%	63%	60%
SOMEWHAT IMPORTANT	89	48	10	14	17
	22%	26%	13%	24%	24%
JUST SLIGHTLY IMPORTANT	30	9	5	8	8
	8%	5%	6%	14%	11%
NOT AT ALL IMPORTANT	11	6	1	0	4
	3%	3%	1%	0%	6%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	122	49	32	42
	62%	65%	62%	54%	58%
SOMEWHAT IMPORTANT	97	40	21	18	18
	24%	21%	27%	31%	25%
JUST SLIGHTLY IMPORTANT	45	19	8	9	9
	11%	10%	10%	15%	13%
NOT AT ALL IMPORTANT	10	6	1	0	3
	3%	3%	1%	0%	4%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	109	44	24	29
	52%	58%	56%	41%	40%
SOMEWHAT IMPORTANT	131	56	29	20	26
	33%	30%	37%	34%	36%
JUST SLIGHTLY IMPORTANT	49	16	5	15	13
	12%	9%	6%	25%	18%
NOT AT ALL IMPORTANT	11	6	1	0	4
	3%	3%	1%	0%	6%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	112	49	27	30
	55%	60%	62%	46%	42%
SOMEWHAT IMPORTANT	118	54	23	20	21
	30%	29%	29%	34%	29%
JUST SLIGHTLY IMPORTANT	42	12	5	12	13
	11%	6%	6%	20%	18%
NOT AT ALL IMPORTANT	19	9	2	0	8
	5%	5%	3%	0%	11%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	116	35	17	17
	47%	62%	44%	29%	24%
SOMEWHAT IMPORTANT	109	50	25	16	18
	27%	27%	32%	27%	25%
JUST SLIGHTLY IMPORTANT	71	13	15	19	24
	18%	7%	19%	32%	33%
NOT AT ALL IMPORTANT	32	8	4	7	13
	8%	4%	5%	12%	18%

**Q2. EAT OR DRINK AT A RESTAURANT, CAFE OR BAR?**

	TOTAL	QUESTION 2			
		VERY LKELY	SMWHT LKELY	SLGHTLY LKELY	NOT AT ALL LKELY
BASE - TOTAL RESPONDENTS	397 100%	316 100%	59 100%	20 100%	2 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	179 57%	7 12%	0 0%	1 50%
SOMEWHAT LIKELY	79 20%	61 19%	15 25%	3 15%	0 0%
SLIGHTLY LIKELY	59 15%	38 12%	17 29%	3 15%	1 50%
NOT AT ALL LIKELY	72 18%	38 12%	20 34%	14 70%	0 0%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	316 100%	0 0%	0 0%	0 0%
SOMEWHAT LIKELY	59 15%	0 0%	59 100%	0 0%	0 0%
SLIGHTLY LIKELY	20 5%	0 0%	0 0%	20 100%	0 0%
NOT AT ALL LIKELY	2 1%	0 0%	0 0%	0 0%	2 100%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	137 43%	3 5%	1 5%	0 0%
SOMEWHAT LIKELY	138 35%	109 34%	28 47%	1 5%	0 0%
SLIGHTLY LIKELY	73 18%	47 15%	18 31%	7 35%	1 50%
NOT AT ALL LIKELY	45 11%	23 7%	10 17%	11 55%	1 50%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	116 37%	5 8%	0 0%	0 0%
SOMEWHAT LIKELY	125 31%	106 34%	16 27%	3 15%	0 0%
SLIGHTLY LIKELY	92 23%	61 19%	21 36%	8 40%	2 100%
NOT AT ALL LIKELY	59 15%	33 10%	17 29%	9 45%	0 0%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	37 12%	3 5%	0 0%	0 0%
SOMEWHAT LIKELY	29 7%	26 8%	3 5%	0 0%	0 0%
SLIGHTLY LIKELY	78 20%	68 22%	7 12%	3 15%	0 0%
NOT AT ALL LIKELY	250 63%	185 59%	46 78%	17 85%	2 100%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	157 50%	5 8%	0 0%	1 50%
SOMEWHAT LIKELY	123 31%	98 31%	22 37%	3 15%	0 0%
SLIGHTLY LIKELY	68 17%	39 12%	19 31%	9 15%	1 50%



	17%	12%	32%	45%	50%
NOT AT ALL LIKELY	43	22	13	8	0
	11%	7%	22%	40%	0%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	71	2	0	0
	18%	22%	3%	0%	0%
SOMEWHAT LIKELY	13	11	2	0	0
	3%	3%	3%	0%	0%
SLIGHTLY LIKELY	17	13	3	1	0
	4%	4%	5%	5%	0%
NOT AT ALL LIKELY	294	221	52	19	2
	74%	70%	88%	95%	100%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	236	25	4	2
	67%	75%	42%	20%	100%
SOMEWHAT IMPORTANT	89	60	20	9	0
	22%	19%	34%	45%	0%
JUST SLIGHTLY IMPORTANT	30	14	11	5	0
	8%	4%	19%	25%	0%
NOT AT ALL IMPORTANT	11	6	3	2	0
	3%	2%	5%	10%	0%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	217	24	2	2
	62%	69%	41%	10%	100%
SOMEWHAT IMPORTANT	97	64	24	9	0
	24%	20%	41%	45%	0%
JUST SLIGHTLY IMPORTANT	45	29	9	7	0
	11%	9%	15%	35%	0%
NOT AT ALL IMPORTANT	10	6	2	2	0
	3%	2%	3%	10%	0%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	181	24	1	0
	52%	57%	41%	5%	0%
SOMEWHAT IMPORTANT	131	96	24	9	2
	33%	30%	41%	45%	100%
JUST SLIGHTLY IMPORTANT	49	32	10	7	0
	12%	10%	17%	35%	0%
NOT AT ALL IMPORTANT	11	7	1	3	0
	3%	2%	2%	15%	0%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	195	20	2	1
	55%	62%	34%	10%	50%
SOMEWHAT IMPORTANT	118	90	22	5	1
	30%	28%	37%	25%	50%
JUST SLIGHTLY IMPORTANT	42	20	14	8	0
	11%	6%	24%	40%	0%
NOT AT ALL IMPORTANT	19	11	3	5	0
	5%	3%	5%	25%	0%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	166	16	2	1
	47%	53%	27%	10%	50%
SOMEWHAT IMPORTANT	109	85	20	3	1
	27%	27%	34%	15%	50%
JUST SLIGHTLY IMPORTANT	71	45	18	8	0
	18%	14%	31%	40%	0%
NOT AT ALL IMPORTANT	32	20	5	7	0
	8%	6%	8%	35%	0%

**Q3. SHOP/VISIT AN ART GALLERY**

	TOTAL	QUESTION 3			
		VERY LKELY	SMWHT LKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY
BASE - TOTAL RESPONDENTS	397 100%	141 100%	138 100%	73 100%	45 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	111 79%	55 40%	14 19%	7 16%
SOMEWHAT LIKELY	79 20%	22 16%	33 24%	21 29%	3 7%
SLIGHTLY LIKELY	59 15%	5 4%	30 22%	19 26%	5 11%
NOT AT ALL LIKELY	72 18%	3 2%	20 14%	19 26%	30 67%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	137 97%	109 79%	47 64%	23 51%
SOMEWHAT LIKELY	59 15%	3 2%	28 20%	18 25%	10 22%
SLIGHTLY LIKELY	20 5%	1 1%	1 1%	7 10%	11 24%
NOT AT ALL LIKELY	2 1%	0 0%	0 0%	1 1%	1 2%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	141 100%	0 0%	0 0%	0 0%
SOMEWHAT LIKELY	138 35%	0 0%	138 100%	0 0%	0 0%
SLIGHTLY LIKELY	73 18%	0 0%	0 0%	73 100%	0 0%
NOT AT ALL LIKELY	45 11%	0 0%	0 0%	0 0%	45 100%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	92 65%	25 18%	1 1%	3 7%
SOMEWHAT LIKELY	125 31%	31 22%	84 61%	9 12%	1 2%
SLIGHTLY LIKELY	92 23%	15 11%	20 14%	48 66%	9 20%
NOT AT ALL LIKELY	59 15%	3 2%	9 7%	15 21%	32 71%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	33 23%	6 4%	1 1%	0 0%
SOMEWHAT LIKELY	29 7%	14 10%	12 9%	3 4%	0 0%
SLIGHTLY LIKELY	78 20%	26 18%	37 27%	12 16%	3 7%
NOT AT ALL LIKELY	250 63%	68 48%	83 60%	57 78%	42 93%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	110 78%	44 32%	7 10%	2 4%
SOMEWHAT LIKELY	123 31%	25 18%	70 51%	21 29%	7 16%
SLIGHTLY LIKELY	68	3	20	36	9

NOT AT ALL LIKELY	17%	2%	14%	49%	20%
	43	3	4	9	27
	11%	2%	3%	12%	60%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	52	17	4	0
	18%	37%	12%	5%	0%
SOMEWHAT LIKELY	13	6	4	3	0
	3%	4%	3%	4%	0%
SLIGHTLY LIKELY	17	5	7	5	0
	4%	4%	5%	7%	0%
NOT AT ALL LIKELY	294	78	110	61	45
	74%	55%	80%	84%	100%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	101	92	48	26
	67%	72%	67%	66%	58%
SOMEWHAT IMPORTANT	89	30	34	16	9
	22%	21%	25%	22%	20%
JUST SLIGHTLY IMPORTANT	30	7	9	8	6
	8%	5%	7%	11%	13%
NOT AT ALL IMPORTANT	11	3	3	1	4
	3%	2%	2%	1%	9%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	103	79	38	25
	62%	73%	57%	52%	56%
SOMEWHAT IMPORTANT	97	19	43	27	8
	24%	13%	31%	37%	18%
JUST SLIGHTLY IMPORTANT	45	16	13	7	9
	11%	11%	9%	10%	20%
NOT AT ALL IMPORTANT	10	3	3	1	3
	3%	2%	2%	1%	7%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	88	78	26	14
	52%	62%	57%	36%	31%
SOMEWHAT IMPORTANT	131	38	44	35	14
	33%	27%	32%	48%	31%
JUST SLIGHTLY IMPORTANT	49	12	13	11	13
	12%	9%	9%	15%	29%
NOT AT ALL IMPORTANT	11	3	3	1	4
	3%	2%	2%	1%	9%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	89	78	35	16
	55%	63%	57%	48%	36%
SOMEWHAT IMPORTANT	118	37	49	23	9
	30%	26%	36%	32%	20%
JUST SLIGHTLY IMPORTANT	42	9	9	14	10
	11%	6%	7%	19%	22%
NOT AT ALL IMPORTANT	19	6	2	1	10
	5%	4%	1%	1%	22%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	100	58	19	8
	47%	71%	42%	26%	18%
SOMEWHAT IMPORTANT	109	31	47	19	12
	27%	22%	34%	26%	27%
JUST SLIGHTLY IMPORTANT	71	7	30	23	11
	18%	5%	22%	32%	24%
NOT AT ALL IMPORTANT	32	3	3	12	14
	8%	2%	2%	16%	31%

**Q4. ATTEND A PERFORMING ARTS EVENT/LIVE THEATER**

	TOTAL	QUESTION 4			
		VERY LIKELY	SMWHT LIKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY
BASE - TOTAL RESPONDENTS	397 100%	121 100%	125 100%	92 100%	59 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	94 78%	55 44%	22 24%	16 27%
SOMEWHAT LIKELY	79 20%	18 15%	29 23%	25 27%	7 12%
SLIGHTLY LIKELY	59 15%	6 5%	24 19%	24 26%	5 8%
NOT AT ALL LIKELY	72 18%	3 2%	17 14%	21 23%	31 53%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	116 96%	106 85%	61 66%	33 56%
SOMEWHAT LIKELY	59 15%	5 4%	16 13%	21 23%	17 29%
SLIGHTLY LIKELY	20 5%	0 0%	3 2%	8 9%	9 15%
NOT AT ALL LIKELY	2 1%	0 0%	0 0%	2 2%	0 0%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	92 76%	31 25%	15 16%	3 5%
SOMEWHAT LIKELY	138 35%	25 21%	84 67%	20 22%	9 15%
SLIGHTLY LIKELY	73 18%	1 1%	9 7%	48 52%	15 25%
NOT AT ALL LIKELY	45 11%	3 2%	1 1%	9 10%	32 54%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	121 100%	0 0%	0 0%	0 0%
SOMEWHAT LIKELY	125 31%	0 0%	125 100%	0 0%	0 0%
SLIGHTLY LIKELY	92 23%	0 0%	0 0%	92 100%	0 0%
NOT AT ALL LIKELY	59 15%	0 0%	0 0%	0 0%	59 100%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	30 25%	6 5%	3 3%	1 2%
SOMEWHAT LIKELY	29 7%	14 12%	13 10%	2 2%	0 0%
SLIGHTLY LIKELY	78 20%	23 19%	36 29%	16 17%	3 5%
NOT AT ALL LIKELY	250 63%	54 45%	70 56%	71 77%	55 93%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	102 84%	40 32%	15 16%	6 10%
SOMEWHAT LIKELY	123 31%	13 11%	71 57%	26 28%	13 22%
SLIGHTLY LIKELY	68	5	13	43	7

	17%	4%	10%	47%	12%
NOT AT ALL LIKELY	43	1	1	8	33
	11%	1%	1%	9%	56%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	50	18	2	3
	18%	41%	14%	2%	5%
SOMEWHAT LIKELY	13	3	6	4	0
	3%	2%	5%	4%	0%
SLIGHTLY LIKELY	17	5	6	4	2
	4%	4%	5%	4%	3%
NOT AT ALL LIKELY	294	63	95	82	54
	74%	52%	76%	89%	92%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	90	88	54	35
	67%	74%	70%	59%	59%
SOMEWHAT IMPORTANT	89	24	27	25	13
	22%	20%	22%	27%	22%
JUST SLIGHTLY IMPORTANT	30	6	6	10	8
	8%	5%	5%	11%	14%
NOT AT ALL IMPORTANT	11	1	4	3	3
	3%	1%	3%	3%	5%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	89	77	49	30
	62%	74%	62%	53%	51%
SOMEWHAT IMPORTANT	97	17	36	28	16
	24%	14%	29%	30%	27%
JUST SLIGHTLY IMPORTANT	45	11	12	13	9
	11%	9%	10%	14%	15%
NOT AT ALL IMPORTANT	10	4	0	2	4
	3%	3%	0%	2%	7%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	81	67	36	22
	52%	67%	54%	39%	37%
SOMEWHAT IMPORTANT	131	28	41	41	21
	33%	23%	33%	45%	36%
JUST SLIGHTLY IMPORTANT	49	9	16	12	12
	12%	7%	13%	13%	20%
NOT AT ALL IMPORTANT	11	3	1	3	4
	3%	2%	1%	3%	7%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	88	63	45	22
	55%	73%	50%	49%	37%
SOMEWHAT IMPORTANT	118	22	51	26	19
	30%	18%	41%	28%	32%
JUST SLIGHTLY IMPORTANT	42	5	9	17	11
	11%	4%	7%	18%	19%
NOT AT ALL IMPORTANT	19	6	2	4	7
	5%	5%	2%	4%	12%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	86	57	27	15
	47%	71%	46%	29%	25%
SOMEWHAT IMPORTANT	109	24	42	27	16
	27%	20%	34%	29%	27%
JUST SLIGHTLY IMPORTANT	71	9	23	25	14
	18%	7%	18%	27%	24%
NOT AT ALL IMPORTANT	32	2	3	13	14
	8%	2%	2%	14%	24%

**Q5. ATTEND SCHOOL, TAKE A CLASS**

	TOTAL	QUESTION 5			
		VERY LKELY	SMWHT LKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY
BASE - TOTAL RESPONDENTS	397 100%	40 100%	29 100%	78 100%	250 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	30 75%	19 66%	39 50%	99 40%
SOMEWHAT LIKELY	79 20%	7 18%	5 17%	19 24%	48 19%
SLIGHTLY LIKELY	59 15%	3 8%	3 10%	11 14%	42 17%
NOT AT ALL LIKELY	72 18%	0 0%	2 7%	9 12%	61 24%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	37 93%	26 90%	68 87%	185 74%
SOMEWHAT LIKELY	59 15%	3 8%	3 10%	7 9%	46 18%
SLIGHTLY LIKELY	20 5%	0 0%	0 0%	3 4%	17 7%
NOT AT ALL LIKELY	2 1%	0 0%	0 0%	0 0%	2 1%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	33 83%	14 48%	26 33%	68 27%
SOMEWHAT LIKELY	138 35%	6 15%	12 41%	37 47%	83 33%
SLIGHTLY LIKELY	73 18%	1 3%	3 10%	12 15%	57 23%
NOT AT ALL LIKELY	45 11%	0 0%	0 0%	3 4%	42 17%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	30 75%	14 48%	23 29%	54 22%
SOMEWHAT LIKELY	125 31%	6 15%	13 45%	36 46%	70 28%
SLIGHTLY LIKELY	92 23%	3 8%	2 7%	16 21%	71 28%
NOT AT ALL LIKELY	59 15%	1 3%	0 0%	3 4%	55 22%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	40 100%	0 0%	0 0%	0 0%
SOMEWHAT LIKELY	29 7%	0 0%	29 100%	0 0%	0 0%
SLIGHTLY LIKELY	78 20%	0 0%	0 0%	78 100%	0 0%
NOT AT ALL LIKELY	250 63%	0 0%	0 0%	0 0%	250 100%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	31 78%	18 62%	38 49%	76 30%
SOMEWHAT LIKELY	123 31%	7 18%	9 31%	32 41%	75 30%
SLIGHTLY LIKELY	68 17%	1 3%	1 3%	7 9%	59 23%

	17%	3%	3%	9%	24%
NOT AT ALL LIKELY	43	1	1	1	40
	11%	3%	3%	1%	16%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	20	5	16	32
	18%	50%	17%	21%	13%
SOMEWHAT LIKELY	13	3	3	3	4
	3%	8%	10%	4%	2%
SLIGHTLY LIKELY	17	2	3	3	9
	4%	5%	10%	4%	4%
NOT AT ALL LIKELY	294	15	18	56	205
	74%	38%	62%	72%	82%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	31	18	53	165
	67%	78%	62%	68%	66%
SOMEWHAT IMPORTANT	89	6	9	17	57
	22%	15%	31%	22%	23%
JUST SLIGHTLY IMPORTANT	30	2	1	6	21
	8%	5%	3%	8%	8%
NOT AT ALL IMPORTANT	11	1	1	2	7
	3%	3%	3%	3%	3%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	32	17	49	147
	62%	80%	59%	63%	59%
SOMEWHAT IMPORTANT	97	5	9	18	65
	24%	13%	31%	23%	26%
JUST SLIGHTLY IMPORTANT	45	3	3	11	28
	11%	8%	10%	14%	11%
NOT AT ALL IMPORTANT	10	0	0	0	10
	3%	0%	0%	0%	4%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	30	17	40	119
	52%	75%	59%	51%	48%
SOMEWHAT IMPORTANT	131	8	9	27	87
	33%	20%	31%	35%	35%
JUST SLIGHTLY IMPORTANT	49	2	2	10	35
	12%	5%	7%	13%	14%
NOT AT ALL IMPORTANT	11	0	1	1	9
	3%	0%	3%	1%	4%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	28	17	46	127
	55%	70%	59%	59%	51%
SOMEWHAT IMPORTANT	118	10	8	24	76
	30%	25%	28%	31%	30%
JUST SLIGHTLY IMPORTANT	42	1	4	5	32
	11%	3%	14%	6%	13%
NOT AT ALL IMPORTANT	19	1	0	3	15
	5%	3%	0%	4%	6%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	30	16	40	99
	47%	75%	55%	51%	40%
SOMEWHAT IMPORTANT	109	6	8	24	71
	27%	15%	28%	31%	28%
JUST SLIGHTLY IMPORTANT	71	3	4	10	54
	18%	8%	14%	13%	22%
NOT AT ALL IMPORTANT	32	1	1	4	26
	8%	3%	3%	5%	10%

**Q6. ATTEND A FESTIVAL OR SPECIAL EVENT**

	TOTAL	QUESTION 6			
		VERY LKELY	SMWHT LKELY	SLGHTLY LIKELY	NOT AT ALL LIKELY
BASE - TOTAL RESPONDENTS	397 100%	163 100%	123 100%	68 100%	43 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	131 80%	40 33%	10 15%	6 14%
SOMEWHAT LIKELY	79 20%	19 12%	40 33%	15 22%	5 12%
SLIGHTLY LIKELY	59 15%	11 7%	21 17%	23 34%	4 9%
NOT AT ALL LIKELY	72 18%	2 1%	22 18%	20 29%	28 65%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	157 96%	98 80%	39 57%	22 51%
SOMEWHAT LIKELY	59 15%	5 3%	22 18%	19 28%	13 30%
SLIGHTLY LIKELY	20 5%	0 0%	3 2%	9 13%	8 19%
NOT AT ALL LIKELY	2 1%	1 1%	0 0%	1 1%	0 0%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	110 67%	25 20%	3 4%	3 7%
SOMEWHAT LIKELY	138 35%	44 27%	70 57%	20 29%	4 9%
SLIGHTLY LIKELY	73 18%	7 4%	21 17%	36 53%	9 21%
NOT AT ALL LIKELY	45 11%	2 1%	7 6%	9 13%	27 63%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	102 63%	13 11%	5 7%	1 2%
SOMEWHAT LIKELY	125 31%	40 25%	71 58%	13 19%	1 2%
SLIGHTLY LIKELY	92 23%	15 9%	26 21%	43 63%	8 19%
NOT AT ALL LIKELY	59 15%	6 4%	13 11%	7 10%	33 77%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	31 19%	7 6%	1 1%	1 2%
SOMEWHAT LIKELY	29 7%	18 11%	9 7%	1 1%	1 2%
SLIGHTLY LIKELY	78 20%	38 23%	32 26%	7 10%	1 2%
NOT AT ALL LIKELY	250 63%	76 47%	75 61%	59 87%	40 93%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	163 100%	0 0%	0 0%	0 0%
SOMEWHAT LIKELY	123 31%	0 0%	123 100%	0 0%	0 0%



SLIGHTLY LIKELY	68 17%	0 0%	0 0%	68 100%	0 0%
NOT AT ALL LIKELY	43 11%	0 0%	0 0%	0 0%	43 100%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73 18%	58 36%	10 8%	5 7%	0 0%
SOMEWHAT LIKELY	13 3%	5 3%	7 6%	1 1%	0 0%
SLIGHTLY LIKELY	17 4%	3 2%	8 7%	6 9%	0 0%
NOT AT ALL LIKELY	294 74%	97 60%	98 80%	56 82%	43 100%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267 67%	117 72%	93 76%	38 56%	19 44%
SOMEWHAT IMPORTANT	89 22%	31 19%	24 20%	21 31%	13 30%
JUST SLIGHTLY IMPORTANT	30 8%	10 6%	6 5%	7 10%	7 16%
NOT AT ALL IMPORTANT	11 3%	5 3%	0 0%	2 3%	4 9%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245 62%	110 67%	85 69%	33 49%	17 40%
SOMEWHAT IMPORTANT	97 24%	30 18%	29 24%	25 37%	13 30%
JUST SLIGHTLY IMPORTANT	45 11%	19 12%	7 6%	9 13%	10 23%
NOT AT ALL IMPORTANT	10 3%	4 2%	2 2%	1 1%	3 7%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206 52%	97 60%	68 55%	27 40%	14 33%
SOMEWHAT IMPORTANT	131 33%	47 29%	40 33%	28 41%	16 37%
JUST SLIGHTLY IMPORTANT	49 12%	13 8%	14 11%	13 19%	9 21%
NOT AT ALL IMPORTANT	11 3%	6 4%	1 1%	0 0%	4 9%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218 55%	108 66%	66 54%	33 49%	11 26%
SOMEWHAT IMPORTANT	118 30%	40 25%	43 35%	21 31%	14 33%
JUST SLIGHTLY IMPORTANT	42 11%	9 6%	13 11%	12 18%	8 19%
NOT AT ALL IMPORTANT	19 5%	6 4%	1 1%	2 3%	10 23%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185 47%	103 63%	60 49%	15 22%	7 16%
SOMEWHAT IMPORTANT	109 27%	42 26%	35 28%	20 29%	12 28%
JUST SLIGHTLY IMPORTANT	71 18%	12 7%	26 21%	22 32%	11 26%
NOT AT ALL IMPORTANT	32 8%	6 4%	2 2%	11 16%	13 30%

**Q7. WALK YOUR DOG/VISIT THE DOG PARK**

	TOTAL	QUESTION 7			
		VERY LKELY	SMWHT LKELY	SLIGHTLY LIKELY	NOT AT ALL LIKELY
BASE - TOTAL RESPONDENTS	397 100%	73 100%	13 100%	17 100%	294 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	65 89%	5 38%	7 41%	110 37%
SOMEWHAT LIKELY	79 20%	6 8%	7 54%	5 29%	61 21%
SLIGHTLY LIKELY	59 15%	2 3%	0 0%	3 18%	54 18%
NOT AT ALL LIKELY	72 18%	0 0%	1 8%	2 12%	69 23%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	71 97%	11 85%	13 76%	221 75%
SOMEWHAT LIKELY	59 15%	2 3%	2 15%	3 18%	52 18%
SLIGHTLY LIKELY	20 5%	0 0%	0 0%	1 6%	19 6%
NOT AT ALL LIKELY	2 1%	0 0%	0 0%	0 0%	2 1%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	52 71%	6 46%	5 29%	78 27%
SOMEWHAT LIKELY	138 35%	17 23%	4 31%	7 41%	110 37%
SLIGHTLY LIKELY	73 18%	4 5%	3 23%	5 29%	61 21%
NOT AT ALL LIKELY	45 11%	0 0%	0 0%	0 0%	45 15%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	50 68%	3 23%	5 29%	63 21%
SOMEWHAT LIKELY	125 31%	18 25%	6 46%	6 35%	95 32%
SLIGHTLY LIKELY	92 23%	2 3%	4 31%	4 24%	82 28%
NOT AT ALL LIKELY	59 15%	3 4%	0 0%	2 12%	54 18%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	20 27%	3 23%	2 12%	15 5%
SOMEWHAT LIKELY	29 7%	5 7%	3 23%	3 18%	18 6%
SLIGHTLY LIKELY	78 20%	16 22%	3 23%	3 18%	56 19%
NOT AT ALL LIKELY	250 63%	32 44%	4 31%	9 53%	205 70%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	58 79%	5 38%	3 18%	97 33%
SOMEWHAT LIKELY	123 31%	10 14%	7 54%	8 47%	98 33%
SLIGHTLY LIKELY	68	5	1	6	56

NOT AT ALL LIKELY	17%	7%	8%	35%	19%
	43	0	0	0	43
	11%	0%	0%	0%	15%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	73	0	0	0
	18%	100%	0%	0%	0%
SOMEWHAT LIKELY	13	0	13	0	0
	3%	0%	100%	0%	0%
SLIGHTLY LIKELY	17	0	0	17	0
	4%	0%	0%	100%	0%
NOT AT ALL LIKELY	294	0	0	0	294
	74%	0%	0%	0%	100%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	62	9	8	188
	67%	85%	69%	47%	64%
SOMEWHAT IMPORTANT	89	6	4	7	72
	22%	8%	31%	41%	24%
JUST SLIGHTLY IMPORTANT	30	3	0	1	26
	8%	4%	0%	6%	9%
NOT AT ALL IMPORTANT	11	2	0	1	8
	3%	3%	0%	6%	3%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	51	9	10	175
	62%	70%	69%	59%	60%
SOMEWHAT IMPORTANT	97	14	2	6	75
	24%	19%	15%	35%	26%
JUST SLIGHTLY IMPORTANT	45	7	1	1	36
	11%	10%	8%	6%	12%
NOT AT ALL IMPORTANT	10	1	1	0	8
	3%	1%	8%	0%	3%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	52	7	7	140
	52%	71%	54%	41%	48%
SOMEWHAT IMPORTANT	131	17	4	8	102
	33%	23%	31%	47%	35%
JUST SLIGHTLY IMPORTANT	49	3	0	2	44
	12%	4%	0%	12%	15%
NOT AT ALL IMPORTANT	11	1	2	0	8
	3%	1%	15%	0%	3%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	60	6	8	144
	55%	82%	46%	47%	49%
SOMEWHAT IMPORTANT	118	8	5	7	98
	30%	11%	38%	41%	33%
JUST SLIGHTLY IMPORTANT	42	1	2	2	37
	11%	1%	15%	12%	13%
NOT AT ALL IMPORTANT	19	4	0	0	15
	5%	5%	0%	0%	5%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	49	9	10	117
	47%	67%	69%	59%	40%
SOMEWHAT IMPORTANT	109	20	3	4	82
	27%	27%	23%	24%	28%
JUST SLIGHTLY IMPORTANT	71	3	0	2	66
	18%	4%	0%	12%	22%
NOT AT ALL IMPORTANT	32	1	1	1	29
	8%	1%	8%	6%	10%

**Q8. SAFETY, LIKE EXTRA SECURITY**

	TOTAL	QUESTION 9			
		VERY IMPOR - TANT	SMWHT IMPOR - TANT	SLGHTLY IMPOR - TANT	NOT AT ALL IMPRNT
BASE - TOTAL RESPONDENTS	397 100%	267 100%	89 100%	30 100%	11 100%
<b>Q1 - LIKELY TO: STROLL/WALK AROUND</b>					
VERY LIKELY	187 47%	124 46%	48 54%	9 30%	6 55%
SOMEWHAT LIKELY	79 20%	63 24%	10 11%	5 17%	1 9%
SLIGHTLY LIKELY	59 15%	37 14%	14 16%	8 27%	0 0%
NOT AT ALL LIKELY	72 18%	43 16%	17 19%	8 27%	4 36%
<b>Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT</b>					
VERY LIKELY	316 80%	236 88%	60 67%	14 47%	6 55%
SOMEWHAT LIKELY	59 15%	25 9%	20 22%	11 37%	3 27%
SLIGHTLY LIKELY	20 5%	4 1%	9 10%	5 17%	2 18%
NOT AT ALL LIKELY	2 1%	2 1%	0 0%	0 0%	0 0%
<b>Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY</b>					
VERY LIKELY	141 36%	101 38%	30 34%	7 23%	3 27%
SOMEWHAT LIKELY	138 35%	92 34%	34 38%	9 30%	3 27%
SLIGHTLY LIKELY	73 18%	48 18%	16 18%	8 27%	1 9%
NOT AT ALL LIKELY	45 11%	26 10%	9 10%	6 20%	4 36%
<b>Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER</b>					
VERY LIKELY	121 30%	90 34%	24 27%	6 20%	1 9%
SOMEWHAT LIKELY	125 31%	88 33%	27 30%	6 20%	4 36%
SLIGHTLY LIKELY	92 23%	54 20%	25 28%	10 33%	3 27%
NOT AT ALL LIKELY	59 15%	35 13%	13 15%	8 27%	3 27%
<b>Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS</b>					
VERY LIKELY	40 10%	31 12%	6 7%	2 7%	1 9%
SOMEWHAT LIKELY	29 7%	18 7%	9 10%	1 3%	1 9%
SLIGHTLY LIKELY	78 20%	53 20%	17 19%	6 20%	2 18%
NOT AT ALL LIKELY	250 63%	165 62%	57 64%	21 70%	7 64%
<b>Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT</b>					
VERY LIKELY	163 41%	117 44%	31 35%	10 33%	5 45%
SOMEWHAT LIKELY	123 31%	93 35%	24 27%	6 20%	0 0%
SLIGHTLY LIKELY	68 17%	38 14%	21 24%	7 23%	2 15%

NOT AT ALL LIKELY	17%	14%	24%	23%	18%
	43	19	13	7	4
	11%	7%	15%	23%	36%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	62	6	3	2
	18%	23%	7%	10%	18%
SOMEWHAT LIKELY	13	9	4	0	0
	3%	3%	4%	0%	0%
SLIGHTLY LIKELY	17	8	7	1	1
	4%	3%	8%	3%	9%
NOT AT ALL LIKELY	294	188	72	26	8
	74%	70%	81%	87%	73%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	267	0	0	0
	67%	100%	0%	0%	0%
SOMEWHAT IMPORTANT	89	0	89	0	0
	22%	0%	100%	0%	0%
JUST SLIGHTLY IMPORTANT	30	0	0	30	0
	8%	0%	0%	100%	0%
NOT AT ALL IMPORTANT	11	0	0	0	11
	3%	0%	0%	0%	100%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	214	28	1	2
	62%	80%	31%	3%	18%
SOMEWHAT IMPORTANT	97	45	46	4	2
	24%	17%	52%	13%	18%
JUST SLIGHTLY IMPORTANT	45	6	13	24	2
	11%	2%	15%	80%	18%
NOT AT ALL IMPORTANT	10	2	2	1	5
	3%	1%	2%	3%	45%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	175	25	3	3
	52%	66%	28%	10%	27%
SOMEWHAT IMPORTANT	131	71	48	9	3
	33%	27%	54%	30%	27%
JUST SLIGHTLY IMPORTANT	49	19	12	17	1
	12%	7%	13%	57%	9%
NOT AT ALL IMPORTANT	11	2	4	1	4
	3%	1%	4%	3%	36%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	188	26	3	1
	55%	70%	29%	10%	9%
SOMEWHAT IMPORTANT	118	62	42	8	6
	30%	23%	47%	27%	55%
JUST SLIGHTLY IMPORTANT	42	13	15	14	0
	11%	5%	17%	47%	0%
NOT AT ALL IMPORTANT	19	4	6	5	4
	5%	1%	7%	17%	36%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	142	35	6	2
	47%	53%	39%	20%	18%
SOMEWHAT IMPORTANT	109	73	27	7	2
	27%	27%	30%	23%	18%
JUST SLIGHTLY IMPORTANT	71	38	20	12	1
	18%	14%	22%	40%	9%
NOT AT ALL IMPORTANT	32	14	7	5	6
	8%	5%	8%	17%	55%

**Q9. CLEANLINESS, LIKE EXTRA TRASH PICK-UP, STEAM CLEANING AND GRAFFITI REMOVAL**

	TOTAL	QUESTION 10			
		VERY IMPOR - TANT	SMWHT IMPOR - TANT	SLIGHTLY IMPOR - TANT	NOT AT ALL IMPR TNT
BASE - TOTAL RESPONDENTS	397 100%	245 100%	97 100%	45 100%	10 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	122 50%	40 41%	19 42%	6 60%
SOMEWHAT LIKELY	79 20%	49 20%	21 22%	8 18%	1 10%
SLIGHTLY LIKELY	59 15%	32 13%	18 19%	9 20%	0 0%
NOT AT ALL LIKELY	72 18%	42 17%	18 19%	9 20%	3 30%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	217 89%	64 66%	29 64%	6 60%
SOMEWHAT LIKELY	59 15%	24 10%	24 25%	9 20%	2 20%
SLIGHTLY LIKELY	20 5%	2 1%	9 9%	7 16%	2 20%
NOT AT ALL LIKELY	2 1%	2 1%	0 0%	0 0%	0 0%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	103 42%	19 20%	16 36%	3 30%
SOMEWHAT LIKELY	138 35%	79 32%	43 44%	13 29%	3 30%
SLIGHTLY LIKELY	73 18%	38 16%	27 28%	7 16%	1 10%
NOT AT ALL LIKELY	45 11%	25 10%	8 8%	9 20%	3 30%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	89 36%	17 18%	11 24%	4 40%
SOMEWHAT LIKELY	125 31%	77 31%	36 37%	12 27%	0 0%
SLIGHTLY LIKELY	92 23%	49 20%	28 29%	13 29%	2 20%
NOT AT ALL LIKELY	59 15%	30 12%	16 16%	9 20%	4 40%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	32 13%	5 5%	3 7%	0 0%
SOMEWHAT LIKELY	29 7%	17 7%	9 9%	3 7%	0 0%
SLIGHTLY LIKELY	78 20%	49 20%	18 19%	11 24%	0 0%
NOT AT ALL LIKELY	250 63%	147 60%	65 67%	28 62%	10 100%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	110 45%	30 31%	19 42%	4 40%
SOMEWHAT LIKELY	123 31%	85 35%	29 30%	7 16%	2 20%
SLIGHTLY LIKELY	68 17%	33 13%	25 25%	9 20%	1 10%

NOT AT ALL LIKELY	17%	13%	26%	20%	10%
	43	17	13	10	3
	11%	7%	13%	22%	30%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	51	14	7	1
	18%	21%	14%	16%	10%
SOMEWHAT LIKELY	13	9	2	1	1
	3%	4%	2%	2%	10%
SLIGHTLY LIKELY	17	10	6	1	0
	4%	4%	6%	2%	0%
NOT AT ALL LIKELY	294	175	75	36	8
	74%	71%	77%	80%	80%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	214	45	6	2
	67%	87%	46%	13%	20%
SOMEWHAT IMPORTANT	89	28	46	13	2
	22%	11%	47%	29%	20%
JUST SLIGHTLY IMPORTANT	30	1	4	24	1
	8%	0%	4%	53%	10%
NOT AT ALL IMPORTANT	11	2	2	2	5
	3%	1%	2%	4%	50%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	245	0	0	0
	62%	100%	0%	0%	0%
SOMEWHAT IMPORTANT	97	0	97	0	0
	24%	0%	100%	0%	0%
JUST SLIGHTLY IMPORTANT	45	0	0	45	0
	11%	0%	0%	100%	0%
NOT AT ALL IMPORTANT	10	0	0	0	10
	3%	0%	0%	0%	100%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	173	23	6	4
	52%	71%	24%	13%	40%
SOMEWHAT IMPORTANT	131	59	54	16	2
	33%	24%	56%	36%	20%
JUST SLIGHTLY IMPORTANT	49	12	18	19	0
	12%	5%	19%	42%	0%
NOT AT ALL IMPORTANT	11	1	2	4	4
	3%	0%	2%	9%	40%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	175	31	9	3
	55%	71%	32%	20%	30%
SOMEWHAT IMPORTANT	118	55	46	14	3
	30%	22%	47%	31%	30%
JUST SLIGHTLY IMPORTANT	42	8	17	17	0
	11%	3%	18%	38%	0%
NOT AT ALL IMPORTANT	19	7	3	5	4
	5%	3%	3%	11%	40%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	141	28	12	4
	47%	58%	29%	27%	40%
SOMEWHAT IMPORTANT	109	63	32	13	1
	27%	26%	33%	29%	10%
JUST SLIGHTLY IMPORTANT	71	29	29	12	1
	18%	12%	30%	27%	10%
NOT AT ALL IMPORTANT	32	12	8	8	4
	8%	5%	8%	18%	40%

**Q10. APPEARANCE, LIKE PLANTS, FLOWERS AND LANDSCAPING**

	TOTAL	QUESTION 11			
		VERY IMPOR - TANT	SMWHT IMPOR - TANT	SLIGHTLY IMPOR - TANT	NOT AT ALL IMPRTNT
BASE - TOTAL RESPONDENTS	397 100%	206 100%	131 100%	49 100%	11 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	109 53%	56 43%	16 33%	6 55%
SOMEWHAT LIKELY	79 20%	44 21%	29 22%	5 10%	1 9%
SLIGHTLY LIKELY	59 15%	24 12%	20 15%	15 31%	0 0%
NOT AT ALL LIKELY	72 18%	29 14%	26 20%	13 27%	4 36%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	181 88%	96 73%	32 65%	7 64%
SOMEWHAT LIKELY	59 15%	24 12%	24 18%	10 20%	1 9%
SLIGHTLY LIKELY	20 5%	1 0%	9 7%	7 14%	3 27%
NOT AT ALL LIKELY	2 1%	0 0%	2 2%	0 0%	0 0%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	88 43%	38 29%	12 24%	3 27%
SOMEWHAT LIKELY	138 35%	78 38%	44 34%	13 27%	3 27%
SLIGHTLY LIKELY	73 18%	26 13%	35 27%	11 22%	1 9%
NOT AT ALL LIKELY	45 11%	14 7%	14 11%	13 27%	4 36%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	81 39%	28 21%	9 18%	3 27%
SOMEWHAT LIKELY	125 31%	67 33%	41 31%	16 33%	1 9%
SLIGHTLY LIKELY	92 23%	36 17%	41 31%	12 24%	3 27%
NOT AT ALL LIKELY	59 15%	22 11%	21 16%	12 24%	4 36%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	30 15%	8 6%	2 4%	0 0%
SOMEWHAT LIKELY	29 7%	17 8%	9 7%	2 4%	1 9%
SLIGHTLY LIKELY	78 20%	40 19%	27 21%	10 20%	1 9%
NOT AT ALL LIKELY	250 63%	119 58%	87 66%	35 71%	9 82%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	97 47%	47 36%	13 27%	6 55%
SOMEWHAT LIKELY	123 31%	68 33%	40 31%	14 29%	1 9%
SLIGHTLY LIKELY	68 17%	27 13%	28 21%	13 29%	0 0%



NOT AT ALL LIKELY	17%	13%	21%	27%	0%
	43	14	16	9	4
	11%	7%	12%	18%	36%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	52	17	3	1
	18%	25%	13%	6%	9%
SOMEWHAT LIKELY	13	7	4	0	2
	3%	3%	3%	0%	18%
SLIGHTLY LIKELY	17	7	8	2	0
	4%	3%	6%	4%	0%
NOT AT ALL LIKELY	294	140	102	44	8
	74%	68%	78%	90%	73%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	175	71	19	2
	67%	85%	54%	39%	18%
SOMEWHAT IMPORTANT	89	25	48	12	4
	22%	12%	37%	24%	36%
JUST SLIGHTLY IMPORTANT	30	3	9	17	1
	8%	1%	7%	35%	9%
NOT AT ALL IMPORTANT	11	3	3	1	4
	3%	1%	2%	2%	36%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	173	59	12	1
	62%	84%	45%	24%	9%
SOMEWHAT IMPORTANT	97	23	54	18	2
	24%	11%	41%	37%	18%
JUST SLIGHTLY IMPORTANT	45	6	16	19	4
	11%	3%	12%	39%	36%
NOT AT ALL IMPORTANT	10	4	2	0	4
	3%	2%	2%	0%	36%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	206	0	0	0
	52%	100%	0%	0%	0%
SOMEWHAT IMPORTANT	131	0	131	0	0
	33%	0%	100%	0%	0%
JUST SLIGHTLY IMPORTANT	49	0	0	49	0
	12%	0%	0%	100%	0%
NOT AT ALL IMPORTANT	11	0	0	0	11
	3%	0%	0%	0%	100%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	166	46	6	0
	55%	81%	35%	12%	0%
SOMEWHAT IMPORTANT	118	29	65	19	5
	30%	14%	50%	39%	45%
JUST SLIGHTLY IMPORTANT	42	8	13	20	1
	11%	4%	10%	41%	9%
NOT AT ALL IMPORTANT	19	3	7	4	5
	5%	1%	5%	8%	45%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	126	44	12	3
	47%	61%	34%	24%	27%
SOMEWHAT IMPORTANT	109	54	46	7	2
	27%	26%	35%	14%	18%
JUST SLIGHTLY IMPORTANT	71	19	31	21	0
	18%	9%	24%	43%	0%
NOT AT ALL IMPORTANT	32	7	10	9	6
	8%	3%	8%	18%	55%

**Q11. NEW BUSINESSES AND RESTAURANTS TO FILL EMPTY STOREFRONTS**

	TOTAL	QUESTION 12			
		VERY IMPOR - TANT	SMWHT IMPOR - TANT	SLIGHTLY IMPOR - TANT	NOT AT ALL IMPRTNT
BASE - TOTAL RESPONDENTS	397 100%	218 100%	118 100%	42 100%	19 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	112 51%	54 46%	12 29%	9 47%
SOMEWHAT LIKELY	79 20%	49 22%	23 19%	5 12%	2 11%
SLIGHTLY LIKELY	59 15%	27 12%	20 17%	12 29%	0 0%
NOT AT ALL LIKELY	72 18%	30 14%	21 18%	13 31%	8 42%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	195 89%	90 76%	20 48%	11 58%
SOMEWHAT LIKELY	59 15%	20 9%	22 19%	14 33%	3 16%
SLIGHTLY LIKELY	20 5%	2 1%	5 4%	8 19%	5 26%
NOT AT ALL LIKELY	2 1%	1 0%	1 1%	0 0%	0 0%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	89 41%	37 31%	9 21%	6 32%
SOMEWHAT LIKELY	138 35%	78 36%	49 42%	9 21%	2 11%
SLIGHTLY LIKELY	73 18%	35 16%	23 19%	14 33%	1 5%
NOT AT ALL LIKELY	45 11%	16 7%	9 8%	10 24%	10 53%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	88 40%	22 19%	5 12%	6 32%
SOMEWHAT LIKELY	125 31%	63 29%	51 43%	9 21%	2 11%
SLIGHTLY LIKELY	92 23%	45 21%	26 22%	17 40%	4 21%
NOT AT ALL LIKELY	59 15%	22 10%	19 16%	11 26%	7 37%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	28 13%	10 8%	1 2%	1 5%
SOMEWHAT LIKELY	29 7%	17 8%	8 7%	4 10%	0 0%
SLIGHTLY LIKELY	78 20%	46 21%	24 20%	5 12%	3 16%
NOT AT ALL LIKELY	250 63%	127 58%	76 64%	32 76%	15 79%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	108 50%	40 34%	9 21%	6 32%
SOMEWHAT LIKELY	123 31%	66 30%	43 36%	13 31%	1 5%
SLIGHTLY LIKELY	68 17%	33 14%	21 18%	12 29%	2 10%

NOT AT ALL LIKELY	17%	15%	18%	29%	11%
	43	11	14	8	10
	11%	5%	12%	19%	53%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	60	8	1	4
	18%	28%	7%	2%	21%
SOMEWHAT LIKELY	13	6	5	2	0
	3%	3%	4%	5%	0%
SLIGHTLY LIKELY	17	8	7	2	0
	4%	4%	6%	5%	0%
NOT AT ALL LIKELY	294	144	98	37	15
	74%	66%	83%	88%	79%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	188	62	13	4
	67%	86%	53%	31%	21%
SOMEWHAT IMPORTANT	89	26	42	15	6
	22%	12%	36%	36%	32%
JUST SLIGHTLY IMPORTANT	30	3	8	14	5
	8%	1%	7%	33%	26%
NOT AT ALL IMPORTANT	11	1	6	0	4
	3%	0%	5%	0%	21%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	175	55	8	7
	62%	80%	47%	19%	37%
SOMEWHAT IMPORTANT	97	31	46	17	3
	24%	14%	39%	40%	16%
JUST SLIGHTLY IMPORTANT	45	9	14	17	5
	11%	4%	12%	40%	26%
NOT AT ALL IMPORTANT	10	3	3	0	4
	3%	1%	3%	0%	21%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	166	29	8	3
	52%	76%	25%	19%	16%
SOMEWHAT IMPORTANT	131	46	65	13	7
	33%	21%	55%	31%	37%
JUST SLIGHTLY IMPORTANT	49	6	19	20	4
	12%	3%	16%	48%	21%
NOT AT ALL IMPORTANT	11	0	5	1	5
	3%	0%	4%	2%	26%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	218	0	0	0
	55%	100%	0%	0%	0%
SOMEWHAT IMPORTANT	118	0	118	0	0
	30%	0%	100%	0%	0%
JUST SLIGHTLY IMPORTANT	42	0	0	42	0
	11%	0%	0%	100%	0%
NOT AT ALL IMPORTANT	19	0	0	0	19
	5%	0%	0%	0%	100%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	135	37	8	5
	47%	62%	31%	19%	26%
SOMEWHAT IMPORTANT	109	56	42	6	5
	27%	26%	36%	14%	26%
JUST SLIGHTLY IMPORTANT	71	21	30	19	1
	18%	10%	25%	45%	5%
NOT AT ALL IMPORTANT	32	6	9	9	8
	8%	3%	8%	21%	42%

**Q12. GOOD COMMUNICATION CHANNELS TO INFORM ME ABOUT THE ARTS DISTRICT AND ITS OFFERINGS**

	TOTAL	QUESTION 12			
		VERY IMPOR - TANT	SMWHT IMPOR - TANT	SLGHTLY IMPOR - TANT	NOT AT ALL IMPRTNT
BASE - TOTAL RESPONDENTS	397 100%	185 100%	109 100%	71 100%	32 100%
Q1 - LIKELY TO: STROLL/WALK AROUND					
VERY LIKELY	187 47%	116 63%	50 46%	13 18%	8 25%
SOMEWHAT LIKELY	79 20%	35 19%	25 23%	15 21%	4 13%
SLIGHTLY LIKELY	59 15%	17 9%	16 15%	19 27%	7 22%
NOT AT ALL LIKELY	72 18%	17 9%	18 17%	24 34%	13 41%
Q2 - LIKELY TO: EAT/DRINK AT RESTAURANT					
VERY LIKELY	316 80%	166 90%	85 78%	45 63%	20 63%
SOMEWHAT LIKELY	59 15%	16 9%	20 18%	18 25%	5 16%
SLIGHTLY LIKELY	20 5%	2 1%	3 3%	8 11%	7 22%
NOT AT ALL LIKELY	2 1%	1 1%	1 1%	0 0%	0 0%
Q3 - LIKELY TO: SHOP/VISIT AN ART GALLERY					
VERY LIKELY	141 36%	100 54%	31 28%	7 10%	3 9%
SOMEWHAT LIKELY	138 35%	58 31%	47 43%	30 42%	3 9%
SLIGHTLY LIKELY	73 18%	19 10%	19 17%	23 32%	12 38%
NOT AT ALL LIKELY	45 11%	8 4%	12 11%	11 15%	14 44%
Q4 - LIKELY TO: ATTEND A PERFORMING ARTS EVENT/LIVE THEATER					
VERY LIKELY	121 30%	86 46%	24 22%	9 13%	2 6%
SOMEWHAT LIKELY	125 31%	57 31%	42 39%	23 32%	3 9%
SLIGHTLY LIKELY	92 23%	27 15%	27 25%	25 35%	13 41%
NOT AT ALL LIKELY	59 15%	15 8%	16 15%	14 20%	14 44%
Q5 - LIKELY TO: ATTEND SCHOOL/TAKE A CLASS					
VERY LIKELY	40 10%	30 16%	6 6%	3 4%	1 3%
SOMEWHAT LIKELY	29 7%	16 9%	8 7%	4 6%	1 3%
SLIGHTLY LIKELY	78 20%	40 22%	24 22%	10 14%	4 13%
NOT AT ALL LIKELY	250 63%	99 54%	71 65%	54 76%	26 81%
Q6 - LIKELY TO: ATTEND A FESTIVAL/SPECIAL EVENT					
VERY LIKELY	163 41%	103 56%	42 39%	12 17%	6 19%
SOMEWHAT LIKELY	123 31%	60 32%	35 32%	26 37%	2 6%
SLIGHTLY LIKELY	68 17%	15 8%	20 18%	22 31%	11 33%

	17%	8%	18%	31%	34%
NOT AT ALL LIKELY	43	7	12	11	13
	11%	4%	11%	15%	41%
Q7 - LIKELY TO: WALK YOUR DOG/VISIT THE DOG PARK					
VERY LIKELY	73	49	20	3	1
	18%	26%	18%	4%	3%
SOMEWHAT LIKELY	13	9	3	0	1
	3%	5%	3%	0%	3%
SLIGHTLY LIKELY	17	10	4	2	1
	4%	5%	4%	3%	3%
NOT AT ALL LIKELY	294	117	82	66	29
	74%	63%	75%	93%	91%
Q8 - IMPORTANCE OF: SAFETY					
VERY IMPORTANT	267	142	73	38	14
	67%	77%	67%	54%	44%
SOMEWHAT IMPORTANT	89	35	27	20	7
	22%	19%	25%	28%	22%
JUST SLIGHTLY IMPORTANT	30	6	7	12	5
	8%	3%	6%	17%	16%
NOT AT ALL IMPORTANT	11	2	2	1	6
	3%	1%	2%	1%	19%
Q9 - IMPORTANCE OF: CLEANLINESS					
VERY IMPORTANT	245	141	63	29	12
	62%	76%	58%	41%	38%
SOMEWHAT IMPORTANT	97	28	32	29	8
	24%	15%	29%	41%	25%
JUST SLIGHTLY IMPORTANT	45	12	13	12	8
	11%	6%	12%	17%	25%
NOT AT ALL IMPORTANT	10	4	1	1	4
	3%	2%	1%	1%	13%
Q10 - IMPORTANCE OF: APPEARANCE					
VERY IMPORTANT	206	126	54	19	7
	52%	68%	50%	27%	22%
SOMEWHAT IMPORTANT	131	44	46	31	10
	33%	24%	42%	44%	31%
JUST SLIGHTLY IMPORTANT	49	12	7	21	9
	12%	6%	6%	30%	28%
NOT AT ALL IMPORTANT	11	3	2	0	6
	3%	2%	2%	0%	19%
Q11 - IMPORTANCE OF: NEW BUSINESSES/RESTAURANTS					
VERY IMPORTANT	218	135	56	21	6
	55%	73%	51%	30%	19%
SOMEWHAT IMPORTANT	118	37	42	30	9
	30%	20%	39%	42%	28%
JUST SLIGHTLY IMPORTANT	42	8	6	19	9
	11%	4%	6%	27%	28%
NOT AT ALL IMPORTANT	19	5	5	1	8
	5%	3%	5%	1%	25%
Q12 - IMPORTANCE OF: GOOD COMMUNICATION					
VERY IMPORTANT	185	185	0	0	0
	47%	100%	0%	0%	0%
SOMEWHAT IMPORTANT	109	0	109	0	0
	27%	0%	100%	0%	0%
JUST SLIGHTLY IMPORTANT	71	0	0	71	0
	18%	0%	0%	100%	0%
NOT AT ALL IMPORTANT	32	0	0	0	32
	8%	0%	0%	0%	100%

## Attachment B: Assessment Roll

APN	Ownership	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5173-001-900	LA City		27,417	19,789	\$3,554.06	0.32%
5173-001-903	LA City		1,873	0	\$124.44	0.01%
5173-001-904	LA City		14,810	0	\$983.96	0.09%
5173-001-905	LA City	462 E Commercial St	16,030	12,295	\$2,141.43	0.19%
5173-002-901	LA City		66,211	0	\$4,398.99	0.40%
5173-014-900	LA City	700 E. Temple	99,752	128,790	\$17,902.81	1.62%
5173-017-900	LA City		653	0	\$43.38	0.00%
5173-023-903	LA City	1001 E 1st St.	30,928	77,000	\$8,796.07	0.79%
	<b>Total LA City</b>				<b>\$37,945.15</b>	<b>3.42%</b>
5163-012-900	LA County	321 S Hewitt St.	39,082	39,179	\$6,026.64	0.54%
5163-013-900	LA County	813 E 4th Pl	28,800	39,855	\$5,402.69	0.49%
	<b>Total LA County</b>				<b>\$11,429.33</b>	<b>1.03%</b>
5163-023-900	LA Dwp	524 Colyton St	60,984	61,000	\$9,392.18	0.85%
5163-023-901	LA Dwp	542 Colyton St	23,697	0	\$1,574.41	0.14%
5163-023-902	LA Dwp	537 S Hewitt St	24,050	4,040	\$1,951.55	0.18%
5163-023-903	LA Dwp	516 Colyton St	8,233	0	\$546.99	0.05%
5163-023-904	LA Dwp	501 S Hewitt St	22,390	8,550	\$2,236.11	0.20%
5164-001-902	LA Dwp		112,820	120,009	\$18,002.27	1.62%
5164-001-904	LA Dwp		38,370	0	\$2,549.26	0.23%
5164-009-900	LA Dwp		20,247	13,500	\$2,527.10	0.23%
5164-015-900	LA Dwp	631 Mesquit St	78,395	0	\$5,208.49	0.47%
5164-016-900	LA Dwp		15,000	0	\$996.59	0.09%
5173-004-902	LA Dwp		27,360	0	\$1,817.77	0.16%
5173-016-900	LA Dwp	717 Jackson St.	7,192	0	\$477.83	0.04%
	<b>Total LA Dwp</b>				<b>\$47,280.55</b>	<b>4.27%</b>
5163-017-900	Lacmta	214 S. Santa Fe Ave.	1,002,751	219,650	\$85,851.84	7.75%

5173-001-901	Lacmta		22,970	0	\$1,526.10	0.14%
5173-001-902	Lacmta		3,190	0	\$211.94	0.02%
5173-019-901	Lacmta		9,082	6,300	\$1,154.96	0.10%
5173-019-902	Lacmta		4,100	4,100	\$631.35	0.06%
5173-019-903	Lacmta		6,890	0	\$457.76	0.04%
5173-021-902	Lacmta	410 Center St	44,431	0	\$2,951.95	0.27%
5173-021-903	Lacmta	410 Center St	16,740	0	\$1,112.19	0.10%
5173-021-905	Lacmta	410 Center St	51,930	5,148	\$3,900.88	0.35%
5173-021-906	Lacmta	410 Center St	9,500	0	\$631.17	0.06%
	<b>Total Lacmta</b>				<b>\$98,430.15</b>	<b>8.88%</b>
5173-004-900	LAUSD		69,250	30,590	\$7,279.01	0.66%
5173-004-903	LAUSD		14,800	0	\$983.30	0.09%
	<b>Total LAUSD</b>				<b>\$8,262.31</b>	<b>0.75%</b>
5173-003-900	State Of California	531 E Commerical St	92,347	0	\$6,135.44	0.55%
	<b>Total State Of California</b>				<b>\$6,135.44</b>	<b>0.55%</b>
	<b>Total Govt Assessments</b>				<b>\$209,482.94</b>	<b>18.90%</b>

APN	Site Address	FINAL LOT	FINAL BLDG	2014 Total Asmt	%
5163-003-006		4,792	0	\$318.38	0.03%
5163-003-008	115 S. Garey St.	4,792	0	\$318.38	0.03%
5163-003-009		4,792	0	\$318.38	0.03%
5163-003-010		4,792	0	\$318.38	0.03%
5163-003-011		4,792	0	\$318.38	0.03%
5163-003-013		4,792	0	\$318.38	0.03%
5163-003-014		4,792	0	\$318.38	0.03%
5163-003-016		4,792	0	\$318.38	0.03%
5163-003-019	723 E. 2nd St.	4,182	0	\$277.85	0.03%
5163-004-004		9,583	0	\$636.69	0.06%
5163-004-005	122 S Garey St	28,183	41,777	\$5,529.97	0.50%
5163-004-006		20,996	20,587	\$3,197.32	0.29%
5163-004-007	929 E 2nd St., Ste. 201	22,207	44,547	\$5,375.44	0.48%
5163-004-011		7,475	0	\$496.63	0.04%
5163-005-001	941 E. 2nd St.	15,725	24,300	\$3,172.19	0.29%
5163-005-005	111 S. Santa Fe Ave.	10,716	0	\$711.96	0.06%
5163-005-006	900 E. 1st St.	25,613	65,925	\$7,473.35	0.67%
5163-005-007	120 S. Vignes St.	8,364	32,504	\$3,401.38	0.31%
5163-005-008		3,620	0	\$240.51	0.02%
5163-005-018	949 E. 2nd St.	38,890	36,695	\$5,796.41	0.52%
5163-006-012	948 E 2nd St.	11,151	9,160	\$1,542.81	0.14%

5163-006-013	900 E 2nd St.	73,007	83,148	\$12,130.01	1.09%
5163-006-014	901 E 2nd St.	8,304	9,980	\$1,425.44	0.13%
5163-006-016	924 E 2nd St.	35,981	76,960	\$9,128.29	0.82%
5163-006-020	953 E 3rd St.	9,580	16,962	\$2,121.49	0.19%
5163-006-023		4,909	0	\$326.15	0.03%
5163-006-027	201 S Santa Fe Ave.	24,794	46,863	\$5,750.08	0.52%
5163-006-029	215 S Santa Fe Ave.	1,150	20,667	\$1,885.77	0.17%
5163-006-030	215 S Santa Fe Ave., Apt.1	1,150	1,172	\$179.01	0.02%
5163-006-031	215 S Santa Fe Ave., Apt.2	1,150	1,712	\$226.29	0.02%
5163-006-032	215 S Santa Fe Ave., Apt.3	1,150	1,712	\$226.29	0.02%
5163-006-033	215 S Santa Fe Ave.Apt 4	1,150	1,217	\$182.95	0.02%
5163-006-034	215 S Santa Fe Ave., Apt.5	1,150	2,240	\$272.51	0.02%
5163-006-035	215 S Santa Fe Ave., Apt.6	1,150	1,778	\$232.07	0.02%
5163-006-036	215 S Santa Fe Ave., Apt.7	1,150	2,214	\$270.24	0.02%
5163-006-037	215 S Santa Fe Ave., Apt.8	1,150	1,172	\$179.01	0.02%
5163-006-038	215 S Santa Fe Ave.,Apt.9	1,150	1,714	\$226.46	0.02%
5163-006-039	215 S Santa Fe Ave., Apt.10	1,150	1,712	\$226.29	0.02%
5163-006-040	215 S Santa Fe Ave., Apt.11	1,150	1,210	\$182.34	0.02%
5163-006-041	215 S Santa Fe Ave.,Apt.12	1,150	2,584	\$302.63	0.03%
5163-006-042	215 S Santa Fe Ave.,Apt.13	1,150	1,782	\$232.42	0.02%
5163-006-043	215 S Santa Fe Ave., Apt.14	1,150	2,087	\$259.12	0.02%
5163-006-044	215 S Santa Fe Ave., Apt.15	1,150	1,171	\$178.92	0.02%
5163-006-045	215 S Santa Fe Ave., Apt.16	1,150	1,238	\$184.79	0.02%
5163-006-046	215 S Santa Fe Ave., Apt.17	1,150	1,788	\$232.94	0.02%
5163-006-047	215 S Santa Fe Ave., Apt.18	1,150	1,194	\$180.94	0.02%
5163-006-048	215 S Santa Fe Ave., Apt.19	1,150	1,233	\$184.35	0.02%
5163-006-049	215 S Santa Fe Ave., Apt.20	1,150	1,792	\$233.29	0.02%
5163-006-051	940 E 2nd St 1	1,236.76	2,540	\$304.54	0.03%
5163-006-052	940 E 2nd St 2	1,236.76	2,250	\$279.15	0.03%
5163-006-053	940 E 2nd St 3	1,236.76	1,320	\$197.73	0.02%
5163-006-054	940 E 2nd St 4	1,236.76	1,320	\$197.73	0.02%
5163-006-055	940 E 2nd St 5	1,236.76	2,710	\$319.43	0.03%
5163-006-056	940 E 2nd St 6	1,236.76	2,710	\$319.43	0.03%
5163-006-057	940 E 2nd St 7	1,236.76	1,360	\$201.24	0.02%
5163-006-058	940 E 2nd St 8	1,236.76	1,360	\$201.24	0.02%
5163-006-059	940 E 2nd St 9	1,236.76	1,300	\$195.98	0.02%
5163-006-060	940 E 2nd St 10	1,236.76	1,300	\$195.98	0.02%
5163-006-061	940 E 2nd St 11	1,236.76	1,300	\$195.98	0.02%
5163-006-062	940 E 2nd St 12	1,236.76	1,300	\$195.98	0.02%
5163-006-063	940 E 2nd St 13	1,236.76	1,300	\$195.98	0.02%
5163-006-064	940 E 2nd St 14	1,236.76	1,300	\$195.98	0.02%
5163-006-065	940 E 2nd St 15	1,236.76	1,300	\$195.98	0.02%
5163-006-066	940 E 2nd St 16	1,236.76	1,300	\$195.98	0.02%
5163-006-067	940 E 2nd St 17	1,236.76	1,300	\$195.98	0.02%
5163-006-068	940 E 2nd St 18	1,236.76	1,300	\$195.98	0.02%
5163-006-069	940 E 2nd St 19	1,236.76	1,300	\$195.98	0.02%
5163-006-070	940 E 2nd St 20	1,236.76	1,300	\$195.98	0.02%
5163-006-071	940 E 2nd St 21	1,236.76	1,320	\$197.73	0.02%
5163-006-072	940 E 2nd St 22	1,236.76	1,320	\$197.73	0.02%
5163-006-073	940 E 2nd St 23	1,236.76	1,320	\$197.73	0.02%
5163-006-074	940 E 2nd St 24	1,236.76	1,320	\$197.73	0.02%
5163-006-075	940 E 2nd St 25	1,236.76	1,410	\$205.61	0.02%
5163-006-076	940 E 2nd St 26	1,236.76	1,410	\$205.61	0.02%
5163-006-077	940 E 2nd St 27	1,236.76	1,280	\$194.23	0.02%
5163-006-078	940 E 2nd St 28	1,236.76	1,280	\$194.23	0.02%
5163-006-079	940 E 2nd St 29	1,236.76	1,360	\$201.24	0.02%



5163-006-080	940 E 2nd St 30	1,236.76	1,360	\$201.24	0.02%
5163-006-081	940 E 2nd St 31	1,236.76	1,360	\$201.24	0.02%
5163-006-082	940 E 2nd St 32	1,236.76	1,360	\$201.24	0.02%
5163-006-083	940 E 2nd St 33	1,236.76	1,280	\$194.23	0.02%
5163-006-084	940 E 2nd St 34	1,236.76	1,280	\$194.23	0.02%
5163-006-085	940 E 2nd St 35	1,236.76	2,440	\$295.79	0.03%
5163-006-086	940 E 2nd St 36	1,236.76	2,440	\$295.79	0.03%
5163-006-087	940 E 2nd St 37	1,236.76	2,560	\$306.29	0.03%
5163-006-088	940 E 2nd St 38	1,236.76	2,340	\$287.03	0.03%
5163-006-803		5,053	0	\$335.72	0.03%
5163-006-804		9,714	0	\$645.39	0.06%
5163-007-010	833 E 3rd St.	28,967	26,980	\$4,286.60	0.39%
5163-008-010	735 E 3rd St.	4,879	144	\$336.76	0.03%
5163-009-004	721 E 3rd St.	5,837	0	\$387.80	0.03%
5163-009-006	713 E 3rd St.	6,403	0	\$425.41	0.04%
5163-010-001	300 S. Alameda St	3,130	0	\$207.95	0.02%
5163-010-002	312 S. Alameda ST	25,483	16,512	\$3,138.67	0.28%
5163-010-003		218	0	\$14.48	0.00%
5163-010-004		25,831	0	\$1,716.19	0.15%
5163-010-007	330 S. Alameda St.	45,215	27,360	\$5,399.37	0.49%
5163-010-008		3,528	0	\$234.40	0.02%
5163-011-001		6,795	0	\$451.45	0.04%
5163-011-002	800 E 4th Pl	6,332	4,000	\$770.89	0.07%
5163-011-003	806 E 4th Pl	4,884	0	\$324.49	0.03%
5163-011-014	919 E 4th ST	3,964	0	\$263.36	0.02%
5163-011-017	915 E 4th St	20,343	20,120	\$3,113.05	0.28%
5163-011-019	330 S. Alameda St.	4,312	0	\$286.49	0.03%
5163-011-021		1,520	0	\$100.99	0.01%
5163-011-022	816 E 4th Pl	5,052	2,110	\$520.38	0.05%
5163-011-027	808 E 4th Pl	28,919	19,158	\$3,598.61	0.32%
5163-011-028	350 S Alameda St	66,647	67,000	\$10,293.72	0.93%
5163-012-004	738 E 3rd St	10,367	9,090	\$1,484.59	0.13%
5163-012-005	704 Traction Ave.	4,792	4,813	\$739.75	0.07%
5163-012-006	708 Traction Ave.	5,140	5,180	\$795.00	0.07%
5163-012-007	303 S Hewitt ST	6,011	21,938	\$2,320.01	0.21%
5163-012-008		5,009	0	\$332.79	0.03%
5163-012-015	707 E 4th Pl	7,200	3,981	\$826.89	0.07%
5163-013-001	800 Traction Ave.	10,500	46,500	\$4,768.62	0.43%
5163-013-002	804 Traction Ave.	10,498	9,400	\$1,520.43	0.14%
5163-013-003	816 Traction Ave.	7,013	0	\$465.94	0.04%
5163-013-004	820 Traction ave.	7,013	0	\$465.94	0.04%
5163-013-005	826 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-006	828 Traction Ave.	10,498	31,500	\$3,455.26	0.31%
5163-013-007	830 Traction Ave.	3,485	0	\$231.54	0.02%
5163-013-008	836 Traction Ave.	7,000	7,000	\$1,077.91	0.10%
5163-013-009	801 E 4th Pl	14,418	28,800	\$3,479.32	0.31%
5163-014-003	850 Traction Ave.	21,000	12,970	\$2,530.73	0.23%
5163-014-004	860 Traction Ave.	20,995	952	\$1,478.23	0.13%
5163-014-012	842 Traction Ave	10,498	0	\$697.48	0.06%
5163-014-013	939 E 4th St	52,800	99,600	\$12,227.82	1.10%
5163-015-001		3,964	0	\$263.36	0.02%
5163-015-002	300 Avery St.	21,213	104,982	\$10,600.40	0.96%
5163-015-003	857 Traction Ave	5,850	0	\$388.67	0.04%
5163-015-004	843 Traction Ave	18,860	43,600	\$5,070.16	0.46%
5163-015-005	837 Traction Ave	8,102	27,792	\$2,971.44	0.27%
5163-015-006	315 Avery St	4,312	4,232	\$656.99	0.06%

5163-015-007	821 Traction Ave.	21,954	20,389	\$3,243.63	0.29%
5163-015-008	811 Traction Ave.	9,000	22,200	\$2,541.53	0.23%
5163-015-009	811 Traction Ave	3,964	0	\$263.36	0.02%
5163-015-011	805 Traction Ave.	5,111	5,163	\$791.58	0.07%
5163-015-014	800 E 3rd St.	3,354	3,252	\$507.54	0.05%
5163-015-016	810 E 3rd St.	6,621	22,320	\$2,393.98	0.22%
5163-015-017	822 E 3rd St.	6,621	0	\$439.89	0.04%
5163-015-022	906 E 3rd St	14,375	48,380	\$5,190.66	0.47%
5163-015-024		3,006	0	\$199.72	0.02%
5163-015-025	826 E 3rd St.	6,621	4,956	\$873.78	0.08%
5163-015-028	20098 E 3rd St.	6,438	6,438	\$991.37	0.09%
5163-015-029	900 E 3rd St.	11,500	0	\$764.05	0.07%
5163-015-030		120	0	\$7.97	0.00%
5163-015-800		3,223	0	\$214.13	0.02%
5163-016-001		1,307	0	\$86.84	0.01%
5163-016-002		163	0	\$10.83	0.00%
5163-016-011	960 E 3rd St.	111,078	58,920	\$12,538.28	1.13%
5163-016-012		112,820	0	\$7,495.65	0.68%
5163-016-013		131,115	0	\$8,711.15	0.79%
5163-016-014		84,506	0	\$5,614.50	0.51%
5163-017-001		10,750	0	\$714.22	0.06%
5163-018-001	418 Molino St.	7,275	4,100	\$842.29	0.08%
5163-018-002	1042 E 4th St	23,697	18,568	\$3,200.01	0.29%
5163-018-005	500 Mateo St	30,492	12,948	\$3,159.44	0.29%
5163-018-006	1046 E 4th St	25,240	64,717	\$7,342.81	0.66%
5163-019-012	500 Molino St, 101	919	1,744	\$213.74	0.02%
5163-019-013	500 Molino St,102	919	1,586	\$199.91	0.02%
5163-019-014	500 Molino St, 103	919	1,300	\$174.87	0.02%
5163-019-015	500 Molino St, 104	919	1,366	\$180.65	0.02%
5163-019-016	500 Molino St, 105	919	1,402	\$183.80	0.02%
5163-019-017	500 Molino St, 106	919	1,426	\$185.90	0.02%
5163-019-018	500 Molino St, 107	919	2,580	\$286.93	0.03%
5163-019-019	500 Molino St, 108	919	2,630	\$291.31	0.03%
5163-019-020	500 Molino St, 109	919	2,140	\$248.41	0.02%
5163-019-021	500 Molino St, 110	919	1,720	\$211.64	0.02%
5163-019-022	500 Molino St, 111	919	2,470	\$277.30	0.03%
5163-019-023	500 Molino St, 112	919	1,780	\$216.89	0.02%
5163-019-024	500 Molino St, 113	919	1,780	\$216.89	0.02%
5163-019-025	500 Molino St, 114	919	1,613	\$202.27	0.02%
5163-019-026	500 Molino St, 115	919	1,390	\$182.75	0.02%
5163-019-027	500 Molino St, 116	919	1,667	\$207.00	0.02%
5163-019-028	500 Molino St, 117	919	1,483	\$190.89	0.02%
5163-019-029	500 Molino St,118	919	2,557	\$284.92	0.03%
5163-019-030	500 Molino St, 201	919	1,736	\$213.04	0.02%
5163-019-031	500 Molino St, 202	919	1,566	\$198.16	0.02%
5163-019-032	500 Molino St, 203	919	1,041	\$152.20	0.01%
5163-019-033	500 Molino St, 204	919	1,376	\$181.52	0.02%
5163-019-034	500 Molino St, 205	919	1,416	\$185.03	0.02%
5163-019-035	500 Molino St, 206	919	1,341	\$178.46	0.02%
5163-019-036	500 Molino St, 207	919	1,153	\$162.00	0.01%
5163-019-037	500 Molino St, 208	919	991	\$147.82	0.01%
5163-019-038	500 Molino St, 209	919	1,187	\$164.98	0.01%
5163-019-039	500 Molino St, 210	919	1,086	\$156.14	0.01%
5163-019-040	500 Molino St, 211	919	1,740	\$213.39	0.02%
5163-019-041	500 Molino St, 212	919	1,540	\$195.88	0.02%
5163-019-042	500 Molino St, 213	919	2,999	\$323.62	0.03%

5163-019-043	500 Molino St, 214	919	2,417	\$272.66	0.02%
5163-019-044	500 Molino St, 215	919	2,657	\$293.67	0.03%
5163-019-045	500 Molino St, 216	919	3,077	\$330.44	0.03%
5163-019-046	500 Molino St, 217	919	2,901	\$315.04	0.03%
5163-019-047	500 Molino St, 218	919	3,716	\$386.39	0.03%
5163-019-048	500 Molino St, 301	919	1,280	\$173.12	0.02%
5163-019-049	500 Molino St, 302	919	1,060	\$153.86	0.01%
5163-019-050	500 Molino St, 303	919	1,540	\$195.88	0.02%
5163-019-051	500 Molino St, 304	919	1,250	\$170.49	0.02%
5163-019-052	500 Molino St, 305	919	1,020	\$150.36	0.01%
5163-019-053	500 Molino St, 306	919	1,810	\$219.52	0.02%
5163-019-054	500 Molino St, 307	919	1,490	\$191.50	0.02%
5163-019-055	500 Molino St, 308	919	1,620	\$202.89	0.02%
5163-019-056	500 Molino St, 309	919	1,300	\$174.87	0.02%
5163-019-057	500 Molino St, 310	919	1,780	\$216.89	0.02%
5163-019-058	500 Molino St, 311	919	1,848	\$222.85	0.02%
5163-019-059	500 Molino St, 312	919	1,896	\$227.05	0.02%
5163-019-060	500 Molino St, 313	919	1,194	\$165.59	0.01%
5163-019-061	500 Molino St, 314	919	942	\$143.53	0.01%
5163-019-062	500 Molino St, 315	919	1,207	\$166.73	0.02%
5163-019-063	530 Molino St, 101	919	1,850	\$223.02	0.02%
5163-019-064	530 Molino St, 102	919	1,450	\$188.00	0.02%
5163-019-065	530 Molino St, 103	919	1,720	\$211.64	0.02%
5163-019-066	530 Molino St, 104	919	2,120	\$246.66	0.02%
5163-019-067	530 Molino St, 105	919	2,530	\$282.56	0.03%
5163-019-068	530 Molino St, 106	919	1,840	\$222.15	0.02%
5163-019-069	530 Molino St, 107	919	2,075	\$242.72	0.02%
5163-019-070	530 Molino St, 108	919	1,750	\$214.27	0.02%
5163-019-071	530 Molino St, 109	919	1,656	\$206.04	0.02%
5163-019-072	530 Molino St, 110	919	1,220	\$167.87	0.02%
5163-019-073	530 Molino St, 111	919	1,320	\$176.62	0.02%
5163-019-074	530 Molino St, 112	919	2,250	\$258.04	0.02%
5163-019-075	530 Molino St, 113	919	2,112	\$245.96	0.02%
5163-019-076	530 Molino St, 114	919	2,090	\$244.03	0.02%
5163-019-077	530 Molino St, 115	919	1,420	\$185.38	0.02%
5163-019-078	530 Molino St, 116	919	1,510	\$193.26	0.02%
5163-019-079	530 Molino St, 117	919	1,570	\$198.51	0.02%
5163-019-080	530 Molino St, 118	919	1,450	\$188.00	0.02%
5163-019-081	530 Molino St, 201	919	1,570	\$198.51	0.02%
5163-019-082	530 Molino St, 202	919	1,333	\$177.76	0.02%
5163-019-083	530 Molino St, 203	919	1,513	\$193.52	0.02%
5163-019-084	530 Molino St, 204	919	1,950	\$231.78	0.02%
5163-019-085	530 Molino St, 205	919	1,374	\$181.35	0.02%
5163-019-086	530 Molino St, 206	919	1,380	\$181.87	0.02%
5163-019-087	530 Molino St, # 207	919	1,380	\$181.87	0.02%
5163-019-088	530 Molino St, 208	919	1,396	\$183.28	0.02%
5163-019-089	530 Molino St, 209	919	1,741	\$213.48	0.02%
5163-019-090	530 Molino St, 210	919	1,743	\$213.65	0.02%
5163-019-091	530 Molino St, 211	919	1,620	\$202.89	0.02%
5163-019-092	530 Molino St, 212	919	1,486	\$191.15	0.02%
5163-019-093	530 Molino St, 213	919	1,864	\$224.25	0.02%
5163-019-094	530 Molino St, 214	919	2,090	\$244.03	0.02%
5163-019-095	530 Molino St, 215	919	1,601	\$201.22	0.02%
5163-019-096	530 Molino St, 216	919	1,771	\$216.11	0.02%
5163-019-097	530 Molino St, 217	919	2,353	\$267.06	0.02%
5163-019-098	530 Molino St, 218	919	1,860	\$223.90	0.02%

5163-019-099	530 Molino St, 219	919	1,376	\$181.52	0.02%
5163-019-100	530 Molino St, 220	919	1,078	\$155.43	0.01%
5163-019-101	530 Molino St, 221	919	896	\$139.50	0.01%
5163-019-102	530 Molino St, 222	919	1,320	\$176.62	0.02%
5163-019-801		1,490	0	\$98.99	0.01%
5163-021-001	940 E 4th St.	23,261	16,705	\$3,007.94	0.27%
5163-021-002	962 E 4th St.	6,170	7,280	\$1,047.28	0.09%
5163-021-005	1004 E 4th St.	6,708	0	\$445.67	0.04%
5163-021-008	407 Molino St	9,104	11,990	\$1,654.57	0.15%
5163-021-009		5,184	0	\$344.42	0.03%
5163-021-010	440 S Hewitt St	5,184	0	\$344.42	0.03%
5163-021-011	413 Molino St.	10,411	10,400	\$1,602.20	0.14%
5163-021-012		5,148	0	\$342.03	0.03%
5163-021-015		5,184	0	\$344.42	0.03%
5163-021-021	423 Molino St.	5,184	7,788	\$1,026.25	0.09%
5163-021-026		1,220	0	\$81.06	0.01%
5163-021-027	435 Molino St	10,411	8,000	\$1,392.09	0.13%
5163-021-030	428 S Hewitt St	7,650	5,300	\$972.27	0.09%
5163-021-032	437 Molino St	10,241	2,160	\$869.51	0.08%
5163-021-033	501 Molino St	5,118	2,714	\$577.64	0.05%
5163-021-034	511& 513 Molino St	5,118	5,037	\$781.02	0.07%
5163-021-038	530 S Hewitt St	45738	103,621	\$12,110.67	1.09%
5163-021-039	510 S HEWITT ST 103	362.22	3060	\$291.96	0.03%
5163-021-040	510 S HEWITT ST 105	362.22	2570	\$249.07	0.02%
5163-021-041	510 S HEWITT ST 107	362.22	2610	\$252.57	0.02%
5163-021-042	510 S HEWITT ST 109	362.22	2630	\$254.32	0.02%
5163-021-043	510 S HEWITT ST 111	362.22	2630	\$254.32	0.02%
5163-021-044	510 S HEWITT ST 113	362.22	2630	\$254.32	0.02%
5163-021-045	510 S HEWITT ST 115	362.22	2640	\$255.19	0.02%
5163-021-046	510 S HEWITT ST 114	362.22	1790	\$180.78	0.02%
5163-021-047	510 S HEWITT ST 112	362.22	2140	\$211.42	0.02%
5163-021-048	510 S HEWITT ST 110	362.22	2140	\$211.42	0.02%
5163-021-049	510 S HEWITT ST 108	362.22	2140	\$211.42	0.02%
5163-021-050	510 S HEWITT ST 106	362.22	2040	\$202.66	0.02%
5163-021-051	510 S HEWITT ST 104	362.22	1740	\$176.40	0.02%
5163-021-052	510 S HEWITT ST 102	362.22	2660	\$256.94	0.02%
5163-021-053	510 S HEWITT ST 216	362.22	930	\$105.49	0.01%
5163-021-054	510 S HEWITT ST 301	362.22	1340	\$141.38	0.01%
5163-021-055	510 S HEWITT ST 303	362.22	1310	\$138.75	0.01%
5163-021-056	510 S HEWITT ST 305	362.22	1310	\$138.75	0.01%
5163-021-057	510 S HEWITT ST 307	362.22	1310	\$138.75	0.01%
5163-021-058	510 S HEWITT ST 309	362.22	1310	\$138.75	0.01%
5163-021-059	510 S HEWITT ST 311	362.22	1310	\$138.75	0.01%
5163-021-060	510 S HEWITT ST 313	362.22	1310	\$138.75	0.01%
5163-021-061	510 S HEWITT ST 315	362.22	1330	\$140.51	0.01%
5163-021-062	510 S HEWITT ST 316	362.22	930	\$105.49	0.01%
5163-021-063	510 S HEWITT ST 314	362.22	880	\$101.11	0.01%
5163-021-064	510 S HEWITT ST 312	362.22	1070	\$117.74	0.01%
5163-021-065	510 S HEWITT ST 310	362.22	1070	\$117.74	0.01%
5163-021-066	510 S HEWITT ST 308	362.22	1070	\$117.74	0.01%
5163-021-067	510 S HEWITT ST 306	362.22	1070	\$117.74	0.01%
5163-021-068	510 S HEWITT ST 304	362.22	820	\$95.86	0.01%
5163-021-069	510 S HEWITT ST 302	362.22	1330	\$140.51	0.01%
5163-021-070	510 S HEWITT ST 401	362.22	1340	\$141.38	0.01%
5163-021-071	510 S HEWITT ST 403	362.22	1310	\$138.75	0.01%
5163-021-072	510 S HEWITT ST 405	362.22	1310	\$138.75	0.01%

5163-021-073	510 S HEWITT ST 407	362.22	1310	\$138.75	0.01%
5163-021-074	510 S HEWITT ST 409	362.22	1310	\$138.75	0.01%
5163-021-075	510 S HEWITT ST 411	362.22	1310	\$138.75	0.01%
5163-021-076	510 S HEWITT ST 413	362.22	1310	\$138.75	0.01%
5163-021-077	510 S HEWITT ST 415	362.22	1330	\$140.51	0.01%
5163-021-078	510 S HEWITT ST 416	362.22	930	\$105.49	0.01%
5163-021-079	510 S HEWITT ST 414	362.22	880	\$101.11	0.01%
5163-021-080	510 S HEWITT ST 412	362.22	1070	\$117.74	0.01%
5163-021-081	510 S HEWITT ST 410	362.22	1070	\$117.74	0.01%
5163-021-082	510 S HEWITT ST 408	362.22	1070	\$117.74	0.01%
5163-021-083	510 S HEWITT ST 406	362.22	1070	\$117.74	0.01%
5163-021-084	510 S HEWITT ST 404	362.22	820	\$95.86	0.01%
5163-021-085	510 S HEWITT ST 402	362.22	1330	\$140.51	0.01%
5163-021-086	510 S HEWITT ST 501	362.22	1340	\$141.38	0.01%
5163-021-087	510 S HEWITT ST 503	362.22	1310	\$138.75	0.01%
5163-021-088	510 S HEWITT ST 505	362.22	1310	\$138.75	0.01%
5163-021-089	510 S HEWITT ST 507	362.22	1310	\$138.75	0.01%
5163-021-090	510 S HEWITT ST 509	362.22	1310	\$138.75	0.01%
5163-021-091	510 S HEWITT ST 511	362.22	1310	\$138.75	0.01%
5163-021-092	510 S HEWITT ST 513	362.22	1310	\$138.75	0.01%
5163-021-093	510 S HEWITT ST 515	362.22	1330	\$140.51	0.01%
5163-021-094	510 S HEWITT ST 516	362.22	930	\$105.49	0.01%
5163-021-095	510 S HEWITT ST 514	362.22	880	\$101.11	0.01%
5163-021-096	510 S HEWITT ST 512	362.22	1070	\$117.74	0.01%
5163-021-097	510 S HEWITT ST 510	362.22	1070	\$117.74	0.01%
5163-021-098	510 S HEWITT ST 508	362.22	1070	\$117.74	0.01%
5163-021-099	510 S HEWITT ST 506	362.22	1070	\$117.74	0.01%
5163-021-100	510 S HEWITT ST 504	362.22	820	\$95.86	0.01%
5163-021-101	510 S HEWITT ST 502	362.22	1330	\$140.51	0.01%
5163-021-102	510 S HEWITT ST G1	18110	90385	\$9,116.29	0.82%
5163-021-103	530 S HEWITT ST 117	275.58	3,210	\$299.34	0.03%
5163-021-104	530 S HEWITT ST 118	275.58	2,440	\$231.93	0.02%
5163-021-105	530 S HEWITT ST 119	275.58	2,880	\$270.45	0.02%
5163-021-106	530 S HEWITT ST 120	275.58	2,370	\$225.80	0.02%
5163-021-107	530 S HEWITT ST 121	275.58	2,850	\$267.82	0.02%
5163-021-108	530 S HEWITT ST 122	275.58	2,350	\$224.05	0.02%
5163-021-109	530 S HEWITT ST 123	275.58	2,850	\$267.82	0.02%
5163-021-110	530 S HEWITT ST 124	275.58	2,330	\$222.30	0.02%
5163-021-111	530 S HEWITT ST 125	275.58	2,850	\$267.82	0.02%
5163-021-112	530 S HEWITT ST 126	275.58	2,480	\$235.43	0.02%
5163-021-113	530 S HEWITT ST 127	275.58	2,850	\$267.82	0.02%
5163-021-114	530 S HEWITT ST 128	275.58	2,500	\$237.18	0.02%
5163-021-115	530 S HEWITT ST 129	275.58	3,030	\$283.58	0.03%
5163-021-116	530 S HEWITT ST 130	275.58	2,500	\$237.18	0.02%
5163-021-117	530 S HEWITT ST 218	275.58	1,030	\$108.48	0.01%
5163-021-118	530 S HEWITT ST 220	275.58	1,120	\$116.36	0.01%
5163-021-119	530 S HEWITT ST 222	275.58	1,110	\$115.49	0.01%
5163-021-120	530 S HEWITT ST 224	275.58	1,100	\$114.61	0.01%
5163-021-121	530 S HEWITT ST 226	275.58	1,110	\$115.49	0.01%
5163-021-122	530 S HEWITT ST 228	275.58	1,120	\$116.36	0.01%
5163-021-123	530 S HEWITT ST 230	275.58	1,160	\$119.87	0.01%
5163-021-124	530 S HEWITT ST 317	275.58	990	\$104.98	0.01%
5163-021-125	530 S HEWITT ST 318	275.58	1,030	\$108.48	0.01%
5163-021-126	530 S HEWITT ST 319	275.58	960	\$102.36	0.01%
5163-021-127	530 S HEWITT ST 320	275.58	1,120	\$116.36	0.01%
5163-021-128	530 S HEWITT ST 321	275.58	950	\$101.48	0.01%

5163-021-129	530 S HEWITT ST 322	275.58	1,110	\$115.49	0.01%
5163-021-130	530 S HEWITT ST 323	275.58	950	\$101.48	0.01%
5163-021-131	530 S HEWITT ST 324	275.58	1,100	\$114.61	0.01%
5163-021-132	530 S HEWITT ST 325	275.58	950	\$101.48	0.01%
5163-021-133	530 S HEWITT ST 326	275.58	1,110	\$115.49	0.01%
5163-021-134	530 S HEWITT ST 327	275.58	950	\$101.48	0.01%
5163-021-135	530 S HEWITT ST 328	275.58	1,120	\$116.36	0.01%
5163-021-136	530 S HEWITT ST 329	275.58	1,010	\$106.73	0.01%
5163-021-137	530 S HEWITT ST 330	275.58	1,060	\$111.11	0.01%
5163-021-138	530 S HEWITT ST 417	275.58	1,070	\$111.99	0.01%
5163-021-139	530 S HEWITT ST 418	275.58	1,030	\$108.48	0.01%
5163-021-140	530 S HEWITT ST 419	275.58	960	\$102.36	0.01%
5163-021-141	530 S HEWITT ST 420	275.58	1,120	\$116.36	0.01%
5163-021-142	530 S HEWITT ST 421	275.58	950	\$101.48	0.01%
5163-021-143	530 S HEWITT ST 422	275.58	1,110	\$115.49	0.01%
5163-021-144	530 S HEWITT ST 423	275.58	950	\$101.48	0.01%
5163-021-145	530 S HEWITT ST 424	275.58	1,070	\$111.99	0.01%
5163-021-146	530 S HEWITT ST 425	275.58	950	\$101.48	0.01%
5163-021-147	530 S HEWITT ST 426	275.58	1,110	\$115.49	0.01%
5163-021-148	530 S HEWITT ST 427	275.58	950	\$101.48	0.01%
5163-021-149	530 S HEWITT ST 428	275.58	1,120	\$116.36	0.01%
5163-021-150	530 S HEWITT ST 429	275.58	1,010	\$106.73	0.01%
5163-021-151	530 S HEWITT ST 430	275.58	1,150	\$118.99	0.01%
5163-021-152	530 S HEWITT ST 517	275.58	1,380	\$139.13	0.01%
5163-021-153	530 S HEWITT ST 518	275.58	1,360	\$137.38	0.01%
5163-021-154	530 S HEWITT ST 519	275.58	1,260	\$128.62	0.01%
5163-021-155	530 S HEWITT ST 520	275.58	1,480	\$147.88	0.01%
5163-021-156	530 S HEWITT ST 521	275.58	1,210	\$124.24	0.01%
5163-021-157	530 S HEWITT ST 522	275.58	1,430	\$143.50	0.01%
5163-021-158	530 S HEWITT ST 523	275.58	1,230	\$125.99	0.01%
5163-021-159	530 S HEWITT ST 524	275.58	1,430	\$143.50	0.01%
5163-021-160	530 S HEWITT ST 525	275.58	1,230	\$125.99	0.01%
5163-021-161	530 S HEWITT ST 526	275.58	1,440	\$144.38	0.01%
5163-021-162	530 S HEWITT ST 527	275.58	1,270	\$129.50	0.01%
5163-021-163	530 S HEWITT ST 528	275.58	1,450	\$145.25	0.01%
5163-021-164	530 S HEWITT ST 529	275.58	1,010	\$106.73	0.01%
5163-021-165	530 S HEWITT ST 530	275.58	1,160	\$119.87	0.01%
5163-021-167		10420	5,280	\$1,154.55	0.10%
5163-021-801		1,742	0	\$115.74	0.01%
5163-022-001	926 E 4th St.	6,926	2,036	\$638.41	0.06%
5163-022-002	910 E 4th St	5,009	4,600	\$735.52	0.07%
5163-022-003	900 E 4th St.	10,018	8,000	\$1,365.98	0.12%
5163-022-005	412 Colyton St	7,492	1,000	\$585.31	0.05%
5163-022-006	418 Colyton St	7,492	3,000	\$760.41	0.07%
5163-022-007	420 Colyton St	7,492	7,450	\$1,150.00	0.10%
5163-022-009	423 Hewitt St	7,013	7,000	\$1,078.78	0.10%
5163-022-010	428 Colyton St	14,985	15,000	\$2,308.82	0.21%
5163-022-012	436 Colyton St	7,492	7,500	\$1,154.38	0.10%
5163-022-016	442 Colyton St	7,797	7,028	\$1,133.32	0.10%
5163-022-017	447 S. Hewitt St	7,275	7,822	\$1,168.15	0.11%
5163-022-018	1201 E 5th St.	14,984	8,150	\$1,709.04	0.15%
5163-022-019	451 S Hewitt ST	13,983	13,750	\$2,132.81	0.19%
5163-022-020	440 Colyton St.	14,505	8,900	\$1,742.88	0.16%
5163-022-021	431 S Hewitt St.	13,983	7,980	\$1,627.65	0.15%
5163-022-022		6,900	0	\$458.43	0.04%
5163-022-023	411 S. Hewitt St	20,700	5,900	\$1,891.82	0.17%

5163-023-001	1200 E 5th St	10,498	1,268	\$808.49	0.07%
5163-023-002	506 Colyton St	2,265	0	\$150.48	0.01%
5163-024-009	1100 E 5th St	38,999	45,044	\$6,534.60	0.59%
5163-024-011		22,799	0	\$1,514.74	0.14%
5163-024-012	527 Colyton St	37,305	10,012	\$3,355.04	0.30%
5163-024-013	1168 E 5th St	40,050	25,289	\$4,874.90	0.44%
5163-024-014		14,998	3,010	\$1,259.97	0.11%
5163-025-001	800 E 4th St	10,296	9,199	\$1,489.42	0.13%
5163-025-002	412 Seaton St	10,498	12,190	\$1,764.69	0.16%
5163-025-003		6,752	0	\$448.60	0.04%
5163-025-004	824 E 4th St	30,013	10,000	\$2,869.52	0.26%
5163-025-005	422 Seaton St	7,492	0	\$497.76	0.04%
5163-025-006		7,492	0	\$497.76	0.04%
5163-025-007	421 Colyton St	15,000	31,000	\$3,710.59	0.33%
5163-025-008	426 Seaton St	44,997	78,252	\$9,840.41	0.89%
5163-025-009	459 Colyton St	45,607	91,200	\$11,014.52	0.99%
5163-026-001	400 S Alameda St	15,987	48,276	\$5,288.66	0.48%
5163-026-002	422 S Alameda ST	5,269	4,750	\$765.92	0.07%
5163-026-003	426 S Alameda St	5,750	5,250	\$841.65	0.08%
5163-026-004	430 S Alameda St	6,229	5,750	\$917.25	0.08%
5163-026-005	436 S Alameda St	6,752	6,225	\$993.59	0.09%
5163-026-006	440 S Alameda ST	7,231	6,700	\$1,067.00	0.10%
5163-026-007	448 S Alameda St	8,059	0	\$535.43	0.05%
5163-026-008	455 Seaton St	16,988	15,634	\$2,497.40	0.23%
5163-027-003		5,009	0	\$332.79	0.03%
5163-027-009	540 S Alameda St	26,297	0	\$1,747.15	0.16%
5163-027-010	547 Seaton St	13,721	9,100	\$1,708.30	0.15%
5163-027-011	542 S Alameda St	14,244	12,672	\$2,055.77	0.19%
5163-027-012	500 S Alameda St	21,170	4,750	\$1,822.37	0.16%
5163-027-013		5,390	0	\$358.11	0.03%
5163-027-017	526 S Alameda St	11,909	7,350	\$1,434.70	0.13%
5163-027-018	516 S Alameda ST	23,330	15,273	\$2,887.15	0.26%
5163-028-001	530 S Hewitt St 131	338.50	2,830	\$270.25	0.02%
5163-028-002	530 S Hewitt St 133	338.50	2,950	\$280.76	0.03%
5163-028-003	530 S Hewitt St 134	338.50	870	\$98.66	0.01%
5163-028-004	530 S Hewitt St 135	338.50	2400	\$232.61	0.02%
5163-028-005	530 S Hewitt St 136	338.50	950	\$105.66	0.01%
5163-028-006	530 S Hewitt St 137	338.50	2,840	\$271.13	0.02%
5163-028-007	530 S Hewitt St 138	338.50	1320	\$138.05	0.01%
5163-028-008	530 S Hewitt St 139	338.50	2350	\$228.23	0.02%
5163-028-009	530 S Hewitt St 140	338.50	1230	\$130.17	0.01%
5163-028-010	530 S Hewitt St 141	338.50	2700	\$258.87	0.02%
5163-028-011	530 S Hewitt St 142	338.50	1910	\$189.71	0.02%
5163-028-012	530 S Hewitt St 143	338.50	2430	\$235.23	0.02%
5163-028-013	530 S Hewitt St 144	338.50	2460	\$237.86	0.02%
5163-028-014	530 S Hewitt St 145	338.50	2680	\$257.12	0.02%
5163-028-015	530 S Hewitt St 146	338.50	2730	\$261.50	0.02%
5163-028-016	530 S Hewitt St 147	338.50	2510	\$242.24	0.02%
5163-028-017	530 S Hewitt St 148	338.50	2720	\$260.62	0.02%
5163-028-018	530 S Hewitt St 150	338.50	3150	\$298.27	0.03%
5163-028-019	530 S Hewitt St 152	338.50	2370	\$229.98	0.02%
5163-028-020	530 S Hewitt St 153	338.50	1740	\$174.82	0.02%
5163-028-021	530 S Hewitt St 154	338.50	970	\$107.41	0.01%
5163-028-022	530 S Hewitt St 155	338.50	740	\$87.28	0.01%
5163-028-023	530 S Hewitt St 156	338.50	1880	\$187.08	0.02%
5163-028-024	530 S Hewitt St 234	338.50	810	\$93.40	0.01%



5163-028-025	530 S Hewitt St 236	338.50	950	\$105.66	0.01%
5163-028-026	530 S Hewitt St 238	338.50	1030	\$112.66	0.01%
5163-028-027	530 S Hewitt St 240	338.50	930	\$103.91	0.01%
5163-028-028	530 S Hewitt St 242	338.50	1090	\$117.92	0.01%
5163-028-029	530 S Hewitt St 244	338.50	880	\$99.53	0.01%
5163-028-030	530 S Hewitt St 246	338.50	980	\$108.29	0.01%
5163-028-031	530 S Hewitt St 248	338.50	970	\$107.41	0.01%
5163-028-032	530 S Hewitt St 250	338.50	1110	\$119.67	0.01%
5163-028-033	530 S Hewitt St 251	338.50	950	\$105.66	0.01%
5163-028-034	530 S Hewitt St 252	338.50	950	\$105.66	0.01%
5163-028-035	530 S Hewitt St 253	338.50	1660	\$167.82	0.02%
5163-028-036	530 S Hewitt St 254	338.50	740	\$87.28	0.01%
5163-028-037	530 S Hewitt St 255	338.50	1150	\$123.17	0.01%
5163-028-038	530 S Hewitt St 256	338.50	1660	\$167.82	0.02%
5163-028-039	530 S Hewitt St 331	338.50	1120	\$120.54	0.01%
5163-028-040	530 S Hewitt St 332	338.50	1420	\$146.81	0.01%
5163-028-041	530 S Hewitt St 333	338.50	1720	\$173.07	0.02%
5163-028-042	530 S Hewitt St 334	338.50	810	\$93.40	0.01%
5163-028-043	530 S Hewitt St 335	338.50	1620	\$164.32	0.01%
5163-028-044	530 S Hewitt St 336	338.50	950	\$105.66	0.01%
5163-028-045	530 S Hewitt St 337	338.50	1360	\$141.56	0.01%
5163-028-046	530 S Hewitt St 338	338.50	1030	\$112.66	0.01%
5163-028-047	530 S Hewitt St 339	338.50	1530	\$156.44	0.01%
5163-028-048	530 S Hewitt St 340	338.50	930	\$103.91	0.01%
5163-028-049	530 S Hewitt St 341	338.50	1300	\$136.30	0.01%
5163-028-050	530 S Hewitt St 342	338.50	1100	\$118.79	0.01%
5163-028-051	530 S Hewitt St 343	338.50	1510	\$154.69	0.01%
5163-028-052	530 S Hewitt St 344	338.50	890	\$100.41	0.01%
5163-028-053	530 S Hewitt St 345	338.50	1340	\$139.80	0.01%
5163-028-054	530 S Hewitt St 346	338.50	980	\$108.29	0.01%
5163-028-055	530 S Hewitt St 347	338.50	1620	\$164.32	0.01%
5163-028-056	530 S Hewitt St 348	338.50	980	\$108.29	0.01%
5163-028-057	530 S Hewitt St 349	338.50	1350	\$140.68	0.01%
5163-028-058	530 S Hewitt St 350	338.50	1110	\$119.67	0.01%
5163-028-059	530 S Hewitt St 351	338.50	950	\$105.66	0.01%
5163-028-060	530 S Hewitt St 352	338.50	950	\$105.66	0.01%
5163-028-061	530 S Hewitt St 353	338.50	1660	\$167.82	0.02%
5163-028-062	530 S Hewitt St 354	338.50	740	\$87.28	0.01%
5163-028-063	530 S Hewitt St 355	338.50	1140	\$122.30	0.01%
5163-028-064	530 S Hewitt St 356	338.50	1670	\$168.70	0.02%
5163-028-065	530 S Hewitt St 431	338.50	1120	\$120.54	0.01%
5163-028-066	530 S Hewitt St 432	338.50	1420	\$146.81	0.01%
5163-028-067	530 S Hewitt St 433	338.50	1720	\$173.07	0.02%
5163-028-068	530 S Hewitt St 434	338.50	810	\$93.40	0.01%
5163-028-069	530 S Hewitt St 435	338.50	1620	\$164.32	0.01%
5163-028-070	530 S Hewitt St 436	338.50	950	\$105.66	0.01%
5163-028-071	530 S Hewitt St 437	338.50	1360	\$141.56	0.01%
5163-028-072	530 S Hewitt St 438	338.50	1030	\$112.66	0.01%
5163-028-073	530 S Hewitt St 439	338.50	1500	\$153.81	0.01%
5163-028-074	530 S Hewitt St 440	338.50	930	\$103.91	0.01%
5163-028-075	530 S Hewitt St 441	338.50	1300	\$136.30	0.01%
5163-028-076	530 S Hewitt St 442	338.50	1100	\$118.79	0.01%
5163-028-077	530 S Hewitt St 443	338.50	1510	\$154.69	0.01%
5163-028-078	530 S Hewitt St 444	338.50	890	\$100.41	0.01%
5163-028-079	530 S Hewitt St 445	338.50	1340	\$139.80	0.01%
5163-028-080	530 S Hewitt St 446	338.50	980	\$108.29	0.01%



5163-028-081	530 S Hewitt St 447	338.50	1620	\$164.32	0.01%
5163-028-082	530 S Hewitt St 448	338.50	980	\$108.29	0.01%
5163-028-083	530 S Hewitt St 449	338.50	1350	\$140.68	0.01%
5163-028-084	530 S Hewitt St 450	338.50	1110	\$119.67	0.01%
5163-028-085	530 S Hewitt St 451	338.50	950	\$105.66	0.01%
5163-028-086	530 S Hewitt St 452	338.50	950	\$105.66	0.01%
5163-028-087	530 S Hewitt St 453	338.50	1660	\$167.82	0.02%
5163-028-088	530 S Hewitt St 454	338.50	740	\$87.28	0.01%
5163-028-089	530 S Hewitt St 455	338.50	1140	\$122.30	0.01%
5163-028-090	530 S Hewitt St 456	338.50	1670	\$168.70	0.02%
5163-028-091	530 S Hewitt St 531	338.50	1250	\$131.93	0.01%
5163-028-092	530 S Hewitt St 532	338.50	1420	\$146.81	0.01%
5163-028-093	530 S Hewitt St 533	338.50	1720	\$173.07	0.02%
5163-028-094	530 S Hewitt St 534	338.50	810	\$93.40	0.01%
5163-028-095	530 S Hewitt St 535	338.50	1620	\$164.32	0.01%
5163-028-096	530 S Hewitt St 536	338.50	950	\$105.66	0.01%
5163-028-097	530 S Hewitt St 537	338.50	1360	\$141.56	0.01%
5163-028-098	530 S Hewitt St 538	338.50	1030	\$112.66	0.01%
5163-028-099	530 S Hewitt St 539	338.50	1530	\$156.44	0.01%
5163-028-100	530 S Hewitt St 540	338.50	930	\$103.91	0.01%
5163-028-101	530 S Hewitt St 541	338.50	1300	\$136.30	0.01%
5163-028-102	530 S Hewitt St 542	338.50	1110	\$119.67	0.01%
5163-028-103	530 S Hewitt St 543	338.50	1510	\$154.69	0.01%
5163-028-104	530 S Hewitt St 544	338.50	890	\$100.41	0.01%
5163-028-105	530 S Hewitt St 545	338.50	1340	\$139.80	0.01%
5163-028-106	530 S Hewitt St 546	338.50	980	\$108.29	0.01%
5163-028-107	530 S Hewitt St 547	338.50	1620	\$164.32	0.01%
5163-028-108	530 S Hewitt St 548	338.50	980	\$108.29	0.01%
5163-028-109	530 S Hewitt St 549	338.50	1350	\$140.68	0.01%
5163-028-110	530 S Hewitt St 550	338.50	1110	\$119.67	0.01%
5163-028-111	530 S Hewitt St 551	338.50	950	\$105.66	0.01%
5163-028-112	530 S Hewitt St 552	338.50	950	\$105.66	0.01%
5163-028-113	530 S Hewitt St 553	338.50	1660	\$167.82	0.02%
5163-028-114	530 S Hewitt St 554	338.50	740	\$87.28	0.01%
5163-028-115	530 S Hewitt St 555	338.50	1,140	\$122.30	0.01%
5163-028-116	530 S Hewitt St 556	338.50	1,670	\$168.70	0.02%
5164-001-007	1245 Factory Pl. #100	33,877	24,138	\$4,364.00	0.39%
5164-001-009	560 S Alameda ST	75,794	37,595	\$8,327.07	0.75%
5164-002-001	1234 Palmetto St	68,792	59,385	\$9,769.55	0.88%
5164-002-010	1248 Palmetto St	178,795	152,052	\$25,190.91	2.27%
5164-002-802		2,178	0	\$144.70	0.01%
5164-002-803		11,326	0	\$752.49	0.07%
5164-003-003		1,307	0	\$86.84	0.01%
5164-003-004	534 Mateo St	20,000	27,702	\$3,754.05	0.34%
5164-003-008	1325 Palmetto ST	11,892	22,320	\$2,744.18	0.25%
5164-003-009	1347 Palmetto St	3,968	5,800	\$771.41	0.07%
5164-003-010	1355 Palmetto ST	5,730	4,882	\$808.11	0.07%
5164-003-012	1321 Palmetto St	13,373	7,520	\$1,546.85	0.14%
5164-003-013	1300 E 4th St	3,480	0	\$231.21	0.02%
5164-003-014	520 Mateo St	77,101	71,573	\$11,388.63	1.03%
5164-003-015		710	0	\$47.17	0.00%
5164-003-016		780	0	\$51.82	0.00%
5164-003-803		13,630	0	\$905.56	0.08%
5164-004-002		45,302	0	\$3,009.82	0.27%
5164-004-009		112,820	50,888	\$11,950.82	1.08%
5164-005-001	1354 Willow St	7,000	756	\$531.26	0.05%

5164-005-002	590 S Santa Fe Ave.	119,790	21,602	\$9,849.95	0.89%
5164-005-003		2,900	0	\$192.67	0.02%
5164-006-004	580 Mateo St	11,761	7,560	\$1,443.26	0.13%
5164-006-005	1317 Willow St	11,200	22,400	\$2,705.21	0.24%
5164-006-006	1323 Willow St.	5,619	3,000	\$635.97	0.06%
5164-006-007	1327 Willow St.	5,619	11,200	\$1,353.87	0.12%
5164-006-012		16,814	0	\$1,117.11	0.10%
5164-006-013	1316 Palmetto St	22,390	22,260	\$3,436.40	0.31%
5164-006-014	1345 Willow St	39,204	65,320	\$8,323.35	0.75%
5164-006-015	564 Mateo St	29,538	14,085	\$3,195.60	0.29%
5164-006-016	1356 Palmetto	11,130	1,160	\$841.02	0.08%
5164-006-017	1350 Palmetto	11,200	0	\$744.12	0.07%
5164-007-001	582 Mateo St	18,208	13,713	\$2,410.28	0.22%
5164-007-002		5,619	0	\$373.32	0.03%
5164-007-003	1318 Willow St	5,619	1,426	\$498.17	0.04%
5164-007-004	1328 Willow St	11,200	5,560	\$1,230.89	0.11%
5164-007-005	1330 Willow St	5,619	3,200	\$653.48	0.06%
5164-007-006	1332 Willow St	5,619	968	\$458.07	0.04%
5164-007-015		4,225	0	\$280.70	0.03%
5164-007-016	1435 E 6th St	12,720	12,720	\$1,958.72	0.18%
5164-007-017	1425 E 6th St.	12,720	12,037	\$1,898.93	0.17%
5164-007-018	1415 E 6th St.	4,225	2,320	\$483.82	0.04%
5164-007-019	1407 E 6th St.	8,494	6,400	\$1,124.64	0.10%
5164-007-020	592 Mateo St	5,271	5,250	\$809.83	0.07%
5164-007-022	589 S Santa Fe Ave.	30,971	18,343	\$3,663.59	0.33%
5164-007-024		15,011	9,964	\$1,869.65	0.17%
5164-008-003	1291 E 6th St.	6,751	12,500	\$1,542.89	0.14%
5164-008-004	1301 E 6th St	10,106	2,884	\$923.92	0.08%
5164-008-005	1309 E 6th St	44,518	43,550	\$6,770.48	0.61%
5164-008-006	1337 E 6th St	11,500	0	\$764.05	0.07%
5164-008-011		11,761	0	\$781.39	0.07%
5164-008-012		5,532	0	\$367.54	0.03%
5164-008-013		5,576	0	\$370.46	0.03%
5164-008-014	1381 E 6th St	22,647	14,004	\$2,730.68	0.25%
5164-008-021		77,101	48,807	\$9,395.50	0.85%
5164-008-024		3,049	0	\$202.57	0.02%
5164-008-030		3,180	0	\$211.28	0.02%
5164-008-031	1300 Factory Pl	24,746	40,200	\$5,163.56	0.47%
5164-008-032	1308 Factory Pl	57,499	121,500	\$14,457.34	1.30%
5164-009-001	580 S Alameda St	7,405	4,500	\$885.95	0.08%
5164-009-012	1205 E 6th St.	6,752	17,310	\$1,964.06	0.18%
5164-009-013	1217 E 6th St.	6,752	7,200	\$1,078.95	0.10%
5164-009-014	1225 E 6th St	6,752	0	\$448.60	0.04%
5164-009-015	1235 E 6th St	6,882	5,750	\$960.64	0.09%
5164-009-018	1261 E 6th St	6,751	11,000	\$1,411.56	0.13%
5164-009-019	1269 E 6th St.	4,051	3,510	\$576.44	0.05%
5164-009-022	1275 E 6th St	6,752	12,500	\$1,542.95	0.14%
5164-009-023	1281 E 6th St	13,500	14,600	\$2,175.14	0.20%
5164-009-024	1239 E 6th St	13,365	14,875	\$2,190.24	0.20%
5164-009-025	1271 E 6th St.	6,752	0	\$448.60	0.04%
5164-009-027	1236 Factory Pl	6,747	4,058	\$803.54	0.07%
5164-009-028	1234 Factory Pl	6,747	4,108	\$807.91	0.07%
5164-009-029	1228 Factory PL	6,747	4,108	\$807.91	0.07%
5164-009-030	1222 Factory Pl	6,747	4,058	\$803.54	0.07%
5164-009-036		7,500	0	\$498.29	0.04%
5164-009-037	1282 Factory PL	7,500	6,885	\$1,101.06	0.10%

5164-009-038		10,498	0	\$697.48	0.06%
5164-009-040	1246 Factory PL	15,000	0	\$996.59	0.09%
5164-009-041	1201 E 6th St.	6,617	0	\$439.63	0.04%
5164-010-003	1338 E 6th St	187,744	104,676	\$21,637.77	1.95%
5164-011-005	601 Mateo St	25,265	14,338	\$2,933.85	0.26%
5164-013-003	1422 E 6th St	8,450	8,430	\$1,299.44	0.12%
5164-013-026	600 Mateo St.	21,170	16,592	\$2,859.12	0.26%
5164-014-002	1442 E. 6th St.	4,255	0	\$282.70	0.03%
5164-014-003	1448 E. 6th St.	4,225	1,512	\$413.08	0.04%
5164-014-004	1450 E. 6th St.	4,225	3,200	\$560.86	0.05%
5164-014-005	600 Imperial St.	4,225	2,560	\$504.83	0.05%
5164-014-006	601 S. Santa Fe Ave.	4,225	0	\$280.70	0.03%
5164-014-009	615 S. Sante Fe Ave.	5,619	0	\$373.32	0.03%
5164-014-010	609 S. Santa Fe Ave.	11,195	11,200	\$1,724.33	0.16%
5164-014-011	605 S. Sante Fe Ave.	5,619	4,800	\$793.55	0.07%
5164-014-025	1432 E. 6th St.	7,658	4,340	\$888.75	0.08%
5164-014-026	623 S. Sante Fe Ave.	106,286	103,538	\$16,126.15	1.45%
5164-015-001	600 S Santa Fe Ave.	29,621	11,060	\$2,936.28	0.26%
5164-015-021	640 S Santa Fe Ave.	74,488	37,084	\$8,195.56	0.74%
5164-017-002	670 Mesquit St	26,092	64,284	\$7,361.50	0.66%
5164-017-003	670 Mesquit St	40,858	49,140	\$7,016.71	0.63%
5164-017-006	658 Mesquit St	11,859	34,620	\$3,818.83	0.34%
5164-017-008		26,646	0	\$1,770.33	0.16%
5164-018-001	650 S Santa Fe Ave.	5,619	0	\$373.32	0.03%
5164-018-002	650 S Santa Fe Ave.	5,619	0	\$373.32	0.03%
5164-018-003	664 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-004	680 S Santa Fe Ave.	16,814	14,760	\$2,409.32	0.22%
5164-018-005		5,619	0	\$373.32	0.03%
5164-018-006		5,619	0	\$373.32	0.03%
5164-018-007		5,619	0	\$373.32	0.03%
5164-018-008	2101 E 7th St.	25,265	63,786	\$7,262.96	0.66%
5164-018-009	689 Mesquit St.	37,462	24,080	\$4,597.11	0.41%
5164-018-010	1580 Jesse St	44,780	12,544	\$4,073.35	0.37%
5164-019-018	2053 E 7th St	11,282	16,928	\$2,231.59	0.20%
5164-019-019	687 S Santa Fe Ave.	15,028	6,700	\$1,585.02	0.14%
5164-019-020	681 S Santa Fe Ave.	5,619	3,880	\$713.01	0.06%
5164-019-021	679 S Santa Fe Ave.	5,619	1,902	\$539.84	0.05%
5164-019-022	675 S Santa Fe Ave	11,195	4,080	\$1,100.98	0.10%
5164-019-029	667 S Santa Fe Ave.	38,847	35,466	\$5,685.96	0.51%
5173-001-017	414 E Commercial St	26,876	165,415	\$16,267.47	1.47%
5173-002-003	548 N Hewitt St.	8,710	0	\$578.68	0.05%
5173-002-009		9,147	0	\$607.72	0.05%
5173-003-001	611 Ducommun St.	6,882	8,800	\$1,227.66	0.11%
5173-003-002	500 N Garey St.	13,808	13,800	\$2,125.56	0.19%
5173-003-010	620 E Commercial St	48,308	41,410	\$6,834.92	0.62%
5173-003-011		15,540	0	\$1,032.46	0.09%
5173-003-012		19,450	0	\$1,292.24	0.12%
5173-004-015	612 Jackson St.	20,691	27,600	\$3,791.03	0.34%
5173-013-014	901 E 1st St	4,400	4,425	\$679.73	0.06%
5173-013-016	120 N Santa Fe Ave	22,607	19,520	\$3,210.94	0.29%
5173-013-020	925 E 1st	45,302	34,418	\$6,023.07	0.54%
5173-014-001		4,792	500	\$362.15	0.03%
5173-014-002	223 Center St.	3,006	0	\$199.72	0.02%
5173-014-003	740 E Temple St	8,276	0	\$549.85	0.05%
5173-015-001	749 E Temple St.	6,882	6,900	\$1,061.32	0.10%
5173-015-002		6,882	0	\$457.23	0.04%

5173-015-003	740 Jackson St.	20,691	1,045	\$1,466.18	0.13%
5173-015-006	729 E Temple St	48,308	69,135	\$9,262.21	0.84%
5173-015-008		3,964	0	\$263.36	0.02%
5173-015-009	707 E Temple St	5,976	5,976	\$920.23	0.08%
5173-015-011	700 Jackson St.	20,775	16,692	\$2,841.63	0.26%
5173-015-012		6,024	0	\$400.23	0.04%
5173-015-013		6,024	0	\$400.23	0.04%
5173-015-014		2,008	0	\$133.41	0.01%
5173-015-015		5,628	2,609	\$602.33	0.05%
5173-016-001	714 Ducommun St	6,882	13,800	\$1,665.40	0.15%
5173-016-005	706 Ducommun St	41,556	38,780	\$6,156.08	0.56%
5173-016-008	411 Center St.	74,078	39,759	\$8,402.52	0.76%
5173-017-004	706 E Commercial St.	9,888	0	\$656.95	0.06%
5173-017-006	711 Ducommun St	29,272	29,218	\$4,502.80	0.41%
5173-017-008	718 E. Commercial St	90,156	60,344	\$11,272.91	1.02%
5173-018-001	516 Aliso St.	58,370	0	\$3,878.05	0.35%
5173-019-006	801 E Commercial St	41,338	103,122	\$11,774.65	1.06%
5173-019-011	837 E. Commercial	27,169	20,984	\$3,642.20	0.33%
5173-019-802		3,467	0	\$230.34	0.02%
5173-020-010	500 Center ST	61,420	0	\$4,080.68	0.37%
5173-020-813		29,616	0	\$1,967.66	0.18%
5173-022-001	234 Center St.	17,424	22,550	\$3,131.86	0.28%
5173-022-002	815 E Temple	70,567	56,302	\$9,617.57	0.87%
5173-022-004	210 Center St.	37,918	35,864	\$5,659.08	0.51%
5173-022-005		27,726	0	\$1,842.09	0.17%
	Total Non Govt Assessments			\$898,909.13	81.10%
	Total Govt Assessments			\$209,482.94	18.90%
	<b>Total All Assessments</b>			<b>\$1,108,392.07</b>	<b>100.00%</b>

**ORDINANCE NO. \_\_\_\_\_**

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "Arts District Los Angeles Business Improvement District" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

**WHEREAS**, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

**WHEREAS**, property owners in the Arts District Los Angeles business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the Arts District Los Angeles Business Improvement District.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. DECLARATION. Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the Arts District Los Angeles Business Improvement District (District).

Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. \_\_\_\_\_.

Sec. 3. PARCELS WITHIN THE DISTRICT. The City Council hereby affirms its finding that all parcels, which will have a special benefit conferred upon them and upon which an assessment will be imposed, are identified in the Management District Plan.

Sec. 4. PROPORTIONAL BENEFIT. The City Council hereby reaffirms that the assessment proposed to be imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 5. SEPARATION OF GENERAL AND SPECIAL BENEFITS. The City Council hereby affirms that it has separated the general benefits, if any, from the special benefits conferred on each parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby affirms that all proposed assessments are supported by a detailed engineer's report prepared by a registered professional engineer certified by the state of California.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The proposed Arts District Los Angeles area consists of: Beginning on the southeast corner of Alameda Street and the 101 Freeway go east along the southern boundary of the 101 Freeway right of way to the Los Angeles River. At the Los Angeles River go south along the western boundary of the Los Angeles River to 7<sup>th</sup> Street. Turn west on 7th along the south property line of properties on the north side of 7th Street to the intersection with the west property line of parcel 5164-019-018. Turn north along the west parcel line of parcels facing on the west side of Santa Fe Avenue to the intersection with the south parcel line of parcels facing on the south side of 6<sup>th</sup> Street. Turn west along the south parcel line of parcels facing on the south side of 6<sup>th</sup> Street to the intersection with Alameda Street. Go north on Alameda St to the intersection at 3rd Street. At 3rd St. turn eastbound, then north along the western boundary of parcel 5163-009-006. Go west along the northern property line of parcels 5163-009-006 and 004. Go north on Rose St until the intersection of Traction Avenue. Go southeast on Traction, then turn east along 3rd Street until the western property line of parcel 5163-007-010. Turn north at the western property line of parcel number 5163-007-010, follow this to the northern property line of parcel 5163-007-010. Turn east along the north property line of parcel 5163-007-010 to Garey Street. Turn north on Garey St to the intersection with 2nd Street. Turn west on 2nd Street until parcel 5163-003-019. Turn north along the western property lines of parcels 5163-007-019, 016, 014, 013, 011, 010, 009, 008, 006. Go east along the northern property line of parcel 5163-007-006. Continue east across Garey St. along the northern property lines of parcels 5163-004-004, 006, 011, and 007. Turn north on Vignes Street through the intersection at 1st Street. Continue north on Vignes St. to parcel 5173-013-014 and turn east along the northern property line of this parcel, then south along the eastern line of this parcel. Turn east on 1st Street to the western property line of 5173-013-020, then north along that parcels western property line to Banning Street. Turn west on Banning St., then north on Vignes St. to Temple Street. Go west on Temple until Garey St. Go north on Garey St. to Ducommun Street. Go west on Ducommun St. until Alameda St. Turn north on Alameda Street until the beginning point at the intersection with the 101 Freeway. All property within the approximate boundaries described above are included in the proposed District.

There are 753 parcels owned by 567 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares

that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, Clean and Safe, Management and Administration Office Expense and Contingency and City Fees.

Sec. 9. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for five (5) years is estimated to be \$6,202,719. The District's total annual assessment for the first year is estimated to be \$1,122,536. Annual assessments for subsequent years may be adjusted based upon the Consumer Price Index for the Los Angeles region, or by a flat percentage rate, not to exceed five percent of the previous year's rate. It is proposed that the District be established for a five (5) year period. The District will not issue bonds.

Sec. 10. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 11. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall follow the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 *et seq.*).

Sec. 12. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on \_\_\_\_\_ at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

Sec. 13. NOTICE TO RECORD OWNERS. The City Clerk shall give notice of the public hearing, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment. The notice shall be given at least 45 days before the public hearing date and shall specify that the public hearing will be to determine whether the City Council will establish the District and levy assessments.

Sec. 14. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on \_\_\_\_\_ at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

Sec. 15. MAJORITY PROTEST. If there is a majority protest against the imposition of the assessment, the City Council will not impose the assessment. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Sec. 16. AMENDMENT TO ENABLING STATUTE. The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California).



Sec. 17. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, Interim City Clerk


By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  CHRISTY NUMANO-HIURA  
Deputy City Attorney

Date 9-12-13

File No. CF \_\_\_\_\_