

**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**BYZANTINE LATINO QUARTER-PICO**  
**(“BLQ-PICO”)**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the BLQ-Pico area, a community within the  
City of Los Angeles  
by the  
BLQ-Pico BID (Alpha) Board of Directors,  
Los Angeles Neighborhood Initiative (LANI),  
and  
Duckworth Consulting, Their Consultant*

**“BLQ-Pico”  
Property Business Improvement District  
Management District Plan**

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## **I. OVERVIEW OF THE BLQ-PICO PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property owners and business owners are proposing renewal of the BLQ-Pico Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. The BID has been managed by the Los Angeles Neighborhood Initiative (“LANI”) and an independent Board of Directors. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the BLQ-Pico District.

**Name:** “Byzantine Latino Quarter-Pico Property Business Improvement District,” which is also referred to as the “BLQ-Pico BID.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located along Pico Boulevard between Western Avenue on the west and the Interstate 110 Freeway on the east, and it includes a contiguous area roughly bordered by Normandie Avenue, 15<sup>th</sup> Street, and Venice Boulevard. While Pico Boulevard has been the pedestrian and vehicular spine of the District, it has historically and uniquely grown outward through its local churches, private schools, Loyola High School, and other institutions. Loyola High School mirrors the racial, economic, and ethnic diversity of this area and is committed to providing student community service programs and distinctly strong leadership for community services and improvements as reflected in its published core Mission Statement and Philosophy. When the predecessor “Alpha BID” was formed in 2003, Loyola High School demanded to be included within its boundaries, and continued to express that demand relative to this District’s initial formation, and, now, this renewal. In 2002, State Assembly Bill 516 designated the area “as an officially recognized historic area” based, in part, upon a finding that “community efforts are currently developing the Byzantine-Latino Quarter into a cultural, ethnic, and specialty business zone...” The unique nature of the area was also reflected in 1997 when a coalition of local merchants, churches, schools, and residents formally designated the area as the “Byzantine-Latino Quarter.” Commercial, industrial, and institutional parcels that were within these specially designated areas were also included in the District, while surrounding residential parcels were not because they are zoned solely for residential use and are conclusively presumed not to benefit pursuant to State Law. Non-residential parcels not included in the District do not receive special benefits from Pico Boulevard and are not a part of the unique, distinct, historical business inter-relationships that characterize the District. Generally, the historical commercial strip is one parcel deep. The District includes the St. Sophia Cathedral and Huffington Center, the historic Pico-Union community, a plethora of multi-ethnic eateries, Bishop Conaty High School, and two (2) public transit plazas located on Pico Boulevard at Hoover Street and at Normandie Avenue. Refer to the boundary description and maps in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) landscaping, sanitation and beautification; (ii) marketing and promotions; and, (iii) policy development, district management, and administration, including possible District renewal. The District will also provide for organizational overhead expenses, including general organizational operating costs for office supplies, printing, insurance, accounting, and other such needs, and a reserve for non-collected assessments that will be incurred by the District. These improvements and activities, except for marketing and promotions, will be provided uniformly in proportion to the relative land size, improvement size, and street frontage length of all benefitting parcels throughout the District. These improvements and activities will be provided in a single zone of benefit. Marketing and promotions as provided by the District does not influence public school or public park attendance and therefore will not benefit publically owned parcels used as schools or parks and parcels in these uses will not be assessed for them.

The purpose of all improvements and activities described in this Management District Plan is to specially and individually benefit each assessed parcel in the District by improving the landscaping, cleanliness, and beauty of each; increasing customer traffic volumes to each; and, increasing building occupancy and lease rates enjoyed by each. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** District improvements and activities will be funded through a benefit assessment against real property located within the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that each assessed parcel derives from the improvements and activities provided by the District. In the District’s first year of renewal operations, each parcel will be assessed \$0.0142 per square foot of lot size, \$0.0247 per square foot of improvement size, and \$1.4053 per linear foot of street frontage. Assessments and the assessment formula for all District parcels are described in Section IV of this Management District Plan.

The Engineer’s Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document, has found that general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could amount to as much as five percent (5%) of their total value. Accordingly, five percent (5%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments

not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner's Association Board of Directors to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment "increase" requiring the conduct of a new Proposition 218 ballot proceeding.

See the "Assessment Formula" section of this document for additional details.

**Budget:** The proposed District budget is included in the "Service Plan" section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District's improvements and activities, which are only supplemental in nature to those services. The BLQ-Pico BID is being established to provide enhanced or otherwise unavailable improvements and activities to each individually assessed parcel within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by State Law, which would be an approved use of District funds.

## II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES

The BLQ-Pico Business Improvement District is centered along Pico Boulevard and also includes a contiguous and functionally and historically integral area south of Pico consisting of the Loyola High School campus. The boundaries of the District are shown on the map that follows this section of this Management District Plan. A list of the Los Angeles County Assessor's Parcel Numbers of each included parcel is provided in Appendix 1 of the document. Additional information regarding these boundaries, and a database for each included parcel, is provided in the attached Engineer's Report for the District, which is incorporated herein by reference and included as Appendix 2 of the document. As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District, beginning at the northwestern corner of the District, begins at the intersection of the centerline of Western Avenue with the prolongation of the north boundary of parcel 5080-012-031, then east along that parcel boundary to its intersection with the west boundary of parcel 5080-012-009, then north to the north boundary of that parcel, then east along that parcel boundary to the northeast corner of that parcel, then south to the northwest corner of parcel 5080-012-010, then east to the northeast corner of that parcel, then north to the northwest corner of parcel 5080-012-033, then east to the northeast corner of that parcel, then south and east along the lines of parcel 5080-012-033 to the northwest corner of parcel 5080-012-013, then east along the northern boundary of parcels 5080-012-013, 016, 015, and 014, to the northeast corner of parcel 5080-012-014, then north to the northwest corner of parcel 5080-012-903, then east to the northeast corner of that parcel, then south to the northwest corner of parcel 5080-012-905, then east along the northern parcel boundary to the centerline of Serrano Avenue, then east to the centerline of the public alley north of parcels 5080-019-923, 919, 922, and 921, then east along the centerline of the public alley north of parcels 5080-019-923, 919, 922, and 921 to the centerline of Hobart Boulevard, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5080-020-029, then east to the northeast corner of that parcel, then south to the northwest corner of parcel 5080-020-028, then east along the northern boundary of parcels 5080-020-028 and 027 to the centerline of Harvard Boulevard, then east to the northwest corner of parcel 5080-027-025, then south and east along the lines of parcel 5080-027-025 to the centerline of Kingsley Drive, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5080-028-016, then east along the northern boundary of parcels 5080-028-016, 015, 014, 013, and 012 to the centerline of Ardmore Avenue, then east to the northwest corner of parcel 5080-035-014, then east along the northern boundary of parcels 5080-035-014, 013, 012, and 011 to the centerline of Irolo Street, then east to the northwest corner of parcel 5078-036-014, then east along the northern boundary of parcels 5078-036-014, 013, 012, and 011 to the centerline of

Normandie Avenue, then east to the northwest corner of parcel 5078-035-016, then east along the northern boundary of parcels 5078-035-016, 015, 014, and 013 to the northeast corner of parcel 5078-035-013, then south to the northwest corner of parcel 5078-035-012, then east along the northern parcel boundary to the centerline of Mariposa Avenue, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5078-034-017, then east along the northern boundary of parcels 5078-034-017, 016, and 032 to the centerline of Fedora Street, then east to the northwest corner of parcel 5078-033-012, then east along the northern boundary of parcels 5078-033-012, 023 and 010 to the centerline on Kenmore Avenue, then east to the northwest corner of parcel 5078-032-015, then east to the northern boundary of parcels 5078-032-015, 014, 026, 027 and 011 to the centerline of Dewey Avenue, then east to the northwest corner of parcel 5078-031-029, then east to the northern boundary of parcels 5078-031-029, 014, 013 and 028 to the centerline of Catalina Street, then east to the northwest corner of parcel 5078-030-016, then east along the northern boundary of parcels 5078-030-016, 028, 013 and 012 the centerline of Berendo Street, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5078-029-028, then east along that northern parcel boundary to the northeast corner of that parcel, then south to the northwest corner of parcel 5078-029-031, then east along that northern parcel boundary to the centerline of New Hampshire Avenue, then east to the northwest corner of parcel 5078-028-011, then east along the northern boundary of parcels 5078-028-011, 025 and 024 to the centerline of Vermont Avenue, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5076-019-030, then east along that northern parcel boundary to the centerline of Menlo Avenue, then south along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5076-019-025, then east to the northeast corner of parcel 5076-019-025, then north to the northwest corner of parcel 5076-019-024, then east to the northeast corner of that parcel, then south to the northwest corner of parcel 5076-019-903, then east along the northern boundary of parcels 5076-019-903 and 902 to the centerline of Westmoreland Avenue, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5076-018-023, then east along that northern parcel boundary to the centerline of Elden Avenue, then south along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5076-017-012, then east along the northern parcel boundary of parcels 5076-017-012 and 013 to the centerline of Magnolia Avenue, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5076-016-011, then east along that northern parcel boundary to the centerline of the public alley, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5076-016-026, then east along that northern parcel boundary to the centerline with Arapahoe Street, then north along that centerline to its intersection with the westerly prolongation of the northern boundary of parcel 5076-015-008, then east along the northern boundary of parcels 5076-015-008 and 020 to the centerline of Hoover Street, then south along

that centerline to its intersection with the centerline of Lake Street, then northeast along the centerline of Lake Street to its intersection with the northwesterly prolongation of the northeast boundary of parcel 5136-024-019, then southeast along the northeast parcel boundary of parcels 5136-024-019, 020 and 021 to the centerline of the public alley, then northeast along that centerline to its intersection with the northwesterly prolongation of the northeast boundary of parcel 5136-024-009, then southeast along that northeast parcel boundary to the centerline of Alvarado Street, then northeast along that centerline to its intersection with the northwesterly prolongation of the northeast boundary of parcel 5136-023-032, then southeast along that northeast parcel boundary to its intersection with the public alley, then southwest along that centerline to its intersection with the northwesterly prolongation of the northeast boundary of parcel 5136-023-031, then southeast along that northeast parcel boundary to the centerline of Westlake Avenue, then southwest along that centerline to its intersection with the northwesterly prolongation of the northeast boundary of parcel 5136-022-027, then southeast along that northeast parcel boundary to its intersection with the centerline of the public alley, then southwest along that centerline to its intersection with the northwesterly prolongation of the northeast boundary of parcel 5136-022-015, then southeast along that northeast parcel boundary to the centerline of Bonnie Brae Street, then southeast to the most northerly corner of parcel 5137-034-001, then southeast along that northeast parcel boundary to the most easterly corner of parcel 5137-034- 001, then northeast to the most northerly corner of parcel 5137-034-017, then southeast along the northeast parcel boundary of parcels 5137-034-017, 018, 019, 020, 021, 022, 023, 024, 025, 026 and 5137-033-010, 011, 027, 014, 015, 030, and 029 to the centerline of Union Avenue, then southeast to the most northerly corner of parcel 5137-032-036, then southeast along the northeast parcel boundary to the most easterly corner of parcel 5137-032- 036, then northeast along northwest boundary of parcel 5137-032-023 to the centerline of 12<sup>th</sup> Place, then southeast along that centerline to its intersection with the northeasterly prolongation of the southeast boundary of parcel 5137-032-023, then southwest along that southeast parcel boundary to most northerly corner of parcel 5137-032-019, then southeast along the northeast parcel boundary of parcels 5137-032-019, 020, and 021 to the centerline of Valencia Street, then southeast to the most northerly corner of parcel 5137-031-013, then southeast east along the northeast boundary of parcels 5137-031-013, 014, and 015 to the most easterly corner of parcel 5137-031- 016, then northeast along the northwest parcel boundary of parcel 5137-031-007 to the centerline of 12<sup>th</sup> Place, then southeast along that centerline to its intersection with the centerline of Albany Street, then southwest along that centerline to its intersection with the northwesterly prolongation of the northeast boundary of parcel 5137-031-025, then southeast along the northeast parcel boundary of parcels 5137-031-025, 017, 018 and 027 to the State Freeway 110 (Harbor Freeway) right of way.

This boundary includes all of the commercially zoned parcels that front on the north side of Pico Boulevard, the area's prominent, historical commercial



corridor, and excludes those parcels to the north that do not front on Pico Boulevard. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

#### **Eastern Boundary:**

- The eastern boundary of the District begins at the most easterly corner of parcel 5137-031-027, then continues southwest along the State 110 Freeway (Harbor Freeway) public right of way to the most southerly corner of parcel 5135-035-020. This boundary is a natural boundary and includes all of the commercially zoned parcels to the west that front on Pico Boulevard, the area's prominent, historic commercial corridor, and excludes those to the east, on the east side of the State Freeway 110 (Harbor Freeway) that are a part of the Convention Center, Staples Center, and L.A. Live business district and not the historic BLQ-Pico district. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

#### **Southern Boundary**

- The southern boundary of the District begins at the most southerly corner of parcel 5135-035-020, then continuing northwest, northeast and northwest along the southwest, northwest and southwest parcel boundaries to the most westerly corner of parcel 5135-035-020, then northwest to the centerline of Albany Street, then northeast to its intersection with the southeasterly prolongation of the centerline of the public alley southwest of parcel 5135-034-025, then northwest along that alley centerline to the centerline of Valencia Street, then southwest along that street centerline to its intersection with the southeasterly prolongation of the southwest boundary of parcel 5135-033-033, then northwest to the most westerly corner of parcel 5135-033-033, then northeast to the most southerly corner of parcel 5135-033-024, then northwest along that southwest parcel boundary to the centerline of Toberman Street, then southwest along that street centerline to its intersection with the southeasterly prolongation of the centerline of the public alley southwest of parcel 5135-022-041, then northwest along that alley centerline to its intersection with the centerline of Union Avenue, then continuing northwest along the centerline of the public alley southwest of parcel 5135-021-004, to its intersection with the centerline of Constance Street, then southwest along that centerline to its intersection with the southeasterly prolongation of the southwest boundary of parcel 5135-020-019, then northwest to the most southwesterly corner of parcel 5135-020-019, then northeast to the most southerly corner of parcel 5135-020-022, then northwest along that southwest parcel boundary to the centerline of Burlington Avenue, then southwest along that street centerline to its intersection with the southeasterly prolongation of the southwest boundary of parcel 5135-005-011, then northwest to the most westerly corner of parcel 5135-005-010, then north to the most southerly corner

of parcel 5135-005-001, then northwest to the centerline of Bonnie Brae Street / Alvarado Terrace, then northwest to the most southerly corner of parcel 5135-004-008, then northwest along that southwest parcel boundary to the centerline of the public alley, then northeast along that centerline to its intersection with the southeasterly prolongation of the southwest boundary of parcel 5135-004-007, then northwest along that southwest parcel boundary to the centerline of Westlake Avenue, then southwest along that street centerline to its intersection with the southeasterly prolongation of the southwest boundary of parcel 5135-002-018, then northwest along that southwest parcel boundary to the centerline of the public alley south and east of parcel 5135-002-015, then southwest along that alley centerline to its intersection with the centerline of Alvarado Street, then southwest along that street centerline to its intersection with the southeasterly prolongation of the southwest boundary of parcel 5135-001-020, then northwest along that southwest parcel boundary the centerline of Hoover Street, then north along that street centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5056-008-012, then west to the southwest corner of parcel 5056-008-022, then north to the southeast corner of parcel 5056-008-001, then west along that south parcel boundary to the centerline of Arapahoe Street, then south along that street centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5056-007-023, then west along that southern parcel boundary to the centerline of the public alley, then north along that alley centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5056-007-003, then west along the southern boundary of parcels 5056-007-003, 002 and 001 to the centerline of Magnolia Avenue, then south along that centerline to its intersection with the centerline of the public alley south of parcel 5056-004-024, then west along that public alley centerline to its intersection with the centerline of Orchard Avenue, then west to the southeast corner of parcel 5056-003-027, then west along that southern parcel boundary to the centerline of Westmoreland Avenue, then west to the southeast corner of parcel 5056-002-042, then west along the southern boundary of parcels 5056-002-042, 040, 020 and 021 to the centerline of Menlo Avenue, then west to the southeast corner of parcel 5056-001-001, then west along the southern boundary of parcels 5056-001-001, 002, 055 and 004 to the centerline of Vermont Avenue, then west to the southeast corner of parcel 5075-001-001, then west along the southern boundary of parcels 5075-001-001 and 016 to the centerline of New Hampshire Avenue, then north along that street centerline to its intersection with the easterly prolongation of the south boundary of parcel 5075-003-011, then west to the southwest corner of parcel 5075-003-011, then south along the east boundary of parcel 5075-003-013 to the centerline of the public alley south of said parcel, then west along that alley centerline to its intersection with the centerline of Berendo Street, then south along that centerline to its intersection with the easterly prolongation of the centerline of the public alley south of parcel 5075-005-006, then west along that alley centerline to its intersection with the centerline of Catalina Street, then continuing west along the centerline of the public alley south of parcel 5075-006-006 to its intersection with the southerly prolongation of the western boundary of parcel 5075-006-003, then north along

that parcel boundary to the southeast corner of parcel 5075-006-001, then west along that southern parcel boundary to the centerline of Dewey Avenue, then south along that street centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5075-007-005, then west to the southwest corner of parcel 5075-007-005, then south along the east boundary of parcel 5075-007-028 the centerline of the public alley south of said parcel, then west along that centerline to its intersection with the centerline of Kenmore Avenue, then north along that street centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5075-008-025, then west to the southwest corner of parcel 5075-008-025, then south to the southeast corner of parcel 5075-008-024, then west along that southern parcel boundary to the centerline of Fedora Street, then north along that street centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5075-008-004, then west along the southern boundary of parcels 5075-008-004 and 003 to its termination in the eastern boundary of parcel 5075-008-003, then south along that boundary to the centerline of the public alley south of parcel 5075-008-003, then west along that alley centerline to its intersection with the centerline of Mariposa Avenue, then south along that centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5075-009-026, then west to the southwest corner of parcel 5075-009-026, then south along the east boundary of parcel 5075-009-021 to the centerline of 15<sup>th</sup> Street, then east along that centerline to its intersection with the centerline of Kenmore Avenue, then north along that centerline to its intersection of the westerly prolongation of the northern boundary of parcel 5075-014-019, then east along that parcel boundary to its intersection with the centerline of the alley west of the western boundary of parcel 5075-014-019, then north along the centerline of that alley to the westerly prolongation of the northern boundary of parcel 5075-014-019, then east along that northern boundary to the centerline of Dewey Avenue, then east along the northern boundary of parcel 5075-014-019 to the centerline of the public alley east of the eastern boundary of parcel 5075-014-019, then south along that centerline to the northern boundary of parcel 5075-014-019, then east along that parcel boundary to its intersection of the centerline of Catalina Street, then south along that street centerline to its intersection with the centerline of 15<sup>th</sup> Street, then east along that centerline to its intersection with the centerline of Berendo Street, then north along that centerline to its intersection with the westerly prolongation of the north boundary of parcel 5075-014-019, then east along that parcel boundary to the centerline of the public alley east of parcel 5075-014-019, then south along that public alley centerline to its intersection with the centerline of Venice Boulevard, then west along that street centerline to its intersection with the southerly prolongation of the west boundary of parcel 5075-013-026, then north to the northwest corner of parcel 5075-013-026, then east along that north parcel boundary to the centerline of Normandie Avenue, then north along that street centerline to its intersection with the centerline of 15<sup>th</sup> Street, then west along that street centerline to its intersection with the southerly prolongation of the west boundary of parcel 5075-011-022, then north along that west parcel boundary to the centerline of 14<sup>th</sup> Street, then east along that

centerline to its intersection with the southerly prolongation of the western boundary of parcel 5075-010-027, then north and west along that parcel's boundaries to the southeast corner of parcel 5075-010-010, then west along the south boundary of parcels 5075-010-010, 009, 008, 007, 006, 005, 004, 028, 002, and 001 to the centerline of Ardmore Avenue, then south along that street centerline to its intersection with the centerline of 15<sup>th</sup> Street, then west along that street centerline to its intersection with the southerly prolongation of the western boundary of parcel 5074-006-016, then north to the southeast corner of parcel 5074-006-014, then west along that south parcel boundary to the centerline of Harvard Boulevard, then north along that street centerline to its intersection with the centerline of the public alley south of parcel 5074-005-011, then west along that alley centerline to its intersection with the east boundary of parcel 5074-005-022, then south to the southeast corner of parcel 5074-005-022, then west along the southern boundary of parcels 5074-005-022, 002 and 003 to the centerline of Hobart Boulevard, then north along that street centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5074-002-001, then west along the southern boundary of parcels 5074-002-001, 002, 003, 004, 005, 006, 007, 008 and 009 to the centerline of Oxford Avenue, then north along that street centerline to its intersection with the easterly prolongation of the southern boundary of parcel 5074-001-011, then west to the southwest corner of parcel 5074-001-011, then south to the southeast corner of parcel 5074-001-010, then west along the southern boundary of parcels 5074-001-010, 009, 008, 007, 006, 024, 003, 002 and 001 to the centerline of Western Avenue.

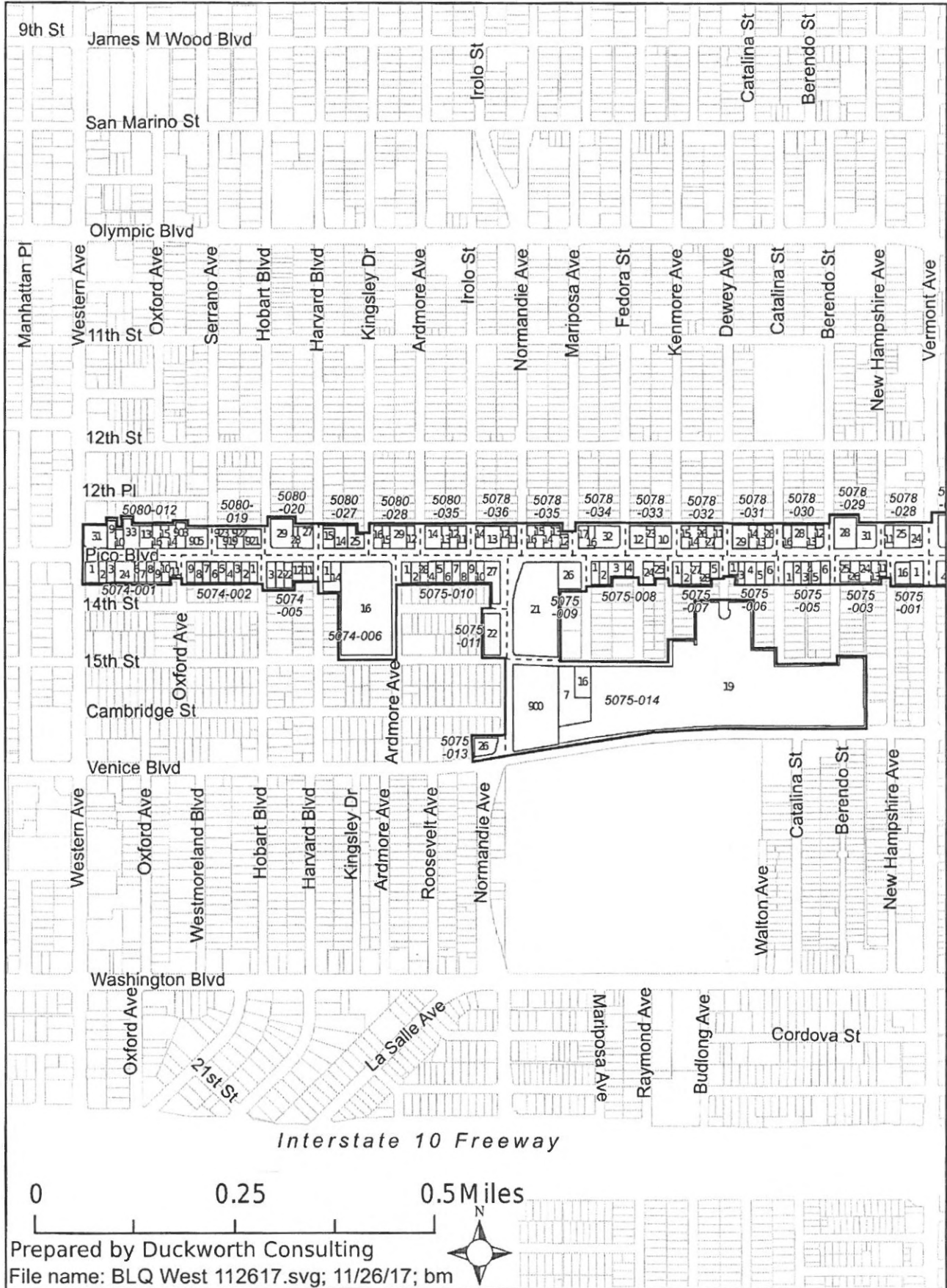
This boundary includes all of the contiguous, commercially zoned, historically related parcels that front Pico Boulevard, and includes Loyola High School and related institutional use parcels, and excludes those parcels to the south of the Pico Boulevard commercial corridor and north of Loyola High School that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities, and excludes those parcels south of Loyola High School that have no historical or commercial nexus to Pico Boulevard, the area's major historical commercial corridor. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

#### **Western Boundary:**

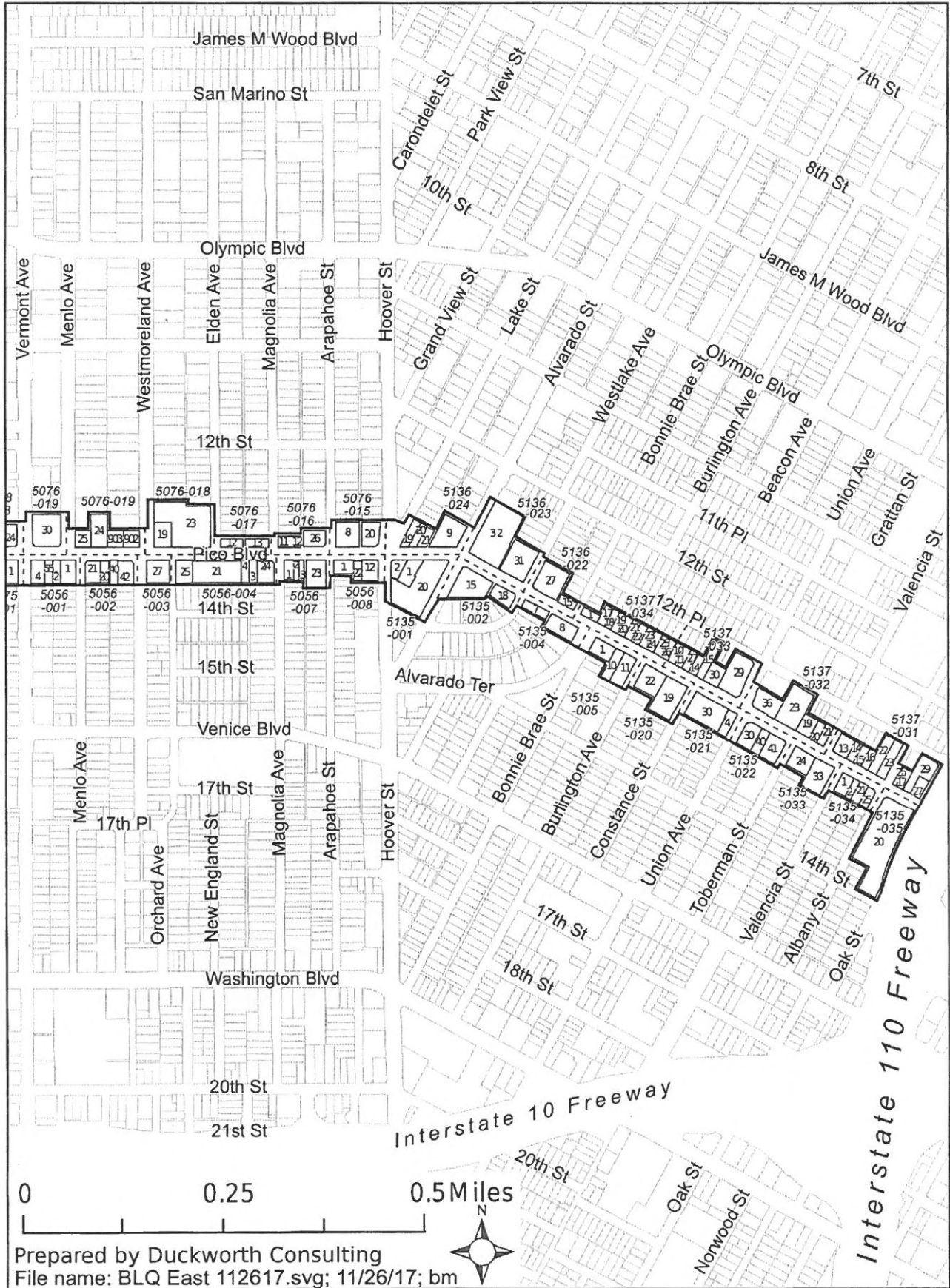
- The western boundary of the District begins at the intersection of the westerly prolongation of the southern boundary of parcel 5074-001-001 and the centerline of Western Avenue, then continues north along that street centerline to its intersection with the prolongation of the north boundary of parcel 5080-012-031. This boundary includes all of the contiguous, commercially zoned, historically related parcels that front on Pico Boulevard and includes Loyola High School and related institutional use parcels to the east and excludes those to the south and west and those that are zoned solely residential and presumed by State Law to not

benefit from District improvements or activities and excludes those to the west and north that are not a historic of function part of the historic BLQ-Pico corridor. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Western Portion)



Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Eastern Portion)



Prepared by Duckworth Consulting  
 File name: BLQ East 112617.svg; 11/26/17; bm

### III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in the BLQ-Pico BID or other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequency with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) landscaping, sanitation, and beautification; (ii) marketing and promotions; and, (iii) policy development, district management, and administration, including possible District renewal. The District will also provide for organizational overhead costs needed for office supplies, printing, insurance, accounting, and other general overhead expenses, including a reserve fund for uncollected assessments. These improvements and activities are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. The Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item as established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District, or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (Section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the existence of the BLQ-Pico District ends, either because the District is not renewed in 2018 or as a result of a disestablishment process, funds will be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners



as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. LANDSCAPING, SANITATION, and BEAUTIFICATION: \$126,316 / 68.9% of total for 2019

The purpose of the Landscaping, Sanitation, and Beautification Services Program described below is to clean the sidewalks and public rights of way, and to provide landscaping adjacent to assessed parcels, all of which creates an attractive appearance for the District within which each such parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants to the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in the BLQ-Pico BID or other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessed parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants, thereby improving business on each such parcel. These improvements and activities would not otherwise be provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the installation of streetscape, landscape, sanitation, beautification, or other

improvements or activities in the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish these ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at, contiguous to, or adjacent to each assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. MARKETING AND PROMOTIONS: \$4,211 / 2.3% of total for 2019**

The purpose of the Marketing and Promotions Program described below is to create and disseminate information and awareness about BLQ-Pico BID area's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing, promotions, and public relations initiatives may include, but are not limited to, the following: street branding "medallions;" street banners; roof top sign maintenance; public right of way clock repair; holiday decorations; a website; a newsletter for property owners; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available media it deems effective for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel located in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place on publically owned parcels or those located outside of the District's boundaries. Consequently, publically owned parcels will not be assessed for these services. Also, no such services will be provided outside of the District boundaries. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel

types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

C. POLICY DEVELOPMENT, DISTRICT MANAGEMENT and ADMINISTRATION: \$34,779 / 19.0% of total for 2019

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result, the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services are not available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to District parcels, including costs for District renewal. In addition to managing and administering all BLQ-Pico District related affairs of the Owner's Association and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the parcel owner community to the media and governmental policy makers. Development of policies that seek to promote BLQ-Pico BID business, and effective and efficient District management / administration are the products of these services. For the purpose of establishing a budget estimate, twenty (20) hours per week of executive director time and quarterly Owner's Association meetings have been projected.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management and Administration services will specially and individually benefit each assessment-paying parcel located within

the District in a particular and distinct manner. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

D. OFFICE, INSURANCE, ACCOUNTING, and OTHER: \$18,158 / 9.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs are not available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, other necessary yet general expenses, and a reserve for non-collected assessments that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct. No improvements, activities, or services will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**BLQ-Pico PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019-2028**

Item	Year #1			Year #2			Year #3		
	2019			2020			2021		
	Assessments	Non-Ass'ment <sup>1</sup>	Totals	Assessments	Non-Ass'ment <sup>1</sup>	Total	Assessments	Non-Ass'ment <sup>1</sup>	Totals
<b>ANNUAL BUDGET COSTS</b>									
A. Landscaping, Sanitation, & Beautification	\$120,000	\$6,316	\$126,316	\$126,000	\$6,632	\$132,632	\$132,300	\$6,963	\$139,263
B. Marketing & Promotions	\$4,000	\$211	\$4,211	\$4,200	\$221	\$4,421	\$4,410	\$232	\$4,642
C. Policy Dev, Management & Administration	\$33,040	\$1,739	\$34,779	\$34,692	\$1,826	\$36,518	\$36,427	\$1,917	\$38,344
D. Office, Insurance, Accounting & Other	\$17,250	\$908	\$18,158	\$18,113	\$953	\$19,066	\$19,018	\$1,001	\$20,019
<b>TOTAL BUDGET</b>	\$174,290	\$9,174	\$183,464	\$183,005	\$9,632	\$192,637	\$192,155	\$10,113	\$202,268

1. Non-assessment revenues of at least 5% to cover the cost associated with general benefits from District improvements and activities.

NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments of up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in services levels established by this Management District Plan pursuant to Streets and Highways Code Section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles - Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**BLQ-Pico PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019-2028**

Item	Year #4			Year #5			Year #6		
	2022			2023			2024		
	Assessments	Non-Ass'ment <sup>1</sup>	Totals	Assessments	Non-Ass'ment <sup>1</sup>	Totals	Assessments	Non-Ass'ment <sup>1</sup>	Totals
<b>ANNUAL BUDGET COSTS</b>									
A. Landscaping, Sanitation, & Beautification	\$138,915	\$7,311	\$146,226	\$145,861	\$7,677	\$153,538	\$153,154	\$8,061	\$161,215
B. Marketing & Promotions	\$4,631	\$244	\$4,875	\$4,862	\$257	\$5,119	\$5,105	\$270	\$5,375
C. Policy Dev, Management & Administration	\$38,248	\$2,013	\$40,261	\$40,160	\$2,114	\$42,274	\$42,168	\$2,219	\$44,387
D. Office, Insurance, Accounting & Other	\$19,969	\$1,051	\$21,020	\$20,967	\$1,104	\$22,071	\$22,016	\$1,159	\$23,175
<b>TOTAL BUDGET</b>	<b>\$201,763</b>	<b>\$10,619</b>	<b>\$212,382</b>	<b>\$211,850</b>	<b>\$11,152</b>	<b>\$223,002</b>	<b>\$222,443</b>	<b>\$11,709</b>	<b>\$234,152</b>

1. Non-assessment revenues of at least 5% to cover the cost associated with general benefits from District improvements and activities.

NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments of up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in services levels established by this Management District Plan pursuant to Streets and Highways Code Section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles - Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**BLQ-Pico PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019-2028**

Item	Year #7			Year #8			Year #9		
	2025			2026			2027		
	Assessments	Non-Ass'ment <sup>1</sup>	Totals	Assessments	Non-Ass'ment <sup>1</sup>	Totals	Assessment	Non-Ass'ment <sup>1</sup>	Totals
<b>ANNUAL BUDGET COSTS</b>									
A. Landscaping, Sanitation, & Beautification	\$160,811	\$8,464	\$169,275	\$168,852	\$8,887	\$177,739	\$177,295	\$9,331	\$186,626
B. Marketing & Promotions	\$5,360	\$282	\$5,642	\$5,628	\$296	\$5,924	\$5,910	\$310	\$6,220
C. Policy Dev, Management & Administration	\$44,277	\$2,330	\$46,607	\$46,491	\$2,447	\$48,938	\$48,815	\$2,570	\$51,385
D. Office, Insurance, Accounting & Other	\$23,117	\$1,217	\$24,334	\$24,272	\$1,277	\$25,549	\$25,486	\$1,340	\$26,826
<b>TOTAL BUDGET</b>	\$233,565	\$12,293	\$245,858	\$245,243	\$12,907	\$258,150	\$257,506	\$13,551	\$271,057

1. Non-assessment revenues of at least 5% to cover the cost associated with general benefits from District improvements and activities.

NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments of up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in services levels established by this Management District Plan pursuant to Streets and Highways Code Section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles - Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**BLQ-Pico PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019-2028**

Item	Year #10			10 Years Totals		
	2028					
	Assessments	Non-Ass'ment <sup>1</sup>	Totals	Assessment	Non-Ass'ment <sup>1</sup>	Totals
<b>ANNUAL BUDGET COSTS</b>						
A. Landscaping, Sanitation, & Beautification	\$186,159	\$9,798	\$195,957	\$1,509,347	\$79,440	\$1,588,787
B. Marketing & Promotions	\$6,205	\$326	\$6,531	\$50,311	\$2,649	\$52,960
C. Policy Dev, Management & Administration	\$51,256	\$2,698	\$53,954	\$415,574	\$21,873	\$437,447
D. Office, Insurance, Accounting & Other	\$26,760	\$1,483	\$28,243	\$216,968	\$11,493	\$228,461
<b>TOTAL BUDGET</b>	<b>\$270,380</b>	<b>\$14,305</b>	<b>\$284,685</b>	<b>\$2,192,200</b>	<b>\$115,455</b>	<b>\$2,307,655</b>

1. Non-assessment revenues of at least 5% to cover the cost associated with general benefits from District improvements and activities.

NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments of up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in services levels established by this Management District Plan pursuant to Streets and Highways Code Section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles - Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

End.



#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

In the District's first year of operations, each parcel will be assessed \$0.0142 per square foot of lot size, \$0.0247 per square foot of improvement size, and \$1.4053 per linear foot of street frontage. Assessment rates may be adjusted annually by the Owner's Association Board of Directors according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPI adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Street's and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report, which is incorporated herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Marketing and promotions services as provided by the District does not influence public school or public park attendance and therefore will not benefit publically owned parcels used as schools or parks. Consequently, these publicly owned parcels will not be assessed for these services.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, please refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document. The Engineer's Report also describes the findings of general benefit associated with the District.

District improvements and activities will be provided to individual assessed parcels that front on Pico Boulevard. In the event that such parcels also have frontage on other streets

in the District, then District improvements and activities will be provided on that frontage as well. Therefore, District services will be provided on sections of Pico Boulevard, Venice Boulevard, 15<sup>th</sup> Street, Normandie Avenue Albany Street, Valencia Street, Toberman Street, Union Avenue, Constance Street, Burlington Avenue, Bonnie Brae Street, Alvarado Terrace, Westlake Avenue, Alvarado Street, Lake Street, Hoover Street, Arapahoe Street, Magnolia Avenue, Elden Avenue, Orchard Avenue, Westmoreland Avenue, Menlo Avenue, Vermont Avenue, New Hampshire Avenue, Berendo Street, Catalina Street, Dewey Avenue, Kenmore Avenue, Fedora Street, Mariposa Avenue, Irolo Street, Ardmore Street, Kingsley Street, Harvard Boulevard, Hobart Boulevard, Serrano Avenue, and Oxford Avenue. Each of these streets, aside from Venice Boulevard (which fronts the Loyola High School parcels), is a cross street to Pico Boulevard.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at of the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-24). Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment "increase" requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CITY SERVICES UNAFFECTED**

The base line services of the City of Los Angeles are not affected by the District's improvements and activities, which are only supplemental in nature to those municipal services. The BLQ-Pico Business Improvement District is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## VI. PUBLICLY OWNED PARCELS

The State Law requires that all publicly owned parcels within the District be assessed as is any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. Marketing and promotions services as provided by the District does not influence public school or public park attendance and therefore will not benefit publically owned parcels used as schools or parks. Consequently, these publicly owned parcels will not be assessed for these services.

The publicly owned parcels and their respective annualized assessment amounts for 2019 are shown below:

### CITY OF LOS ANGELES PARCELS (CITY)

	APN #	Address	Owner	PBID Assessment	% of Total
1	5076-019-903	Park	City	\$408.17	0.23%
2	5076-019-902	Park	City	\$410.69	0.24%
3	5075-014-900	Park	City	\$3,077.40	1.77%
		Total City		\$3,896.26	2.24%

### LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

	APN #	Address	Owner	PBID Assessment	%
1	5080-019-923	School Site	LAUSD	\$329.23	0.19%
2	5080-019-922	School Site	LAUSD	\$163.93	0.09%
3	5080-019-921	School Site	LAUSD	\$517.36	0.30%
4	5080-019-919	School Site	LAUSD	\$163.82	0.09%
5	5080-012-905	School Site	LAUSD	\$589.39	0.34%
6	5080-012-903	School Site	LAUSD	\$214.88	0.12%
		Total LAUSD		\$1,978.61	1.13%

See the Engineer's Report for additional information about the publically owned parcels.

## VII. PROPOSED IMPLEMENTATION TIMETABLE

The following timetable is proposed for the BLQ-Pico business improvement district formation:

<u>DATE</u>	<u>ACTIVITY</u>
September 2017	1 <sup>st</sup> draft Management District Plan / Engineer's Report.
October	Approval of Management District Plan / Engineer's Report by City Clerk's Office.
November	Petitions circulated to all property owners.
December	Signed petitions submitted to City Clerk's Office & City Council.
January 2018	City Council adoption of Ordinance of Intention to Form BID.
February	Proposition 218 ballot election.
April	Final City Council hearing and ballot counting.
June	Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year.
January 1, 2019	BLQ-Pico BID begins renewal operations.

As provided by State Law, the new BLQ-Pico Business Improvement District will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## VIII. DISTRICT GOVERNANCE

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

### A. Owner's Association

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### B. Professional Staff

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

### C. Staff Neutrality

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

**Appendix 1:**  
**District Parcel List**

BLQ-PICO PBID PROPERTY LIST

	APN	PROPERTY OWNER	SITE ADDRESS
1	5137034026	LUCKY D AND J LLC	1719 W PICO BLVD
2	5137034025	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	1723 W PICO BLVD
3	5137034024	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	1737 W PICO BLVD
4	5137034023	VIOLE FAMILY LLC	1801 W PICO BLVD
5	5137034022	VIOLE FAMILY LLC	1807 W PICO BLVD
6	5137034021	101 BENSON LLC	1811 W PICO BLVD
7	5137034020	CARSTEN COMPANY LLC ET AL	1817 W PICO BLVD
8	5137034019	NESLER JOHN J JR	1823 W PICO BLVD
9	5137034018	HAIEM FARAMARZ N	1825 W PICO BLVD
10	5137034017	JAY BRUCE	1833 W PICO BLVD
11	5137034001	YANG SUNGHYUN M AND KYUNG H	1843 W PICO BLVD
12	5137033030	CASTILLO PICO PLAZA LLC	1619 W PICO BLVD
13	5137033029	SYSTEM III LLC	1245 S UNION AVE
14	5137033027	EBRIANI JACOB AND FARIDEH TRUST EBRIANI FAMILY TRUST	1705 W PICO BLVD
15	5137033015	AGUEL ALBA M TRUST ALBA M AGUEL TRUST	1625 W PICO BLVD
16	5137033014	LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND	1701 W PICO BLVD
17	5137033011	LUCKY D AND J LLC	1713 W PICO BLVD
18	5137033010	LUCKY D AND J LLC	1717 W PICO BLVD
19	5137032036	PICO CENTER	1545 W PICO BLVD
20	5137032023	AMCAL MOSAIC FUND LP	1521 W PICO BLVD
21	5137032021	JACKMAN BARBARA A TRUST JACKMAN MARITAL TRUST	1501 W PICO BLVD
22	5137032020	SOLEYMANI BIJAN	1507 W PICO BLVD
23	5137032019	SOLEYMANI BIJAN	1511 W PICO BLVD
24	5137031027	1307 PICO LLC	1307 W PICO BLVD
25	5137031025	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	
26	5137031023	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	1403 W PICO BLVD
27	5137031022	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	1405 W PICO BLVD
28	5137031029	PRICKETT LYNNE B	1315 W PICO BLVD
29	5137031017	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	1319 W PICO BLVD
30	5137031016	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	1411 W PICO BLVD
31	5137031015	MERAZ MICHAEL	1417 W PICO BLVD
32	5137031014	1419 PICO PROPERTY LLC	1419 W PICO BLVD
33	5137031013	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	1242 VALENCIA ST
34	5136024021	1ST HOOVER INVESTMENTS LLC	2121 W PICO BLVD
35	5136024020	YAGHOUBI FARHAD	2127 W PICO BLVD
36	5136024019	SERRET MARILYN COMPANY TRUST LORENZO FAMILY TRUST	1252 S LAKE ST
37	5136024009	MANDEL PHILIP AND SYLVIA TRUST MANDEL FAMILY TRUST	2105 W PICO BLVD
38	5136023032	PICO AND ALVARADO LOS ANGELES LLC	2021 W PICO BLVD
39	5136023031	LABORERS INTERNATIONAL UNION OF N A AFL CIO LOCAL UNION 300	1239 S WESTLAKE AVE
40	5136022027	BYZANTINE LLC	1929 W PICO BLVD
41	5136022015	NIKNAM INVESTMENT GROUP INC	1901 W PICO BLVD
42	5135035020	1330 PICO ASSOCIATES LLC	1330 W PICO BLVD
43	5135034025	PICONY LLC	1400 W PICO BLVD
44	5135034021	WU DARANEE TRUST DARANEE WU TRUST	1408 W PICO BLVD
45	5135034002	SEGAL JACOB AND GERI S TRUST SEGAL FAMILY TRUST	1412 W PICO BLVD
46	5135034001	CHAVEZ ALFREDO M	1416 W PICO BLVD
47	5135033033	DECMAC DEVELOPERS LLC	1500 W PICO BLVD
48	5135033024	99 CENTS ONLY STORES	1314 TOBERMAN ST
49	5135022041	VIOLE FAMILY LLC	1550 W PICO BLVD
50	5135022040	VIOLE FAMILY LLC	1562 W PICO BLVD
51	5135022030	ALVAREZ NORBERTO AND MARIA TRUST ALVAREZ FAMILY TRUST	1568 W PICO BLVD
52	5135021030	KUMIVA GROUP LLC	1612 W PICO BLVD
53	5135021004	HEESY MIKE C AND SADIE J	1604 W PICO BLVD
54	5135020022	SUAMA PROPERTIES OF WEST PICO LLC	1726 W PICO BLVD
55	5135020019	TIFFY PROPERTIES LLC	1700 W PICO BLVD
56	5135005011	CONTRERAS ADAM C	1800 W PICO BLVD
57	5135005010	M AND O HOLDINGS LLC	1810 W PICO BLVD
58	5135005001	JUNG CHARLES J AND GRACE H	1830 W PICO BLVD
59	5135004008	1900 WEST PICO BLVD LLC	1307 ALVARADO TER
60	5135004007	SALVATION ARMY	1932 W PICO BLVD
61	5135002018	SMITH HARRRIS AND JILL TRUST ET AL SMITH	2010 W PICO BLVD
62	5135002015	UNITED BUSINESS MANAGEMENT COMPANY LLC	2020 W PICO BLVD

	APN	PROPERTY OWNER	SITE ADDRESS
63	5135001020	TORRES GEORGE AND ROBERTA ETAL	1319 S ALVARADO ST
64	5135001002	BRAL SAID COTRUSTEE SYB FAMILY TRUST LESSOR	2124 W PICO BLVD
65	5135001001	BRAL SAID COTRUSTEE SYB FAMILY TRUST LESSOR	2120 W PICO BLVD
66	5080035014	OHTA GERALD E COMPANY TRUST ET AL HAZEL H OHTA TRUST AND	2845 W PICO BLVD
67	5080035013	MOVIMIENTO PENTECOSTES RIOS DE AGUA VIVA INC	2837 W PICO BLVD
68	5080035012	LEE YUNG H	2833 W PICO BLVD
69	5080035011	YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG TRUST	2825 W PICO BLVD
70	5080028029	SHALOM DISABILITY MINISTRIES	2867 W PICO BLVD
71	5080028016	JKH LLC	2889 E PICO BLVD
72	5080028015	JKH LLC	2881 W PICO BLVD
73	5080028012	DUO 597 LLC	2861 W PICO BLVD
74	5080027015	CHOI DONG B AND MI HYE	2921 W PICO BLVD
75	5080027014	CHOI BAIK AND MI H	2913 W PICO BLVD
76	5080027025	YOUN GINA S	2901 W PICO BLVD
77	5080020029	REALTY INCOME PROPERTIES 14 LLC LESSOR	2949 W PICO BLVD
78	5080020028	SOON HYE KIM TRUST SOON HYE KIM TRUST	2945 W PICO BLVD
79	5080020027	SOON HYE KIM TRUST SOON HYE KIM TRUST	2941 W PICO BLVD
80	5080019923	L A UNIFIED SCHOOL DISTRICT	1211 S HOBART BLVD
81	5080019922	L A UNIFIED SCHOOL DISTRICT	1211 S HOBART BLVD
82	5080019921	L A UNIFIED SCHOOL DISTRICT	1211 S HOBART BLVD
83	5080019919	L A UNIFIED SCHOOL DISTRICT	1211 S HOBART BLVD
84	5080012905	L A UNIFIED SCHOOL DISTRICT	1211 S HOBART BLVD
85	5080012903	L A UNIFIED SCHOOL DISTRICT	1211 S HOBART BLVD
86	5080012033	DECOLAGE VENTURES LLC	3057 W PICO BLVD
87	5080012031	RHM DEVELOPMENT INC	3087 W PICO BLVD
88	5080012016	YI CHAE P	3035 W PICO BLVD
89	5080012015	YI CHAE P	3029 W PICO BLVD
90	5080012014	YI CHAE P	3021 W PICO BLVD
91	5080012013	EAST LOS ANGELES KOREAN CONG OF JEHOVAHS WITNESSES	3051 W PICO BLVD
92	5080012010	CHUNG YUN J AND KATHY J TRUST YUN AND KATHY CHUNG TRUST	3069 W PICO BLVD
93	5080012009	3073 W PICO LLC	3073 W PICO BLVD
94	5078036014	KIM STEVE Y AND JIN DK TRUST KIM FAMILY TRUST	2813 W PICO BLVD
95	5078036013	KIM STEVE Y AND JIN DK TRUST KIM FAMILY TRUST	2801 W PICO BLVD
96	5078036012	LEE DUNG J AND SOON H	2797 W PICO BLVD
97	5078036011	LEE DUNG J AND SOON H (Peter Pan Market)	2791 W PICO BLVD
98	5078035016	JULIAS LANNIE J COTRUSTEE ISMENE JULIAS	2773 W PICO BLVD
99	5078035015	JULIAS LANNIE J COTRUSTEE ISMENE JULIAS	2769 W PICO BLVD
100	5078035014	JULIAS LANNIE J COTRUSTEE ISMENE JULIAS	2767 W PICO BLVD
101	5078035013	YB REAL ESTATE PROPERTIES	2761 W PICO BLVD
102	5078035012	LEVKOVITZ BATIA TRUST BATIA LEVKOVITZ TRUST	2753 W PICO BLVD
103	5078034032	ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES	2727 W PICO BLVD
104	5078034017	ORELLANA PEDRO A AND ROSA I	1248 S MARIPOSA AVE
105	5078034016	RODRIGUEZ JOSE J	2737 W PICO BLVD
106	5078033023	PICO AND KENMORE PROPERTY LLC	2701 W PICO BLVD
107	5078033012	PICO FEDORA PLACE LLC	1262 FEDORA ST
108	5078033010	PICO AND KENMORE PROPERTY LLC	1249 S KENMORE AVE
109	5078032027	NINE STAR LIMITED PARTNERSHIP	2651 W PICO BLVD
110	5078032026	TON SONNY N TRUST SONNY N TON TRUST	2661 W PICO BLVD
111	5078032015	LEE HO AND HO PARTNERSHIP	2669 W PICO BLVD
112	5078032014	ART BUILT COMPANY LLC	2663 W PICO BLVD
113	5078032011	SHOKRIAN MISHEL TRUST AND MISHEL SHOKRIAN TRUST AND	2645 W PICO BLVD
114	5078031029	SHIN DIANNE S TRUST DIANNE SHIN TRUST	2629 W PICO BLVD
115	5078031028	WOONG TAE INC	1249 S CATALINA ST
116	5078031014	RAMIREZ ADRIAN B AND ELIZABETH M	2623 W PICO BLVD
117	5078031013	2615 PICO LLC	2615 W PICO BLVD
118	5078030028	SAVISS PICO LLC	2595 W PICO BLVD
119	5078030016	SANCHEZ MILDRED ET AL	2599 W PICO BLVD
120	5078030013	SAVISS PICO LLC	2581 W PICO BLVD
121	5078030012	2575 WEST PICO BOULEVARD	2575 W PICO BLVD
122	5078029031	KOREAN SAE HAN PRESBYTERIAN CHURCH CORPORATION	2531 W PICO BLVD
123	5078029028	KIM BANG J TRUST KIM TRUST	1242 S BERENDO ST
124	5078028025	GAF MANAGEMENT LLC	2511 W PICO BLVD
125	5078028024	ARCP UO PORTFOLIO II LP	1247 S VERMONT AVE
126	5078028011	KKC INVESTMENT LLC	2525 W PICO BLVD
127	5076019903	L A CITY	2415 W PICO BLVD
128	5076019902	L A CITY	2401 W PICO BLVD



	APN	PROPERTY OWNER	SITE ADDRESS
129	5076019030	PROFOUND LLC	1250 S VERMONT AVE
130	5076019025	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	2443 W PICO BLVD
131	5076019024	TAFTIAN SAMUEL AND FARNUSH TRUST TAFTIAN FAMILY TRUST	2437 W PICO BLVD
132	5076018023	ELDEN ELMS LP	2367 W PICO BLVD
133	5076018019	TAVAKOLI ED COMPANY TRUST TAVAKOLI FAMILY TRUST	2377 W PICO BLVD
134	5076017013	LUXOR PROPERTIES INC	2301 W PICO BLVD
135	5076017012	LUXOR PROPERTIES INC	2317 W PICO BLVD
136	5076016026	K Y S INC	2251 W PICO BLVD
137	5076016012	PARRA ANGEL A AND JORGE E JR	2265 W PICO BLVD
138	5076016011	MOON CHARLES T AND TOKI I	2271 W PICO BLVD
139	5076015020	KIM NEUNG S AND SONG Z ET AL KIM FAMILY TRUST AND	2201 W PICO BLVD
140	5076015008	LEE DUNG JI AND SOON HI	2225 W PICO BLVD
141	5075014900	L A CITY PLAYGROUND	
142	5075014019	LOYOLA HIGH SCHOOL OF LOS ANGELES	
143	5075014016	ARCHDIOCESE OF L A EDUCATION AND WELFARE CORPORATION	2626 W 15TH ST
144	5075014007	ARCHDIOCESE OF L A EDUCATION AND WELFARE CORPORATION	2632 W 15TH ST
145	5075013026	VENNORM PROPERTY LP	2001 VENICE BLVD
146	5075011022	SAINT SOPHIA FOUNDATION	2700 W 14TH ST
147	5075010028	CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUST AND	2854 W PICO BLVD
148	5075010027	ESS PRISA LLC II	2802 W PICO BLVD
149	5075010010	OTANEZ MARIA G	2814 W PICO BLVD
150	5075010009	W MASTERS CONSTRUCTION MANAGEMENT INC	2818 W PICO BLVD
151	5075010008	OH CHANG AND HEE LIVING TRUST	2820 W PICO BLVD
152	5075010007	KIM ELLENE	2830 W PICO BLVD
153	5075010006	OH JENNIFER ET AL	2836 W PICO BLVD
154	5075010005	CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUST AND	2842 W PICO BLVD
155	5075010004	CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUST AND	2846 W PICO BLVD
156	5075010002	CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUST AND	2858 W PICO BLVD
157	5075010001	E R K PROPERTIES LLC	1304 S ARDMORE AVE
158	5075009026	ROMAN CATHOLIC ARCHBISHOP OF L A	2762 W PICO BLVD
159	5075009021	ST SOPHIA FOUNDATION	1324 S NORMANDIE AVE
160	5075008025	AHN IN SUK	2884 W PICO BLVD
161	5075008024	SHOFET DAVID AND KHALILI NAZILA	1310 FEDORA ST
162	5075008004	D AND D PARTNERS LLC	2700 W PICO BLVD
163	5075008003	D AND D PARTNERS LLC	2712 W PICO BLVD
164	5075008002	HWANG KEE S AND BETTY B TRUST HWANG FAMILY TRUST	2726 W PICO BLVD
165	5075008001	PICO COLLECTION MART	1302 S MARIPOSA AVE
166	5075007028	LUSTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AND	2652 W PICO BLVD
167	5075007027	LUSTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AND	2662 W PICO BLVD
168	5075007005	YOUNG LYDIA	2644 W PICO BLVD
169	5075007002	KIM SON HEUNG TRUST SIN HEUNG KIM TRUST	2666 W PICO BLVD
170	5075007001	VAPNIK MARK	2676 W PICO BLVD
171	5075006006	SIM THERESA	2606 W PICO BLVD
172	5075006005	PEDRAZA ANTONINO AND MARIA	2612 W PICO BLVD
173	5075006004	PEDRAZA ANTONINO AND MARIA	2624 W PICO BLVD
174	5075006003	BOHORQUEZ OLIVIA TRUST BOHORQUEZ FAMILY TRUST	2628 W PICO BLVD
175	5075006001	NAMKUNG JOHN AND JANE TRUST	2638 W PICO BLVD
176	5075005006	BERENDO PROPERTY PARTNERS LLC	2570 W PICO BLVD
177	5075005005	YOON CHANG S	2576 W PICO BLVD
178	5075005004	ZUNIGA FRANCISCO AND GUADALUPE	2582 W PICO BLVD
179	5075005003	YOON CHANG S	2584 W PICO BLVD
180	5075005002	YOON CHANG S	2588 W PICO BLVD
181	5075005001	YOON YUNG J	1310 S CATALINA ST
182	5075003026	PINTO MICHAEL TRUST MICHAEL PINTO TRUST	2546 W PICO BLVD
183	5075003025	PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST	2552 W PICO BLVD
184	5075003024	KIM FAMILY TRUST	2538 W PICO BLVD
185	5075003013	PARK YOUNG S	2532 W PICO BLVD
186	5075003011	BLUE SAVANNAH INVESTMENT COMPANY LLC	2526 W PICO BLVD
187	5075001016	UNITED METHODIST MINISTRIES LOS ANGELES DISTRICT	1308 S NEW HAMPSHIRE AVE
188	5075001001	SCHWARTZ DEBORAH B TRUST ET AL DEBORAH B SCHWARTZ TRUST	1303 S VERMONT AVE
189	5074006016	ARCHDIOCESE OF L A EDUCATION AND WELFARE CORPORATION	1421 S ARDMORE AVE
190	5074006014	KOU SHU C AND SHAN C	2920 W PICO BLVD
191	5074006001	GRIJALVA GUILLERMO	2922 W PICO BLVD
192	5074005022	LUSTER RUTKIN CATHIE L TRUST C LUSTER RUTKIN TRUST AND	2948 W PICO BLVD
193	5074005012	BAE SUSAN	2940 W PICO BLVD
194	5074005011	KIM PAUL U AND SUN A TRUST KIM FAMILY TRUST	1307 S HARVARD BLVD

	APN	PROPERTY OWNER	SITE ADDRESS
195	5074005003	LUSTER DORIS T TRUST LUSTER TRUST AND	2958 W PICO BLVD
196	5074005002	LUSTER DORIS T TRUST LUSTER TRUST AND	2952 W PICO BLVD
197	5074002009	AMIRA CHANCE LLC	3018 W PICO BLVD
198	5074002008	CHOE VICTOR AND J LIVING TRUST	3012 W PICO BLVD
199	5074002007	TAEK SOO LIM	3004 W PICO BLVD
200	5074002006	SN PROPERTY MANAGEMENT LLC	2996 W PICO BLVD
201	5074002005	SN PROPERTY MANAGEMENT LLC	2994 W PICO BLVD
202	5074002004	COLORLAND GRAPHICS INC	2990 W PICO BLVD
203	5074002003	DASDASHTI MAHNAZ COTRUSTEE MAHNAZ	2982 W PICO BLVD
204	5074002002	KOSKINAS DOROTHY H	2978 W PICO BLVD
205	5074002001	CHOI SU K	2972 W PICO BLVD
206	5074001024	PINE SOL J Y PROPERTY LLC	3060 W PICO BLVD
207	5074001011	YI CHAE P AND	3030 W PICO BLVD
208	5074001010	Hwa Chong Yi	3034 W PICO BLVD
209	5074001009	CHAE PONG YI	3038 W PICO BLVD
210	5074001008	CHAE PONG YI	3044 W PICO BLVD
211	5074001007	KIM YONG Y AND	3050 W PICO BLVD
212	5074001006	XU SHENG LE	3054 W PICO BLVD
213	5074001003	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	3072 W PICO BLVD
214	5074001002	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	3076 W PICO BLVD
215	5074001001	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	1304 S WESTERN AVE
216	5056008022	VIGIL CELAURO AND JUANA M TRUST CELAURO AND JUANA M VIGILTRUST	2214 W PICO BLVD
217	5056008012	MORA MATURIN	2200 W PICO BLVD
218	5056008001	CAUDILLO ELYSSA TRUST CAUDILLO FAMILY TRUST	2226 W PICO BLVD
219	5056007023	DIVINE HOTELS GROUP	2250 W PICO BLVD
220	5056007003	DIVINE HOTELS GROUP	2268 W PICO BLVD
221	5056007002	DIVINE HOTELS GROUP	2270 W PICO BLVD
222	5056007001	CETINA ORLANDO SR COTR CETINA FAMILY TRUST	1306 MAGNOLIA AVE
223	5056004025	MIRTORABI LILI TRUST SAMANI MIRTORABI FAMILY TRUST	1308 ORCHARD AVE
224	5056004024	CETINA ORLANDO A SR COMPANY TRUST CETINA FAMILY TRUST	2300 W PICO BLVD
225	5056004021	CETINA ORLANDO SR AND MARTHA TRUST CETINA FAMILY TRUST	2340 W PICO BLVD
226	5056004004	KEY HOLDINGS GROUP LLC	2314 W PICO BLVD
227	5056004003	HYUN SUNG HI	2308 W PICO BLVD
228	5056003027	CITY REAL ESTATE INVESTMENTS LLC	2390 W PICO BLVD
229	5056002042	PICWEST LLC	2400 W PICO BLVD
230	5056002040	SONG JIN O	2422 W PICO BLVD
231	5056002021	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	1310 MENLO AVE
232	5056002020	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	LND-COMMERCIAL-VACANT LAND
233	5056001055	MOSHFEGH ESHAN OLLA COMPANY TRUST MOSHFEGH FAMILY TRUST AND	2474 W PICO BLVD
234	5056001004	1300 SOUTH VERMONT LLC	1300 S VERMONT AVE
235	5056001002	DIXON HEWITT AND DORIS	2468 W PICO BLVD
236	5056001001	RUBIN IDA TRUST IDA RUBIN TRUST	2454 W PICO BLVD

**Appendix 2:**  
**Proposition 218 Engineer's Report**