

ATTACHMENT 1

SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER'S REPORT

*Formed in 2007 - Renewed in 2012 - Being Renewed for 10-Years Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property Business Improvement District Act of 1994, as amended*

*Prepared by
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Edward Henning & Associates*



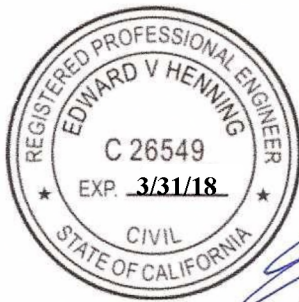
April 27, 2017

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed renewed San Pedro Historic Waterfront Property & Business Improvement District ("SPHWBID") being renewed for a ten (10) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



A handwritten signature in blue ink that reads "Edward V. Henning".

RPE #26549 April 27, 2017

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the proposed SPHWBID in the City of Los Angeles, California being renewed for a ten (10) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed SPHWBID

Background

The SPHWBID is a property-based benefit assessment type district being renewed for a ten (10) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIID Section 4(b) California Constitution
Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the SPHWBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the SPHWBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the SPHWBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”

District Boundaries

Setting

The San Pedro Historic Waterfront Business Improvement District (SPHWBID) incorporates two dynamic centers:

- A) The revitalized pedestrian oriented Historic Downtown San Pedro teeming with unique shops, restaurants, offices, entertainment venues and mixed use newer developments, and
- B) The international based Port of Los Angeles – a hub of tourism, culture, commerce and recreation.

The SPHWBID was established in order to capture the synergy brought about by these two unique nearby destinations by joining local retail and service trade as well as attracting national and international tourists brought into the area by the cruise ship industry enhancing their shopping and dining experience. These two centers acting in tandem through cross marketing, local transit and other beneficial District funded services and programs are able to increase business activity and provide special benefits to each and every assessed parcel within the SPHWBID beyond what would be possible with each area acting alone or separate.

The SPHWBID provides a marketing, service and transit nexus between these two adjoining destinations known as “The San Pedro Historic Waterfront”. The District will deliver vital property and business related services to individually assessed parcels along this mixed-use corridor.

The SPHWBID encompasses 817 parcels of which 804 parcels are identified as specially benefitting from District programs and services and shall be assessed. The 13 non-assessed parcels are all publicly or quasi-publicly owned and are exempt from assessments for reasons discussed in Section IV – Assessment Methodology.

It is noted that Zone 3 is being expanded to include an additional 15 Los Angeles Harbor Department waterline fronting parcels. These parcels include public recreation and tourist related facilities and uses. These expansion area parcels are undergoing major revitalization with projected new building development generating additional tourist and pedestrian traffic. The expansion area parcels will specially benefit from District funded services and programs such as marketing, transit and tourist related activities.

The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the Los Angeles Harbor water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 366) and to the south by the southern boundary of APNs 7440-037-902 (Map ID 3), 7440-039-910 (Map ID 175), 7440-041-907

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

(Map ID 371), and 7440-041-906 (Map ID 173).

The boundaries of the District are more particularly described as follows:

Boundary Description

Beginning at the northwest corner of APN 7451-018-027 (Map ID 534), then east along the south edge of W 3rd Street, across S Pacific Avenue, S Mesa Street, S Centre Street, and S Palos Verdes Street, to S Harbor Boulevard.

North along the eastern edge of S Harbor Boulevard to the southwest corner of APN 7440-024-911 (Map ID 366).

North along the western boundary and east along the northern boundary of APN 7440-024-911 (Map ID 366) to the Los Angeles Harbor Waterline.

South along the western edge of the Los Angeles Harbor Waterline to the southeast corner of APN 7440-037-902 (Map ID 3),

West along the southern boundary of APNs 7440-037-902 (Map ID 3) to the eastern boundary of APN 7440-039-910 (Map ID 175),

South along the eastern boundary of APN 7440-039-910 (Map ID 175) to the southern boundary of 7440-039-910 (Map ID 175),

West along the southern boundary of APNs 7440-039-910 (Map ID 175), 7440-041-907 (Map ID 371), and APN 7440-041-906 (Map ID 173) to the southwest corner of APN 7440-041-906 (Map ID 173).

North along western boundary of APNs 7440-041-906 (Map ID 173), 7440-040-907 (Map ID 539) and 7440-036-906 (Map ID 367) to the northwest corner of APN 7440-036-906 (Map ID 367) - the eastern edge of Crescent Avenue.

Northeast along eastern edge of Crescent Avenue to the intersection with the eastern edge of Harbor Boulevard - the northwest corner of APN 7440-031-905 (Map ID 179).

West across Harbor Boulevard along northern edge of W 14th Street - the southern boundary of APN 7456-012-024 (Map ID 646) to S Beacon Street.

North along the eastern edge of S Beacon Street, across W 13th Street, W 12th Street, and W 11th Street, to W 10th Street.

West along the northern edge of W 10th Street to S Palos Verdes Street.

North along the eastern edge of S Palos Verdes Street to W 9th Street.

West along the northern edge of W 9th Street to the southwest corner of APN 7455-023-021 (Map ID

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

637).

North along the western boundary of parcels fronting the western edge of S Palos Verdes Street to W 8th Street.

West along the northern edge of W 8th Street, across S Centre Street, to a point opposite the northeast corner of APN 7455-010-902 (Map ID 98).

South along the eastern edge and west along the southern edge of APN 7455-010-902 (Map ID 98) to the northeast corner of APN 7455-010-903 (Map ID 614) to W 9th Street.

West along the northern edge of W 9th Street, across S Mesa Street, to the southwest corner of APN 7455-007-016 (Map ID 209).

North along the western boundary of APN 7455-007-016 (Map ID 209).

West along the southern boundary of APNs 7455-007-006 (Map ID 594) and 7455-007-020 (Map ID 203) to the northeast corner of APN 7455-007-013 (Map ID 572).

South along the eastern boundary of APN 7455-007-013 (Map ID 572) to W 9th Street.

West along the northern edge of W 9th Street to a point opposite the northeast corner of APN 7455-008-024 (Map ID 422).

South along the eastern boundary of parcels fronting the eastern edge of S Pacific Avenue to W 10th Street.

West along the northeast corner of W 10th Street, across S Pacific Avenue, to the southwest corner of APN 7454-011-032 (Map ID 184).

North along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 9th Street and W 8th Street to W 7th Street.

West along the northern edge of W 7th Street to the southwest corner of APN 7451-037-012 (Map ID 7).

North along the western boundary of APN 7451-037-012 (Map ID 7), and continuing north along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 6th Street, W 5th Street, and W 4th Street, to W 3rd Street, the point of beginning

Benefit Zones

Zone 1

Zone 1 includes all parcels within the District boundaries located west of Harbor Boulevard.

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Zone 2

Zone 2 includes all parcels within the District boundaries located east of Harbor Boulevard and south of the northern boundary of APN 7440-030-906 (Map ID 177) and north of the southern boundary of APNs 7440-031-904 (Map ID 6), 7440-031-806 (Map ID 2) and 7440-031-910/911 (Map ID 4 & 368).

Zone 3

Zone 3 includes all parcels within the District boundaries located east of Harbor Boulevard and north of the southern boundary of APN 7440-026-903 (Map ID 171) and south of the northern boundary of APNs 7440-031-905 (Map ID 179) and 7440-034-902 (Map ID 5).

Boundary Rationale

Northern Boundary - Zone 1: The northern boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the north of the northern District boundary for Zone 1 are primarily zoned and/or developed solely residential with residential land uses while those south of the northern boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and services funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided north of the northern boundary for Zone 1.

Northern Boundary - Zone 3: The northern boundary of the District for Zone 3 is the northerly terminus of the tourist oriented Waterfront related activity with parcels and uses north of this line generally industrial/shipping related and would not specially benefit from SPHWBID funded programs and services. For this reason, no parcels north of the northern boundary line are included in the District. No SPHWBID services will be provided north of the northern boundary for Zone 3.

Eastern Boundary - Zone 2 & 3: The eastern boundary of the District for Zones 2 & 3 is the Los Angeles Harbor Waterline. No SPHWBID services are provided east of the eastern District boundary.

Southern Boundary - Zone 3: The southern boundary of the District for Zone 3 is the Los Angeles Harbor Waterline. No SPHWBID services are provided south of the southern District boundary.

Southern Boundary - Zone 1: The southern boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the south of the southern District boundary for Zone 1 are generally zoned and/or developed solely residential with residential land uses while those north of the southern boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided south of the southern boundary for Zone 1.

Western Boundary - Zone 1: The western boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the west of the western District boundary for Zone 1 are generally zoned and/or developed solely residential with residential land uses while those east of the western boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided west of the western boundary for Zone 1.

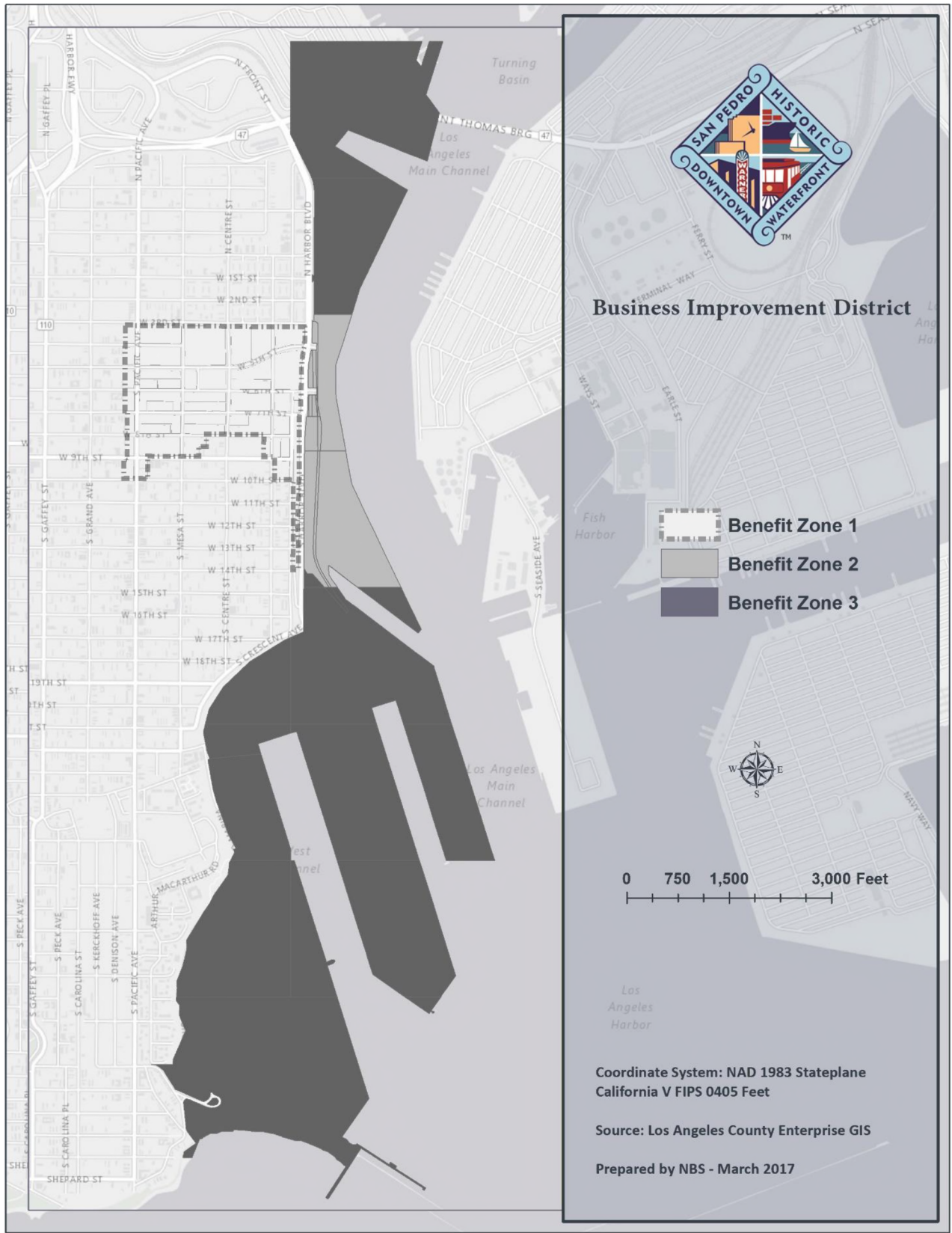
Western Boundary - Zone 3: The western boundary of the District for Zone 3 was determined by land uses and development patterns where parcels located to the west of the western District boundary for Zone 3 are generally developed with auto oriented commercial strip retail/service centers and industrial uses and facilities. None of these land uses and development orientations are conducive to the pedestrian and tourist oriented businesses and uses located on individually assessed parcels within and marketed by the SPHWBID. For this reason, parcels west of the western boundary for Zone 3 are not included in the District. No SPHWBID services will be provided west of the western boundary for Zone 3.

A list of all parcels included in the proposed renewed SPHWBID is shown as Appendix 1, attached to this Plan with their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed SPHWBID and benefit zones are shown on the map of the proposed renewed SPHWBID attached as Appendix 2 to this Report.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and in the Assessment Engineer’s Report. All SPHWBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the SPHWBID will proportionately specially benefit from the District funded programs and services such as supplemental Visitor & Ambassador/Security Services, Sanitation & Beautification/Capital Improvements, Marketing and Special Events, and, Administration/District Management. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually assessed parcels and businesses on them within the SPHWBID. The SPHWBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and professionally marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed SPHWBID.

The general SPHWBID boundary is illustrated by the following map. The District includes 804 individually-assessed parcels within three Benefit Zones. A list of parcels within the SPHWBID is shown in the Assessment Roll included as Appendix 1 to this Report. The list also shows each parcels Map ID # for cross referencing the detailed District Boundary Map showing parcels and benefit zones which is included as Appendix 2 to this Report.

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT



SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the PBID that will receive special benefits from PBID funded programs and services are currently a mix of retail, light industrial, manufacturing, offices, entertainment, parking, residential and government facilities. Services, programs and improvements provided and funded by the PBID (i.e. Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration, District Management) are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the SPHWBID.

The proposed PBID programs, improvements and services and Year 1 – 2018 budget allocation by Zone are as follows:

Year 1 – 2018 District Special Benefit Budget By Zone (Assessment Revenue Only)

Category		Zone 1	Zone 2	Zone 3	Category Total
	%	72.5258352%	13.7933304%	13.6808344%	
Visitor, Ambassador & Security	38.32%	\$354,093.61	\$67,343.32	\$66,794.07	\$488,231.00
Sanitation, Beautification & Capital Improvements	24.01%	\$221,862.93	\$42,195.02	\$41,850.88	\$305,908.83
Marketing & Special Events	20.53%	\$189,706.21	\$36,079.28	\$35,785.03	\$261,570.52
Administration	17.14%	\$158,381.12	\$30,121.72	\$29,876.06	\$218,378.90
Zone Totals	100.00%	\$924,043.87	\$175,739.34	\$174,306.04	\$1,274,089.25

Retail, Office, Entertainment, Light Industrial, Manufacturing and Parking Use Parcels

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses are conferred proportionate special benefits from all SPHWBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. SPHWBID programs, services and improvements for these assessed parcels are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. SPHWBID programs, services and improvements are designed to improve commerce, security and aesthetic appeal for each of these assessed parcels by reducing crime, litter and debris, transporting customers, visitors, tourists and employees of each of these assessed parcels and professionally marketing the array of goods and services available from each of these assessed parcels, all considered necessary in a competitive properly managed mixed-use business district.

Residential Use Parcels

Assessed District parcels with residential uses specially benefit from SPHWBID funded programs, services and improvements including the District funded shuttle, ambassador/security and sanitation services, beautification and capital improvement projects as well as marketing/special events. District services, programs and improvements are designed to improve the cleanliness, security, marketability and livability of each of these assessed parcels and residential units on them. For these assessed parcels, SPHWBID programs, services and improvements are designed to increase residential occupancies, rental income and return on investments. These programs, services and improvements are designed to improve security and aesthetic appeal for these assessed parcels by reducing crime, litter and debris and professionally marketing the availability of residential units within the SPHWBID and the array of goods, services and activities available within the District for the special benefit of these assessed parcels, all considered necessary in a competitive properly managed contemporary mixed-use business district.

Government Parcels

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as local transit (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

These benefits are particular and distinct to each and every identified and assessed parcel within the SPHWBID and are not provided to non-assessed parcels outside of the SPHWBID. These programs, services and improvements will only be provided to each individual assessed parcel within the PBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the SPHWBID, the very nature of the purpose of this SPHWBID is to fund supplemental programs, services and improvements to assessed parcels within the PBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

to be levied on assessed parcels within the PBID are for services, programs and improvements directly benefiting each individual assessed parcel within the PBID. No PBID funded services, activities or programs will be provided outside of the PBID boundaries.

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

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIIIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the SPHWBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the SPHWBID, general benefit to the public at large within the SPHWBID and general benefit to parcels outside the SPHWBID.

General Benefit – Assessed Parcels within the SPHWBID

PBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SPHWBID parcels and are only provided for the special benefit to each and every assessed parcel within the SPHWBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that 100% of benefits conferred on assessed parcels within the SPHWBID are distinct and special and that there are 0% general benefits conferred on these parcels. This is because the PBID funded programs and services are specially geared to the unique needs of each assessed parcel within the PBID and are directed specially only to these assessed parcels within the PBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the SPHWBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics unique to each assessed parcel.

General Benefit - Public At Large

While the SPHWBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SPHWBID parcels and are only provided for the special benefit to each and every

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

assessed parcel within the SPHWBID, these PBID funded programs may also provide an incidental general benefit to the public at large within the SPHWBID. Assessment Engineering experience in California has found that generally over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within the SPHWBID, while the public at large “just passing through” is typically 5% or less. It is the opinion of this Engineer that the programs that may provide immediate general benefits to the public at large include Ambassador/Security and Sanitation, Services (Year 1 estimated cost of \$600,000 – 47% of total budget). Based on experience curves and the nature of the proposed SPHWBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that a conservative general benefit factor of 0.02 (2%) of PBID funded special benefit program costs that might provide an immediate general benefit to the public at large will be applied to these applicable program costs in order to compute the dollar and percent value of general benefits to the public at large. The dollar value of this general benefit type equates to \$5,640 as delineated in the following Table:

	A	B	C	D	E
Program Element	Dollar Allocation	% Allocation of Special Benefit Cost	General Benefit Factor	General Benefit Percent (B x C)	General Benefit Value (D x A)
At Large General Benefit Programs	\$600,000	47.00%	0.02	0.94%	\$5,640

General Benefits – Outside Parcels

While District programs and services will not be provided directly to parcels outside the SPHWBID boundaries, it is reasonable to conclude that SPHWBID services may confer an indirect general benefit on parcels adjacent to the SPHWBID boundaries. An inventory of the SPHWBID boundaries finds that the District is surrounded by 22 commercial zoned parcels with commercial uses located immediately outside the perimeter of the SPHWBID. In addition, there are 123 residentially zoned parcels with residential uses located immediately outside the perimeter of the SPHWBID.

The 143 parcels directly outside the SPHWBID boundaries can reasonably be assumed to receive some indirect general benefit as a result of PBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 804 assessed parcels within the SPHWBID, a benefit factor of 0.1 be attributed to general benefits conferred on the 22 commercial parcels and uses located outside the SPHWBID, and a benefit factor of 0.01 be attributed to general benefits conferred on the 123 non-commercial parcels and uses located across the street from assessed parcels within the SPHWBID. The cumulative dollar value of this general benefit type equates to \$5,374 (\$3,455+\$1,919) as delineated in the following Table:

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Assessed parcels within SPHWBID	804	1.00	804.00	99.58%	\$1,274,089
Commercial parcels outside of SPHWBID	22	0.1	2.20	0.27%	\$3,455
Non-commercial use parcels outside of SPHWBID	123	0.01	1.23	0.15%	\$1,919
TOTAL			807.43	100.00%	\$1,279,463

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the SPHWBID, the public at large and parcels outside the SPHWBID equates to \$11,014 (\$5,640 + \$5,374) or 0.86%. For the purposes of this analysis, the general benefit factor of 0.86% will be conservatively rounded up to 1% which equates to a general benefit value of \$12,869.33. This leaves a value of 99% assigned to special benefit related costs. The general benefit value of \$12,869.33 when added to the special benefit value of \$1,274,089.25 (Year 1 – 2017/18 assessments) equates to a total Year 1 – 2018 adjusted program cost of \$1,286,958.58. Remaining costs that are attributed to general benefits, will need to be derived from other sources such as grants, donations, credits, sponsors and program income.

A breakdown of projected special and general benefit costs by benefit zone for each year of the 10 year renewal term is shown in the following Table:

10-Year Special + General Benefit Costs By Zone

SPECIAL + GENERAL BENEFIT COSTS BY CATEGORY & ZONE	Visitor, Ambassador, Security	Sanitation, Beautification, Capital Improvements	Marketing, Special Events	Admin, District Mgmt	TOTAL
<u>ZONE 1</u>					
Year 1 - 2016 Special Benefit Cost	\$354,093.61	\$221,862.93	\$189,706.21	\$158,381.12	\$924,043.87
Year 1 - 2016 General Benefit Cost	\$3,576.63	\$2,240.99	\$1,916.19	\$1,599.78	\$9,333.59
Year 1 - 2016 Sub Total Costs	\$357,670.24	\$224,103.92	\$191,622.40	\$159,980.90	\$933,377.46
<u>ZONE 2</u>					
Year 1 - 2016 Special Benefit Cost	\$67,343.32	\$42,195.02	\$36,079.28	\$30,121.72	\$175,739.34
Year 1 - 2016 General Benefit Cost	\$680.22	\$426.20	\$364.43	\$304.25	\$1,775.11
Year 1 - 2016 Sub Total Costs	\$68,023.54	\$42,621.22	\$36,443.71	\$30,425.97	\$177,514.45
<u>ZONE 3</u>					
Year 1 - 2016 Special Benefit Cost	\$66,794.07	\$41,850.88	\$35,785.03	\$29,876.06	\$174,306.04
Year 1 - 2016 General Benefit Cost	\$674.67	\$422.73	\$361.46	\$301.77	\$1,760.63
Year 1 - 2016 Sub Total Costs	\$67,468.74	\$42,273.61	\$36,146.49	\$30,177.83	\$176,066.67
Total Yr 1 Special Benefit Costs	\$488,231.00	\$305,908.83	\$261,570.52	\$218,378.90	\$1,274,089.25
Total Yr 1 General Benefit Costs	\$4,931.52	\$3,089.92	\$2,642.08	\$2,205.80	\$12,869.33
TOTAL YR 1 - 2018 COSTS	\$493,162.52	\$308,998.75	\$264,212.60	\$220,584.70	\$1,286,958.58

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

<u>ZONE 1</u>					
Year 2 - 2017 Special Benefit Cost	\$364,716.42	\$228,518.82	\$269,417.64	\$163,132.55	\$1,025,785.43
Year 2 - 2017 General Benefit Cost	\$3,418.10	\$2,141.66	\$2,524.97	\$1,528.87	\$9,613.60
Year 2 - 2017 Sub Total Costs	\$368,134.52	\$230,660.49	\$271,942.60	\$164,661.42	\$1,035,399.03
<u>ZONE 2</u>					
Year 2 - 2017 Special Benefit Cost	\$69,363.61	\$43,460.87	\$37,161.66	\$31,025.37	\$181,011.52
Year 2 - 2017 General Benefit Cost	\$700.63	\$438.99	\$375.36	\$313.38	\$1,828.36
Year 2 - 2017 Sub Total Costs	\$70,064.24	\$43,899.86	\$37,537.03	\$31,338.76	\$182,839.88
<u>ZONE 3</u>					
Year 2 - 2017 Special Benefit Cost	\$68,797.90	\$43,106.41	\$36,858.58	\$30,772.34	\$179,535.22
Year 2 - 2017 General Benefit Cost	\$694.91	\$435.41	\$372.30	\$310.83	\$1,813.45
Year 2 - 2017 Sub Total Costs	\$69,492.81	\$43,541.82	\$37,230.88	\$31,083.16	\$181,348.67
TOTAL YR 2 Special Benefit Costs	\$502,877.93	\$315,086.09	\$269,417.64	\$224,930.27	\$1,312,311.93
TOTAL YR 2 General Benefit Costs	\$4,813.64	\$3,016.06	\$3,272.63	\$2,153.08	\$13,255.41
TOTAL YR 2 - 2019 COSTS	\$507,691.57	\$318,102.15	\$272,690.27	\$227,083.35	\$1,325,567.34
<u>ZONE 1</u>					
Year 3 - 2018 Special Benefit Cost	\$375,657.91	\$235,374.39	\$201,259.31	\$168,026.53	\$980,318.14
Year 3 - 2018 General Benefit Cost	\$3,794.45	\$2,377.47	\$2,032.88	\$1,697.20	\$9,902.00
Year 3 - 2018 Sub Total Costs	\$379,452.36	\$237,751.86	\$203,292.19	\$169,723.74	\$990,220.15
<u>ZONE 2</u>					
Year 3 - 2018 Special Benefit Cost	\$71,444.52	\$44,764.69	\$38,276.51	\$31,956.14	\$186,441.87
Year 3 - 2018 General Benefit Cost	\$721.65	\$452.16	\$386.62	\$322.78	\$1,883.21
Year 3 - 2018 Sub Total Costs	\$72,166.17	\$45,216.85	\$38,663.14	\$32,278.92	\$188,325.08
<u>ZONE 3</u>					
Year 3 - 2018 Special Benefit Cost	\$70,861.83	\$44,399.60	\$37,964.34	\$31,695.51	\$184,921.28
Year 3 - 2018 General Benefit Cost	\$715.76	\$448.47	\$383.47	\$320.15	\$1,867.85
Year 3 - 2018 Sub Total Costs	\$71,577.60	\$44,848.07	\$38,347.81	\$32,015.66	\$186,789.13
TOTAL YR 3 Special Benefit Costs	\$517,964.27	\$324,538.68	\$277,500.16	\$231,678.18	\$1,351,681.29
TOTAL YR 3 General Benefit Costs	\$5,231.86	\$3,278.10	\$2,802.97	\$2,340.13	\$13,653.06
TOTAL YR 3 - 2020 COSTS	\$523,196.13	\$327,816.78	\$280,303.13	\$234,018.31	\$1,365,334.35
<u>ZONE 1</u>					
Year 4 - 2019 Special Benefit Cost	\$386,927.65	\$242,435.62	\$207,297.09	\$173,067.33	\$1,009,727.69
Year 4 - 2019 General Benefit Cost	\$3,908.28	\$2,448.80	\$2,093.87	\$1,748.12	\$10,199.06
Year 4 - 2019 Sub Total Costs	\$390,835.93	\$244,884.41	\$209,390.96	\$174,815.45	\$1,019,926.75
<u>ZONE 2</u>					
Year 4 - 2019 Special Benefit Cost	\$73,587.86	\$46,107.63	\$39,424.81	\$32,914.82	\$192,035.12
Year 4 - 2019 General Benefit Cost	\$743.30	\$465.72	\$398.22	\$332.47	\$1,939.71
Year 4 - 2019 Sub Total Costs	\$74,331.16	\$46,573.36	\$39,823.03	\$33,247.29	\$193,974.83
<u>ZONE 3</u>					
Year 4 - 2019 Special Benefit Cost	\$72,987.69	\$45,731.59	\$39,103.27	\$32,646.37	\$190,468.92
Year 4 - 2019 General Benefit Cost	\$737.23	\$461.93	\$394.97	\$329.75	\$1,923.89
Year 4 - 2019 Sub Total Costs	\$73,724.92	\$46,193.51	\$39,498.24	\$32,976.13	\$192,392.81
TOTAL YR 4 Special Benefit Costs	\$533,503.20	\$334,274.84	\$285,825.17	\$238,628.52	\$1,392,231.72
TOTAL YR 4 General Benefit Costs	\$5,388.81	\$3,376.45	\$2,887.06	\$2,410.34	\$14,062.66
TOTAL YR 4 - 2021 COSTS	\$538,892.01	\$337,651.29	\$288,712.23	\$241,038.86	\$1,406,294.38

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

<u>ZONE 1</u>					
Year 5 - 2020 Special Benefit Cost	\$398,535.48	\$249,708.69	\$213,516.00	\$178,259.35	\$1,040,019.52
Year 5 - 2020 General Benefit Cost	\$4,025.53	\$2,522.26	\$2,156.68	\$1,800.56	\$10,505.04
Year 5 - 2020 Sub Total Costs	\$402,561.01	\$252,230.95	\$215,672.69	\$180,059.91	\$1,050,524.55
<u>ZONE 2</u>					
Year 5 - 2020 Special Benefit Cost	\$75,795.49	\$47,490.86	\$40,607.55	\$33,902.26	\$197,796.18
Year 5 - 2020 General Benefit Cost	\$765.60	\$479.70	\$410.17	\$342.44	\$1,997.90
Year 5 - 2020 Sub Total Costs	\$76,561.09	\$47,970.56	\$41,017.72	\$34,244.71	\$199,794.08
<u>ZONE 3</u>					
Year 5 - 2020 Special Benefit Cost	\$75,177.32	\$47,103.53	\$40,276.37	\$33,625.76	\$196,182.98
Year 5 - 2020 General Benefit Cost	\$759.35	\$475.78	\$406.82	\$339.65	\$1,981.61
Year 5 - 2020 Sub Total Costs	\$75,936.67	\$47,579.32	\$40,683.19	\$33,965.41	\$198,164.59
TOTAL YR 5 Special Benefit Costs	\$549,508.29	\$344,303.08	\$294,399.92	\$245,787.38	\$1,433,998.68
TOTAL YR 5 General Benefit Costs	\$5,550.48	\$3,477.74	\$2,973.67	\$2,482.65	\$14,484.54
TOTAL YR 5 - 2022 COSTS	\$555,058.77	\$347,780.82	\$297,373.59	\$248,270.03	\$1,448,483.22
<u>ZONE 1</u>					
Year 6 - 2023 Special Benefit Cost	\$410,491.54	\$257,199.95	\$219,921.48	\$183,607.13	\$1,071,220.10
Year 6 - 2023 General Benefit Cost	\$4,146.30	\$2,597.93	\$2,221.38	\$1,854.58	\$10,820.19
Year 6 - 2023 Sub Total Costs	\$414,637.84	\$259,797.87	\$222,142.87	\$185,461.71	\$1,082,040.29
<u>ZONE 2</u>					
Year 6 - 2023 Special Benefit Cost	\$78,069.36	\$48,915.59	\$41,825.78	\$34,919.33	\$203,730.06
Year 6 - 2023 General Benefit Cost	\$788.56	\$494.09	\$422.47	\$352.71	\$2,057.84
Year 6 - 2023 Sub Total Costs	\$78,857.92	\$49,409.67	\$42,248.26	\$35,272.05	\$205,787.90
<u>ZONE 3</u>					
Year 6 - 2023 Special Benefit Cost	\$77,432.64	\$48,516.64	\$41,484.66	\$34,634.54	\$202,068.47
Year 6 - 2023 General Benefit Cost	\$782.13	\$490.06	\$419.03	\$349.84	\$2,041.05
Year 6 - 2023 Sub Total Costs	\$78,214.77	\$49,006.70	\$41,903.69	\$34,984.37	\$204,109.53
TOTAL YR 6 Special Benefit Costs	\$565,993.54	\$354,632.18	\$303,231.92	\$253,161.00	\$1,477,018.64
TOTAL YR 6 General Benefit Costs	\$5,716.99	\$3,582.08	\$3,062.88	\$2,557.13	\$14,919.08
TOTAL YR 6 - 2023 COSTS	\$571,710.53	\$358,214.26	\$306,294.80	\$255,718.13	\$1,491,937.72
<u>ZONE 1</u>					
Year 7 - 2024 Special Benefit Cost	\$422,806.29	\$264,915.95	\$226,519.13	\$189,115.34	\$1,103,356.70
Year 7 - 2024 General Benefit Cost	\$4,270.68	\$2,675.86	\$2,288.03	\$1,910.22	\$11,144.79
Year 7 - 2024 Sub Total Costs	\$427,076.97	\$267,591.81	\$228,807.15	\$191,025.56	\$1,114,501.50
<u>ZONE 2</u>					
Year 7 - 2024 Special Benefit Cost	\$80,411.44	\$50,383.06	\$43,080.55	\$35,966.91	\$209,841.96
Year 7 - 2024 General Benefit Cost	\$812.22	\$508.91	\$435.15	\$363.29	\$2,119.57
Year 7 - 2024 Sub Total Costs	\$81,223.66	\$50,891.96	\$43,515.70	\$36,330.21	\$211,961.54
<u>ZONE 3</u>					
Year 7 - 2024 Special Benefit Cost	\$79,755.62	\$49,972.14	\$42,729.20	\$35,673.57	\$208,130.53
Year 7 - 2024 General Benefit Cost	\$805.60	\$504.76	\$431.60	\$360.33	\$2,102.29
Year 7 - 2024 Sub Total Costs	\$80,561.21	\$50,476.90	\$43,160.80	\$36,033.90	\$210,232.81
TOTAL YR 7 Special Benefit Costs	\$582,973.35	\$365,271.14	\$312,328.88	\$260,755.83	\$1,521,329.19
TOTAL YR 7 General Benefit Costs	\$5,888.50	\$3,689.53	\$3,154.78	\$2,633.84	\$15,366.65
TOTAL YR 7 - 2024 COSTS	\$588,861.85	\$368,960.67	\$315,483.66	\$263,389.67	\$1,536,695.84

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

<u>ZONE 1</u>					
Year 8 - 2025 Special Benefit Cost	\$435,490.48	\$272,863.42	\$233,314.70	\$194,788.80	\$1,136,457.41
Year 8 - 2025 General Benefit Cost	\$4,398.81	\$2,756.14	\$2,356.67	\$1,967.52	\$11,479.14
Year 8 - 2025 Sub Total Costs	\$439,889.28	\$275,619.56	\$235,671.37	\$196,756.33	\$1,147,936.54
<u>ZONE 2</u>					
Year 8 - 2025 Special Benefit Cost	\$82,823.78	\$51,894.55	\$44,372.97	\$37,045.92	\$216,137.22
Year 8 - 2025 General Benefit Cost	\$836.59	\$524.18	\$448.20	\$374.19	\$2,183.16
Year 8 - 2025 Sub Total Costs	\$83,660.37	\$52,418.72	\$44,821.17	\$37,420.11	\$218,320.38
<u>ZONE 3</u>					
Year 8 - 2025 Special Benefit Cost	\$82,148.29	\$51,471.30	\$44,011.07	\$36,743.78	\$214,374.44
Year 8 - 2025 General Benefit Cost	\$829.76	\$519.90	\$444.55	\$371.14	\$2,165.35
Year 8 - 2025 Sub Total Costs	\$82,978.05	\$51,991.21	\$44,455.62	\$37,114.92	\$216,539.80
TOTAL YR 8 Special Benefit Costs	\$600,462.55	\$376,229.28	\$321,698.75	\$268,578.50	\$1,566,969.07
TOTAL YR 8 General Benefit Costs	\$6,065.16	\$3,800.22	\$3,249.42	\$2,712.85	\$15,827.65
TOTAL YR 8 - 2025 COSTS	\$606,527.71	\$380,029.50	\$324,948.17	\$271,291.35	\$1,582,796.72
<u>ZONE 1</u>					
Year 9 - 2026 Special Benefit Cost	\$448,555.19	\$281,049.33	\$240,314.14	\$200,632.47	\$1,170,551.13
Year 9 - 2026 General Benefit Cost	\$4,530.77	\$2,838.83	\$2,427.37	\$2,026.55	\$11,823.51
Year 9 - 2026 Sub Total Costs	\$453,085.96	\$283,888.15	\$242,741.51	\$202,659.02	\$1,182,374.64
<u>ZONE 2</u>					
Year 9 - 2026 Special Benefit Cost	\$85,308.50	\$53,451.38	\$45,704.16	\$38,157.30	\$222,621.34
Year 9 - 2026 General Benefit Cost	\$861.68	\$539.90	\$461.65	\$385.42	\$2,248.66
Year 9 - 2026 Sub Total Costs	\$86,170.18	\$53,991.29	\$46,165.81	\$38,542.72	\$224,869.99
<u>ZONE 3</u>					
Year 9 - 2026 Special Benefit Cost	\$84,612.74	\$53,015.44	\$45,331.40	\$37,846.09	\$220,805.68
Year 9 - 2026 General Benefit Cost	\$854.66	\$535.50	\$457.88	\$382.28	\$2,230.32
Year 9 - 2026 Sub Total Costs	\$85,467.39	\$53,550.94	\$45,789.29	\$38,228.37	\$223,035.99
TOTAL YR 9 Special Benefit Costs	\$618,476.42	\$387,516.15	\$331,349.71	\$276,635.86	\$1,613,978.14
TOTAL YR 9 General Benefit Costs	\$6,247.11	\$3,914.23	\$3,346.90	\$2,794.25	\$16,302.49
TOTAL YR 9 - 2026 COSTS	\$624,723.53	\$391,430.38	\$334,696.61	\$279,430.11	\$1,630,280.63
<u>ZONE 1</u>					
Year 10 - 2027 Special Benefit Cost	\$462,011.85	\$289,480.81	\$247,523.57	\$206,651.44	\$1,205,667.66
Year 10 - 2027 General Benefit Cost	\$4,666.69	\$2,923.99	\$2,500.19	\$2,087.35	\$12,178.22
Year 10 - 2027 Sub Total Costs	\$466,678.54	\$292,404.80	\$250,023.76	\$208,738.79	\$1,217,845.88
<u>ZONE 2</u>					
Year 10 - 2027 Special Benefit Cost	\$87,867.75	\$55,054.92	\$47,075.28	\$39,302.02	\$229,299.98
Year 10 - 2027 General Benefit Cost	\$887.54	\$556.10	\$475.50	\$396.98	\$2,316.11
Year 10 - 2027 Sub Total Costs	\$88,755.29	\$55,611.02	\$47,550.78	\$39,699.00	\$231,616.09
<u>ZONE 3</u>					
Year 10 - 2027 Special Benefit Cost	\$87,151.12	\$54,605.91	\$46,691.35	\$38,981.48	\$227,429.85
Year 10 - 2027 General Benefit Cost	\$880.30	\$551.56	\$471.62	\$393.74	\$2,297.23
Year 10 - 2027 Sub Total Costs	\$88,031.41	\$55,157.47	\$47,162.97	\$39,375.22	\$229,727.07
TOTAL YR 10 Special Benefit Costs	\$637,030.72	\$399,141.64	\$341,290.20	\$284,934.93	\$1,662,397.49
TOTAL YR 10 General Benefit Costs	\$6,434.53	\$4,031.65	\$3,447.31	\$2,878.07	\$16,791.56
TOTAL YR 10 - 2027 COSTS	\$643,465.25	\$403,173.29	\$344,737.51	\$287,813.00	\$1,679,189.05

PBID WORK PLAN

Overview

The Programs and activities to be funded by the SPHWBID include Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration and District Management. The property uses within the boundaries of the PBID that will receive special benefits from PBID funded programs, services and improvements are currently a mix of retail, light industrial, manufacturing, offices, entertainment, parking, residential and government facilities. PBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the PBID.

Retail, Office, Entertainment, Light Industrial, Manufacturing and Parking Use Parcels

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses are conferred proportionate special benefits from all SPHWBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. SPHWBID programs, services and improvements for these assessed parcels are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. SPHWBID programs, services and improvements are designed to improve commerce, security and aesthetic appeal for each of these assessed parcels by reducing crime, litter and debris, transporting customers, visitors, tourists and employees of each of these assessed parcels and professionally marketing the array of goods and services available from each of these assessed parcels, all considered necessary in a competitive properly managed mixed-use business district.

Residential Use Parcels

Assessed District parcels with residential uses specially benefit from SPHWBID funded programs, services and improvements including the District funded shuttle, ambassador/security and sanitation services, beautification and capital improvement projects as well as marketing/special events. District services, programs and improvements are designed to improve the cleanliness, security, marketability and livability of each of these assessed parcels and residential units on them. For these assessed parcels, SPHWBID programs, services and improvements are designed to increase residential occupancies, rental income and return on investments. These programs, services and improvements are designed to improve security and aesthetic appeal for these assessed parcels by reducing crime, litter and debris and professionally marketing the availability of residential units within the SPHWBID and the array of goods, services and activities available within the District for the special benefit of these assessed parcels, all considered necessary in a competitive properly managed contemporary mixed-use business district.

Government Parcels

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as local transit (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

These benefits are particular and distinct to each and every identified and assessed parcel within the SPHWBID and are not provided to non-assessed parcels outside of the PBID. These programs, services and improvements will only be provided to each individual assessed parcel within the PBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

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

The projected program special benefit cost allocation of the PBID assessment revenues for the 10 year PBID term assuming a 3% maximum annual assessment rate increase is shown in the Table on page 24 of this Report.

WORK PLAN DETAILS

The following programs, services and improvements are proposed by the renewed SPHWBID to specially benefit each and every individually assessed parcel within the District boundaries. SPHWBID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

1. Visitor & Ambassador/Security Services

Visitor Program

The Visitor Program includes shuttle services with multiple shuttle stops, refurbishment and/or replacement of shuttles, visitor kiosk(s) with maps and brochures, wayfinding signage, monument signage and high technology advances to automate and enhance the various Visitor Program elements. The Visitor Program is designed to attract visitors and tourists to, and for the special benefit of, individually assessed parcels in both the Historic Downtown and the Waterfront areas of the District.

Shuttle bus service will operate on weekends as a local form of transportation to assessed parcels throughout the District, connecting assessed parcels in both the Waterfront and Historic Downtown San Pedro. The shuttle bus service supplements, not supplants other existing public transportation services that operate on a limited basis within the District.

The Visitor Program elements will be provided only to assessed parcels within the District and none outside of the District. It is noted that the Visitor Program is provided to Benefit Zones 1, 2 and 3, with seasonal shuttle bus schedule variations in Zone 3.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Visitor Program by attracting more customers, users, visitors, employees, tenants

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

and investors for the special benefit of each of these assessed parcels. The Visitor Program is designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each and every one of these assessed parcels. The Visitor Program will also promote commercial and recreational opportunities that are provided on publicly and privately owned individually assessed parcels throughout the District boundaries. The Visitor Programs is designed to improve commerce for each of these assessed parcels by facilitating District information dissemination and transporting customers, visitors, tourists and employees to other assessed parcels within the District.

Assessed District parcels with residential uses specially benefit from the Visitor Program by attracting more tenants and investors for the special benefit of each of these assessed parcels. The Visitor Program is designed to increase residential occupancies, residential rental income and return on investments for each and every one of these assessed parcels. The Visitor Programs is designed to improve livability for each of these assessed residential parcels by facilitating District information dissemination and transporting residents and visitors to other assessed parcels within the District.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Visitor Program from the District visitor information dissemination and the shuttle bus service (all Zones) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities which, in turn confer special benefits for each assessed government parcel and facility.

Ambassador/Security Services

The Ambassador/Security Services uses uniformed ambassadors that provide security services to each and every assessed parcel in the District by reporting crime to LAPD and the Port Police Department. Their presence helps prevent, deter, and report illegal activities in the District. To further prevent and deter illegal activities, the Ambassador/Security Services will seek to enhance the program using technology such as the installation of security cameras and/or additional security lighting throughout the District.

The Ambassador/Security Services are provided 7 days a week and only within the District boundaries and none provided outside of the District. It is noted that Ambassador/Security Services are only provided within Benefit Zone 1 with none in Benefit Zones 2 or 3. Zones 2 and 3 are patrolled by the Port of Los Angeles Police Department.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Ambassador/Security Services by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Ambassador/Security Services are designed to improve security for each of these assessed parcels by reducing and deterring crime for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Ambassador/Security Services by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Ambassador/Security Services are designed to improve security for each of these assessed residential parcels by reducing and deterring crime for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

destinations (Zone 1 only) specially benefit from the Ambassador/Security Services by reducing and deterring crime which provides positive effects and special benefits for government parcels and facilities.

2. Sanitation & Beautification/Capital Improvements

Sanitation

Sanitation Services include sidewalk sweeping, sidewalk pressure washing, illegal dumping pickup, graffiti removal and clean up patrols. Sidewalk sweeping and clean up patrols are provided 5 days a week in Benefit Zone 1 along with illegal dumping pickup, as needed. Sidewalk pressure washing is provided at least 4 times a year in Benefit Zone 1 and only as needed in Benefit Zones 2 and 3. Graffiti removal is provided in Benefit Zones 1, 2 and 3 based on demand.

Sanitation Services are designed to improve and maintain the appearance of each assessed parcel in the District by reducing litter and debris and other negative physical conditions based on its Benefit Zone and level of service provided.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Sanitation Services by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Sanitation Services are designed to improve the physical appearance of each of these assessed parcels by removing litter and debris and other negative physical factors for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Sanitation Services by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Sanitation Services are designed to improve the physical appearance of each of these assessed residential parcels by removing litter and debris and other negative physical factors for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations (primarily Benefit Zone 1) specially benefit from the Sanitation Services by removing litter and debris and other negative physical factors which provides positive visual effects and thus special benefits for each and every assessed government parcel and facility within the District (primarily Benefit Zone 1). It is noted that the only Sanitation Service provided in Benefit Zones 2 and 3 are occasional sidewalk pressure washing (after special events) and graffiti removal based on demand.

Beautification/Capital Improvements

Beautification/Capital Improvements includes landscape watering, tree trimming, streetscape improvements and capital improvement projects. Tree trimming includes annual palm tree trimming in Benefit Zones 1, 2 and 3 and other tree trimming, as needed, in Benefit Zone 1. Landscape watering is provided weekly in Benefit Zone 1 and, as needed, in Benefit Zones 2 and 3.

Examples of streetscape improvements include street tree “twinkle” lighting, holiday decorations, street furniture, decorative banners, and utility services.

Capital improvements are strictly based on funding availability, the District and may include projects such

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

as monument signs, a public space area such as a community stage, a vehicle or a statement artwork piece (i.e., mosaic artwork) that would attract visitors to the District and promote commerce.

The District will continue to seek and leverage outside public agency and private funds with District assessment funds for additional landscape, streetscape and capital improvement projects throughout the District for the benefit of all individually-assessed parcels within the District. All such improvements shall provide an aesthetically improved visual to the District to further encourage employees, tenants, customers and visitors to use the District’s resources.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Beautification/Capital Improvement Projects by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Beautification/Capital Improvement Projects are designed to improve the physical appearance of each of these assessed parcels by providing physical amenities adjacent to and for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Beautification/Capital Improvement Projects by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Beautification/Capital Improvement Projects are designed to improve the physical appearance of each of these assessed residential parcels by providing physical amenities adjacent to and for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Beautification/Capital Improvement Projects by providing physical amenities adjacent to and for the special benefit of each of these assessed government parcels. The Beautification/Capital Improvement Projects provides positive visual effects and thus special benefits for each and every assessed government parcel and facility within the District.

3. Marketing and Special Events

Marketing includes: website development and updates, newsletter publication, branding and marketing program development, advertising, public relations activities and special events. Marketing also includes business attraction, recruitment and retention which involves preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and development plans; and targeted outreach. Special events include concerts, festivals, and Los Angeles Fleet Week events. Each marketing initiative and special event is designed to build upon a positive District identity already developed by past SPHWBID marketing and promotional efforts.

Marketing programs and special events are designed to increase vehicle, pedestrian and visitor traffic to the District and, in turn, increase exposure and visibility to assessed SPHWBID parcels and their businesses and other attractions within the District. Marketing programs and activities will be staged and conducted in Benefit Zones 1, 2 and 3.

The District marketing and promotions efforts will only be provided for individually-assessed parcels within the District boundaries, and will provide a special benefit to those parcels by increasing pedestrian

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

and automobile traffic within the District, which will increase commerce and attract and retain businesses in the District. Parcels outside of the District boundaries will not receive these services or any special benefit from these services.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from Marketing and Special Events by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. Marketing and Special Events are designed to increase exposure of each of these assessed parcels by actively promoting the goods and services and other amenities available from assessed parcels within the District and thus increasing commerce.

Assessed District parcels with residential uses specially benefit from Marketing and Special Events by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. Marketing and Special Events are designed to improve the livability of each of these assessed residential parcels by staging activities and special events for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Marketing and Special Events which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities will be part of special activities and events and will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

4. Administration/District Management

Included in the Administration/District Management are the costs for internal staffing, overhead, accounting, legal, bank charges, annual report and Directors and Officers and General Liability insurance and other office and operation expenses. Management and other positions that may be hired in connection with the District include an executive director, marketing manager, and Visitor Program personnel. These positions may be employees or contractors at the discretion of the owners’ association board of directors. Administration/District Management also includes City fees and County collection fees, allowance for delinquent assessment payments and other variable expenses related to each program element.

Funds will only be spent for special benefit to the individually-assessed parcels in the District, on expenses within the confines of this Plan. If at the time of District expiration there are funds remaining and owners wish to renew the District, those funds could be used for the costs of District renewal.

Each zone will pay its fair share of the administrative and District management cost. The share of each zone shall be directly proportional to the amount of the District’s services provided in that zone. Each land use within each Benefit Zone will receive proportionate special benefits from Administration/District Management in that this work plan element is key to the proper expenditure of SPHWBID assessment funds and the administration of District programs and activities. This component exists only for the purposes of the SPHWBID and will only be provided for matters specially benefitting each individual assessed parcel within the SPHWBID.

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the SPHWBID will proportionately specially benefit from the District Visitor & Ambassador/Security services; Sanitation & Beautification/Capital Improvements; Marketing and Special Events; and, Administration/District Management. These services, programs and improvements are intended to improve commerce, employment, livability, rents, occupancy rates and investment return of parcels, businesses and residences within the SPHWBID by reducing crime, litter and debris, transporting customers, employees and visitors around the District and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary mixed-use business district. A District that is dirty, unsafe, not maintained nor managed well, will deter commerce and reduce competitiveness in the marketplace. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the SPHWBID.

WORK PLAN BUDGET

Each identified parcel within the SPHWBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of PBID funded services provided within each benefit zone. The projected PBID program special benefit (assessment) cost allocation budget for Year 1 (2018) is shown in the following Table:

SPHWBID Year 1 (2018) Assessment Budget By Zone

Category		Zone 1	Zone 2	Zone 3	Category Total
	%	72.5258352%	13.7933304%	13.6808344%	
Visitor, Ambassador & Security	38.32%	\$354,093.61	\$67,343.32	\$66,794.07	\$488,231.00
Sanitation, Beautification & Capital Improvements	24.01%	\$221,862.93	\$42,195.02	\$41,850.88	\$305,908.83
Marketing & Special Events	20.53%	\$189,706.21	\$36,079.28	\$35,785.03	\$261,570.52
Administration	17.14%	\$158,381.12	\$30,121.72	\$29,876.06	\$218,378.90
Zone Totals	100.00%	\$924,043.87	\$175,739.34	\$174,306.04	\$1,274,089.25

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Service Levels by Zone

Service	Zone 1	Zone 2	Zone 3
1. VISITOR & AMBASSADOR/SECURITY			
Shuttle Service	Minimum Weekends	Minimum Weekends	Seasonal
Shuttle Bus Stops	Minimum Two	Minimum Two	Minimum Two
Visitor Program	Year Round	Year Round	Year Round
Uniformed Security Ambassadors	7 days / week	N/A	N/A
2. SANITATION & BEAUTIFICATION/ CAPITAL IMPROVEMENTS			
Sidewalk Sweeping	5 days/week	N/A	N/A
Sidewalk Pressure Washing	Minimum 4x/year	As needed	As needed
Illegal Dumping Pickup	As needed	N/A	N/A
Graffiti Removal	On demand	On demand	On Demand
Clean-Up Patrols	5 days/week	N/A	N/A
Tree Trimming	Palm Trees-Annual Other trees- as needed	Palm Trees - Annual	Palm Trees - Annual
Landscape Watering	Weekly	As needed	As needed
Streetscape Improvements	As funds are available	As funds are available	As funds are available
Capital Improvements	As funds are available	As funds are available	As funds are available
3. MARKETING & SPECIAL EVENTS	Year Round	Year Round	Year Round
4. ADMINISTRATION/DISTRICT MANAGEMENT	Continual	Continual	Continual

In order to carry out the PBID programs outlined in the previous section, a first year assessment budget of \$1,276,159.00 is needed. Since the renewed PBID is planned for a 10 year term, projected program costs for future years (Years 2-10) are set at the inception of the PBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 3% per annum is incorporated into the projected program costs and assessment rates for the 10 year PBID term. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 10 year term of the proposed PBID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category.

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

A 10 year projected SPHWBID budget is shown in the following Table:

YEAR 1-10 PROJECED PBID BUDGET SUMMARY (Special Benefit Costs)
 (Assumes 3% max rate increase per year)

Category	%	Year One 2018	Year Two 2019	Year Three 2020	Year Four 2021	Year Five 2022
Visitor, Ambassador & Security	38.32%	\$488,231.00	\$502,877.93	\$517,964.27	\$533,503.20	\$549,508.29
Sanitation, Beautification & Capital Improvements	24.01%	\$305,908.83	\$315,086.09	\$324,538.68	\$334,274.84	\$344,303.08
Marketing & Special Events	20.53%	\$261,570.52	\$269,417.64	\$277,500.17	\$285,825.17	\$294,399.93
Administration	17.14%	\$218,378.90	\$224,930.26	\$231,678.17	\$238,628.52	\$245,787.37
Totals	100%	\$1,274,089.25	\$1,312,311.93	\$1,351,681.29	\$1,392,231.72	\$1,433,998.68

Category	Year Six 2023	Year Seven 2024	Year Eight 2025	Year Nine 2026	Year Ten 2027	Ten-Year Total
Visitor, Ambassador & Security	\$565,993.54	\$582,973.35	\$600,462.55	\$618,476.42	\$637,030.72	\$5,597,021.27
Sanitation, Beautification & Capital Improvements	\$354,632.17	\$365,271.14	\$376,229.27	\$387,516.15	\$399,141.64	\$3,506,901.90
Marketing & Special Events	\$303,231.93	\$312,328.88	\$321,698.75	\$331,349.71	\$341,290.20	\$2,998,612.91
Administration	\$253,160.99	\$260,755.82	\$268,578.50	\$276,635.85	\$284,934.93	\$2,503,469.32
Totals	\$1,477,018.64	\$1,521,329.19	\$1,566,969.07	\$1,613,978.14	\$1,662,397.49	\$14,606,005.39

The SPHWBID assessments may increase for each individual parcel each year during the 10 year effective operating period, but in no event shall the assessment increase exceed 3% and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owner’s Association of the SPHWBID) shall determine the percentage increase to the annual assessment and the methodology

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the PBID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed renewed PBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the tenth year of operation will be rolled over into the renewal budget or returned to stakeholders. PBID assessment funds may be used to pay for costs related to the following PBID renewal term. If the PBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SPHWBID (i.e. Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration and District Management). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area and/or land area within three benefit zones.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified parcel within the district as a whole and the Benefit Zone in which it is located. Larger parcels and/or ones with larger building areas and/or located in Zone 1 are expected to impact the demand for services and programs to a greater extent than smaller land and/or building areas and/or located in Zone 2 or 3 and thus, are assigned a greater proportionate degree of assessment program and service costs. The relationship of service levels and assessment rates and proportionate benefits applies to Zones 2 and 3 as well. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed SPHWBID, they are also considerably less than other options considered by the proposed SPHWBID Renewal Committee. The actual assessment rates for each parcel within the PBID directly relate to the level of service and, in turn, special benefit to be

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

conferred on each parcel based on the respective building area and/or land area of each parcel within three benefit zones.

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are 67 publicly owned parcels within the SPHWBID. Except as noted below for 11 publicly owned parcels which are declared exempt from assessments, it is the opinion of the Assessment Engineer that the other 56 publicly-owned parcels will receive proportionate special benefits from PBID services provided in each respective benefit zone.

Publicly owned parcels in Zone 1 are located in a highly trafficked commercial and mixed-use area and have a high amount of pedestrian activity. As such, these publicly owned parcels have similar needs to privately owned commercial parcels within Zone 1 and, in the opinion of the Assessment Engineer, will proportionately specially benefit from all District services, programs and improvements provided by the SPHWBID.

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as shuttle bus service (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 56 non-exempt publicly owned parcels will not proportionately specially benefit from PBID services, programs and improvements; therefore, each non-exempt publicly owned parcel will be assessed at the full rate for their respective zones with assessments to be based on building and/or land areas of each parcel as delineated herein.

The 11 publicly owned parcels declared exempt from PBID assessments are described as follows:

- 8 parcels are owned by the Federal Government (US Post Office facility and parking – APNs 7455-025-901, 905 to 911). The Attorney General of the United States has opined that Federally owned lands are exempt from local taxation and assessments pursuant to the Supremacy Clause of the US Constitution. For this reason, no assessment shall be levied on these 8 parcels nor shall any PBID funded services or improvements be directly provided for the special benefit of these Federally

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

owned parcels. It is the opinion of the Assessment Engineer that no special District benefits will be conferred upon these exempt Federally owned parcels.

- 3 parcels owned by the City of Los Angeles Harbor Department (APNs 7440-039-911, 7440-040-907, 7440-041-906) have mixed-use zoning which includes portions zoned solely residential and/or agricultural. California Streets and Highways Code Section 36632(c) states, “Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part.” Therefore, it is the opinion of the Assessment Engineer that these 3 parcels containing portions of residential and/or agricultural zoning shall be fully exempt from District assessments and no PBID services, programs or improvements shall be directly provided to them nor any special benefits be conferred upon them.

The Table below lists all publicly owned parcels within the proposed renewed SPHWBID and their Year 1 (2017-18) assessment amounts:

SPHWBID PUBLICLY OWNED PARCELS

APN	ZONE	OWNER	SITE ADDRESS	ASSESSABLE LAND AREA	ASSESSABLE BLDG AREA	EXPAN-SION	YR 1 2017-18 PBID ASSMT	% TOTAL
7440030911	2	L A CITY		11,500	0		\$686.39	0.054%
7440030917	2	L A CITY		12,565	0		\$749.95	0.059%
7440030918	2	L A CITY		40,075	0		\$2,391.91	0.188%
7440031910	2	L A CITY		141,570	0		\$8,449.71	0.663%
7440034906	3	L A CITY		14,790	0		\$142.16	0.011%
7451037901	1	L A CITY	643 S PACIFIC AVE	6,000	5,500		\$1,669.19	0.131%
7455004900	1	L A CITY		5,750	0		\$686.64	0.054%
7455004901	1	L A CITY		5,751	0		\$686.76	0.054%
7455004903	1	L A CITY	478 W 6TH ST	18,730	17,352		\$5,242.31	0.411%
7455005900	1	L A CITY		4,802	0		\$573.44	0.045%
7455005901	1	L A CITY		9,604	0		\$1,146.88	0.090%
7455005902	1	L A CITY		2,402	0		\$286.84	0.023%
7455005903	1	L A CITY	424 W 7TH ST	4,802	0		\$573.44	0.045%
7455005904	1	L A CITY	430 W 7TH ST	4,802	0		\$573.44	0.045%
7455005905	1	L A CITY	438 W 7TH ST	4,802	0		\$573.44	0.045%
7455006900	1	L A CITY		15,000	0		\$1,791.25	0.141%
7455007900	1	L A CITY		16,186	0		\$1,932.88	0.152%
7455007902	1	L A CITY	456 W 9TH ST	16,241	0		\$1,939.44	0.152%
7455007903	1	L A CITY		6,683	0		\$798.06	0.063%
7455010902	1	L A CITY		42,108	0		\$5,028.39	0.395%
7455010903	1	L A CITY		28,368	18,000		\$6,505.49	0.511%
7455013902	1	L A CITY	500 S MESA ST	6,835	0		\$816.21	0.064%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

7455013903	1	L A CITY	514 S MESA ST	3,870	0		\$462.14	0.036%
7455013904	1	L A CITY	392 W 6TH ST	11,611	0		\$1,386.54	0.109%
7455025900	1	L A CITY		76,400	0		\$9,123.42	0.716%
7455025903	1	L A CITY		34,575	0		\$4,128.82	0.324%
7455026900	1	L A CITY		12,222	76,479		\$14,706.88	1.154%
7455026939	1	L A CITY		9,896	0		\$1,181.75	0.093%
7456011900	1	L A CITY		61,390	0		\$7,330.98	0.575%
		L A CITY TOTAL					\$81,564.73	6.402%
7440024911	3	L A CITY HARBOR DEPT		3,574,098	0		\$34,353.52	2.696%
7440026903	3	L A CITY HARBOR DEPT		1,957,586	0		\$18,815.93	1.477%
7440030906	2	L A CITY HARBOR DEPT	444 S HARBOR BLVD	684,328	54,557		\$45,572.75	3.577%
7440030908	2	L A CITY HARBOR DEPT		67,082	0		\$4,003.84	0.314%
7440031904	2	L A CITY HARBOR DEPT		1,429,639	149,929		\$98,322.52	7.717%
7440031905	3	L A CITY HARBOR DEPT	1400 S HARBOR BLVD	32,400	0	X	\$311.42	0.024%
7440034901	3	L A CITY HARBOR DEPT		3,291,394	0	X	\$31,636.22	2.483%
7440034902	3	L A CITY HARBOR DEPT		260,489	0	X	\$2,503.77	0.197%
7440035904	3	L A CITY HARBOR DEPT		919,116	0	X	\$8,834.36	0.693%
7440036904	3	L A CITY HARBOR DEPT		527,512	0		\$5,070.34	0.398%
7440036906	3	L A CITY HARBOR DEPT		1,263,676	0	X	\$12,146.20	0.953%
7440037902	3	L A CITY HARBOR DEPT		1,417,442	0	X	\$13,624.17	1.069%
7440037903	3	L A CITY HARBOR DEPT		2,428,470	0	X	\$23,341.97	1.832%
7440039910	3	L A CITY HARBOR DEPT		2,347,013	0	X	\$22,559.02	1.771%
7440039911	3	L A CITY HARBOR DEPT	210 WHALERS WALK	0	0	X	\$0.00	0.000%
7440040907	3	L A CITY HARBOR DEPT	2800 VIA CABRILLO MARINA	0	0	X	\$0.00	0.000%
7440041906	3	L A CITY HARBOR DEPT	3720 STEPHEN M WHITE DR	0	0	X	\$0.00	0.000%
7440041907	3	L A CITY HARBOR DEPT		85,813	0	X	\$824.82	0.065%
7455019916	1	L A CITY HARBOR DEPT	425 S PALOS VERDES ST	113,325	95,380		\$30,054.20	2.359%
7455019922	1	L A CITY HARBOR DEPT	260 W 5TH ST	83,200	51,000		\$18,769.46	1.473%
7455027932	1	L A CITY HARBOR DEPT		63,365	0		\$7,566.83	0.594%
7455027933	1	L A CITY HARBOR DEPT	100 W 5TH ST	54,671	29,000		\$11,551.88	0.907%
		L A CITY HARBOR DEPT TOTAL					\$389,863.19	30.599%
7440030910	2	L A CITY PARK DEPT		50,530	0		\$3,015.92	0.237%
		L A CITY PARK DEPT TOTAL					\$3,015.92	0.237%
7455025904	1	L A COUNTY	122 W 8TH ST	23,785	18,499		\$6,044.64	0.474%
		L A COUNTY TOTAL					\$6,044.64	0.474%
7440030919	2	LONG BEACH CITY		11,500	0		\$686.39	0.054%
7440030920	2	LONG BEACH CITY		12,565	0		\$749.95	0.059%
7440030921	2	LONG BEACH CITY		40,075	0		\$2,391.91	0.188%
7440031911	2	LONG BEACH CITY		141,570	0		\$8,449.71	0.663%
7440034907	3	LONG BEACH CITY		14,790	0		\$142.16	0.011%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

		LONG BEACH CITY TOTAL					\$12,420.11	0.975%
7455013901	1	STATE OF CA	505 S CENTRE ST	78,038	36,409		\$15,625.64	1.226%
		STATE OF CA TOTAL					\$15,625.64	1.226%
7455025901	1	U S GOVT (USPS)	839 BEACON AVE	0	0		\$0.00	0.000%
7455025905	1	U S GOVT (USPS)		0	0		\$0.00	0.000%
7455025906	1	U S GOVT (USPS)		0	0		\$0.00	0.000%
7455025907	1	U S GOVT (USPS)		0	0		\$0.00	0.000%
7455025908	1	U S GOVT (USPS)	832 S PALOS VERDES ST	0	0		\$0.00	0.000%
7455025909	1	U S GOVT (USPS)		0	0		\$0.00	0.000%
7455025910	1	U S GOVT (USPS)		0	0		\$0.00	0.000%
7455025911	1	U S GOVT (USPS)		0	0		\$0.00	0.000%
		U S GOVT (USPS) Total					\$0.00	0.000%
		GRAND TOTAL					\$508,534.24	39.914%

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed SPHWBID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed District and resultant assessment levies will continue for 10 years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area and/or land area.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the SPHWBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses,

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the PBID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See Page 26 of this Report for discussion regarding publicly owned parcels within the SPHWBID).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the PBID.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

SPHWBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SPHWBID (i.e. Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration and District Management) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area and/or land area within three benefit zones.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”) and land square footage (Benefit Unit “B”), Based on the shape of the proposed SPHWBID, as well as the nature of the District program elements, it is determined that all identified

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area and/or land area within three benefit zones.

For the array of land uses within the PBID, the interactive application of building and land areas quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of PBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from PBID funded activities.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 40% of the total PBID revenue (41.3399% when adjusted for precise parcel measurements and program costs and service levels).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 60% of the total PBID revenue (58.6601% when adjusted for precise parcel measurements and program costs and service levels).

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the PBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor and zone are shown in the following Table:

Assessable Benefit Units; Year 1 –2017/18 Projected Assessment Revenue

Quantity	Zone 1	Zone 2	Zone 3	Total
Non-Residential Bldg Area	2,355,934	204,486	0	2,560,420
Residential Bldg Area	1,164,271	0	0	1,164,271
Land Area	3,475,720	2,647,496	18,134,589	24,257,805
Assmt Revenue	Zone 1	Zone 2	Zone 3	Total
Non-Residential Bldg Area	\$408,085.02	\$17,721.61	\$0.00	\$425,806.63
Residential Bldg Area	\$100,900.59	\$0.00	\$0.00	\$100,900.59
Land Area	<u>\$415,058.26</u>	<u>\$158,017.73</u>	<u>\$174,306.04</u>	<u>\$747,382.03</u>
	\$924,043.87	\$175,739.34	\$174,306.04	\$1,274,089.25
Assmt Rates	Zone 1	Zone 2	Zone 3	
Non-Residential Bldg Area	\$0.17321581	\$0.08666418	\$0.00000000	
Residential Bldg Area	\$0.08666418	\$0.04333209	\$0.00000000	
Land Area	\$0.11941648	\$0.05968573	\$0.00961180	

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed SPHWBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment computations will be provided to each property owner in the PBID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, the assessment formula for the proposed SPHWBID is as follows:

$$\begin{aligned} \text{Zone 1 and Zone 2 Assessments} &= \text{Building Area (Unit A) Sq Ft} \times \text{Unit A Rate, plus} \\ &\quad \text{Land Area (Unit B) Sq Ft} \times \text{Unit B Rate} \\ \text{Zone 3 Assessments} &= \text{Land Area (Unit B) Sq Ft} \times \text{Unit B Rate} \end{aligned}$$

Zone 1 and 2 assessments are based on parcel and building areas at the rates shown in the Table below and proportional to the programmed levels of service and needs in each of these benefit zones. Zone 3 parcels are assessed only for land area based on program and service level needs of Zone 3 parcels. The Zone 3 land area assessment rate is set independent of Zone 1 and 2 rates and is based on projected program and service costs for service levels to be delivered to Zone 3 parcels.

YEAR 1 –2017/18 ASSESSMENT RATE CHART

SPHWBID		
Year 1 (2017-18) Assessment Rates		
Parcel Use - Benefit Zone	Parcel Rate	Building Rate
	(\$/sqft/yr)	(\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1	\$0.11941648	\$0.17321581
Zone 2	\$0.05968573	\$0.08666418
Zone 3	\$0.0096118	\$0.00000
Residential Zoned (RD 4 or higher) Parcels and Uses		
Zone 1	\$0.11941648	\$0.08666418
Zone 2	\$0.05968573	\$0.04333200
Zone 3	\$0.00000000	\$0.00000000
Parcels with Active Public Right-of-Way, Residential Zoning (RD1.5 to RD3) or Agricultural Zoning (RA) in any Benefit Zone		Not Assessed

Assessment Special Provisions

Residential and Agricultural Parcels

California Streets and Highways Code Section 36632(c) states, “Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part.” Therefore, parcels that are zoned RD1.5 to RD3 or zoned agricultural, in whole or in part, within the District boundaries will not be assessed.

Residential Condominiums

The vast majority of residential condominium parcels and units are newer “in town” residential condominiums. It is the opinion of this Assessment Engineer that these residential condominium parcels will proportionately specially benefit from District funded programs and activities, but differently than commercial parcels. The building area assessment rates for residential condominium parcels shall be assessed at the zone rates delineated in the Assessment Rate Chart shown on page 33 and 38.

Multi-Family Residential Parcels

In the opinion of this Assessment Engineer, parcels with multi-unit residential uses and zoned RD4 and higher within the District, will proportionately specially benefit from PBID funded programs, services and improvements but different than commercial zoned parcels and uses. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for multi-unit residential use parcels. In the opinion of this Engineer, the building rates for RD4 and higher zoned residential uses are set at \$0.08666418 per square foot of building in Zone 1 and \$0.43332 in Zone 2. The land area rates for RD4 and higher zoned parcels are the same as for commercial zoned parcels. Those individually-assessed residential parcels, zoned RD4 or higher, within the District will proportionately specially benefit from all of the District’s services. The assessment rate for individually-assessed residential parcels zoned RD4 or higher is commensurate with their need for services; they have a moderate amount of pedestrian traffic and thus a moderate need for services.

Right-of-Way Parcels

Parcels within the District, to the extent that they are used solely as active rights-of-way, shall not be assessed as they do not receive special benefit from the District’s services. These parcels do not have a commercial use, do not have pedestrian traffic, and are basically unoccupied; thus, they have no need for District services and shall not be assessed.

Mixed-Use Parcels

Mixed-use parcels will be assessed in accordance with the following special criteria:

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

A. Mixed –Use Ground Floor Commercial and Upper Floor Residential Rental

1. Commercial Zoning

- a. Building area assessed at commercial building area zone rate for both commercial and residential building areas
- b. Land area assessed at commercial land area zone rate

2. R-4 (and higher) R Zoning

- a. Building area assessed at commercial building area zone rate for commercial building area and residential building area zone rate for residential building area
- b. Land area assessed at land area zone rate

B. Commercial/Office Condos

- a. Building area assessed at building area zone rate
- b. Land area assessed at land area zone rate but pro-rated for each unit based on ratio to total condominium units in the complex

C. Mixed-Use Commercial Condos and Residential Condos

- a. Building area assessed at commercial building area zone rate for commercial units and residential building area zone rate for residential units
- b. Land area assessed at commercial land area zone rate but pro-rated for each unit based on ratio to total condominium units (commercial and residential) in the complex

Changes to Zoning

If the zoning of an individual assessed parcel changes during the term of the District, the assessment calculation may be modified accordingly.

Changes to Building or Parcel Size

If the building size on a parcel changes during the term of the District, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building area. In addition, any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2017-18 assessment roll of all parcels to be assessed by this PBID is included in this Plan as Appendix I.

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table, the assessment rates for each factor and zone are calculated as follows:

ZONE 1

Commercial Zone Building Area Rate (Unit 1-A)

$$(\$1,274,089.25 \times 32.0295470\%) / 2,355,934 \text{ assessable building units} = \$0.17321581/\text{sq ft building area}$$

Residential Zone Building Area Rate (Unit 1-B)

$$(\$1,274,089.25 \times 7.9194288\%) / 1,164,271 \text{ assessable building units} = \$0.08666418/\text{sq ft building area}$$

Land Area Rate (Unit 1-C)

$$(\$1,274,089.25 \times 32.5768590\%) / 3,475,720 \text{ assessable land units} = \$0.11941648/\text{sq ft land area}$$

ZONE 2

Commercial Zone Area Rate (Unit 2-A)

$$(\$1,274,089.25 \times 1.3909239\%) / 204,486 \text{ assessable building units} = \$0.0695/\text{sq ft building area}$$

Residential Zone Building Area Rate (Unit 2-B)

$$\text{No current uses or quantities – set at 50\% of commercial bldg rate} = \$0.04333209/\text{sq ft building area}$$

Land Area Rate (Unit 2-C)

$$(\$1,274,089.25 \times 12.4024067\%) / 2,612,604 \text{ assessable land units} = \$0.05968573/\text{sq ft land area}$$

ZONE 3

$$\text{Commercial Zone Building Area Rate} = \text{not assessed}$$

$$\text{Residential Zone Building Area Rate} = \text{not assessed}$$

Land Area Rate (Unit 3-C)

$$(\$1,274,089.25 \times 13.6808345\%) / 18,134,589 \text{ assessable land units} = \$0.0096118/\text{sq ft land area}$$

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Step 5. Estimate Total District Costs

The total projected 10 year special benefit costs for 2018 – 2027 of the PBID are shown in the Table on page 24 of this Report assuming a maximum 3% increase per year.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIIID Section 4(b) of the California Constitution – Proposition 218)

Total adjusted costs are estimated at \$1,286,958.58. General benefits are factored at 1% of total (see Finding 2 on page 11 of this Report) with special benefits set at 99%. Article XIIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1% general benefit cost is computed to be \$12,869.33 with a resultant 99% special benefit limit computed at \$1,274,089.25. *Based on current data, zoning and land uses, this is the maximum amount of Year 1 (2017-18) revenue that can be derived from property assessments from the subject PBID.*

All program costs associated with general benefits will be derived from sources other than PBID assessments. Sample “other” revenue sources are shown in the following table:

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
PBID Assessments	\$1,274,089.25	99%
Grants, donations, sponsors, program income, etc	\$12,869.33	1%
TOTAL	\$1,286,958.58	100.0%

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2018 assessment revenue portion of the budget set at \$1,274,089.25 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the PBID is being proposed for a 10 year term, maximum assessments for future years (2019-2027) must be set at the inception of the proposed PBID. An annual inflationary assessment rate increase of up to 3% may be imposed for future year assessments, on approval by the PBID Property Owner’s Association. The maximum assessment rates for the 10 year proposed PBID term of 2018-2027 are shown in the table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed PBID term (2018-2027).

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

SPHWBID – 10-Year Maximum Assessment Rates

(Includes a 3%/Yr. Max Increase)

<u>SPHWBID ASSMT RATES</u>	<u>YR 1</u>	<u>YR 2</u>	<u>YR 3</u>	<u>YR 4</u>	<u>YR 5</u>
Operation Year	2018	2019	2020	2021	2022
Property Tax Year	2017-18	2018-19	2019-20	2020-21	2021-22
Zone 1 - Comm Zone Bldg Rate	\$0.17321581	\$0.17841228	\$0.18376465	\$0.18927759	\$0.19495592
Zone 1 - Res Zone Bldg Rate	\$0.08666418	\$0.08926410	\$0.09194203	\$0.09470029	\$0.09754130
Zone 1 - Land Rate	\$0.11941648	\$0.12299898	\$0.12668895	\$0.13048962	\$0.13440431
Zone 2 - Comm Zone Bldg Rate	\$0.08666418	\$0.08926410	\$0.09194203	\$0.09470029	\$0.09754130
Zone 2 - Res Zone Bldg Rate	\$0.04333200	\$0.04463196	\$0.04597092	\$0.04735005	\$0.04877055
Zone 2 - Land Rate	\$0.05968573	\$0.06147630	\$0.06332059	\$0.06522021	\$0.06717682
Zone 3 - Comm Zone Bldg Rate	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000
Zone 3 - Res Zone Bldg Rate	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000
Zone 3 - Land Rate	\$0.00961180	\$0.00990015	\$0.01019716	\$0.01050307	\$0.01081817
<u>SPHWBID ASSMT RATES</u>	<u>YR 6</u>	<u>YR 7</u>	<u>YR 8</u>	<u>YR 9</u>	<u>YR 10</u>
Operation Year	2023	2024	2025	2026	2027
Property Tax Year	2022-23	2023-24	2024-25	2025-26	2026-27
Zone 1 - Comm Zone Bldg Rate	\$0.20080459	\$0.20682873	\$0.21303359	\$0.21942460	\$0.22600734
Zone 1 - Res Zone Bldg Rate	\$0.10046754	\$0.10348156	\$0.10658601	\$0.10978359	\$0.11307710
Zone 1 - Land Rate	\$0.13843643	\$0.14258953	\$0.14686721	\$0.15127323	\$0.15581143
Zone 2 - Comm Zone Bldg Rate	\$0.10046754	\$0.10348156	\$0.10658601	\$0.10978359	\$0.11307710
Zone 2 - Res Zone Bldg Rate	\$0.05023366	\$0.05174067	\$0.05329289	\$0.05489168	\$0.05653843
Zone 2 - Land Rate	\$0.06919212	\$0.07126789	\$0.07340592	\$0.07560810	\$0.07787634
Zone 3 - Comm Zone Bldg Rate	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000
Zone 3 - Res Zone Bldg Rate	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000	\$0.00000000
Zone 3 - Land Rate	\$0.01114271	\$0.01147699	\$0.01182130	\$0.01217594	\$0.01254122

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the PBID are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:

Assessments for the Property Tax Year beginning July 1, 2017 and assessments for subsequent fiscal years, through and including the Fiscal Year ending June 30, 2027 (Operation Years 2018-2027) will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles 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. If necessary, a manual billing may be prepared by the City of Los Angeles in lieu of the assessment’s inclusion on the Assessor’s property tax bills.

Bonds:

No bonds are to be issued in conjunction with this proposed PBID.

Duration

As allowed by State PBID Law, the District will have a ten (10) year operational term from January 1, 2018 to December 31, 2027. The proposed renewed PBID operation is expected to begin services on January 1, 2018. If the District is not renewed, services will end on December 31, 2027.

IMPLEMENTATION TIME TABLE

The renewed PBID is expected to begin operation by January 2018. In order to meet this goal, the following procedural timeline is proposed:

<u>Date</u>	<u>Action/Task</u>
Oct -Dec ‘16	• Develop PBID Management Plan
Jan – March ’17	• Collect petitions signed by property owners
March ‘17	• Submit majority support petitions to City
May ‘17	• City Council adopts Resolution of Intention to renew the PBID
May ‘17	• City sends notice of public hearing and a ballot to property owners within PBID
July ‘17	• City Council conducts public hearing (ballots due by this date)
July ’17	• Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Renewal for the PBID
August ‘17	• Assessment roll submitted to LA County Assessor

APPENDIX 1

SPHWBID YR 1 – 2017/2018 ASSESSMENT ROLL & BOUNDARY MAP NUMBER INDEX

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

MAP PAGE NO.	MAP ID	APN	YEAR 1 2017-18 SPHWBID ASSMT	% TOTAL
6	366	7440024911	\$34,353.52	2.70%
6	171	7440026903	\$18,815.93	1.48%
5	536	7440030802	\$78.01	0.01%
5	370	7440030821	\$0.00	0.00%
5	1	7440030822	\$190.40	0.01%
5	177	7440030906	\$45,572.75	3.58%
5	537	7440030908	\$4,003.84	0.31%
5	369	7440030910	\$3,015.92	0.24%
5	172	7440030911	\$686.39	0.05%
5	541	7440030917	\$749.95	0.06%
5	538	7440030918	\$2,391.91	0.19%
5	362	7440030919	\$686.39	0.05%
5	535	7440030920	\$749.95	0.06%
5	365	7440030921	\$2,391.91	0.19%
5	2	7440031806	\$0.00	0.00%
5	6	7440031904	\$98,322.52	7.72%
7	179	7440031905	\$311.42	0.02%
5	4	7440031910	\$8,449.71	0.66%
5	368	7440031911	\$8,449.71	0.66%
7	174	7440034901	\$31,636.22	2.48%
7	5	7440034902	\$2,503.77	0.20%
7	363	7440034906	\$142.16	0.01%
7	178	7440034907	\$142.16	0.01%
7	540	7440035904	\$8,834.36	0.69%
7	180	7440036904	\$5,070.34	0.40%
7	367	7440036906	\$12,146.20	0.95%
7	3	7440037902	\$13,624.17	1.07%
7	364	7440037903	\$23,341.97	1.83%
7	175	7440039910	\$22,559.02	1.77%
7	176	7440039911	\$0.00	0.00%
7	539	7440040907	\$0.00	0.00%
7	173	7440041906	\$0.00	0.00%
7	371	7440041907	\$824.82	0.06%
1	534	7451018027	\$10,136.11	0.80%
1	182	7451027017	\$2,996.89	0.24%
1	543	7451027021	\$3,609.03	0.28%
1	181	7451028023	\$3,805.86	0.30%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

1	542	7451028026	\$3,571.82	0.28%
1	373	7451037011	\$1,463.16	0.11%
1	7	7451037012	\$800.85	0.06%
1	372	7451037028	\$3,003.70	0.24%
1	8	7451037030	\$1,697.72	0.13%
1	187	7451037901	\$1,669.19	0.13%
4	374	7454003021	\$3,319.93	0.26%
4	546	7454003022	\$805.49	0.06%
4	183	7454003023	\$1,316.85	0.10%
4	547	7454003024	\$1,316.85	0.10%
4	376	7454003025	\$2,547.08	0.20%
4	544	7454004025	\$2,012.19	0.16%
4	375	7454004026	\$2,477.80	0.19%
4	9	7454004027	\$2,514.86	0.20%
4	377	7454011023	\$1,230.64	0.10%
4	545	7454011024	\$1,409.36	0.11%
4	185	7454011030	\$1,038.92	0.08%
4	186	7454011031	\$952.23	0.07%
4	184	7454011032	\$2,095.19	0.16%
1	190	7455002002	\$552.16	0.04%
1	378	7455002014	\$1,480.12	0.12%
1	10	7455002015	\$915.72	0.07%
1	23	7455002018	\$2,376.39	0.19%
1	35	7455002020	\$5,262.87	0.41%
1	383	7455002022	\$9,517.13	0.75%
1	13	7455002026	\$850.19	0.07%
1	191	7455002027	\$10,096.43	0.79%
1	380	7455002028	\$3,886.71	0.31%
1	554	7455003001	\$2,479.04	0.19%
1	192	7455003003	\$1,585.65	0.12%
1	560	7455003006	\$1,509.10	0.12%
1	393	7455003007	\$997.99	0.08%
1	396	7455003008	\$936.83	0.07%
1	29	7455003009	\$865.68	0.07%
1	188	7455003012	\$2,635.61	0.21%
1	11	7455003015	\$3,441.38	0.27%
1	550	7455003016	\$7,753.87	0.61%
1	389	7455003017	\$3,105.90	0.24%
1	733	7455003018	\$17,390.10	1.36%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

1	558	7455004001	\$3,502.37	0.27%
1	14	7455004005	\$2,517.31	0.20%
1	553	7455004006	\$1,829.07	0.14%
1	386	7455004007	\$1,439.34	0.11%
1	751	7455004010	\$1,492.71	0.12%
1	21	7455004016	\$2,036.93	0.16%
1	379	7455004018	\$1,007.45	0.08%
1	19	7455004019	\$5,908.62	0.46%
1	290	7455004800	\$12,608.47	0.99%
1	464	7455004900	\$686.64	0.05%
1	465	7455004901	\$686.76	0.05%
1	289	7455004903	\$5,242.31	0.41%
1	223	7455005001	\$3,835.96	0.30%
1	387	7455005002	\$892.82	0.07%
1	12	7455005003	\$871.29	0.07%
1	549	7455005004	\$746.35	0.06%
1	24	7455005005	\$3,357.20	0.26%
1	204	7455005006	\$2,911.67	0.23%
1	384	7455005007	\$3,688.66	0.29%
1	15	7455005008	\$1,826.80	0.14%
1	581	7455005009	\$3,270.93	0.26%
1	189	7455005011	\$2,430.45	0.19%
1	381	7455005012	\$742.77	0.06%
1	207	7455005020	\$1,402.13	0.11%
1	32	7455005021	\$1,218.95	0.10%
1	561	7455005022	\$4,799.79	0.38%
1	197	7455005025	\$563.74	0.04%
1	37	7455005026	\$1,645.18	0.13%
1	548	7455005027	\$5,269.61	0.41%
1	610	7455005900	\$573.44	0.05%
1	612	7455005901	\$1,146.88	0.09%
1	462	7455005902	\$286.84	0.02%
1	96	7455005903	\$573.44	0.05%
1	463	7455005904	\$573.44	0.05%
1	611	7455005905	\$573.44	0.05%
4	17	7455006001	\$4,866.14	0.38%
4	43	7455006002	\$716.50	0.06%
4	224	7455006005	\$1,832.73	0.14%
4	48	7455006006	\$1,135.38	0.09%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

4	587	7455006007	\$1,449.53	0.11%
4	198	7455006008	\$1,756.27	0.14%
4	565	7455006015	\$2,920.30	0.23%
4	394	7455006016	\$1,191.52	0.09%
4	30	7455006021	\$2,651.90	0.21%
4	52	7455006022	\$653.51	0.05%
4	219	7455006025	\$1,140.57	0.09%
4	50	7455006026	\$767.85	0.06%
4	556	7455006027	\$748.83	0.06%
4	APNs: 7455-006-030 thru 096	7455006030	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006031	\$218.66	0.02%
4	APNs: 7455-006-030 thru 096	7455006032	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006033	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006034	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006035	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006036	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006037	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006038	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006039	\$194.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006040	\$177.93	0.01%
4	APNs: 7455-006-030 thru 096	7455006041	\$178.80	0.01%
4	APNs: 7455-006-030 thru 096	7455006042	\$176.20	0.01%
4	APNs: 7455-006-030 thru 096	7455006043	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006044	\$199.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006045	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006046	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006047	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006048	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006049	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006050	\$216.93	0.02%
4	APNs: 7455-006-030 thru 096	7455006051	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006052	\$672.40	0.05%
4	APNs: 7455-006-030 thru 096	7455006053	\$221.26	0.02%
4	APNs: 7455-006-030 thru 096	7455006054	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006055	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006056	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006057	\$194.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006058	\$185.73	0.01%
4	APNs: 7455-006-030 thru 096	7455006059	\$192.67	0.02%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

4	APNs: 7455-006-030 thru 096	7455006060	\$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006061	\$207.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006062	\$178.80	0.01%
4	APNs: 7455-006-030 thru 096	7455006063	\$236.86	0.02%
4	APNs: 7455-006-030 thru 096	7455006064	\$176.20	0.01%
4	APNs: 7455-006-030 thru 096	7455006065	\$201.33	0.02%
4	APNs: 7455-006-030 thru 096	7455006066	\$175.33	0.01%
4	APNs: 7455-006-030 thru 096	7455006067	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006068	\$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006069	\$216.93	0.02%
4	APNs: 7455-006-030 thru 096	7455006070	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006071	\$313.65	0.02%
4	APNs: 7455-006-030 thru 096	7455006072	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006073	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006074	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006075	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006076	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006077	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006078	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006079	\$263.90	0.02%
4	APNs: 7455-006-030 thru 096	7455006080	\$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006081	\$220.74	0.02%
4	APNs: 7455-006-030 thru 096	7455006082	\$256.19	0.02%
4	APNs: 7455-006-030 thru 096	7455006083	\$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006084	\$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006085	\$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006086	\$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006087	\$274.30	0.02%
4	APNs: 7455-006-030 thru 096	7455006088	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006089	\$234.26	0.02%
4	APNs: 7455-006-030 thru 096	7455006090	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006091	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006092	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006093	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006094	\$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006095	\$306.11	0.02%
4	APNs: 7455-006-030 thru 096	7455006096	\$227.07	0.02%
4	292	7455006900	\$1,791.25	0.14%
4	591	7455007001	\$4,408.42	0.35%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

4	205	7455007002	\$949.55	0.07%
4	61	7455007003	\$474.77	0.04%
4	594	7455007006	\$6,544.63	0.51%
4	253	7455007011	\$4,036.29	0.32%
4	572	7455007013	\$1,634.26	0.13%
4	213	7455007014	\$759.95	0.06%
4	211	7455007015	\$799.18	0.06%
4	209	7455007016	\$967.03	0.08%
4	28	7455007017	\$968.23	0.08%
4	562	7455007019	\$2,268.44	0.18%
4	203	7455007020	\$491.64	0.04%
4	41	7455007021	\$6,684.76	0.52%
4	291	7455007900	\$1,932.88	0.15%
4	613	7455007902	\$1,939.44	0.15%
4	293	7455007903	\$798.06	0.06%
4	39	7455008014	\$1,116.73	0.09%
4	564	7455008015	\$1,973.76	0.15%
4	422	7455008024	\$1,733.21	0.14%
4	98	7455010902	\$5,028.39	0.39%
4	614	7455010903	\$6,505.49	0.51%
4	54	7455011001	\$991.89	0.08%
4	217	7455011002	\$573.20	0.04%
4	226	7455011003	\$781.06	0.06%
4	235	7455011007	\$921.20	0.07%
4	231	7455011009	\$1,043.65	0.08%
4	254	7455011010	\$1,092.85	0.09%
4	257	7455011011	\$1,940.91	0.15%
4	258	7455011020	\$1,151.61	0.09%
4	569	7455011021	\$1,359.47	0.11%
4	397	7455011022	\$978.40	0.08%
4	236	7455011026	\$1,013.04	0.08%
4	408	7455011027	\$3,570.60	0.28%
4	65	7455011028	\$7,935.09	0.62%
4	411	7455011029	\$986.55	0.08%
4	APNs: 7455-011-032 thru 054	7455011032	\$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011033	\$253.55	0.02%
4	APNs: 7455-011-032 thru 054	7455011034	\$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011035	\$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011036	\$205.02	0.02%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

4	APNs: 7455-011-032 thru 054	7455011037	\$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011038	\$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011039	\$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011040	\$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011041	\$176.42	0.01%
4	APNs: 7455-011-032 thru 054	7455011042	\$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011043	\$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011044	\$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011045	\$253.55	0.02%
4	APNs: 7455-011-032 thru 054	7455011046	\$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011047	\$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011048	\$205.02	0.02%
4	APNs: 7455-011-032 thru 054	7455011049	\$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011050	\$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011051	\$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011052	\$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011053	\$176.42	0.01%
4	APNs: 7455-011-032 thru 054	7455011054	\$161.68	0.01%
4	221	7455011055	\$3,709.07	0.29%
1	232	7455012001	\$2,208.53	0.17%
1	58	7455012002	\$1,428.64	0.11%
1	73	7455012003	\$1,359.35	0.11%
1	260	7455012004	\$1,151.25	0.09%
1	753	7455012005	\$1,428.52	0.11%
1	67	7455012006	\$1,655.74	0.13%
1	405	7455012007	\$1,463.16	0.11%
1	586	7455012008	\$1,092.17	0.09%
1	417	7455012009	\$1,290.07	0.10%
1	589	7455012010	\$1,289.95	0.10%
1	580	7455012011	\$2,606.51	0.20%
1	248	7455012012	\$1,463.16	0.11%
1	403	7455012013	\$1,151.37	0.09%
1	55	7455012014	\$1,272.62	0.10%
1	240	7455012015	\$1,463.16	0.11%
1	237	7455012016	\$6,061.26	0.48%
1	595	7455012017	\$535.34	0.04%
1	427	7455012018	\$535.46	0.04%
1	604	7455012019	\$1,055.11	0.08%
1	68	7455012020	\$781.54	0.06%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

1	431	7455012021	\$573.56	0.05%
1	571	7455012022	\$573.68	0.05%
1	251	7455012023	\$1,765.28	0.14%
1	420	7455012024	\$2,810.11	0.22%
1	584	7455012025	\$573.56	0.05%
1	575	7455012026	\$781.42	0.06%
1	45	7455012027	\$1,134.78	0.09%
1	218	7455012028	\$575.71	0.05%
1	423	7455013001	\$2,451.44	0.19%
1	245	7455013002	\$2,102.15	0.16%
1	414	7455013003	\$566.60	0.04%
1	66	7455013004	\$566.24	0.04%
1	228	7455013005	\$715.74	0.06%
1	46	7455013006	\$572.67	0.04%
1	590	7455013007	\$462.38	0.04%
1	267	7455013015	\$1,271.32	0.10%
1	467	7455013901	\$15,625.64	1.23%
1	468	7455013902	\$816.21	0.06%
1	99	7455013903	\$462.14	0.04%
1	97	7455013904	\$1,386.54	0.11%
1	269	7455014029	\$21,503.67	1.69%
1	680	7455014032	\$26,249.86	2.06%
1	428	7455014033	\$11,054.97	0.87%
1	415	7455014035	\$8,592.73	0.67%
2	47	7455019032	\$21,173.65	1.66%
2	466	7455019916	\$30,054.20	2.36%
2	709	7455019922	\$18,769.46	1.47%
2	222	7455020043	\$93,211.35	7.32%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020045	\$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020046	\$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020047	\$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020048	\$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020049	\$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020050	\$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020051	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020052	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020053	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020054	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020055	\$128.82	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020056	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020057	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020058	\$172.15	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020059	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020060	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020061	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020062	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020063	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020064	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020065	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020066	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020067	\$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020068	\$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020069	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020070	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020071	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020072	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020073	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020074	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020075	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020076	\$172.15	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020077	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020078	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020079	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020080	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020081	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020082	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020083	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020084	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020085	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020086	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020087	\$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020088	\$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020089	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020090	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020091	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020092	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020093	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020094	\$190.35	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020095	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020096	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020097	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020098	\$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020099	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020100	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020101	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020102	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020103	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020104	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020105	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020106	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020107	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020108	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020109	\$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020110	\$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020111	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020112	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020113	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020114	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020115	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020116	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020117	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020118	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020119	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020120	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020121	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020122	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020123	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020124	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020125	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020126	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020127	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020128	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020129	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020130	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020131	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020132	\$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020133	\$127.08	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020134	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020135	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020136	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020137	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020138	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020139	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020140	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020141	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020142	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020143	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020144	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020145	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020146	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020147	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020148	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020149	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020150	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020151	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020152	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020153	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020154	\$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020155	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020156	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020157	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020158	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020159	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020160	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020161	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020162	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020163	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020164	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020165	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020166	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020167	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020168	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020169	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020170	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020171	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020172	\$100.22	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020173	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020174	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020175	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020176	\$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020177	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020178	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020179	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020180	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020181	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020182	\$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020183	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020184	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020185	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020186	\$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020187	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020188	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020189	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020190	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020191	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020192	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020193	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020194	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020195	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020196	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020197	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020198	\$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020199	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020200	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020201	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020202	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020203	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020204	\$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020205	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020206	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020207	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020208	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020209	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020210	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020211	\$100.22	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020212	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020213	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020214	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020215	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020216	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020217	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020218	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020219	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020220	\$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020221	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020222	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020223	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020224	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020225	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020226	\$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020227	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020228	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020229	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020230	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020231	\$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020232	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020233	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020234	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020235	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020236	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020237	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020238	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020239	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020240	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020241	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020242	\$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020243	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020244	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020245	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020246	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020247	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020248	\$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020249	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020250	\$126.22	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020251	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020252	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020253	\$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020254	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020255	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020256	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020257	\$149.62	0.01%
2	90	7455021034	\$40,634.74	3.19%
2	APNs: 7455-021-036 thru 154	7455021036	\$208.59	0.02%
2	APNs: 7455-021-036 thru 154	7455021037	\$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021038	\$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021039	\$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021040	\$290.05	0.02%
2	APNs: 7455-021-036 thru 154	7455021041	\$231.12	0.02%
2	APNs: 7455-021-036 thru 154	7455021042	\$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021043	\$157.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021044	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021045	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021046	\$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021047	\$151.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021048	\$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021049	\$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021050	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021051	\$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021052	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021053	\$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021054	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021055	\$173.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021056	\$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021057	\$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021058	\$184.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021059	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021060	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021061	\$157.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021062	\$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021063	\$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021064	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021065	\$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021066	\$126.26	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-021-036 thru 154	7455021067	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021068	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021069	\$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021070	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021071	\$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021072	\$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021073	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021074	\$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021075	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021076	\$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021077	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021078	\$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021079	\$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021080	\$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021081	\$164.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021082	\$129.73	0.01%
2	APNs: 7455-021-036 thru 154	7455021083	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021084	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021085	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021086	\$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021087	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021088	\$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021089	\$197.32	0.02%
2	APNs: 7455-021-036 thru 154	7455021090	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021091	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021092	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021093	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021094	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021095	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021096	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021097	\$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021098	\$197.32	0.02%
2	APNs: 7455-021-036 thru 154	7455021099	\$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021100	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021101	\$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021102	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021103	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021104	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021105	\$134.06	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-021-036 thru 154	7455021106	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021107	\$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021108	\$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021109	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021110	\$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021111	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021112	\$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021113	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021114	\$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021115	\$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021116	\$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021117	\$164.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021118	\$129.73	0.01%
2	APNs: 7455-021-036 thru 154	7455021119	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021120	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021121	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021122	\$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021123	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021124	\$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021125	\$149.66	0.01%
2	APNs: 7455-021-036 thru 154	7455021126	\$168.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021127	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021128	\$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021129	\$121.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021130	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021131	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021132	\$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021133	\$144.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021134	\$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021135	\$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021136	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021137	\$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021138	\$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021139	\$149.66	0.01%
2	APNs: 7455-021-036 thru 154	7455021140	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021141	\$173.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021142	\$152.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021143	\$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021144	\$183.46	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-021-036 thru 154	7455021145	\$152.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021146	\$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021147	\$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021148	\$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021149	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021150	\$159.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021151	\$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021153	\$1,978.76	0.16%
2	APNs: 7455-021-036 thru 154	7455021154	\$1,692.95	0.13%
3	265	7455022001	\$3,091.38	0.24%
3	622	7455022002	\$1,569.94	0.12%
3	739	7455022003	\$1,580.21	0.12%
3	625	7455022008	\$1,798.83	0.14%
3	640	7455022009	\$621.09	0.05%
3	757	7455022010	\$621.09	0.05%
3	80	7455022011	\$644.85	0.05%
3	433	7455022012	\$644.85	0.05%
3	445	7455022013	\$863.30	0.07%
3	435	7455022014	\$1,402.81	0.11%
3	455	7455022015	\$1,383.05	0.11%
3	286	7455022016	\$1,774.86	0.14%
3	282	7455022017	\$2,727.87	0.21%
3	457	7455022018	\$2,098.92	0.16%
3	449	7455022019	\$1,316.85	0.10%
3	765	7455022020	\$1,552.77	0.12%
3	450	7455022021	\$2,180.15	0.17%
3	APNs: 7455-022-028 thru 059	7455022028	\$176.09	0.01%
3	APNs: 7455-022-028 thru 059	7455022029	\$175.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022030	\$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022031	\$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022032	\$150.95	0.01%
3	APNs: 7455-022-028 thru 059	7455022033	\$167.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022034	\$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022035	\$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022036	\$177.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022037	\$151.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022038	\$153.55	0.01%
3	APNs: 7455-022-028 thru 059	7455022039	\$141.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022040	\$137.95	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

3	APNs: 7455-022-028 thru 059	7455022041	\$176.09	0.01%
3	APNs: 7455-022-028 thru 059	7455022042	\$175.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022043	\$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022044	\$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022045	\$191.69	0.02%
3	APNs: 7455-022-028 thru 059	7455022046	\$167.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022047	\$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022048	\$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022049	\$180.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022050	\$188.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022051	\$189.95	0.01%
3	APNs: 7455-022-028 thru 059	7455022052	\$141.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022053	\$137.95	0.01%
3	APNs: 7455-022-028 thru 059	7455022054	\$189.02	0.01%
3	APNs: 7455-022-028 thru 059	7455022055	\$159.57	0.01%
3	APNs: 7455-022-028 thru 059	7455022056	\$322.39	0.03%
3	APNs: 7455-022-028 thru 059	7455022057	\$379.55	0.03%
3	APNs: 7455-022-028 thru 059	7455022058	\$383.02	0.03%
3	APNs: 7455-022-028 thru 059	7455022059	\$376.09	0.03%
3	637	7455023021	\$657.49	0.05%
3	633	7455023022	\$810.07	0.06%
3	638	7455023023	\$756.44	0.06%
3	104	7455023024	\$1,058.23	0.08%
3	642	7455023025	\$1,074.75	0.08%
3	645	7455025003	\$1,218.13	0.10%
3	749	7455025018	\$709.33	0.06%
3	750	7455025019	\$24,315.69	1.91%
3	736	7455025900	\$9,123.42	0.72%
3	105	7455025901	\$0.00	0.00%
3	648	7455025903	\$4,128.82	0.32%
3	294	7455025904	\$6,044.64	0.47%
3	650	7455025905	\$0.00	0.00%
3	470	7455025906	\$0.00	0.00%
3	469	7455025907	\$0.00	0.00%
3	647	7455025908	\$0.00	0.00%
3	649	7455025909	\$0.00	0.00%
3	651	7455025910	\$0.00	0.00%
3	758	7455025911	\$0.00	0.00%
2	745	7455026046	\$12,061.24	0.95%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	643	7455026048	\$10,309.75	0.81%
2	748	7455026050	\$8,492.33	0.67%
2	288	7455026051	\$4,696.91	0.37%
2	644	7455026052	\$18,392.89	1.44%
2	297	7455026900	\$14,706.88	1.15%
2	295	7455026939	\$1,181.75	0.09%
2	533	7455027932	\$7,566.83	0.59%
2	471	7455027933	\$11,551.88	0.91%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028001	\$103.69	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028002	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028003	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028004	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028005	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028006	\$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028007	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028008	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028009	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028010	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028011	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028012	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028013	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028014	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028015	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028016	\$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028017	\$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028018	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028019	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028020	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028021	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028022	\$103.69	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028023	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028024	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028025	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028026	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028027	\$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028028	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028029	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028030	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028031	\$100.22	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028032	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028033	\$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028034	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028035	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028036	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028037	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028038	\$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028039	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028040	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028041	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028042	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028043	\$103.69	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028044	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028045	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028046	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028047	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028048	\$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028049	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028050	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028051	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028052	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028053	\$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028054	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028055	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028056	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028057	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028058	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028059	\$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028060	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028061	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028062	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028063	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028064	\$103.69	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028065	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028066	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028067	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028068	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028069	\$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028070	\$127.08	0.01%

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028071	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028072	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028073	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028074	\$147.02	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028075	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028076	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028077	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028078	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028079	\$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028080	\$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028081	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028082	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028083	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028084	\$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028085	\$103.69	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028086	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028087	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028088	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028089	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028090	\$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028091	\$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028092	\$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028093	\$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028094	\$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028095	\$147.02	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028096	\$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028097	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028098	\$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028099	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028100	\$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028101	\$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028102	\$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028103	\$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028104	\$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028105	\$149.62	0.01%
5	106	7456011800	\$52.07	0.00%
5	296	7456011900	\$7,330.98	0.58%
5	646	7456012024	\$7,044.80	0.55%
5	652	7456012800	\$52.07	0.00%

Appendix 2

District Boundary Map

SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT



1

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT



SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT



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SAN PEDRO HISTORIC WATERFRONT BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

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