

ATTACHMENT 1

HISTORIC CORE PROPERTY & BUSINESS IMPROVEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER'S REPORT

*Formed in 1998 and Being Renewed for 5 Years Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property Business Improvement District Act of 1994, as amended*

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

May 14, 2018

v1.5

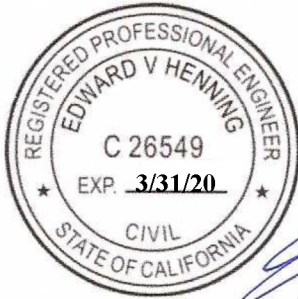
HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

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 Historic Core Property & Business Improvement District ("HCBID") being renewed for a five (5) 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



RPE #26549

May 14, 2018

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 renewed HCBID in the City of Los Angeles, California being renewed for a five (5) 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 renewed HCBID.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Background

The HCBID is a property-based benefit assessment type district being renewed for a five (5) 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 HCBID. 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 HCBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the HCBID complies with each of these provisions are delineated below.

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

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

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 Boundary – Description and Rationale

District Boundary Rationale: The District generally conforms with the original, pre-WWII center of the City of Los Angeles, and was home to many of its earliest commercial businesses and financial institutions. The District (and the greater Downtown LA area that had developed outward from it) experienced a general decline post-WWII, from which it did not fully recover until the next century. Today, the majority of its beautiful historic structures are fully revitalized. Many originally commercial buildings have been redeveloped as housing; others remain office space. The District is home to the Broadway Historic Theater District, the largest collection of historic theaters on a single street in the U.S. Many of the historic theaters, long dormant, now have regular programming and a few have been repurposed. New infill construction has complemented this redevelopment and helped to create one of the densest neighborhoods in modern Los Angeles. The District is also home to more protests, marches, special events and filming than most neighborhoods in Los Angeles. Today, the District is arguably the busiest, most diverse, and most 24/7 neighborhood in Downtown Los Angeles.

The District proposes to expand approximately one block to 1) complete an incomplete block bounded by 5th/Maple/6th/Los Angeles, and 2) include the Central Division of the Los Angeles Police Department. The identified assessed parcels added to complete the block bounded by 5th/Maple/6th/Los Angeles will specially benefit from District services; currently they are unserved while parcels on either side of them are serviced. At times, trash, debris and nuisance activity in this block naturally gravitate towards these parcels that are unserved by the District. Comprehensive delivery of District services to the entire block will enhance the safety, cleanliness and attractiveness of these added identified assessed parcels. Central Division is being added now because its relationship with the District has changed over time. Central Division receives vastly greater foot traffic, and more in-person visitors, much of it originating from the District, than at any time in recent history. Furthermore, Central Division, with large, monolithic walls, minimal landscaping, and no on-site maintenance unit, has long struggled to maintain its perimeter in a safe, clean and attractive way for employees and visitors. The entrance to the station, as well as its perimeter, is more often than not strewn with litter and debris. Safe team services will prevent much of this activity, and clean team services will ensure that any continuing activity is promptly addressed and litter/debris is promptly removed; as such, this identified assessed parcel shall specially benefit from the addition of District services.

The Historic Core is centrally located within Downtown Los Angeles, and is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. The proposed renewed District generally includes all properties between 4th Street on the north, Olympic Boulevard on the south, an irregular western boundary formed principally by the Downtown Center BID and an irregular eastern boundary formed principally by the western boundary of the Los Angeles Fashion District BID. Some of these BIDs were established prior to, or at the same time as, the establishment of the District. State PBID Law (Streets and Highways Code Section 36622) declares that: “The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

created pursuant to this part.” As a result, a portion of the District boundaries were determined by existing BID(s.)

District Boundary Description: The District includes portions of the north-south corridors along Hill Street, Broadway, Spring Street, Main Street, Los Angeles Street, Maple Avenue and Wall Street, and portions of the east-west corridors along 4th Street, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, and Olympic Boulevard.

The proposed renewed District is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. To the north, the proposed renewed District is bounded by the Downtown Center BID. To the south, the District is bounded by the the Greater South Park BID. To the east, the proposed renewed District is primarily bounded by the Los Angeles Fashion District BID. The boundary of the proposed renewed District and parcels within it are shown on the map of the District in Appendix 2 of this Report. The District includes all parcels within the detailed boundaries described below.

True Point of Beginning: Beginning at the northwest corner of the District, at the intersection of 4th Street and the northerly prolongation of the west property line of APN 5149025901, and continuing east along the centerline of 4th Street to the centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets; thence south along said centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets to the northerly prolongation of the east property line of APN 5148010027; thence south along said east property line of said APN 5148010027 and continuing along the east property line of APN 5148010028 to the intersection of the southerly prolongation of said APN 5148010028 with the centerline of 5th Street; thence east along said centerline of 5th Street to its intersection with the centerline of Wall Street; thence south along said centerline of Wall Street to its intersection with the centerline of 6th Street; thence west along said centerline of 6th Street to its intersection with the centerline of Los Angeles Street; thence south along said centerline of Los Angeles Street to its intersection with the easterly prolongation of the south property line of APN 5148021015; thence west along said south property line of APN 5148021015 to its intersection with the east property line of APN 5148021021; thence south along said east property line of said APN 5148021021 to its intersection with the centerline of Werdin Place; thence south along said centerline of Werdin Place to its intersection with the easterly prolongation of the south property line of APN 5148021011; thence west along said south property line of said APN 5148021011 to its intersection with the centerline of Main Street; thence south along said centerline of Main Street to its intersection with the centerline of 7th Street; thence west along said centerline of 7th Street to its intersection with the centerline of Frank Court; thence south along said centerline of Frank Court and continuing south along the east property line of APN 5144016067 to its intersection with the south property line of said APN 5144016067; thence west along said south property line of said APN 5144016067 to the centerline of Broadway; thence south along said centerline of Broadway to its intersection with the centerline of 9th Street; thence west along said centerline of 9th Street to its intersection with the centerline of Blackstone Court; thence south along said centerline of Blackstone Court to its intersection with the centerline of Olympic Boulevard; thence west along said centerline of Olympic Boulevard to its intersection with the centerline of Hill Street; thence north along said centerline of Hill Street to its intersection with the centerline of 8th Street; thence east along said centerline of 8th Street to its intersection with the southerly

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

prolongation of the west property line of APN 5144014026; thence north along said west property line of said APN 5144014026 and continuing along the west property lines of APN 5144014029, APN 5144014030, APN 5144014031 and APN 5144014032 to the intersection of said APN 5144014032 with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court to its intersection with the north property line of APN 5144003014; thence east along said north property line of said APN 5144003014 to its intersection with the centerline of Broadway; thence north along said centerline of Broadway to its intersection with the easterly prolongation of the south property line of APN 5144003016; thence west along said south property line of said APN 5144003016 to its intersection with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court (which becomes Lindley Place); thence north along said centerline of Lindley Place to its intersection with the south property line of APN 5149026001; thence north along the west property line of said APN 5149026001 and continuing along the west property lines of APN 5149026002, APN 5149026008, APN 5149026003, APN 5149025001, APN 5149025900 and said APN 5149025901 to the intersection of the northerly prolongation of said west property line of said APN 5149025901 and the centerline of 4th Street (also known as the True Point of Beginning.)

There is one zone within the District; its boundaries are identical to the District boundaries.

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

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All HCBID 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 HCBID will proportionately specially benefit from the District funded programs and services such as supplemental Clean & Safe, Administration & Corporate Operations, and Communications & Development. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually identified assessed parcels and businesses on them within the HCBID. The HCBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and professionally marketing goods and services available from individually identified 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 identified assessed parcels within the boundaries of the proposed renewed HCBID.

The District includes 1656 parcels, all of which are identified as assessable within one benefit zone and which are listed in the Assessment Roll included as Appendix 1. For further information, a District Boundary Map is included as Appendix 2.

HISTORIC CORE 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 HCBID that will receive special benefits from District funded programs and services are currently a mix of general commercial, retail, office, entertainment, parking, residential and government facilities. Services, programs and improvements provided and funded by the HCBID (i.e. Clean & Safe, Administration & Corporate Operations, and Communications & Development) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the HCBID as described in the Work Plan Details starting on page 10 of this Report.

The proposed HCBID programs, improvements and services and Year 1 – 2019 budget allocations are shown in the Table below:

Year 1 – 2019 District Special Benefit Budget (Assessment Revenue Only)

WORK PLAN CATEGORY	ALLOCATION	%
CLEAN & SAFE	\$1,633,402.29	73%
ADMINISTRATION/OPERATIONS	\$402,756.73	18%
COMMUNICATIONS/DEVELOPMENT	\$201,378.36	9%
TOTAL	\$2,237,537.38	100%

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

In the case of the HCBID, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to identified assessed parcels within the HCBID 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 supplemental programs and services. All benefits derived from the assessments to be levied on identified assessed parcels within the HCBID

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

are for services, programs and improvements directly benefiting each individual assessed parcel within the HCBID. No District funded services, activities or programs will be provided outside of the HCBID boundaries.

While every attempt is made to provide District services and programs to confer benefits only to those identified assessed parcels within the HCBID, 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 HCBID, or “spillover” onto parcels surrounding the HCBID, or to the public at large who might be passing through the HCBID with no intention of transacting business within the HCBID or interest in the HCBID 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 XIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the HCBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to identified assessed parcels within the HCBID, general benefit to the public at large within the HCBID and general benefit to parcels outside the HCBID.

General Benefit – Identified Assessed Parcels within District

HCBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on identified assessed parcels within the District are distinct and special but in the case of the HCBID, it is projected that there are 0.25% general benefits conferred on these identified assessed parcels. This high ratio of special benefits to general benefits is because the HCBID funded programs and services are specially geared to the unique needs of each assessed parcel within the HCBID and are directed specially only to these identified assessed parcels within the HCBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on identified assessed parcels within the HCBID equates to \$5,593.84 (.25% x \$2,237,537.38).

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

General Benefit - Public At Large

While the HCBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District properties and are only provided for the special benefit to each and every assessed parcel within the District, these District funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally well over 95% of people moving about within PBID boundaries are engaged in business related to identified assessed parcels and businesses contained on them within the District, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve and the focused nature of the proposed HCBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that general benefit factors for each of the HCBID funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the chart below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to \$8,771.15 as delineated in the following chart:

General Benefits To “Public At Large”

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
Clean & Safe	\$1,633,402.29	0.5%	0.005	\$8,167.01
Administration & Corporate Operations	\$402,756.73	0.1%	0.001	\$402.76
Communications & Development	\$201,378.36	0.1%	0.001	201.38
TOTAL				\$8,771.15

Spillover General Benefits to Parcels Outside of District

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services may confer an indirect general benefit on parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by 98 parcels, of which 75 are adjacent to or across a street or alley from the proposed HCBID within other existing BIDs and 23 are not within other BIDs. It is noted that for this segment of the benefit analysis, condominium complexes within and outside of the HCBID are counted as a single parcel rather than the multitude of individually subdivided real property units.

The 98 parcels outside the District boundaries can reasonably be assumed to receive some indirect general benefit as a result of BID 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 217 identified assessed parcels within the District; a benefit factor of 0.01 be attributed to general benefits conferred on the 75 outside parcels within other BIDs and a benefit factor of 0.05

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

be attributed to general benefits conferred on the 23 outside parcels not within other BIDs. The cumulative dollar value of this general benefit type equates to \$19,591.88 (\$7,732.92+\$11,858.96) as delineated in the Table below.

“Spillover” General Benefits

Parcel Type	Quantity *	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified assessed parcels in the District	217	1.00	217	99.1320%	\$2,237,537.38
Parcels Outside the District within other BIDs	75	0.01	0.75	0.3426%	\$7,732.92
Parcels Outside the District not within other BIDs	23	0.05	1.15	0.5254%	\$11,858.96
TOTAL			218.90	100.00%	\$2,257,129.26

** It is noted that for this segment of the benefit analysis, condominium complexes within and outside of the HCBID are considered a single parcel rather than the multitude of individually subdivided real property units.*

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on identified assessed parcels within the District, the public at large and parcels outside the District equates to \$33,856.87 (\$5,593.84 + 8,771.15 + \$19,591.88) or 1.50%. This leaves a value of 98.5% assigned to special benefit related costs. The general benefit value of \$33,856.87 when added to the special benefit value of \$2,237,537.38 (Year 1 –2019 assessments) equates to a total Year 1 – 2019 program cost of \$2,271,611.55. Remaining costs that are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown in the Table on page 26 of this Report.

A breakdown of projected special and general benefit costs for each year of the 5-year renewal term is shown in the following Table:

5 Year Special + General Benefit Costs

YR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON-ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	Clean & Safe	\$1,633,402.29	\$24,874.14	\$1,658,276.43	73%
	Administration/Corporate Operations	\$402,756.73	\$6,133.35	\$408,890.08	18%
	Communications/Development	\$201,378.36	\$3,066.68	\$204,445.04	9%
	Total	\$2,237,537.38	\$34,074.17	\$2,271,611.55	100%
2	Clean & Safe	\$1,715,072.40	\$26,117.85	\$1,741,190.25	73%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

	Administration/Corporate Operations	\$422,894.57	\$6,440.02	\$429,334.59	18%
	Communications/Development	\$211,447.28	\$3,220.01	\$214,667.29	9%
	Total	\$2,349,414.25	\$35,777.88	\$2,385,192.13	100%
3	Clean & Safe	\$1,800,826.02	\$27,423.74	\$1,828,249.76	73%
	Administration/Corporate Operations	\$444,039.29	\$6,762.02	\$450,801.31	18%
	Communications/Development	\$222,019.64	\$3,381.01	\$225,400.65	9%
	Total	\$2,466,884.95	\$37,566.77	\$2,504,451.72	100%
4	Clean & Safe	\$1,890,867.33	\$28,794.93	\$1,919,662.26	73%
	Administration/Corporate Operations	\$466,241.26	\$7,100.12	\$473,341.38	18%
	Communications/Development	\$233,120.62	\$3,550.06	\$236,670.68	9%
	Total	\$2,590,229.21	\$39,445.11	\$2,629,674.32	100%
5	Clean & Safe	\$1,985,410.69	\$30,234.68	\$2,015,645.37	73%
	Administration/Corporate Operations	\$489,553.32	\$7,455.13	\$497,008.45	18%
	Communications/Development	\$244,776.66	\$3,727.56	\$248,504.22	9%
	Total	\$2,719,740.67	\$41,417.37	\$2,761,158.04	100%

DISTRICT WORK PLAN

Overview

The Programs and activities to be funded by the HCBID include Clean & Safe, Administration & Corporate Operations and Communications & Development. The parcels in the District are mostly commercially zoned, with a small number of high-density residentially (mixed-use) zoned parcels on the southern and eastern edges, and a small number of public facilities (PF) zoned parcels on the northern and eastern edges. The property uses within the boundaries of the HCBID that will receive special benefits from District funded programs, services and improvements are currently a mix of general commercial, retail, office, commercial parking, government/public uses, residential apartments and mixed-use buildings comprised of residential condominiums over commercial condominiums and/or parking. District 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 District.

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

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

In the case of the HCBID, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to identified assessed parcels within the District 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 identified assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

The projected program special benefit cost allocation of the District assessment revenues for the 5-year HCBID term assuming a 5% maximum annual assessment rate increase, commensurate to special benefits received by identified assessed parcels, is shown in the Table on page 15 of this Report.

WORK PLAN DETAILS

The following programs, services and improvements are proposed by the HCBID to specially benefit each and every individually assessed parcel within the District boundaries. HCBID services, programs and improvements will not be provided to parcels outside the District boundary.

1) *Clean & Safe Programs* \$1,658,276.43 (2019 Special + General Benefit Costs) 73%

Clean encompasses all sidewalk, curb and other right-of-way services for each assessed parcel in the District and includes: sweeping, litter removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all patrol/ambassadorial services for each assessed parcel in the District and includes: personnel on foot, bike, or other vehicles (e.g. Segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), on-call assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.nbhj

The goal of the clean and safe programs is to ensure that all identified assessed parcels are clean, safe, and beautiful, thereby creating safe and attractive District, which specially benefits identified assessed parcels. Please see p. 14 of this Report for an explanation of unique clean and safe services provided to residential condominium parcels. Various levels of clean and safe activities will be required over time to maintain the District.

To assist the Owners’ Association in budgeting and the deployment of resources, an incident-

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

tracking software/database has been developed to track calls for clean and safe services. The ongoing maintenance of this database and expansion as deemed necessary is also an important component of the clean and safe programs. This data will help ensure that negative public safety trends are identified quickly and can be addressed effectively with the right deployment of resources. Implementation of new technology to enhance the efficiency and efficacy of clean and safe services is also part of maintaining robust clean and safe programs.

Clean and safe programs will assist in creating a safe and secure environment for each assessed parcel in the District. A dirty or unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with commercial uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the identified assessed parcels within the BID boundaries.

In the case of assessed publicly owned parcels, District funded clean and safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities.

Further, in the case of assessed residential use parcels, District funded clean and safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn, their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean and safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

2) *Administration/Corporate Operations \$408,890.08 (2019 Special+General Benefit Costs) 18%*

Administration & Corporate Operations includes activities such as: personnel, operations, overhead costs such as office equipment and supplies, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal, as well as City and/or County fees associated with their oversight and implementation of the District, the Owners’ Association’s compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer’s Report. Lastly, this component includes reserve funds to cover any contingencies and/or slow pay/late pay of assessments.

This component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the the District. The District Administration and Corporate Operations program exists only for the purposes of the District and directly relates to the implementation of clean, safe, communications and development programs, which specially benefit each identified assessed parcel within the

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

District boundaries as described in #1 above and #3 below.

- 3) *Communications & Development* \$204,445.04 (*Special + General Benefit Costs*) 9%
Communications & Development includes activities designed to enhance the attractiveness and marketability of these identified assessed parcels through the following activities: production of a quarterly (minimum frequency) newsletter that shall be distributed to property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include additional efforts such as a District-wide marketing strategy, holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the identified assessed parcels in the District.

For parcels with commercial uses, Communications & Development programs and services are specifically designed to attract more customers, employees, tenants and investors for the special benefit of identified assessed parcels as a result of marketing identified assessed parcels and the goods and services and spaces available on these identified assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return.

In the case of publicly owned parcels with commercial space that are assessed for these programs, District funded marketing and district identity creates better public facilities and services on these identified assessed parcels by fostering better informed public employees, visitors, vendors and users of these public facilities. It is noted that publicly owned parcels that are completely occupied and used by the owner agency are not assessed for Communications and Development programs and services. This is discussed in more detail in Finding 5 beginning on page 17 of this Report.

Further, in the case of residential use parcels, District funded marketing and district identity specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. The Communications & Development programs and services will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Unique services for residential condominiums: Residential condominiums in the District require a higher level of service than other parcels in the District. Residential condominiums shall receive enhanced services in addition to those received by commercial, industrial and commercial condominium parcels in the District. These services correspond directly to the special assessments tied to these parcels, and to the assessment methodology outlined for residential condominium parcels on pages 23-24 of this Report. These enhanced services provided to residential condominium parcels include:

- 1) More frequent sidewalk, curb and gutter cleaning on the frontages adjacent to the residential condominium identified assessed parcels;

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

- 2) More frequent pressure washing/steam cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 3) Enhanced patrols in the evening hours, weekends or holidays on the frontages adjacent to the residential condominium identified assessed parcels;
- 4) Installation and restocking of pet waste stations on the frontages adjacent to the residential condominium identified assessed parcels;
- 5) Other services requested by the condominium owners that confer special benefit on the frontages adjacent to the residential condominium identified assessed parcels. Examples may include installing or beautifying planters, creating wayfinding signage, or supporting events that most benefit condominium owners (e.g. a Sunday morning Farmer’s Market), etc.

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. Except as noted herein, each assessed parcel within the District will proportionately specially benefit from the Clean & Safe, Administration & Corporate Operations and Communications & Development. 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 District by reducing crime, litter and debris, and marketing businesses available within the District, all considered necessary in a competitive properly managed contemporary 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 each and every assessed parcel within the boundaries of the District.

Service Schedule: Service demands may vary year-to-year. The decision to prioritize one special benefit within a particular budget category over another will be reviewed and decided by the Owners’ Association year-by-year. For example, clean services may be the greater priority in year one; safe services may be the greater priority in year two. The goal of a clean and safe District is constant; the type and frequency of specific services necessary to achieve this goal may vary based on special benefit needs. Similarly, actual service hours and deployment schedules may vary during the year in order to best meet the needs of the District. Maintaining a strong baseline of cleanliness and safety is viewed by the District Steering Committee as an essential foundation for all other District activities.

The Owners’ Association Board of Directors will develop and refine a detailed operation deployment schedule; upon establishment of the District and commencement of services, property owners may request copies of the annual planning report, quarterly reports and a current deployment schedule from the Owners’ Association to fully understand the current type and schedule of services and improvements in the District.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed renewed District. 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

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

delinquent payments may be expended in accordance with the Management District Plan in any budget category.

Lastly, resources permitting, the District may pursue any grant funding for which it is eligible in order to augment any or all of these budget categories.

WORK PLAN BUDGET

Each identified assessed parcel within the HCBID will be assessed the full amount of the proportionate special benefit conferred upon as delineated in this Report.

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$2,237,537.38 is projected. Since the renewed District is planned for an 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the HCBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per annum, commensurate to special benefits received by identified assessed parcels, is incorporated into the projected program costs and assessment rates for the 5-year HCBID term.

Any accrued interest or delinquent payments may be expended in any budget category. Any annual budget surplus shall be rolled over into the following year’s budget for the District, or may be used to cover the costs of renewal of the district. The budget for that year shall be set by the Owners’ Association and included in an Annual Plan for the City Council’s review and approval, in accordance with the Management District Plan. Rollover funds should be expended categorically, be considered when determining the rate of increase or decrease (if any), and remain commensurate with special benefits received by identified assessed parcels. If the District expires with a surplus, funds may be rolled over into a renewed or reformed District if established, but shall only be expended on those identified assessed parcels that were assessed in the original District; if none is established, the surplus shall be returned, on a pro rata basis, to each property owner in the District, in accordance with State law.

The projected District program special benefit (assessment) cost allocation budgets for Years 1-5 (2019-2023), assuming a maximum annual increase of 5%, commensurate to special benefits received by identified assessed parcels, are shown in the following Table:

YEAR 1-5 PROJECED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefit Costs)
(Assumes 5% max rate increase per year)

YR	CLEAN & SAFE	%	ADMINISTRATION & CORPORATE OPERATIONS	%	COMMUNICATIONS & DEVELOPMENT	%	TOTAL
1	\$1,633,402.29	73%	\$402,756.73	18%	\$201,378.36	9%	\$2,237,537.38
2	\$1,715,072.40	73%	\$422,894.56	18%	\$211,447.28	9%	\$2,349,414.24
3	\$1,800,826.02	73%	\$444,039.29	18%	\$222,019.65	9%	\$2,466,884.96

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

4	\$1,890,867.32	73%	\$466,241.26	18%	\$233,120.63	9%	\$2,590,229.21
5	\$1,985,410.69	73%	\$489,553.32	18%	\$244,776.66	9%	\$2,719,740.67

The HCBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by identified assessed parcels, 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 HCBID) shall determine the percentage increase to the annual assessment and the methodology 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 District 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 District.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the eighth year of operation will be rolled over into the renewal budget or returned to stakeholders. District assessment funds may be used to pay for costs related to the following District renewal term. If the HCBID 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 assessed 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 renewed HCBID (i.e. Clean & Safe, Administration & Corporate Operations, and Communications & Development). 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, land area and street frontage, except where noted herein, within one benefit zone.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole. Larger parcels and/or ones with larger building areas are expected to impact the demand for services and programs to a greater extent than smaller land and/or building areas and thus, are assigned a greater proportionate degree of assessment program and service costs. 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

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

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 renewed HCBID, they are also considerably less than other options considered by the HCBID Renewal Committee. The actual assessment rates for each parcel within the District directly relate to the special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel, except as noted herein.

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 thirteen (13) publicly owned parcels within the District of which thirteen (13) are identified as assessable and for which special benefit services will be provided. Of the thirteen (13) identified assessed parcels, eight (8) are owned by the City of Los Angeles, two (2) are owned by the State of California, two (2) are owned by Los Angeles County and one (1) is owned by the Los Angeles Department of Water & Power (LADWP.)

The following special circumstances are noted:

1. Spring Street Park (6 parcels owned by the City of Los Angeles) – this park has commercial space rented to private commercial businesses and activities with public access. It is the opinion of this Engineer that these parcels will specially benefit from all District funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the District.
2. Los Angeles Theater Center (1 parcel located at 514 S. Spring St) – this parcel houses a theater complex that is leased to a performing arts operator. It is the opinion of this Engineer that this parcel will specially benefit from all District funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the District.
3. It is the opinion of this Engineer that all other publicly owned parcels in the District will NOT specially benefit from the District funded Communications & Development programs and services (9% of Special Benefit Budget) but will specially benefit from Clean and Safe programs and Administration and Corporate Operations. As such, the assessable property characteristics of these publicly owned parcels are reduced by 9% so as to not be assessed

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

for Communications and Development programs and services. The assessments levied on these publicly owned parcels coincide with the proportionate share of all other District funded programs and services from which these parcels will specially benefit.

Each identified assessed publicly owned parcel and facility within the District will proportionately benefit from the District funded clean and safe programs, administration and corporate operations and Communications and Development programs and services, except as noted herein. For publicly owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility entrances and perimeters. In addition, the District funded Communications and Development programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services improve the safety and cleanliness and usability of each publicly owned assessed parcel and facility within the District by reducing crime, litter and debris, all considered detractions to employment, visitation and use of public facilities if not contained and properly managed.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 13 publicly owned parcels will not proportionately specially benefit from District services, programs and improvements; therefore, each publicly owned parcel will be assessed at the full rate with assessments to be based on the building area, land area and street frontage of each parcel, except as delineated above.

The Table below lists all publicly owned parcels within the proposed renewed HCBID and their Year 1 (2018-19) assessment amounts:

HCBID PUBLICLY OWNED PARCELS – Year 1 (2018/19) Assessments

APN	OWNER	SITE ADDRESS	LAND USE	ASSESS-ABLE BLDG AREA SF	ASSESS-ABLE LAND AREA SF	ASSESS-ABLE STREET FRONTAGE LF	2019 ASSMT	% OF TOTAL
5148-016-914	LA CITY	550 MAPLE ST	LAPD CENTRAL *	54600	137,312	1,549	\$75,401.44	3.370%
5149-023-900	LA CITY	426 S SPRING ST	SPRING ST PARK	0	2,105	26	\$1,173.41	0.052%
5149-023-901	LA CITY	426 S SPRING ST	SPRING ST PARK	0	2,444	31	\$1,387.68	0.062%
5149-023-902	LA CITY	426 S SPRING ST	SPRING ST PARK	0	3,200	40	\$1,798.59	0.080%
5149-023-903	LA CITY	426 S SPRING ST	SPRING ST PARK	0	7,120	60	\$3,099.25	0.139%
5149-023-904	LA CITY	426 S SPRING ST	SPRING ST PARK	0	9,581	60	\$3,525.00	0.158%
5149-023-905	LA CITY	426 S SPRING ST	SPRING ST PARK	0	6,360	40	\$2,345.27	0.105%
5149-036-907	LA CITY	514 S SPRING ST	LA THEATER CTR	21,480	18,810	120	\$8,342.35	0.373%
	LA CITY TOTAL						\$97,072.99	4.338%
5148-008-900	LA CITY DWP	120 E 4TH ST	UTILITY *	28669	14,334	100	\$7,401.55	0.331%
	LA CITY DWP TOTAL						\$7,401.55	0.331%
5148-018-900	LA COUNTY	529 MAPLE ST	MNTL HEALTH CTR*	13096	13,550	82	\$5,718.29	0.256%
5148-018-901	LA COUNTY	525 MAPLE ST	PKG LOT *	0	7,189	46	\$2,659.88	0.119%
	LA COUNTY TOTAL						\$8,378.17	0.374%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149-025-900	STATE OF CA	421 S BROADWAY	STATE OFFICES *	0	9,064	50	\$3,125.80	0.140%
5149-025-901	STATE OF CA	320 W 4TH ST	STATE OFFICES *	382,438	35,736	389	\$42,370.00	1.894%
	STATE OF CA TOTAL						\$45,495.80	2.033%
	GRAND TOTAL						\$158,348.51	7.077%

* These publicly owned parcels are not assessed for Communications & Development programs

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 renewed HCBID.

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 5-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, land area and street frontage, except where noted herein.

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 assessed 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 HCBID, 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, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the District 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

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

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 pages 17-19 of this Report for discussion regarding publicly owned parcels within the HCBID).

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 District.

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.

HCBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed HCBID (i.e. Clean & Safe, Administration & Corporate Operations, and Communications & Development) 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, land area and street frontage, except where noted herein, within one benefit zone.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C” or residential condominium building area (Benefit Unit “D”). Based on the shape of the proposed renewed HCBID, as well as the nature of the District program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage, except where noted herein, within one benefit zone.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

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

In the opinion of this Assessment Engineer, the targeted weight of standard assessment revenue (i.e. all parcel assessment revenue other than that generated by residential condominium parcels), should generate approximately 80% of the total HCBID revenue (81.471791% when adjusted for precise parcel measurements and program costs and service levels. In turn, in the opinion of this Assessment Engineer, the targeted weight of residential condominium assessment revenue should generate approximately 20% of the total HCBID revenue (18.528209% when adjusted for precise parcel measurements and program costs and service levels.

Residential Condominium Building Area is a direct measure of the static utilization of each condominium unit (parcel) and its corresponding impact or draw on District funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, residential condominium building area, with 1,451 such units within the HCBID, should generate approximately 20% of the total HCBID revenue (18.528209% when adjusted for precise condominium unit measurements and program costs and service levels.

Standard Building Area (i.e. all building area other than residential condominium building area) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on District funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, standard building area, should generate approximately 30% of the total standard assessment revenue (29.028628% 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 HCBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 20% of the total standard assessment revenue (19.164262% when adjusted for precise parcel measurements and program costs and service levels).

Street Frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on HCBID funded activities, many of which are linear in nature (i.e. Clean & safe). In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 35% of the total standard assessment revenue (33.278901% 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 HCBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor are shown in the following Tables:

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Year 1 – 2018/19 Assessable Benefit Units

TYPE	ASSESSABLE BLDG AREA (SF)	ASSESSABLE LAND AREA (SF)	ASSESSABLE STREET FRONTAGE (LF)	# OF PARCELS
STANDARD*	10,309,943	2,478,656	23,924	205
RESID CONDO	<u>1,263,950</u>	<u>0</u>	<u>0</u>	<u>1,451</u>
TOTAL	11,573,893	2,478,656	23,924	1,656

*"Standard" means for all parcels other than residential condominium parcels

Year 1 – 2018/19 Projected Assessment Revenue

TYPE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	SUBTOTAL ASSMT REVENUE	%
STANDARD	\$649,526.40	\$428,807.53	\$744,627.85	\$1,822,961.78	81.471791%
RESID CONDO	<u>\$414,575.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$414,575.60</u>	18.528209%
TOTAL	\$1,064,102.00	\$428,807.53	\$744,627.85	\$2,237,537.38	
STANDARD %	35.630281%	23.522574%	40.847145%	100.000000%	

*"Standard" means for all parcels other than residential condominium parcels

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed renewed HCBID 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 HCBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the District may confirm the data with the LA County Assessor’s office. If District data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the District assessment may be corrected.

Step 4. Determine Assessment Formula

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

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Standard* Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus
Land Area (Unit B) Sq Ft x Unit B Rate, plus
Street Frontage (Unit C) Lin Ft x Unit C Rate

* Standard means all “other” parcels

Residential Condominium Assessments = Building Area (Unit D) Sq Ft x Unit D Rate

YEAR 1 –2018/19 ASSESSMENT RATE CHART

TYPE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
YEAR 1			
STANDARD*	\$0.0630	\$0.1730	\$31.1248
RESID CONDO	\$0.3280	\$0.0000	\$0.0000

*”Standard” means for all parcels other than residential condominium parcels

Assessment Special Provisions

Publicly Owned Parcels

It is the opinion of this Engineer that publicly owned parcels fully occupied/used by the owner agency, will NOT specially benefit from the District funded Communications & Development programs and services (9% of Special Benefit Budget) but will specially benefit from Clean and Safe programs and Administration and Corporate Operations. As such, the assessable property characteristics of these publicly owned parcels are reduced by 9% so as to not be assessed for Communications and Development programs and services. The assessments levied on these publicly owned parcels coincide with the proportionate share of all other District funded programs and services from which these parcels will specially benefit.

Parking Garages

Parking garages that serve exclusively as employee and/or customer parking with no other public parking allowed, shall be assessed only for land and street frontage. Their parking garage building areas shall not be assessed. All other parking garages shall be fully assessed for building area, land area and street frontage at the respective assessment rates.

Residential Condominiums

It is the opinion of this Assessment Engineer that residential condominium parcels will proportionately specially benefit from HCBID funded programs and activities, but differently than commercial parcels. The building area assessments for residential condominium parcels shall be assessed at \$0.328 per

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

square foot of condominium unit building area. This assessment rate structure is commensurate with the types of special benefit services and programs provided by the District for the special benefit of residential condominium parcels and complexes.

Mixed-Use Parcels

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

Mixed –Use Rental With Ground Floor Commercial and Upper Floor Residential

- a. Commercial and residential building areas assessed at full building area rate
- b. Land area assessed at full land area rate for entire parcel
- c. Street frontage assessed at full street frontage rate for entire parcel

Mixed-Use Ground Floor Commercial Condos and Upper Floor Residential Condos

- a. Commercial condo unit building area assessed at full building area rate and residential condo unit building area at \$0.328 per square foot
- b. Land area assessed at full land area rate on land area covered by each commercial unit
- c. Street frontage assessed at full frontage rate on frontage of each commercial unit

Multi-Floor Commercial Condos

- a. Building area assessed at full building area rate
- b. Land area assessed at full land area rate on land area covered by any commercial unit
- c. Street frontage assessed at full frontage rate on frontage of any commercial unit

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 – 2018-19 assessment roll of all parcels to be assessed by the HCBID is included in this Plan as Appendix I.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table on page 22 of this Report, the assessment rates and weighted multipliers for each factor are calculated as follows:

Standard Building Area Rate (Unit A)

$$(\$1,822,961.78 \times 35.630281\%) / 10,309,943 \text{ units} = \$0.063/\text{sq ft building area}$$

Land Area Rate (Unit B)

$$(\$1,822,961.78 \times 23.522574\%) / 2,478,656 \text{ units} = \$0.173/\text{sq ft land area}$$

Street Frontage Rate (Unit C)

$$(\$1,822,961.78 \times 40.847145\%) / 23,924 \text{ units} = \$31.1248/\text{lin ft street frontage}$$

Residential Condominium Building Area Rate

$$(\$2,237,537.38 \times 18.528209\%) / 1,263,950 \text{ units} = \$0.328/\text{sq ft condo bldg. area}$$

Step 5. Estimate Total District Costs

The total projected 5-year special benefit costs for 2019 – 2023 of the HCBID are shown in the Table on pages 15-16 of this Report assuming a maximum 5% increase per year, commensurate to special benefits received by identified assessed parcels.

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

Total Year 1 (2018-19) adjusted costs are estimated at \$2,271,611.55. General benefits are factored at 1.5% of total (see Finding 2 on pages 6-10 of this Report) with special benefits set at 98.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.5% general benefit cost is computed to be \$34,074.17 with a resultant 98.5% special benefit limit computed at \$2,237,537.38. Based on current data, zoning and land uses, this is the maximum amount of Year 1 (2018-19) revenue that can be derived from property assessments from the subject District.

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

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
HC BID Assessments	\$2,237,537.38	98.5%
Grants, donations, sponsors, program income, etc.	\$34,074.17	1.5%
TOTAL	\$2,271,611.55	100.0%

Step 7. Calculate “Basic Unit Cost”

With a YR 1 – 2018-19 assessment revenue portion of the budget set at \$2,237,537.38 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the HC BID is being proposed for an 5-year term, maximum assessment rates for future years (2020-2023) must be set at the inception of the proposed HC BID. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by identified assessed parcels, may be imposed for future year assessments, on approval by the HC BID Property Owner’s Association. The maximum assessment rates for the 5-year proposed HC BID term of 2019-2023 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 HC BID term (2019-2023).

**HC BID – 5 Year Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)**

TYPE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
<u>YEAR 1</u>			
STANDARD	\$0.0630	\$0.1730	\$31.1248
RESID CONDO	\$0.3280	\$0.0000	\$0.0000
<u>YEAR 2</u>			
STANDARD	\$0.0662	\$0.1817	\$32.6810
RESID CONDO	\$0.3444	\$0.0000	\$0.0000
<u>YEAR 3</u>			
STANDARD	\$0.0695	\$0.1907	\$34.3151
RESID CONDO	\$0.3616	\$0.0000	\$0.0000
<u>YEAR 4</u>			
STANDARD	\$0.0729	\$0.2003	\$36.0308
RESID CONDO	\$0.3797	\$0.0000	\$0.0000

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

YEAR 5			
STANDARD	\$0.0766	\$0.2103	\$37.8324
RESID CONDO	\$0.3987	\$0.0000	\$0.0000

*"Standard" means for all parcels other than residential condominium parcels

Step 8. Spread the Assessments

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

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:

Assessments for the Property Tax Year beginning July 1, 2018 through and including the Fiscal Year ending June 30, 2023 (Operation Years 2019-2023) 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 the proposed renewed HCBID.

Duration

As allowed by State PBID Law, the HCBID will have a five (5) year operational term from January 1, 2018 to December 31, 2023. The proposed renewed HCBID operation will begin services on January 1, 2018. If the District is not renewed in 2023, services will end on December 31, 2023.

APPENDIX 1

HC YR 1 – 2018/2019 ASSESSMENT ROLL

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

APN	2018-19 ASSMT	% OF TOTAL
5139003001	\$24,414.09	1.091%
5139003012	\$5,757.48	0.257%
5139003013	\$2,879.69	0.129%
5139003014	\$4,281.06	0.191%
5139003017	\$19,248.21	0.860%
5144001010	\$14,491.61	0.648%
5144001011	\$35,572.58	1.590%
5144001012	\$3,216.23	0.144%
5144001013	\$3,432.97	0.153%
5144001014	\$26,326.89	1.177%
5144001015	\$3,596.39	0.161%
5144001016	\$8,618.04	0.385%
5144001018	\$8,851.98	0.396%
5144001020	\$30,606.84	1.368%
5144001021	\$6,140.85	0.274%
5144002010	\$2,838.70	0.127%
5144002012	\$3,498.98	0.156%
5144002015	\$2,578.82	0.115%
5144002016	\$7,853.26	0.351%
5144002017	\$13,027.07	0.582%
5144002018	\$23,506.79	1.051%
5144002019	\$7,950.19	0.355%
5144002020	\$4,192.87	0.187%
5144002021	\$8,193.66	0.366%
5144002022	\$7,072.25	0.316%
5144002023	\$5,070.40	0.227%
5144002025	\$13,500.56	0.603%
5144002026	\$9,471.82	0.423%
5144002152	\$11,694.15	0.523%
5144003012	\$2,675.75	0.120%
5144003013	\$7,543.99	0.337%
5144003014	\$7,496.70	0.335%
5144003016	\$14,412.45	0.644%
5144003040	\$35,685.51	1.595%
5144014027	\$10,173.57	0.455%

5144014028	\$4,438.47	0.198%
5144014029	\$7,816.21	0.349%
5144014030	\$5,170.21	0.231%
5144014031	\$3,236.49	0.145%
5144014032	\$3,247.26	0.145%
5144014036	\$5,964.75	0.267%
5144014037	\$5,924.81	0.265%
5144014038	\$25,891.59	1.157%
5144015023	\$9,943.84	0.444%
5144015024	\$9,350.03	0.418%
5144015034	\$7,359.42	0.329%
5144015035	\$8,361.09	0.374%
5144015036	\$5,704.44	0.255%
5144015053	\$17,370.10	0.776%
5144015056	\$611.73	0.027%
5144015057	\$6,429.29	0.287%
5144015058	\$216.48	0.010%
5144015059	\$219.76	0.010%
5144015060	\$183.68	0.008%
5144015061	\$164.00	0.007%
5144015062	\$200.08	0.009%
5144015063	\$334.56	0.015%
5144015064	\$157.44	0.007%
5144015065	\$206.64	0.009%
5144015066	\$350.96	0.016%
5144015067	\$219.76	0.010%
5144015068	\$170.56	0.008%
5144015069	\$170.56	0.008%
5144015070	\$193.52	0.009%
5144015071	\$252.56	0.011%
5144015072	\$216.48	0.010%
5144015073	\$219.76	0.010%
5144015074	\$183.68	0.008%
5144015075	\$167.28	0.007%
5144015076	\$252.56	0.011%
5144015077	\$213.20	0.010%
5144015078	\$209.92	0.009%
5144015079	\$186.96	0.008%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144015080	\$223.04	0.010%
5144015081	\$236.16	0.011%
5144015082	\$190.24	0.009%
5144015083	\$190.24	0.009%
5144015084	\$193.52	0.009%
5144015085	\$232.88	0.010%
5144015086	\$216.48	0.010%
5144015087	\$219.76	0.010%
5144015088	\$183.68	0.008%
5144015089	\$167.28	0.007%
5144015090	\$252.56	0.011%
5144015091	\$213.20	0.010%
5144015092	\$209.92	0.009%
5144015093	\$186.96	0.008%
5144015094	\$223.04	0.010%
5144015095	\$236.16	0.011%
5144015096	\$190.24	0.009%
5144015097	\$190.24	0.009%
5144015098	\$193.52	0.009%
5144015099	\$232.88	0.010%
5144015100	\$216.48	0.010%
5144015101	\$219.76	0.010%
5144015102	\$183.68	0.008%
5144015103	\$167.28	0.007%
5144015104	\$252.56	0.011%
5144015105	\$213.20	0.010%
5144015106	\$209.92	0.009%
5144015107	\$186.96	0.008%
5144015108	\$223.04	0.010%
5144015109	\$236.16	0.011%
5144015110	\$190.24	0.009%
5144015111	\$190.24	0.009%
5144015112	\$193.52	0.009%
5144015113	\$232.88	0.010%
5144015114	\$216.48	0.010%
5144015115	\$219.76	0.010%
5144015116	\$183.68	0.008%
5144015117	\$167.28	0.007%

5144015118	\$252.56	0.011%
5144015119	\$213.20	0.010%
5144015120	\$209.92	0.009%
5144015121	\$186.96	0.008%
5144015122	\$223.04	0.010%
5144015123	\$236.16	0.011%
5144015124	\$190.24	0.009%
5144015125	\$190.24	0.009%
5144015126	\$193.52	0.009%
5144015127	\$232.88	0.010%
5144015128	\$216.48	0.010%
5144015129	\$219.76	0.010%
5144015130	\$183.68	0.008%
5144015131	\$167.28	0.007%
5144015132	\$252.56	0.011%
5144015133	\$213.20	0.010%
5144015134	\$209.92	0.009%
5144015135	\$186.96	0.008%
5144015136	\$223.04	0.010%
5144015137	\$236.16	0.011%
5144015138	\$190.24	0.009%
5144015139	\$190.24	0.009%
5144015140	\$193.52	0.009%
5144015141	\$232.88	0.010%
5144015142	\$216.48	0.010%
5144015143	\$219.76	0.010%
5144015144	\$183.68	0.008%
5144015145	\$167.28	0.007%
5144015146	\$252.56	0.011%
5144015147	\$213.20	0.010%
5144015148	\$209.92	0.009%
5144015149	\$186.96	0.008%
5144015150	\$223.04	0.010%
5144015151	\$236.16	0.011%
5144015152	\$190.24	0.009%
5144015153	\$190.24	0.009%
5144015154	\$193.52	0.009%
5144015155	\$232.88	0.010%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144015156	\$216.48	0.010%
5144015157	\$219.76	0.010%
5144015158	\$183.68	0.008%
5144015159	\$167.28	0.007%
5144015160	\$252.56	0.011%
5144015161	\$213.20	0.010%
5144015162	\$209.92	0.009%
5144015163	\$186.96	0.008%
5144015164	\$223.04	0.010%
5144015165	\$236.16	0.011%
5144015166	\$190.24	0.009%
5144015167	\$190.24	0.009%
5144015168	\$193.52	0.009%
5144015169	\$232.88	0.010%
5144015170	\$216.48	0.010%
5144015171	\$219.76	0.010%
5144015172	\$183.68	0.008%
5144015173	\$167.28	0.007%
5144015174	\$252.56	0.011%
5144015175	\$213.20	0.010%
5144015176	\$209.92	0.009%
5144015177	\$186.96	0.008%
5144015178	\$223.04	0.010%
5144015179	\$236.16	0.011%
5144015180	\$190.24	0.009%
5144015181	\$190.24	0.009%
5144015182	\$193.52	0.009%
5144015183	\$232.88	0.010%
5144015184	\$216.48	0.010%
5144015185	\$219.76	0.010%
5144015186	\$183.68	0.008%
5144015187	\$167.28	0.007%
5144015188	\$252.56	0.011%
5144015189	\$213.20	0.010%
5144015190	\$209.92	0.009%
5144015191	\$186.96	0.008%
5144015192	\$223.04	0.010%
5144015193	\$236.16	0.011%

5144015194	\$190.24	0.009%
5144015195	\$190.24	0.009%
5144015196	\$193.52	0.009%
5144015197	\$232.88	0.010%
5144015198	\$246.00	0.011%
5144015199	\$223.04	0.010%
5144015200	\$183.68	0.008%
5144015201	\$177.12	0.008%
5144015202	\$252.56	0.011%
5144015203	\$213.20	0.010%
5144015204	\$190.24	0.009%
5144015205	\$186.96	0.008%
5144015206	\$223.04	0.010%
5144015207	\$236.16	0.011%
5144015208	\$190.24	0.009%
5144015209	\$190.24	0.009%
5144015210	\$193.52	0.009%
5144015211	\$232.88	0.010%
5144015212	\$246.00	0.011%
5144015213	\$373.92	0.017%
5144015214	\$183.68	0.008%
5144015215	\$177.12	0.008%
5144015216	\$252.56	0.011%
5144015217	\$213.20	0.010%
5144015218	\$190.24	0.009%
5144015219	\$186.96	0.008%
5144015220	\$223.04	0.010%
5144015221	\$236.16	0.011%
5144015222	\$190.24	0.009%
5144015223	\$190.24	0.009%
5144015224	\$193.52	0.009%
5144015225	\$232.88	0.010%
5144016067	\$8,136.52	0.364%
5144017028	\$18,152.60	0.811%
5144017029	\$18,202.42	0.814%
5144017030	\$67,361.30	3.011%
5144017037	\$16,057.88	0.718%
5144017038	\$12,019.78	0.537%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144017040	\$1,725.41	0.077%
5144017041	\$6,070.42	0.271%
5144017042	\$1,035.80	0.046%
5144017043	\$1,078.56	0.048%
5144017044	\$210.04	0.009%
5144017045	\$377.60	0.017%
5144017046	\$488.72	0.022%
5144017047	\$305.04	0.014%
5144017048	\$295.20	0.013%
5144017049	\$492.00	0.022%
5144017050	\$321.44	0.014%
5144017051	\$383.76	0.017%
5144017052	\$367.36	0.016%
5144017053	\$524.80	0.023%
5144017054	\$324.72	0.015%
5144017055	\$357.52	0.016%
5144017056	\$600.24	0.027%
5144017057	\$410.00	0.018%
5144017058	\$377.20	0.017%
5144017059	\$308.32	0.014%
5144017060	\$478.88	0.021%
5144017061	\$298.48	0.013%
5144017062	\$367.36	0.016%
5144017063	\$370.64	0.017%
5144017064	\$514.96	0.023%
5144017065	\$334.56	0.015%
5144017066	\$357.52	0.016%
5144017067	\$600.24	0.027%
5144017068	\$406.72	0.018%
5144017069	\$413.28	0.018%
5144017070	\$396.88	0.018%
5144017071	\$488.72	0.022%
5144017072	\$291.92	0.013%
5144017073	\$367.36	0.016%
5144017074	\$364.08	0.016%
5144017075	\$505.12	0.023%
5144017076	\$344.40	0.015%
5144017077	\$390.32	0.017%

5144017078	\$570.72	0.026%
5144017079	\$574.00	0.026%
5144017080	\$455.92	0.020%
5144017081	\$419.84	0.019%
5144017082	\$308.32	0.014%
5144017083	\$528.08	0.024%
5144017084	\$291.92	0.013%
5144017085	\$367.36	0.016%
5144017086	\$370.64	0.017%
5144017087	\$505.12	0.023%
5144017088	\$331.28	0.015%
5144017089	\$393.60	0.018%
5144017090	\$570.72	0.026%
5144017091	\$580.56	0.026%
5144017092	\$455.92	0.020%
5144017093	\$419.84	0.019%
5144017094	\$308.32	0.014%
5144017095	\$528.08	0.024%
5144017096	\$291.92	0.013%
5144017097	\$367.36	0.016%
5144017098	\$370.64	0.017%
5144017099	\$505.12	0.023%
5144017100	\$331.28	0.015%
5144017101	\$393.60	0.018%
5144017102	\$570.72	0.026%
5144017103	\$567.44	0.025%
5144017104	\$455.92	0.020%
5144017105	\$419.84	0.019%
5144017106	\$308.32	0.014%
5144017107	\$528.08	0.024%
5144017108	\$291.92	0.013%
5144017109	\$367.36	0.016%
5144017110	\$370.64	0.017%
5144017111	\$505.12	0.023%
5144017112	\$331.28	0.015%
5144017113	\$393.60	0.018%
5144017114	\$570.72	0.026%
5144017115	\$580.56	0.026%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144017116	\$455.92	0.020%
5144017117	\$419.84	0.019%
5144017118	\$308.32	0.014%
5144017119	\$528.08	0.024%
5144017120	\$291.92	0.013%
5144017121	\$367.36	0.016%
5144017122	\$370.64	0.017%
5144017123	\$505.12	0.023%
5144017124	\$331.28	0.015%
5144017125	\$393.60	0.018%
5144017126	\$570.72	0.026%
5144017127	\$580.56	0.026%
5144017128	\$455.92	0.020%
5144017129	\$419.84	0.019%
5144017130	\$308.32	0.014%
5144017131	\$528.08	0.024%
5144017132	\$291.92	0.013%
5144017133	\$367.36	0.016%
5144017134	\$370.64	0.017%
5144017135	\$505.12	0.023%
5144017136	\$331.28	0.015%
5144017137	\$393.60	0.018%
5144017138	\$570.72	0.026%
5144017139	\$567.44	0.025%
5144017140	\$455.92	0.020%
5144017141	\$419.84	0.019%
5144017142	\$308.32	0.014%
5144017143	\$528.08	0.024%
5144017144	\$291.92	0.013%
5144017145	\$367.36	0.016%
5144017146	\$370.64	0.017%
5144017147	\$505.12	0.023%
5144017148	\$331.28	0.015%
5144017149	\$393.60	0.018%
5144017150	\$570.72	0.026%
5144017151	\$580.56	0.026%
5144017152	\$436.24	0.019%
5144017153	\$485.44	0.022%

5144017154	\$603.52	0.027%
5144017155	\$288.64	0.013%
5144017156	\$367.36	0.016%
5144017157	\$370.64	0.017%
5144017158	\$396.88	0.018%
5144017159	\$337.84	0.015%
5144017160	\$390.32	0.017%
5144017161	\$570.72	0.026%
5144017162	\$580.56	0.026%
5144017163	\$436.24	0.019%
5144017164	\$485.44	0.022%
5144017165	\$603.52	0.027%
5144017166	\$288.64	0.013%
5144017167	\$367.36	0.016%
5144017168	\$370.64	0.017%
5144017169	\$396.88	0.018%
5144017170	\$337.84	0.015%
5144017171	\$390.32	0.017%
5144017172	\$570.72	0.026%
5144017173	\$567.44	0.025%
5144017174	\$442.80	0.020%
5144017175	\$488.72	0.022%
5144017176	\$603.52	0.027%
5144017177	\$288.64	0.013%
5144017178	\$367.36	0.016%
5144017179	\$370.64	0.017%
5144017180	\$393.60	0.018%
5144017181	\$341.12	0.015%
5144017182	\$423.12	0.019%
5144017183	\$1,088.96	0.049%
5144017184	\$662.56	0.030%
5144017185	\$659.28	0.029%
5144017186	\$816.72	0.037%
5144017187	\$741.28	0.033%
5144017188	\$787.20	0.035%
5144017189	\$583.84	0.026%
5144017190	\$833.12	0.037%
5144024001	\$116.68	0.005%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144024002	\$1,190.40	0.053%
5144024005	\$318.16	0.014%
5144024018	\$327.67	0.015%
5144024019	\$810.59	0.036%
5144024020	\$665.35	0.030%
5144024021	\$363.10	0.016%
5144024022	\$194.83	0.009%
5144024023	\$294.87	0.013%
5144024024	\$298.15	0.013%
5144024025	\$233.54	0.010%
5144024026	\$229.60	0.010%
5144024027	\$306.35	0.014%
5144024028	\$346.37	0.015%
5144024029	\$358.18	0.016%
5144024030	\$363.10	0.016%
5144024031	\$194.83	0.009%
5144024032	\$294.87	0.013%
5144024033	\$298.15	0.013%
5144024034	\$233.54	0.010%
5144024035	\$229.60	0.010%
5144024036	\$306.35	0.014%
5144024037	\$324.72	0.015%
5144024038	\$327.67	0.015%
5144024039	\$346.37	0.015%
5144024040	\$358.18	0.016%
5144024041	\$363.10	0.016%
5144024042	\$194.83	0.009%
5144024043	\$294.87	0.013%
5144024044	\$298.15	0.013%
5144024045	\$233.54	0.010%
5144024046	\$229.60	0.010%
5144024047	\$306.35	0.014%
5144024048	\$324.72	0.015%
5144024049	\$327.67	0.015%
5144024050	\$346.37	0.015%
5144024051	\$358.18	0.016%
5144024052	\$363.10	0.016%
5144024053	\$194.83	0.009%

5144024054	\$294.87	0.013%
5144024055	\$298.15	0.013%
5144024056	\$233.54	0.010%
5144024057	\$229.60	0.010%
5144024058	\$306.35	0.014%
5144024059	\$324.72	0.015%
5144024060	\$327.67	0.015%
5144024061	\$346.37	0.015%
5144024062	\$358.18	0.016%
5144024063	\$363.10	0.016%
5144024064	\$194.83	0.009%
5144024065	\$294.87	0.013%
5144024066	\$298.15	0.013%
5144024067	\$233.54	0.010%
5144024068	\$229.60	0.010%
5144024069	\$306.35	0.014%
5144024070	\$324.72	0.015%
5144024071	\$346.37	0.015%
5144024072	\$358.18	0.016%
5144024073	\$363.10	0.016%
5144024074	\$194.83	0.009%
5144024075	\$294.87	0.013%
5144024076	\$298.15	0.013%
5144024077	\$233.54	0.010%
5144024078	\$229.60	0.010%
5144024079	\$306.35	0.014%
5144024080	\$324.72	0.015%
5144024081	\$327.67	0.015%
5144024082	\$346.37	0.015%
5144024083	\$358.18	0.016%
5144024084	\$363.10	0.016%
5144024085	\$194.83	0.009%
5144024086	\$294.87	0.013%
5144024087	\$298.15	0.013%
5144024088	\$233.54	0.010%
5144024089	\$229.60	0.010%
5144024090	\$306.35	0.014%
5144024091	\$324.72	0.015%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144024092	\$327.67	0.015%
5144024093	\$346.37	0.015%
5144024094	\$358.18	0.016%
5144025001	\$363.10	0.016%
5144025002	\$194.83	0.009%
5144025003	\$294.87	0.013%
5144025004	\$298.15	0.013%
5144025005	\$233.54	0.010%
5144025006	\$229.60	0.010%
5144025007	\$306.35	0.014%
5144025008	\$324.72	0.015%
5144025009	\$327.67	0.015%
5144025010	\$346.37	0.015%
5144025011	\$358.18	0.016%
5144025012	\$363.10	0.016%
5144025013	\$194.83	0.009%
5144025014	\$294.87	0.013%
5144025015	\$298.15	0.013%
5144025016	\$233.54	0.010%
5144025017	\$229.60	0.010%
5144025018	\$306.35	0.014%
5144025019	\$324.72	0.015%
5144025020	\$327.67	0.015%
5144025021	\$346.37	0.015%
5144025022	\$358.18	0.016%
5144025023	\$363.10	0.016%
5144025024	\$194.83	0.009%
5144025025	\$294.87	0.013%
5144025026	\$298.15	0.013%
5144025027	\$233.54	0.010%
5144025028	\$229.60	0.010%
5144025029	\$306.35	0.014%
5144025030	\$324.72	0.015%
5144025031	\$327.67	0.015%
5144025032	\$346.37	0.015%
5144025033	\$358.18	0.016%
5144025034	\$363.10	0.016%
5144025035	\$194.83	0.009%

5144025036	\$294.87	0.013%
5144025037	\$298.15	0.013%
5144025038	\$233.54	0.010%
5144025039	\$229.60	0.010%
5144025040	\$306.35	0.014%
5144025041	\$324.72	0.015%
5144025042	\$327.67	0.015%
5144025043	\$346.37	0.015%
5144025044	\$358.18	0.016%
5144026023	\$7,792.07	0.348%
5144026024	\$213.20	0.010%
5144026025	\$255.84	0.011%
5144026026	\$213.20	0.010%
5144026027	\$249.28	0.011%
5144026028	\$291.92	0.013%
5144026029	\$242.72	0.011%
5144026030	\$246.00	0.011%
5144026031	\$288.64	0.013%
5144026032	\$150.88	0.007%
5144026033	\$141.04	0.006%
5144026034	\$219.76	0.010%
5144026035	\$226.32	0.010%
5144026036	\$216.48	0.010%
5144026037	\$255.84	0.011%
5144026038	\$190.24	0.009%
5144026039	\$255.84	0.011%
5144026040	\$285.36	0.013%
5144026041	\$239.44	0.011%
5144026042	\$246.00	0.011%
5144026043	\$282.08	0.013%
5144026044	\$150.88	0.007%
5144026045	\$213.20	0.010%
5144026046	\$223.04	0.010%
5144026047	\$226.32	0.010%
5144026048	\$214.18	0.010%
5144026049	\$255.18	0.011%
5144026050	\$218.45	0.010%
5144026051	\$255.84	0.011%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144026052	\$283.72	0.013%
5144026053	\$246.00	0.011%
5144026054	\$243.05	0.011%
5144026055	\$283.39	0.013%
5144026056	\$152.19	0.007%
5144026057	\$210.58	0.009%
5144026058	\$214.51	0.010%
5144026059	\$226.65	0.010%
5144026060	\$213.20	0.010%
5144026061	\$255.84	0.011%
5144026062	\$219.76	0.010%
5144026063	\$255.84	0.011%
5144026064	\$291.92	0.013%
5144026065	\$239.44	0.011%
5144026066	\$242.72	0.011%
5144026067	\$282.08	0.013%
5144026068	\$150.88	0.007%
5144026069	\$213.20	0.010%
5144026070	\$226.32	0.010%
5144026071	\$226.32	0.010%
5144026072	\$213.20	0.010%
5144026073	\$255.84	0.011%
5144026074	\$186.96	0.008%
5144026075	\$255.84	0.011%
5144026076	\$282.08	0.013%
5144026077	\$246.00	0.011%
5144026078	\$242.72	0.011%
5144026079	\$282.08	0.013%
5144026080	\$150.88	0.007%
5144026081	\$209.92	0.009%
5144026082	\$213.20	0.010%
5144026083	\$226.32	0.010%
5144026084	\$213.20	0.010%
5144026085	\$255.84	0.011%
5144026086	\$216.48	0.010%
5144026087	\$255.84	0.011%
5144026088	\$285.36	0.013%
5144026089	\$246.00	0.011%

5144026090	\$242.72	0.011%
5144026091	\$282.08	0.013%
5144026092	\$150.88	0.007%
5144026093	\$209.92	0.009%
5144026094	\$213.20	0.010%
5144026095	\$226.32	0.010%
5144026096	\$213.20	0.010%
5144026097	\$255.84	0.011%
5144026098	\$216.48	0.010%
5144026099	\$255.84	0.011%
5144026100	\$291.92	0.013%
5144026101	\$239.44	0.011%
5144026102	\$242.72	0.011%
5144026103	\$282.08	0.013%
5144026104	\$150.88	0.007%
5144026105	\$209.92	0.009%
5144026106	\$213.20	0.010%
5144026107	\$226.32	0.010%
5144026108	\$213.20	0.010%
5144026109	\$255.84	0.011%
5144026110	\$186.96	0.008%
5144026111	\$255.84	0.011%
5144026112	\$282.08	0.013%
5144026113	\$246.00	0.011%
5144026114	\$242.72	0.011%
5144026115	\$282.08	0.013%
5144026116	\$150.88	0.007%
5144026117	\$209.92	0.009%
5144026118	\$213.20	0.010%
5144026119	\$226.32	0.010%
5144026120	\$213.20	0.010%
5144026121	\$255.84	0.011%
5144026122	\$216.48	0.010%
5144026123	\$255.84	0.011%
5144026124	\$278.80	0.012%
5144026125	\$252.56	0.011%
5144026126	\$239.44	0.011%
5144026127	\$282.08	0.013%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144026128	\$150.88	0.007%
5144026129	\$213.20	0.010%
5144026130	\$226.32	0.010%
5144026131	\$229.60	0.010%
5144026132	\$213.20	0.010%
5144026133	\$255.84	0.011%
5144026134	\$216.48	0.010%
5144026135	\$255.84	0.011%
5144026136	\$282.08	0.013%
5144026137	\$236.16	0.011%
5144026138	\$246.00	0.011%
5144026139	\$272.24	0.012%
5144026140	\$150.88	0.007%
5144026141	\$213.20	0.010%
5144026142	\$226.32	0.010%
5144026143	\$229.60	0.010%
5144026144	\$186.96	0.008%
5144026145	\$262.40	0.012%
5144026146	\$206.64	0.009%
5144026147	\$255.84	0.011%
5144026148	\$186.96	0.008%
5144026149	\$154.16	0.007%
5144026150	\$167.28	0.007%
5144026151	\$167.28	0.007%
5144026152	\$223.04	0.010%
5144026153	\$147.60	0.007%
5144026154	\$337.84	0.015%
5144026155	\$249.28	0.011%
5144026156	\$331.28	0.015%
5144026157	\$200.08	0.009%
5144026158	\$226.32	0.010%
5144026159	\$213.20	0.010%
5144026160	\$324.72	0.015%
5144026161	\$232.88	0.010%
5144026162	\$423.12	0.019%
5148007001	\$3,492.74	0.156%
5148007002	\$3,930.59	0.176%
5148007003	\$4,365.12	0.195%

5148007004	\$1,637.57	0.073%
5148007005	\$5,497.93	0.246%
5148008001	\$18,985.43	0.848%
5148008002	\$10,874.32	0.486%
5148008007	\$3,235.72	0.145%
5148008008	\$6,364.93	0.284%
5148008010	\$6,758.52	0.302%
5148008012	\$6,469.48	0.289%
5148008900	\$7,401.55	0.331%
5148009001	\$4,264.27	0.191%
5148009004	\$1,991.87	0.089%
5148009005	\$3,287.24	0.147%
5148009006	\$3,248.99	0.145%
5148009007	\$3,038.12	0.136%
5148009008	\$11,311.70	0.506%
5148009009	\$6,924.06	0.309%
5148009012	\$3,849.89	0.172%
5148009013	\$13,267.45	0.593%
5148009014	\$3,515.75	0.157%
5148009015	\$7,525.63	0.336%
5148010027	\$5,709.93	0.255%
5148010028	\$3,969.24	0.177%
5148016914	\$75,401.44	3.370%
5148017003	\$4,316.32	0.193%
5148017005	\$3,919.64	0.175%
5148017009	\$20,365.99	0.910%
5148018005	\$2,904.43	0.130%
5148018006	\$2,811.70	0.126%
5148018007	\$3,900.57	0.174%
5148018014	\$48.79	0.002%
5148018026	\$19,823.63	0.886%
5148018027	\$3,738.76	0.167%
5148018900	\$5,718.29	0.256%
5148018901	\$2,659.88	0.119%
5148019001	\$4,536.30	0.203%
5148019002	\$2,313.07	0.103%
5148019007	\$2,553.99	0.114%
5148019008	\$5,133.18	0.229%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5148019009	\$5,821.91	0.260%
5148019012	\$12,846.77	0.574%
5148019013	\$3,457.56	0.155%
5148019017	\$1,821.51	0.081%
5148019018	\$2,454.73	0.110%
5148019020	\$2,871.73	0.128%
5148020001	\$8,941.86	0.400%
5148020002	\$2,531.65	0.113%
5148020003	\$3,574.59	0.160%
5148020004	\$2,155.71	0.096%
5148020009	\$6,326.32	0.283%
5148020012	\$13,454.28	0.601%
5148021002	\$2,763.31	0.123%
5148021010	\$15,270.72	0.682%
5148021011	\$3,970.48	0.177%
5148021015	\$50,977.02	2.278%
5148021021	\$190.24	0.009%
5148021022	\$534.64	0.024%
5148021023	\$482.16	0.022%
5148021024	\$485.44	0.022%
5148021025	\$475.60	0.021%
5148021026	\$429.68	0.019%
5148021027	\$560.88	0.025%
5148021028	\$190.24	0.009%
5148021029	\$521.52	0.023%
5148021030	\$482.16	0.022%
5148021031	\$485.44	0.022%
5148021032	\$511.68	0.023%
5148021033	\$390.32	0.017%
5148021034	\$560.88	0.025%
5148021035	\$190.24	0.009%
5148021036	\$521.52	0.023%
5148021037	\$482.16	0.022%
5148021038	\$485.44	0.022%
5148021039	\$511.68	0.023%
5148021040	\$390.32	0.017%
5148021041	\$560.88	0.025%
5148021042	\$190.24	0.009%

5148021043	\$534.64	0.024%
5148021044	\$482.16	0.022%
5148021045	\$485.44	0.022%
5148021046	\$475.60	0.021%
5148021047	\$429.68	0.019%
5148021048	\$567.44	0.025%
5148021049	\$242.72	0.011%
5148021050	\$534.64	0.024%
5148021051	\$482.16	0.022%
5148021052	\$485.44	0.022%
5148021053	\$465.76	0.021%
5148021054	\$432.96	0.019%
5148021055	\$574.00	0.026%
5148021056	\$4,662.09	0.208%
5149002011	\$314.88	0.014%
5149002012	\$291.92	0.013%
5149002013	\$272.24	0.012%
5149002014	\$242.72	0.011%
5149002015	\$219.76	0.010%
5149002016	\$262.40	0.012%
5149002017	\$282.08	0.013%
5149002018	\$200.08	0.009%
5149002019	\$213.20	0.010%
5149002020	\$308.32	0.014%
5149002021	\$268.96	0.012%
5149002022	\$291.92	0.013%
5149002023	\$216.48	0.010%
5149002024	\$291.92	0.013%
5149002025	\$324.72	0.015%
5149002026	\$219.76	0.010%
5149002027	\$252.56	0.011%
5149002028	\$373.92	0.017%
5149002029	\$213.20	0.010%
5149002030	\$193.52	0.009%
5149002031	\$164.00	0.007%
5149002032	\$219.76	0.010%
5149002033	\$321.44	0.014%
5149002034	\$154.16	0.007%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149002035	\$232.88	0.010%
5149002036	\$170.56	0.008%
5149002037	\$314.88	0.014%
5149002038	\$291.92	0.013%
5149002039	\$272.24	0.012%
5149002040	\$242.72	0.011%
5149002041	\$219.76	0.010%
5149002042	\$262.40	0.012%
5149002043	\$282.08	0.013%
5149002044	\$200.08	0.009%
5149002045	\$213.20	0.010%
5149002046	\$308.32	0.014%
5149002047	\$268.96	0.012%
5149002048	\$291.92	0.013%
5149002049	\$216.48	0.010%
5149002050	\$291.92	0.013%
5149002051	\$324.72	0.015%
5149002052	\$219.76	0.010%
5149002053	\$252.56	0.011%
5149002054	\$373.92	0.017%
5149002055	\$213.20	0.010%
5149002056	\$193.52	0.009%
5149002057	\$164.00	0.007%
5149002058	\$219.76	0.010%
5149002059	\$321.44	0.014%
5149002060	\$154.16	0.007%
5149002061	\$232.88	0.010%
5149002062	\$170.56	0.008%
5149002063	\$314.88	0.014%
5149002064	\$291.92	0.013%
5149002065	\$272.24	0.012%
5149002066	\$242.72	0.011%
5149002067	\$219.76	0.010%
5149002068	\$262.40	0.012%
5149002069	\$282.08	0.013%
5149002070	\$200.08	0.009%
5149002071	\$213.20	0.010%
5149002072	\$308.32	0.014%

5149002073	\$268.96	0.012%
5149002074	\$291.92	0.013%
5149002075	\$216.48	0.010%
5149002076	\$291.92	0.013%
5149002077	\$324.72	0.015%
5149002078	\$219.76	0.010%
5149002079	\$252.56	0.011%
5149002080	\$373.92	0.017%
5149002081	\$213.20	0.010%
5149002082	\$193.52	0.009%
5149002083	\$164.00	0.007%
5149002084	\$219.76	0.010%
5149002085	\$321.44	0.014%
5149002086	\$154.16	0.007%
5149002087	\$232.88	0.010%
5149002088	\$170.56	0.008%
5149002089	\$314.88	0.014%
5149002090	\$291.92	0.013%
5149002091	\$272.24	0.012%
5149002092	\$242.72	0.011%
5149002093	\$219.76	0.010%
5149002094	\$262.40	0.012%
5149002095	\$282.08	0.013%
5149002096	\$200.08	0.009%
5149002097	\$213.20	0.010%
5149002098	\$308.32	0.014%
5149002099	\$268.96	0.012%
5149002100	\$291.92	0.013%
5149002101	\$216.48	0.010%
5149002102	\$291.92	0.013%
5149002103	\$324.72	0.015%
5149002104	\$219.76	0.010%
5149002105	\$252.56	0.011%
5149002106	\$373.92	0.017%
5149002107	\$213.20	0.010%
5149002108	\$193.52	0.009%
5149002109	\$164.00	0.007%
5149002110	\$219.76	0.010%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149002111	\$321.44	0.014%
5149002112	\$154.16	0.007%
5149002113	\$232.88	0.010%
5149002114	\$170.56	0.008%
5149002115	\$314.88	0.014%
5149002116	\$291.92	0.013%
5149002117	\$272.24	0.012%
5149002118	\$242.72	0.011%
5149002119	\$219.76	0.010%
5149002120	\$262.40	0.012%
5149002121	\$282.08	0.013%
5149002122	\$200.08	0.009%
5149002123	\$213.20	0.010%
5149002124	\$308.32	0.014%
5149002125	\$268.96	0.012%
5149002126	\$291.92	0.013%
5149002127	\$216.48	0.010%
5149002128	\$291.92	0.013%
5149002129	\$324.72	0.015%
5149002130	\$219.76	0.010%
5149002131	\$252.56	0.011%
5149002132	\$373.92	0.017%
5149002133	\$213.20	0.010%
5149002134	\$193.52	0.009%
5149002135	\$164.00	0.007%
5149002136	\$219.76	0.010%
5149002137	\$321.44	0.014%
5149002138	\$154.16	0.007%
5149002139	\$232.88	0.010%
5149002140	\$170.56	0.008%
5149002141	\$314.88	0.014%
5149002142	\$291.92	0.013%
5149002143	\$272.24	0.012%
5149002144	\$242.72	0.011%
5149002145	\$219.76	0.010%
5149002146	\$262.40	0.012%
5149002147	\$282.08	0.013%
5149002148	\$200.08	0.009%

5149002149	\$213.20	0.010%
5149002150	\$308.32	0.014%
5149002151	\$268.96	0.012%
5149002152	\$291.92	0.013%
5149002153	\$216.48	0.010%
5149002154	\$291.92	0.013%
5149002155	\$324.72	0.015%
5149002156	\$219.76	0.010%
5149002157	\$252.56	0.011%
5149002158	\$373.92	0.017%
5149002159	\$213.20	0.010%
5149002160	\$193.52	0.009%
5149002161	\$164.00	0.007%
5149002162	\$219.76	0.010%
5149002163	\$321.44	0.014%
5149002164	\$154.16	0.007%
5149002165	\$232.88	0.010%
5149002166	\$170.56	0.008%
5149002167	\$314.88	0.014%
5149002168	\$291.92	0.013%
5149002169	\$272.24	0.012%
5149002170	\$242.72	0.011%
5149002171	\$219.76	0.010%
5149002172	\$262.40	0.012%
5149002173	\$282.08	0.013%
5149002174	\$200.08	0.009%
5149002175	\$213.20	0.010%
5149002176	\$308.32	0.014%
5149002177	\$268.96	0.012%
5149002178	\$265.68	0.012%
5149002179	\$216.48	0.010%
5149002180	\$291.92	0.013%
5149002181	\$324.72	0.015%
5149002182	\$219.76	0.010%
5149002183	\$252.56	0.011%
5149002184	\$373.92	0.017%
5149002185	\$213.20	0.010%
5149002186	\$193.52	0.009%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149002187	\$164.00	0.007%
5149002188	\$219.76	0.010%
5149002189	\$321.44	0.014%
5149002190	\$154.16	0.007%
5149002191	\$232.88	0.010%
5149002192	\$170.56	0.008%
5149002193	\$593.68	0.027%
5149002194	\$442.80	0.020%
5149002195	\$429.68	0.019%
5149002196	\$892.16	0.040%
5149002197	\$636.32	0.028%
5149002198	\$1,115.20	0.050%
5149002199	\$469.04	0.021%
5149002200	\$882.32	0.039%
5149002201	\$656.00	0.029%
5149022006	\$7,023.53	0.314%
5149022008	\$14,119.30	0.631%
5149022010	\$4,734.23	0.212%
5149022012	\$6,926.02	0.310%
5149022013	\$12,816.20	0.573%
5149022014	\$7,249.50	0.324%
5149022015	\$12,794.63	0.572%
5149022016	\$1,341.52	0.060%
5149022017	\$2,032.57	0.091%
5149022018	\$6,390.97	0.286%
5149022019	\$2,738.99	0.122%
5149023011	\$11,302.67	0.505%
5149023013	\$10,280.50	0.459%
5149023020	\$518.24	0.023%
5149023021	\$364.08	0.016%
5149023022	\$370.64	0.017%
5149023023	\$373.92	0.017%
5149023024	\$370.64	0.017%
5149023025	\$334.56	0.015%
5149023026	\$236.16	0.011%
5149023027	\$239.44	0.011%
5149023028	\$232.88	0.010%
5149023029	\$150.88	0.007%

5149023030	\$147.60	0.007%
5149023031	\$150.88	0.007%
5149023032	\$255.84	0.011%
5149023033	\$150.88	0.007%
5149023034	\$167.28	0.007%
5149023035	\$390.32	0.017%
5149023036	\$321.44	0.014%
5149023037	\$419.84	0.019%
5149023038	\$423.12	0.019%
5149023039	\$419.84	0.019%
5149023040	\$360.80	0.016%
5149023041	\$291.92	0.013%
5149023042	\$288.64	0.013%
5149023043	\$272.24	0.012%
5149023044	\$236.16	0.011%
5149023045	\$236.16	0.011%
5149023046	\$232.88	0.010%
5149023047	\$154.16	0.007%
5149023048	\$150.88	0.007%
5149023049	\$154.16	0.007%
5149023050	\$255.84	0.011%
5149023051	\$154.16	0.007%
5149023052	\$167.28	0.007%
5149023053	\$262.40	0.012%
5149023054	\$268.96	0.012%
5149023055	\$262.40	0.012%
5149023056	\$282.08	0.013%
5149023057	\$282.08	0.013%
5149023058	\$268.96	0.012%
5149023059	\$268.96	0.012%
5149023060	\$272.24	0.012%
5149023061	\$226.32	0.010%
5149023062	\$236.16	0.011%
5149023063	\$236.16	0.011%
5149023064	\$232.88	0.010%
5149023065	\$154.16	0.007%
5149023066	\$150.88	0.007%
5149023067	\$154.16	0.007%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149023068	\$255.84	0.011%
5149023069	\$154.16	0.007%
5149023070	\$167.28	0.007%
5149023071	\$262.40	0.012%
5149023072	\$268.96	0.012%
5149023073	\$262.40	0.012%
5149023074	\$282.08	0.013%
5149023075	\$282.08	0.013%
5149023076	\$268.96	0.012%
5149023077	\$268.96	0.012%
5149023078	\$272.24	0.012%
5149023079	\$226.32	0.010%
5149023080	\$236.16	0.011%
5149023081	\$236.16	0.011%
5149023082	\$232.88	0.010%
5149023083	\$154.16	0.007%
5149023084	\$150.88	0.007%
5149023085	\$154.16	0.007%
5149023086	\$255.84	0.011%
5149023087	\$154.16	0.007%
5149023088	\$167.28	0.007%
5149023089	\$262.40	0.012%
5149023090	\$268.96	0.012%
5149023091	\$262.40	0.012%
5149023092	\$282.08	0.013%
5149023093	\$282.08	0.013%
5149023094	\$268.96	0.012%
5149023095	\$268.96	0.012%
5149023096	\$272.24	0.012%
5149023097	\$226.32	0.010%
5149023098	\$236.16	0.011%
5149023099	\$236.16	0.011%
5149023100	\$232.88	0.010%
5149023101	\$154.16	0.007%
5149023102	\$150.88	0.007%
5149023103	\$154.16	0.007%
5149023104	\$255.84	0.011%
5149023105	\$154.16	0.007%

5149023106	\$167.28	0.007%
5149023107	\$262.40	0.012%
5149023108	\$268.96	0.012%
5149023109	\$262.40	0.012%
5149023110	\$282.08	0.013%
5149023111	\$282.08	0.013%
5149023112	\$268.96	0.012%
5149023113	\$268.96	0.012%
5149023114	\$272.24	0.012%
5149023115	\$226.32	0.010%
5149023116	\$236.16	0.011%
5149023117	\$236.16	0.011%
5149023118	\$232.88	0.010%
5149023119	\$154.16	0.007%
5149023120	\$413.28	0.018%
5149023121	\$154.16	0.007%
5149023122	\$154.16	0.007%
5149023123	\$167.28	0.007%
5149023124	\$262.40	0.012%
5149023125	\$268.96	0.012%
5149023126	\$265.68	0.012%
5149023127	\$282.08	0.013%
5149023128	\$282.08	0.013%
5149023129	\$268.96	0.012%
5149023130	\$268.96	0.012%
5149023131	\$226.32	0.010%
5149023132	\$272.24	0.012%
5149023133	\$236.16	0.011%
5149023134	\$236.16	0.011%
5149023135	\$232.88	0.010%
5149023136	\$154.16	0.007%
5149023137	\$413.28	0.018%
5149023138	\$154.16	0.007%
5149023139	\$154.16	0.007%
5149023140	\$167.28	0.007%
5149023141	\$262.40	0.012%
5149023142	\$268.96	0.012%
5149023143	\$265.68	0.012%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149023144	\$282.08	0.013%
5149023145	\$282.08	0.013%
5149023146	\$268.96	0.012%
5149023147	\$268.96	0.012%
5149023148	\$226.32	0.010%
5149023149	\$272.24	0.012%
5149023150	\$236.16	0.011%
5149023151	\$236.16	0.011%
5149023152	\$232.88	0.010%
5149023153	\$154.16	0.007%
5149023154	\$413.28	0.018%
5149023155	\$154.16	0.007%
5149023156	\$154.16	0.007%
5149023157	\$167.28	0.007%
5149023158	\$262.40	0.012%
5149023159	\$268.96	0.012%
5149023160	\$265.68	0.012%
5149023161	\$282.08	0.013%
5149023162	\$282.08	0.013%
5149023163	\$268.96	0.012%
5149023164	\$268.96	0.012%
5149023165	\$226.32	0.010%
5149023166	\$272.24	0.012%
5149023167	\$236.16	0.011%
5149023168	\$236.16	0.011%
5149023169	\$232.88	0.010%
5149023170	\$154.16	0.007%
5149023171	\$413.28	0.018%
5149023172	\$154.16	0.007%
5149023173	\$154.16	0.007%
5149023174	\$167.28	0.007%
5149023175	\$262.40	0.012%
5149023176	\$268.96	0.012%
5149023177	\$265.68	0.012%
5149023178	\$282.08	0.013%
5149023179	\$282.08	0.013%
5149023180	\$268.96	0.012%
5149023181	\$268.96	0.012%

5149023182	\$226.32	0.010%
5149023183	\$272.24	0.012%
5149023184	\$236.16	0.011%
5149023185	\$236.16	0.011%
5149023186	\$232.88	0.010%
5149023187	\$154.16	0.007%
5149023188	\$413.28	0.018%
5149023189	\$154.16	0.007%
5149023190	\$154.16	0.007%
5149023191	\$167.28	0.007%
5149023192	\$262.40	0.012%
5149023193	\$268.96	0.012%
5149023194	\$265.68	0.012%
5149023195	\$282.08	0.013%
5149023196	\$282.08	0.013%
5149023197	\$268.96	0.012%
5149023198	\$268.96	0.012%
5149023199	\$226.32	0.010%
5149023200	\$272.24	0.012%
5149023201	\$236.16	0.011%
5149023202	\$236.16	0.011%
5149023203	\$232.88	0.010%
5149023204	\$154.16	0.007%
5149023205	\$413.28	0.018%
5149023206	\$154.16	0.007%
5149023207	\$154.16	0.007%
5149023208	\$167.28	0.007%
5149023209	\$262.40	0.012%
5149023210	\$268.96	0.012%
5149023211	\$265.68	0.012%
5149023212	\$282.08	0.013%
5149023213	\$282.08	0.013%
5149023214	\$268.96	0.012%
5149023215	\$268.96	0.012%
5149023216	\$226.32	0.010%
5149023217	\$272.24	0.012%
5149023218	\$236.16	0.011%
5149023219	\$236.16	0.011%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149023220	\$232.88	0.010%
5149023221	\$311.60	0.014%
5149023222	\$413.28	0.018%
5149023223	\$331.28	0.015%
5149023224	\$311.60	0.014%
5149023225	\$331.28	0.015%
5149023226	\$10,765.83	0.481%
5149023231	\$105.01	0.005%
5149023232	\$138.40	0.006%
5149023233	\$879.48	0.039%
5149023900	\$1,173.41	0.052%
5149023901	\$1,387.68	0.062%
5149023902	\$1,798.59	0.080%
5149023903	\$3,099.25	0.139%
5149023904	\$3,525.00	0.158%
5149023905	\$2,345.27	0.105%
5149024001	\$23,650.10	1.057%
5149024004	\$11,769.51	0.526%
5149024006	\$1,689.07	0.075%
5149024008	\$6,798.88	0.304%
5149024009	\$8,075.31	0.361%
5149024018	\$2,361.35	0.106%
5149024019	\$3,271.22	0.146%
5149024020	\$4,589.34	0.205%
5149024021	\$8,985.77	0.402%
5149024022	\$1,494.44	0.067%
5149024024	\$9,706.18	0.434%
5149024026	\$31,555.21	1.410%
5149024027	\$12,198.00	0.545%
5149024028	\$6,667.02	0.298%
5149024029	\$337.84	0.015%
5149024030	\$282.08	0.013%
5149024031	\$367.36	0.016%
5149024032	\$278.80	0.012%
5149024033	\$186.96	0.008%
5149024034	\$347.68	0.016%
5149024035	\$255.84	0.011%
5149024036	\$341.12	0.015%

5149024037	\$344.40	0.015%
5149024038	\$278.80	0.012%
5149024039	\$360.80	0.016%
5149024040	\$239.44	0.011%
5149024041	\$219.76	0.010%
5149024042	\$334.56	0.015%
5149024043	\$328.00	0.015%
5149024044	\$341.12	0.015%
5149024045	\$344.40	0.015%
5149024046	\$278.80	0.012%
5149024047	\$360.80	0.016%
5149024048	\$239.44	0.011%
5149024049	\$219.76	0.010%
5149024050	\$334.56	0.015%
5149024051	\$328.00	0.015%
5149024052	\$341.12	0.015%
5149024053	\$344.40	0.015%
5149024054	\$278.80	0.012%
5149024055	\$360.80	0.016%
5149024056	\$239.44	0.011%
5149024057	\$219.76	0.010%
5149024058	\$334.56	0.015%
5149024059	\$328.00	0.015%
5149024060	\$341.12	0.015%
5149024061	\$344.40	0.015%
5149024062	\$278.80	0.012%
5149024063	\$360.80	0.016%
5149024064	\$239.44	0.011%
5149024065	\$219.76	0.010%
5149024066	\$334.56	0.015%
5149024067	\$328.00	0.015%
5149024068	\$341.12	0.015%
5149024069	\$344.40	0.015%
5149024070	\$278.80	0.012%
5149024071	\$360.80	0.016%
5149024072	\$239.44	0.011%
5149024073	\$219.76	0.010%
5149024074	\$334.56	0.015%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149024075	\$328.00	0.015%
5149024076	\$341.12	0.015%
5149024077	\$344.40	0.015%
5149024078	\$278.80	0.012%
5149024079	\$360.80	0.016%
5149024080	\$239.44	0.011%
5149024081	\$219.76	0.010%
5149024082	\$334.56	0.015%
5149024083	\$334.56	0.015%
5149024084	\$341.12	0.015%
5149024085	\$344.40	0.015%
5149024086	\$278.80	0.012%
5149024087	\$360.80	0.016%
5149024088	\$239.44	0.011%
5149024089	\$219.76	0.010%
5149024090	\$334.56	0.015%
5149024091	\$334.56	0.015%
5149024092	\$341.12	0.015%
5149024093	\$344.40	0.015%
5149024094	\$278.80	0.012%
5149024095	\$360.80	0.016%
5149024096	\$239.44	0.011%
5149024097	\$219.76	0.010%
5149024098	\$334.56	0.015%
5149024099	\$334.56	0.015%
5149024100	\$341.12	0.015%
5149024101	\$344.40	0.015%
5149024102	\$278.80	0.012%
5149024103	\$360.80	0.016%
5149024104	\$239.44	0.011%
5149024105	\$219.76	0.010%
5149024106	\$334.56	0.015%
5149024107	\$334.56	0.015%
5149024108	\$341.12	0.015%
5149024109	\$344.40	0.015%
5149024110	\$278.80	0.012%
5149024111	\$360.80	0.016%
5149024112	\$239.44	0.011%

5149024113	\$219.76	0.010%
5149024114	\$334.56	0.015%
5149024115	\$334.56	0.015%
5149024116	\$341.12	0.015%
5149025001	\$5,426.84	0.243%
5149025900	\$3,125.80	0.140%
5149025901	\$42,370.00	1.894%
5149026001	\$22,515.85	1.006%
5149026002	\$6,482.30	0.290%
5149026003	\$5,259.31	0.235%
5149026008	\$8,999.76	0.402%
5149033001	\$3,073.67	0.137%
5149033002	\$4,720.00	0.211%
5149033003	\$5,836.99	0.261%
5149033004	\$1,680.05	0.075%
5149033007	\$4,866.84	0.218%
5149033008	\$1,534.21	0.069%
5149033009	\$5,322.91	0.238%
5149033011	\$1,696.89	0.076%
5149033012	\$3,989.29	0.178%
5149033013	\$9,178.40	0.410%
5149033014	\$1,749.35	0.078%
5149033016	\$4,231.47	0.189%
5149033017	\$259.12	0.012%
5149033018	\$321.44	0.014%
5149033019	\$259.12	0.012%
5149033020	\$318.16	0.014%
5149033021	\$219.76	0.010%
5149033022	\$252.56	0.011%
5149033023	\$232.55	0.010%
5149033024	\$393.60	0.018%
5149033025	\$219.76	0.010%
5149033026	\$301.76	0.013%
5149033027	\$380.48	0.017%
5149033028	\$314.88	0.014%
5149033029	\$291.92	0.013%
5149033030	\$272.24	0.012%
5149033031	\$242.72	0.011%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149033032	\$219.76	0.010%
5149033033	\$259.12	0.012%
5149033034	\$282.08	0.013%
5149033035	\$223.04	0.010%
5149033036	\$259.12	0.012%
5149033037	\$272.24	0.012%
5149033038	\$314.88	0.014%
5149033039	\$341.12	0.015%
5149033040	\$216.48	0.010%
5149033041	\$291.92	0.013%
5149033042	\$324.72	0.015%
5149033043	\$219.76	0.010%
5149033044	\$252.56	0.011%
5149033045	\$373.92	0.017%
5149033046	\$213.20	0.010%
5149033047	\$239.44	0.011%
5149033048	\$200.08	0.009%
5149033049	\$219.76	0.010%
5149033050	\$321.44	0.014%
5149033051	\$177.12	0.008%
5149033052	\$232.88	0.010%
5149033053	\$170.56	0.008%
5149033054	\$314.88	0.014%
5149033055	\$291.92	0.013%
5149033056	\$272.24	0.012%
5149033057	\$242.72	0.011%
5149033058	\$219.76	0.010%
5149033059	\$262.40	0.012%
5149033060	\$282.08	0.013%
5149033061	\$200.08	0.009%
5149033062	\$213.20	0.010%
5149033063	\$308.32	0.014%
5149033064	\$268.96	0.012%
5149033065	\$291.92	0.013%
5149033066	\$216.48	0.010%
5149033067	\$291.92	0.013%
5149033068	\$324.72	0.015%
5149033069	\$219.76	0.010%

5149033070	\$252.56	0.011%
5149033071	\$373.92	0.017%
5149033072	\$213.20	0.010%
5149033073	\$193.52	0.009%
5149033074	\$164.00	0.007%
5149033075	\$219.76	0.010%
5149033076	\$321.44	0.014%
5149033077	\$154.16	0.007%
5149033078	\$232.88	0.010%
5149033079	\$170.56	0.008%
5149033080	\$314.88	0.014%
5149033081	\$291.92	0.013%
5149033082	\$272.24	0.012%
5149033083	\$242.72	0.011%
5149033084	\$219.76	0.010%
5149033085	\$262.40	0.012%
5149033086	\$282.08	0.013%
5149033087	\$200.08	0.009%
5149033088	\$213.20	0.010%
5149033089	\$308.32	0.014%
5149033090	\$268.96	0.012%
5149033091	\$291.92	0.013%
5149033092	\$216.48	0.010%
5149033093	\$291.92	0.013%
5149033094	\$324.72	0.015%
5149033095	\$219.76	0.010%
5149033096	\$252.56	0.011%
5149033097	\$373.92	0.017%
5149033098	\$213.20	0.010%
5149033099	\$193.52	0.009%
5149033100	\$164.00	0.007%
5149033101	\$219.76	0.010%
5149033102	\$321.44	0.014%
5149033103	\$154.16	0.007%
5149033104	\$232.88	0.010%
5149033105	\$170.56	0.008%
5149033106	\$11,609.00	0.519%
5149034002	\$5,321.90	0.238%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149034003	\$5,965.00	0.267%
5149034005	\$17,020.50	0.761%
5149034006	\$22,751.17	1.017%
5149034011	\$3,606.71	0.161%
5149034013	\$7,490.29	0.335%
5149034014	\$213.20	0.010%
5149034015	\$373.92	0.017%
5149034016	\$387.04	0.017%
5149034017	\$413.28	0.018%
5149034018	\$328.00	0.015%
5149034019	\$360.80	0.016%
5149034020	\$514.96	0.023%
5149034021	\$373.92	0.017%
5149034022	\$193.52	0.009%
5149034023	\$213.20	0.010%
5149034024	\$354.24	0.016%
5149034025	\$380.48	0.017%
5149034026	\$413.28	0.018%
5149034027	\$291.92	0.013%
5149034028	\$328.00	0.015%
5149034029	\$377.20	0.017%
5149034030	\$173.84	0.008%
5149034031	\$213.20	0.010%
5149034032	\$354.24	0.016%
5149034033	\$380.48	0.017%
5149034034	\$413.28	0.018%
5149034035	\$291.92	0.013%
5149034036	\$328.00	0.015%
5149034037	\$377.20	0.017%
5149034038	\$173.84	0.008%
5149034039	\$213.20	0.010%
5149034040	\$354.24	0.016%
5149034041	\$380.48	0.017%
5149034042	\$413.28	0.018%
5149034043	\$291.92	0.013%
5149034044	\$328.00	0.015%
5149034045	\$377.20	0.017%
5149034046	\$173.84	0.008%

5149034047	\$213.20	0.010%
5149034048	\$354.24	0.016%
5149034049	\$380.48	0.017%
5149034050	\$413.28	0.018%
5149034051	\$291.92	0.013%
5149034052	\$328.00	0.015%
5149034053	\$377.20	0.017%
5149034054	\$173.84	0.008%
5149034055	\$213.20	0.010%
5149034056	\$354.24	0.016%
5149034057	\$380.48	0.017%
5149034058	\$413.28	0.018%
5149034059	\$291.92	0.013%
5149034060	\$328.00	0.015%
5149034061	\$377.20	0.017%
5149034062	\$173.84	0.008%
5149034063	\$213.20	0.010%
5149034064	\$354.24	0.016%
5149034065	\$380.48	0.017%
5149034066	\$413.28	0.018%
5149034067	\$291.92	0.013%
5149034068	\$328.00	0.015%
5149034069	\$377.20	0.017%
5149034070	\$173.84	0.008%
5149034071	\$341.12	0.015%
5149034072	\$373.92	0.017%
5149034073	\$357.52	0.016%
5149034074	\$242.72	0.011%
5149034075	\$321.44	0.014%
5149035004	\$4,828.84	0.216%
5149035005	\$4,245.24	0.190%
5149035007	\$2,889.44	0.129%
5149035010	\$3,298.18	0.147%
5149035011	\$10,793.54	0.482%
5149035012	\$4,982.16	0.223%
5149035014	\$25,559.22	1.142%
5149035016	\$12,096.80	0.541%
5149035017	\$291.92	0.013%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149035018	\$459.20	0.021%
5149035019	\$423.12	0.019%
5149035020	\$508.40	0.023%
5149035021	\$288.64	0.013%
5149035022	\$318.16	0.014%
5149035023	\$259.12	0.012%
5149035024	\$268.96	0.012%
5149035025	\$344.40	0.015%
5149035026	\$242.72	0.011%
5149035027	\$298.48	0.013%
5149035028	\$465.76	0.021%
5149035029	\$436.24	0.019%
5149035030	\$508.40	0.023%
5149035031	\$282.08	0.013%
5149035032	\$318.16	0.014%
5149035033	\$262.40	0.012%
5149035034	\$262.40	0.012%
5149035035	\$318.16	0.014%
5149035036	\$203.36	0.009%
5149035037	\$288.64	0.013%
5149035038	\$469.04	0.021%
5149035039	\$429.68	0.019%
5149035040	\$518.24	0.023%
5149035041	\$278.80	0.012%
5149035042	\$314.88	0.014%
5149035043	\$387.04	0.017%
5149035044	\$396.88	0.018%
5149035045	\$324.72	0.015%
5149035046	\$239.44	0.011%
5149035047	\$285.36	0.013%
5149035048	\$459.20	0.021%
5149035049	\$429.68	0.019%
5149035050	\$514.96	0.023%
5149035051	\$285.36	0.013%
5149035052	\$321.44	0.014%
5149035053	\$259.12	0.012%
5149035054	\$262.40	0.012%
5149035055	\$416.56	0.019%

5149035056	\$216.48	0.010%
5149035057	\$193.52	0.009%
5149035058	\$200.08	0.009%
5149035059	\$324.72	0.015%
5149035060	\$200.08	0.009%
5149035061	\$213.20	0.010%
5149035062	\$219.76	0.010%
5149035063	\$196.80	0.009%
5149035064	\$200.08	0.009%
5149035065	\$328.00	0.015%
5149035066	\$200.08	0.009%
5149035067	\$209.92	0.009%
5149035068	\$216.48	0.010%
5149035069	\$193.52	0.009%
5149035070	\$200.08	0.009%
5149035071	\$318.16	0.014%
5149035072	\$200.08	0.009%
5149035073	\$223.04	0.010%
5149035074	\$219.76	0.010%
5149035075	\$196.80	0.009%
5149035076	\$200.08	0.009%
5149035077	\$331.28	0.015%
5149035078	\$200.08	0.009%
5149035079	\$219.76	0.010%
5149035080	\$216.48	0.010%
5149035081	\$193.52	0.009%
5149035082	\$200.08	0.009%
5149035083	\$318.16	0.014%
5149035084	\$200.08	0.009%
5149035085	\$223.04	0.010%
5149035086	\$219.76	0.010%
5149035087	\$196.80	0.009%
5149035088	\$200.08	0.009%
5149035089	\$331.28	0.015%
5149035090	\$200.08	0.009%
5149035091	\$219.76	0.010%
5149035092	\$216.48	0.010%
5149035093	\$193.52	0.009%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149035094	\$200.08	0.009%
5149035095	\$318.16	0.014%
5149035096	\$200.08	0.009%
5149035097	\$223.04	0.010%
5149035098	\$219.76	0.010%
5149035099	\$196.80	0.009%
5149035100	\$200.08	0.009%
5149035101	\$331.28	0.015%
5149035102	\$200.08	0.009%
5149035103	\$219.76	0.010%
5149035104	\$216.48	0.010%
5149035105	\$193.52	0.009%
5149035106	\$200.08	0.009%
5149035107	\$318.16	0.014%
5149035108	\$200.08	0.009%
5149035109	\$223.04	0.010%
5149035110	\$219.76	0.010%
5149035111	\$196.80	0.009%
5149035112	\$200.08	0.009%
5149035113	\$331.28	0.015%
5149035114	\$200.08	0.009%
5149035115	\$219.76	0.010%
5149035116	\$216.48	0.010%
5149035117	\$193.52	0.009%
5149035118	\$200.08	0.009%
5149035119	\$318.16	0.014%
5149035120	\$200.08	0.009%
5149035121	\$223.04	0.010%
5149035122	\$219.76	0.010%
5149035123	\$196.80	0.009%
5149035124	\$200.08	0.009%
5149035125	\$331.28	0.015%
5149035126	\$200.08	0.009%
5149035127	\$219.76	0.010%
5149035128	\$216.48	0.010%
5149035129	\$193.52	0.009%
5149035130	\$200.08	0.009%
5149035131	\$318.16	0.014%

5149035132	\$200.08	0.009%
5149035133	\$223.04	0.010%
5149035134	\$219.76	0.010%
5149035135	\$196.80	0.009%
5149035136	\$200.08	0.009%
5149035137	\$331.28	0.015%
5149035138	\$200.08	0.009%
5149035139	\$219.76	0.010%
5149035140	\$216.48	0.010%
5149035141	\$193.52	0.009%
5149035142	\$200.08	0.009%
5149035143	\$318.16	0.014%
5149035144	\$200.08	0.009%
5149035145	\$223.04	0.010%
5149035146	\$219.76	0.010%
5149035147	\$196.80	0.009%
5149035148	\$200.08	0.009%
5149035149	\$331.28	0.015%
5149035150	\$200.08	0.009%
5149035151	\$219.76	0.010%
5149035152	\$275.52	0.012%
5149035153	\$301.76	0.013%
5149035154	\$449.36	0.020%
5149035155	\$295.20	0.013%
5149035156	\$275.52	0.012%
5149035157	\$308.32	0.014%
5149035158	\$439.52	0.020%
5149035159	\$295.20	0.013%
5149036004	\$25,504.85	1.140%
5149036010	\$13,749.24	0.614%
5149036016	\$6,963.16	0.311%
5149036017	\$23,714.61	1.060%
5149036907	\$8,342.35	0.373%
5149037010	\$16,446.16	0.735%
5149037026	\$44,466.25	1.987%
5149038001	\$2,815.54	0.126%
5149038002	\$344.40	0.015%
5149038003	\$337.84	0.015%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149038004	\$242.72	0.011%
5149038005	\$242.72	0.011%
5149038006	\$426.40	0.019%
5149038007	\$252.56	0.011%
5149038008	\$357.52	0.016%
5149038009	\$337.84	0.015%
5149038010	\$242.72	0.011%
5149038011	\$239.44	0.011%
5149038012	\$426.40	0.019%
5149038013	\$252.56	0.011%
5149038014	\$357.52	0.016%
5149038015	\$334.56	0.015%
5149038016	\$242.72	0.011%
5149038017	\$239.44	0.011%
5149038018	\$413.28	0.018%
5149038019	\$252.56	0.011%
5149038020	\$354.24	0.016%
5149038021	\$331.28	0.015%
5149038022	\$242.72	0.011%
5149038023	\$239.44	0.011%
5149038024	\$426.40	0.019%
5149038025	\$252.56	0.011%
5149038026	\$364.08	0.016%
5149038027	\$334.56	0.015%
5149038028	\$242.72	0.011%
5149038029	\$239.44	0.011%
5149038030	\$426.40	0.019%
5149038031	\$255.84	0.011%
5149038032	\$360.80	0.016%
5149038033	\$334.56	0.015%
5149038034	\$242.72	0.011%
5149038035	\$239.44	0.011%

5149038036	\$426.40	0.019%
5149038037	\$255.84	0.011%
5149038038	\$360.80	0.016%
5149038039	\$334.56	0.015%
5149038040	\$242.72	0.011%
5149038041	\$239.44	0.011%
5149038042	\$426.40	0.019%
5149038043	\$255.84	0.011%
5149038044	\$360.80	0.016%
5149038045	\$334.56	0.015%
5149038046	\$242.72	0.011%
5149038047	\$239.44	0.011%
5149038048	\$426.40	0.019%
5149038049	\$255.84	0.011%
5149038050	\$360.80	0.016%
5149038051	\$334.56	0.015%
5149038052	\$242.72	0.011%
5149038053	\$239.44	0.011%
5149038054	\$426.40	0.019%
5149038055	\$255.84	0.011%
5149038056	\$360.80	0.016%
5149038057	\$334.56	0.015%
5149038058	\$242.72	0.011%
5149038059	\$239.44	0.011%
5149038060	\$429.68	0.019%
5149038061	\$255.84	0.011%
5149038062	\$360.80	0.016%
5149038063	\$337.84	0.015%
5149038064	\$518.24	0.023%
5149038065	\$436.24	0.019%
5149038066	\$255.84	0.011%
	\$2,237,537.38	100.000%

APPENDIX 2

HC BID BOUNDARY MAP

Historic Core Los Angeles Business Improvement District (BID) 2019-2023

