

**DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING**

DATE FEB 22 2019

C.D. 8

Honorable City Council
of the City of Los Angeles

**JEFFERSON BOULEVARD AND WESTERN AVENUE
STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

This report submits the proposed Ordinance of Intention to institute maintenance assessment proceedings for the above street lighting project.

RECOMMENDATIONS

1. Council adopt this report and the Ordinance of Intention, and that the proceedings be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution). This includes Council holding a Public Hearing for the proposed District Diagram with City page number 15211 thru 15213.
2. Upon Council adoption of the Ordinance of Intention, the Bureau of Street Lighting be instructed to: Mail notices of the assessment ballot proceedings, and Mail assessment ballots (as required by Prop. 218) to the property owners in the lighting district.
3. Upon completion of Item 2 above, the City Clerk be instructed to conduct the assessment ballot proceedings (i.e. count, certify, and report the results of the assessment ballot proceedings to the Council).
4. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to, or in excess of weighted "NO" votes, the Council shall deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If the weighted "NO" votes are in excess of weighted "YES" votes, Council will abandon the lighting district and proceedings in accordance with Proposition 218; and the affected street lighting system shall be removed from service or not be constructed.
5. A copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

The passage of Proposition 218 on November 5, 1996, requires a vote of the property owners prior to Council confirming and levying the assessments for maintenance. Upon adoption of the transmitted Ordinance of Intention, the Council shall set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by the Board of Public Works will be scheduled at least one week prior to the date of the public hearing for the City Council to review and resolve any appeals concerning the proposed maintenance assessments – as specified in the Engineer's Report. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments. If levied, the administration of this district may be combined with that of another district or districts in the future as provided in the Ordinance of Intention. Protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a weighted majority vote against the assessment is binding.

The assessments to be levied to pay for the cost and expenses of the work or improvements in the proposed JEFFERSON BOULEVARD AND WESTERN AVENUE Street Lighting Maintenance Assessment District (or Sidewalk Maintenance Assessment District) fall within the (e)7 exemption of Prop 26. As set forth in the accompanying Ordinance of Intention, said assessments will be imposed in accordance with the provisions of Article XIID of the California Constitution.

In accordance with Council Policy adopted on December 11, 1998, the Bureau of Street Lighting will cast ballots in favor of the assessments for all Council controlled public properties in the district.

SUMMARY

TOTAL STREETLIGHTS:	145
AFFECTED PARCELS:	138
TOTAL ASSESSMENTS:	\$ 57,487.75
TAX YEAR:	2018/2019
TYPE OF PROJECT:	PROPOSED CITY OF LOS ANGELES PROJECT

TRANSMITTALS

1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Engineer's Report as required by Proposition 218.
3. Proposed assessment roll.
4. Diagram delineating those lands proposed to be assessed.

Report prepared by:
Assessment Engineering Division
Proposition 218 Compliance Section
C. Enriquez, Street Lighting Engineering Associate III
Ruben Flamenco, P.E., Division Manager

Respectfully submitted,

Ruben Flamenco for
Norma Isahakian, Executive Director
Bureau of Street Lighting

ORDINANCE NO. _____

An Ordinance of Intention to order the necessary street lighting systems to be operated, maintained, and repaired, including furnishing electric energy, for the Fiscal Year of 2018-2019, for the lighting of that district designated as the **JEFFERSON BLVD & WESTERN AVE LIGHTING DISTRICT** pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

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

Section 1. The public interest and convenience require, and it is the intention of the Council of the City of Los Angeles to order the following improvement to be made:

That the necessary street lighting equipment be operated, maintained and repaired and that electric energy be furnished for the Fiscal Year of 2018-2019, for the lighting of:

WEST JEFFERSON BOULEVARD,

From the intersection of South Western Avenue to the intersection of South Vermont Avenue,

in the City of Los Angeles (see Plan for details). The street or portions of streets to be improved, and the district to be assessed to pay the costs and expenses of the improvement, shall be known for all proceedings hereunder as:

JEFFERSON BLVD & WESTERN AVE LIGHTING DISTRICT

Sec. 2. All of this work shall be done in accordance with the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, approved by the City Council and on file in the office of the City Clerk. Reference to the report is hereby made for a full and detailed description of the proposed improvement and of the assessments to be levied.

Sec. 3. The Council hereby makes all the costs and expenses of the improvements, including incidental expenses, chargeable upon the district to be benefited, with no additional portion of the costs to be paid out of the City Treasury. District parcels shall be assessed pursuant to the Engineer's Report prepared and approved by the Bureau of Street Lighting.

Sec. 4. The Council hereby determines and declares that the district, which receives special benefit from the improvements, and is to be assessed to pay the costs and expenses of the improvements, is described by the diagram with City page numbers 15211 to 15213 and accompanying assessment roll included by reference in the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, which diagram indicates by a boundary line the extent of the territory included within the assessment district. Reference is hereby made to the report and diagram for a full and complete description of the district, which diagram shall govern for all details as to its extent.

Sec. 5. That the proceedings for the improvements shall be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

Sec. 6. The Board of Public Works shall prepare and mail notices and ballots of the improvements to each property owner affected by the assessment, and have the notices to be published in newspapers of general circulation published and distributed in the several areas of the City in the manner and form and within the time required by law.

Sec. 7. The City Clerk shall conduct an assessment ballot proceeding for this lighting district, as required by Proposition 218 (Article XIII D of the California Constitution). The Clerk shall count, certify, and report the results to the Council. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property due to the improvement. If the count of the weighted "yes" votes is equal to or greater than the "no" votes, the Council shall impose the proposed assessment, contingent upon the construction of the specified lighting system. If the count of the weighted "no" votes are greater than the "yes" votes, the Council shall not impose the proposed assessment and the specified lighting system shall be removed from service or not constructed.

Sec. 8. The proposed street lighting maintenance assessments referenced here are intended to be in addition to or in replacement of the existing assessment, as specified in the Engineer's Report. Where the proposed assessment is to be in addition to the existing assessment, whether the proposed assessment is levied or abandoned, the existing assessment shall not be affected. Where the proposed assessment is to be in replacement of the existing assessment, if the proposed assessment is not levied, the existing assessment shall not be affected.

Sec. 9. For each year following the first year of the assessment, the amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the Los Angeles area, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1- December 31) just prior to the assessment period affected (July 1-June 30).

Sec. 10. The administration of this district may be combined, without further notice or ballot, with the administration of any other district or districts, for which authority for the administrative combination is provided in the establishing ordinance. These combined districts, for all administrative purposes including but not limited to, assessment, diagram, revenue and expenditures, notice and balloting, may be treated as a single district.

Sec. 11. Notwithstanding that the assessments specified in the assessment roll are imposed for the 2018/19 fiscal year, only if the street lighting system is energized on or before July 1, 2018, shall those assessments be transferred to the 2018/19 property tax rolls and collected. If the system is not energized on or before that date, the assessments approved here, may be levied in the fiscal year following the year in which the system is energized, without further notice or ballot.

Sec. 12. The City Council shall hold a public hearing on _____ at 10:00 a.m. in the Council Chamber on the third floor of City Hall on the proposed improvement and assessment. Any person objecting to their assessment may file a written protest or appeal with the City Clerk at any time prior to the hearing by the City Council. Any person may also present written or oral comments at the City Council hearing on this matter. The protest must contain a description of the property in which each signer owns an interest, sufficient to identify the property, and be delivered to the City Clerk, and no other protests than those presented within the time specified will be considered.

Ballots are due to the City Clerk at any time prior to the close of the public hearing on the proposed improvement and assessment. The City Clerk shall prepare a report of the assessment ballot proceeding results to the City Council.

Sec. 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____
CHRISTY NUMANO-HIURA
Deputy City Attorney

Date 2-19-09

File No. _____

Word File: L:\\$PROP218\Ordinance - Intention\OI - Jefferson & Western (CE).docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____

ENGINEER'S REPORT

FOR THE

CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING



REGARDING STREET LIGHTING MAINTENANCE ASSESSMENTS IN THE

JEFFERSON BLVD & WESTERN AVE

LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED **January 24, 2019**

Project ID No. 4890

Transmittal No. 2 to the Report of the Board of Public Works

**CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING**

ENGINEER'S REPORT

Subject: Description of how the City finances the cost of street lighting operation and maintenance, how these assessments were calculated, and how this complies with Section 4 of Proposition 218, Article XIII D of the California Constitution, in regards to the subject street lighting maintenance assessment district(s).

Abstract: The Bureau of Street Lighting, for the Board of Public Works, administers and operates the street lighting system of the City. This includes managing the financing of the system. By Council Policy, about 80% of the streetlights are financed through street lighting maintenance assessments to benefiting properties, and the rest through the LADWP.


Proposition 218, section 4 (b), requires that "...All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California..." It further requires in section 4 (f) that "...in any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question..."

The purpose of this report is to respond to the specific requirements of Proposition 218 and State law, for the subject street lighting maintenance assessment district(s) – Diagram with City page number 15211 thru 15213.

Prepared by:

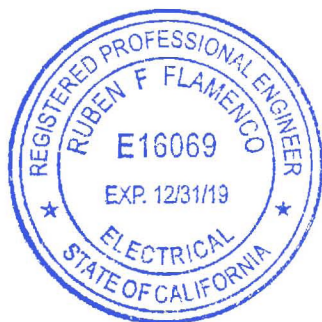

Chris Enriquez, St. Ltg. Engrg. Associate III,
Prop. 218 Compliance Section

Approved by:


Ruben Flamenco, P.E., Division Manager,
Street Lighting Assessment Division, Bureau of Street Lighting

R.E. NO. E16069

Date 2/14/19



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Refer to the Report of the Board of Public Works For The Following Transmittals

1. Ordinance(s) of Intention for the Proposed Assessment District(s)
2. Assessment Diagram(s) for the Proposed Assessment District(s) – City page number 15211 thru 15213
3. Assessment Roll(s) for the Proposed Assessment District(s)

SUMMARY

This engineer's report will explain the methodology for the calculation of the street lighting operation and maintenance assessments, the City's policy between special and general benefit and information about the subject project.

STREET LIGHTING TYPES AND FINANCING

There are three types of street lighting in the City of Los Angeles, each with different purposes, physical characteristics and financing modes. The following is a brief description of each:

- A. SPECIAL BENEFIT** is the direct street lighting benefit to a property, and to its owner or users, based on the existence of the nearby street lighting systems that is designed to illuminate the roadway and sidewalk adjacent to the specific property at night. When there is a single streetlight in front of or near the property in question, there is special benefit to the extent that the roadway and sidewalk are illuminated, notwithstanding that the street lighting system for the block is incomplete. Proposition 218 allows the assessment of properties which receive special benefit, to the extent that the assessment is not greater than the reasonable cost of the proportional special benefit conferred on those parcels.

Special Benefit street light systems are permanent streetlight systems designed to meet City standards of illumination which provide special benefit to nearby properties. These are generally systems with steel or concrete poles, underground wiring, intended to be part of a complete system providing a designed level of illumination and uniformity on the roadway and sidewalk areas. These systems are generally installed through either, assessments to nearby benefiting properties, grants or through requirements on private developments, and are owned by the Department of Public Works. The financing of their entire costs of operation and maintenance is through the annual assessment of nearby properties that are determined to receive special benefit. All general benefits, if any, to the surrounding community and public in general from these special benefit streetlight systems are intangible and are not quantifiable.

- B. GENERAL BENEFIT** is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from the improvements, activities or services to be provided by the assessment levy. These benefits include the benefit from street lighting systems for locations that do not benefit specific properties, as well as interim lighting for minimal traffic safety on wooden power poles and permanent lighting at intersections with mast arm or traffic vehicular heads. Any special benefit from these lights will be intangible and not quantifiable in relation to their General Benefit use. Proposition 218 requires the City to finance general benefit costs from other than property assessments. These costs are financed from public funds.

General Benefit lighting systems are permanent street light system and which illuminate vehicular and pedestrian bridges and tunnels; intersections with mast arm or traffic vehicular heads; and other locations where there are no adjacent or nearby properties which receive direct, special benefit. These are part of a complete system for the structure, or street, providing a designed level of illumination and uniformity on the roadway and sidewalk areas. The financing of their entire costs of operation and maintenance is through public funds and/or Department of Water and Power funds. These systems are generally installed with public funding, and owned by the Department of Public Works.

- C. UTILITARIAN LIGHTING** is a general benefit type of street lighting that is installed, operated and maintained by the Department of Water and Power. These lights are mounted on wooden power poles, and do not have a designed average level of uniformity or illumination. These lights are considered interim, minimal safety lighting for specific locations where there are no permanent street lighting systems. The costs of operation are financed through the Department of Water and Power. However, for "continuous utilitarian lighting" systems, or "continuous alley lighting", the lighting benefit associated with these systems exceeds standard lighting requirements, therefore these special systems are considered as systems with a special benefit component.

HOW MAINTENANCE ASSESSMENTS ARE CALCULATED

Based on Council Policy, Los Angeles Administrative Code, annual City Budgets, and assessment proceedings, assessments are for the total estimated amount of the cost of operation and maintenance.

All costs of street lighting maintenance and operation for the subject lighting systems deemed as special benefit are to be assessed - none are to be financed with public funds.

The total estimated amounts of revenues and operating costs for previously assessed parcels are shown in the annual reports for the Los Angeles City Street Lighting Maintenance Assessment District (LACLD). The assessment rates are based on these estimates, which rely on actual costs for previous years, and on historic relationships between the different rates.

Proper maintenance and operation of the streetlight infrastructure benefits all properties within the District by providing security, safety, and community character and vitality.

In addition, Proposition 218, the "Right to Vote on Taxes Act" which was approved on the November 1996 statewide ballot and added Article XIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

METHODOLOGY

The process of determining maintenance assessments for each parcel is based on evaluating three areas of calculation which are relative to the amount of special benefit received. These areas of calculation are: equivalent dwelling units (EDU), benefit zones (rates), and adjustment factors.

Assessment Calculation for a Parcel

$$\text{Assessment Cost} = (\text{Equivalent Dwelling Units}) \times (\text{Benefit Zone Rate}) \times (\text{Adjustment Factor})$$

Where, $\text{Adjustment Factor} = (\text{Benefit Factor}) \times (\text{Partial Lighting Factor}) \times (\text{Lot Shape Factor})$

The following section explains each area of calculation in more detail:

EQUIVALENT DWELLING UNITS

The calculation will take into account the different land uses on the properties for comparative purposes. (E.g. A vacant property vs. a multiple family property vs. a commercial property.)

The medium density single-family residential parcel has been selected as the basic unit for calculation of assessments; therefore, the medium density single-family residential parcel is defined as one (1) Equivalent Dwelling Unit (EDU). The calculation methodology developed relates all other land uses, and their respective lot sizes, to the medium density single-family residential land use. The determination of the EDU takes into account two factors in relation to a SFR: land use, and the lot size.

Land Use of the parcel The EDU is adjusted in accordance with the land use of the property. The factor assigned is related to the approximate use or trips generated for a particular property type. For example, multiple family residences, with many dwelling units, will have more use of the property and of a street lighting system, compared to SFR. Similarly, vacant properties and agricultural properties of similar size, will have less use and benefit, compared to SFR. The land use adjustment determines the proportional special benefit that the parcel derives from the use of the street lighting system within the vicinity.

Size of the parcel One of the factors in determining the EDU of all properties is evaluating the size of a parcel compared to the average lot size of a medium density SFR. Based on an analysis of all of the properties within the City of Los Angeles, it has been determined that the average medium SFR lot size is approximately 7,000 to 8,000 sq. ft. From this same data, the EDU conversion factor is adjusted proportionally with respect to various land use distributions across eight lot size categories. They are: less than 0.1 acres, 0.1 to 0.2 acres, 0.2 to 0.4 acres, 0.4 to 0.8 acres, 0.8 to 1.5 acres, 1.5 to 3.0 acres, 3.0 to 6.0 acres, and greater than 6.0 acres.

Table 1, on the following page, summarizes the EDU conversion factors for various land uses and their respective lot sizes.

TABLE 1 - EQUIVALENT DWELLING UNIT (EDU)

LAND USE			ACREAGE							
			< 0.1	0.1-0.2	0.2-0.4	0.4-0.8	0.8-1.5	1.5-3.0	3.0-6.0	> 6.0
RESIDENTIAL	SINGLE FAMILY		0.75	1	1.25	1.5	1.75	2	2.25	2.5
	MULTI-FAMILY <small>APARTMENTS, CONDOS, PRIVATE COMMUNITIES</small>	2 - 4 units	1.5	1.75	3.25	5.5	8	11	14	18
		5 - 15 units	1.75	2	3.75	6.25	9	13	15	21
		16 - 25 units	2	2.5	4.5	7	10	15	17	25
		26 - 50 units	2.5	3	5	8	11.5	17	19	30
		> 50 units	3	4	6	9.5	13	19	25	40
NON-RESIDENTIAL	COMMERCIAL INSTITUTION GOVERNMENT		0.75	1.25	2	4	6	11.5	20	40
	INDUSTRIAL UTILITY		0.5	1	1.25	2.25	4	7	10	25
	MOBILE HOME PARKS		0.35	0.75	1	1.75	3	4.25	7.5	15
	VACANT AGRICULTURE		0.25	0.5	0.75	1.25	1.75	3.5	4.5	8

RESIDENTIAL

Residential properties include single family residential parcels and multiple family residential parcels.

- Single Family Residential (SFR) Parcels: All SFR parcels with lot sizes equal to 0.1 acre, and up to 0.2 acre, are considered medium density SFR, and are assigned the value of 1 equivalent dwelling unit (EDU).
- Multi-Family Residential (MFR) Parcels: The equivalencies of multi-residential land uses, such as apartments, condominiums, and private communities, are calculated based on their respective population densities (dwelling units to lot size), and their residential land uses as they relate to the medium-density SFR. These factors are derived from trip generation rates and estimated wastewater usage, which are both related to population density and usage.

NON-RESIDENTIAL

Non-residential properties include commercial, government, institutional (such as schools, churches and hospitals), industrial, utility, mobile homes, parks, vacant lots, and agricultural.

- Vacant and agricultural properties consist of parcels with few or no improved structures. Utilization of vacant property is significantly less than improved property, therefore receive substantially less lighting benefit.

BENEFIT ZONES (RATES)

Benefit Zones are used to differentiate between the different types of lighting services each parcel receives. These zones indicate the type of lighting system used (i.e. ornamental, modern, pedestrian, etc.), as well as the location where the lighting system will be installed (i.e. arterial, residential, etc.)

Each benefit zone will have a specific assessment rate associated with it. The rates associated with these zones have been set in accordance to the Bureau's current maintenance district. These rates include costs for energy, maintenance, administration and eventual replacement.

The assessment each parcel receives will be relative to the proportioned benefit received from each benefit zone. Parcel receiving benefit from multiple lighting systems, may be included in multiple benefit zones relative to the proportioned benefit.

Zones may be adjusted due to any identified general benefit component. For parcels on corners with more than one lit side, the parcel will be zoned per the side that the property takes access. We have determined that there are seven (7) different levels of benefit within the District, and these are distinguished by different zone designations. The zones identified below are assumed to utilize energy efficient lamps. Any request for lamps that are not energy efficient or require additional maintenance will need to be evaluated and the rate will need to be adjusted accordingly.

TABLE 2 – BENEFIT ZONE SUMMARY

BENEFIT ZONE	DESCRIPTION	RATE
Zone 1	This zone is an ornamental lighting system on residential streets. This lighting system generally is used to illuminate the roadway and sidewalk areas.	\$105.71
Zone 2	This zone is a modern lighting system on residential streets.	\$78.36
Zone 3	This zone is a modern lighting system on arterial streets.	\$174.69
Zone 4	This zone is applied to lighting systems that require additional maintenance or energy greater than standard energy efficient lamps.	\$27.66
Zone 5	This zone is for special stand alone pedestrian electroliers on arterial streets. The lighting system provides illumination for pedestrian use only. This zone would be in addition to zone's 1, 2, 3 or 4.	\$114.89
Zone 6	This zone is for special pedestrian systems that are attached to existing roadway electroliers. This zone would be in addition to zone's 1, 2, 3 or 4.	\$67.29
Zone 7	This zone is for continuous utilitarian alley lighting. This type of lighting consists of simple 100W HPS luminaires mounted to existing wooden power poles. Standard util lighting (general benefit) is spaced no closer than 300 feet to another existing street lighting source. Continuous utilitarian alley lighting (special benefit) exceeds this standard, and may be spaced at closer intervals.	\$32.20

The following table provides more detail regarding the maximum assessment rates for each of the Zones:

TABLE 3 – ASSESSMENT RATE DETAILS

ZONE	Admin & Eng	Energy (ECA, Utility Users Tax)	Replace	Repair	Tree Trim	Total BU	Total FY 2004-05 Max \$/BU *	Total FY 2018-19**
1	\$541,745	\$ 1,175,461.83	\$450,130	\$548,859	\$120,264	34,343.44	\$82.59	\$105.71
2	\$6,008,929	\$10,636,819.25	\$4,992,757	\$6,087,840	\$1,333,943	474,857.79	\$61.20	\$78.36
3	\$2,252,888	\$ 4,622,360.97	\$1,871,902	\$2,282,474	\$500,126	84,486.29	\$136.47	\$174.69
4	\$5,967	\$ 315,887.76	\$0	\$6,045	\$0	15,182.44	\$21.60	\$27.66
5	\$205,715	\$ 536,528.47	\$170,926	\$208,416	\$45,667	13,273.31	\$89.78	\$114.89
6	\$762	\$ 297,504.72	\$14,284	\$772	\$0	6,336.65	\$54.14	\$69.29
TOTAL	\$9,016,006	\$17,584,563	\$7,500,000	\$9,134,407	\$2,000,000	N/A	\$45,234,970	N/A

* The amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the Los Angeles area, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1- December 31) just prior to the assessment period affected (July 1- June 30).

**Assessment Rate adjusted by 2.79% in March 2018 for the annual Consumer Price Index (CPI) for the 2017 calendar year (January 1 - December 31).

Note: Duplexes are charged 130% of the normal rate. Triplexes are charged 140% of the normal rate. Four-plexes are charged 150% of the normal rate. SFR parcels on arterial streets (zone 3) are charged 75% of the normal rate.

ADJUSTMENT FACTORS

These include benefit factors, partial lighting factors, and lot shape factors. Benefit Factors will define the benefit associated with the use of the property. Partial lighting factors will define the proportion of lighting benefit received by the affected properties. Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received (e.g. flag-lots, corner lots, etc.).

Benefit Factors - The EDU rates are modified by Benefit Factors that relate to how a particular land use benefits from streetlights. The amount of benefit received will vary with the different land use on the property. There are two categories from which the benefit of a parcel is derived:

1. **Security and Safety Benefit.** The prevention of crime and the alleviation of the fear of crime at the assessed properties, and the prevention of local pedestrian and traffic accidents related to the assessed properties.
2. **Community Character and Vitality Benefit.** The promotion of social interaction, promotion of business and industry, and the contribution to a positive night time visual image for the assessed properties.

To assign the benefit factors, each land use is compared to residential properties. Residential properties are the base properties and are assigned benefit factors of 1 for both the "Security and Safety Benefit" and the "Community Character and Vitality Benefit". Commercial and Parks benefit similarly to residential property and therefore are assigned the same benefit factors. Industrial and utility properties receive benefits from added security and safety, but receive little to no benefit for community character and vitality, as the nature of these properties do not promote either. Likewise, vacant and agriculture properties receive benefits from added security and safety, although not at nearly the level of a developed property, but receive little benefit from additional community character and vitality.

Table 4 on the following page provides a summary of the Benefit Factors that are applied.

Table 4 – STREET LIGHTING BENEFIT FACTORS

Land Use	Residential (non-arterial)	Residential (arterial)	Commercial	Institutional (schools)	Utility, Industrial	Park	Vacant, Agriculture
Security and Safety	1	1	1	1	1	1	0.5
Community Character and Vitality	1	0.5	1	0.5	0	1	0.5
Subtotal:	2	1.5	2	1.5	1	2	1
Applied Benefit Factor	1	0.75	1	0.75	0.5	1	0.5

Partial Lighting Factors - The EDU rates are further modified by Partial Lighting Factors that take into consideration the amount of benefiting frontage lit by the streetlights. If almost the entire frontage of a parcel is lit, then the Partial Lighting Factor is 1.0. If the frontage of a parcel is not fully lit, then a Partial Lighting Factor of 0.75, 0.50 or 0.25 will be applied depending on the percentage of frontage lit.

Lot Shape Factors - Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received. For lots where the amount of lighting benefit received exceeds normal design standards, the assessment will be increased 10%. An example of this case would be corner lots with two or more benefiting sides, compared to similar shaped mid-block lots with only one benefiting side (normal configuration). For lots where the amount of lighting benefit received is less than comparable lots of similar size and land use, such as flag-lots, compound flag lots, or complex lots, they will receive assessment discounts of 25%, 50%, and 75%, respectively.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for increase. The actual annual assessment rates for each Zone will be calculated each year based on the estimated costs of operating and maintaining the street lighting system in the following fiscal year. **The funding source to repair and maintain the City of Los Angeles' general benefit lights are not included in the estimated annual budget.**

For parcels with mixed use, such as a commercial / residential combination, the benefit units are calculated for each use separately, and the higher of the two calculations will be used.

It is our conclusion that the proposed street lighting maintenance assessments follow the methodology described above.

SPECIFICATIONS FOR THE OPERATION OF STREET LIGHTING MAINTENANCE DISTRICTS IN THE CITY OF LOS ANGELES FOR 2018-19

WORK TO BE DONE. The work and improvement to be done shall be the operation, including furnishing electric energy and timing/switching; maintenance, including lamp changing, emergency services, pole painting, fixture cleaning and glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs, including poles, conduit, wiring and fusing, and fixtures repair and replacement; management of the funds, records, engineering, equipment approval and testing, administration and assessments, buildings, vehicles, equipment and materials; and related activities for the street lighting system designated herein under the "MAINTENANCE ASSESSMENT DISTRICT," – Diagram with City page number 15211 thru 15213, for the fiscal year ending June 30, 2019, in accordance with the report of the Board of Public Works therefore, on file in the office of the City Clerk.

AUTHORITY. The said work and improvement is to be made under and is to be governed in all particulars by the Charter of the City of Los Angeles, Section 580 and other sections; the Los Angeles Administrative Code, Section 6.95-6.127; Proposition 218 (Articles XIII C and XIII D of the California Constitution), and the Ordinance of Intention to be hereafter adopted therefore.

LIGHTING SYSTEM. The street lighting system consists of electroliers, luminaires, and lamps, together with the necessary conduits, cables, wires and other appurtenances. Plans showing the location and description of said equipment are on file in the office of the Bureau of Street Lighting and are hereby referred to and made a part of these specifications. The properties to be benefited by the work and improvement are designated in the assessment diagrams on file in the office of the Bureau of Street Lighting, Assessment Engineering Division, and are hereby referred to and made a part of the specifications.

OPERATION SCHEDULES. The lighting system shall be lighted in accordance with the All Night and 1:00 a.m. schedules of operation, and minor exceptions, as agreed upon by the Department of Public Works and the Department of Water and Power, or other utility suppliers.

ELECTRIC ENERGY. It is contemplated that the City of Los Angeles, through its Department of Public Works, will purchase electric energy as it may deem necessary from the Department of Water and Power, or other utility suppliers, in accordance with the terms, conditions, and rates prescribed for in such services as have been agreed upon by the Board of Public Works and the utility supplier, and approved by the City Council.

MAINTENANCE. The Department of Public Works will itself perform the work, or will contract for certain work with the Department of Water and Power, or private companies, in providing normal maintenance for the following district(s), in accordance with the terms, and conditions as prescribed for in such services as have been agreed upon by the Board of Public Works and the supplier, and approved by the City Council.

MAINTENANCE ASSESSMENT DISTRICT TITLE

JEFFERSON BLVD & WESTERN AVE Lighting District

REPAIRS. The Department of Public Works, will itself perform the repair work, or will contract for certain work with private companies, provide the materials, equipment and expense, appliances, and other appurtenances and appurtenant work necessary to repair the street lighting system. This may also require approval by the City Council.

JEFFERSON BLVD & WESTERN AVE

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assessment	Pct Total	Existing Assmt	NOTE
15211-001	5053-008-008	1789 W JEFFERSON BLVD	2640 BRISTOL LLC C/O LAZER PROPERTIES INC	1801 CENTURY PARK E STE 870 LOS ANGELES, CA 90067	COM	0.28	0	3, 5	1.00, 1.00	1.1	\$637.08	1.11%	\$257.17	A
15211-002	5053-008-009	1771 W JEFFERSON BLVD	KIM, HEE TOK AND POK IM TRS	30017 CACHAN PL RANCHO PALOS VERDES, CA 90275	COM	0.1	0	3, 5	1.00, 1.00	1	\$217.18	0.38%	\$100.42	A
15211-003	5053-008-021	1761 W JEFFERSON BLVD	H AND P INVESTMENT LLC	1765 W JEFFERSON BLVD LOS ANGELES, CA 90018	COM	0.17	0	3, 5	1.00, 1.00	1.1	\$398.17	0.69%	\$93.40	A
15211-004	5053-015-051	1741 W JEFFERSON BLVD	JEFFERSON CUNNINGHAM COMMUNITY C/O PERRY G HAREDA	973 FEATHERSTONE RD STE 325 ROCKFORD, IL 61107	MFR	0.64	14	3, 5	1.00, 1.00	1.1	\$1,990.86	3.46%	\$702.77	A
15211-005	5053-016-033	1693 W JEFFERSON BLVD	JEFFERSON CUNNINGHAM COMMUNITY C/O PERRY G HAREDA	973 FEATHERSTONE RD STE 325 ROCKFORD, IL 61107	MFR	0.8	16	3, 5	1.00, 1.00	1.1	\$2,229.77	3.88%	\$836.83	A
15211-006	5041-003-004	1672 W JEFFERSON BLVD	FLOWERS, EARL L	1672 W JEFFERSON BLVD LOS ANGELES, CA 90018	INS	0.15	0	3, 5	1.00, 1.00	1	\$271.48	0.47%	\$122.46	A
15211-007	5041-003-031	1678 W JEFFERSON BLVD	CAMACHO, ANTONIO JR	124 ROMA CT MARINA DEL REY, CA 90292	SFR	0.15	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$134.71	A
15211-008	5041-003-007	1684 W JEFFERSON BLVD	MEDRANO, FREDDY S	1684 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.11	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$97.97	A
15211-009	5041-003-035	1690 W JEFFERSON BLVD	ALFARO, GLADIS	1690 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.1	1	3, 5	1.00, 1.00	1	\$184.43	0.32%	\$97.97	A
15211-010	5041-003-034	1700 W JEFFERSON BLVD	BRIZUELA, JUAN M	1700 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.1	1	3, 5	1.00, 1.00	1	\$184.43	0.32%	\$97.97	A
15211-011	5041-003-037	1704 W JEFFERSON BLVD	KARKAFI FAMILY TRUST	923 HILTS AVE LOS ANGELES, CA 90024	SFR	0.1	1	3, 5	1.00, 1.00	1	\$184.43	0.32%	\$31.84	A
15211-012	5041-003-011	1706 W JEFFERSON BLVD	CAMPESE, TARA AND ANDREW	1706 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.12	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$97.97	A
15211-013	5041-003-012	1712 W JEFFERSON BLVD	HAWKINS, DONNELL AND YVETTE	1712 W JEFFERSON BLVD LOS ANGELES, CA 90018	COM	0.14	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$110.22	A
15211-014	5041-003-013	1714 W JEFFERSON BLVD	HAWKINS, DONNELL AND YVETTE	1712 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.16	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$124.91	A
15211-015	5041-003-038	1718 W JEFFERSON BLVD	LE, HAO T AND HELEN N	111 S HOOVER ST LOS ANGELES, CA 90004	SFR	0.15	2	3, 5	1.00, 1.00	1.1	\$351.65	0.61%	\$152.58	A
15211-016	5041-004-023	1724 W JEFFERSON BLVD	ACOSTA, ANDREW	1724 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.14	1	3, 5	1.00, 1.00	1.1	\$270.50	0.47%	\$131.36	A
15211-017	5041-004-014	1730 W JEFFERSON BLVD	PURU ENTERPRISES LLC	1224 W 130TH ST GARDENA, CA 90247	COM	0.15	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15211-018	5041-004-022	1748 W JEFFERSON BLVD	BOYS MARKETS INC	PO BOX 42010 LOS ANGELES, CA 90042	COM	2.9	0	3, 5	1.00, 1.00	1.1	\$3,663.19	6.37%	\$1,670.38	A
15212-001	5053-023-074	3119 DALTON AVE	CRAIG, JOHN J	3119 DALTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-075	3121 DALTON AVE	MEGGERSON, ENID M	3121 DALTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-076	3123 DALTON AVE	FULTON, DARRELL AND WHITE, BEVERLY J	3123 DALTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-077	3125 DALTON AVE	HARDY, TASHA	3125 DALTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-078	1581 W JEFFERSON BLVD	COTTE, BETTIE B	1581 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-079	1583 W JEFFERSON BLVD	ARAKELIAN, ANUSH	1583 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-080	1585 W JEFFERSON BLVD	BARBARA A MARSHALL TRUST	1843 COCHRAN PL LOS ANGELES, CA 90019	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-081	1587 W JEFFERSON BLVD	JONES, ROLAND I	1587 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-082	1589 W JEFFERSON BLVD	JEFFERSON PROPERTY TRUST	1589 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-083	1591 W JEFFERSON BLVD	POWELL, CARLOTA	1591 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-084	1593 W JEFFERSON BLVD	STEWART, MARY A	1593 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-085	1601 W JEFFERSON BLVD	METCALFE WATERS TRUST	6014 CAHILLWOOD DR INGLEWOOD, CA 90222	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-086	1599 W JEFFERSON BLVD	MERLOS, JORGE A AND MARIAM R	6203 S HARCOURT AVE LOS ANGELES, CA 90043	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-087	1597 W JEFFERSON BLVD	MUSLAR, VERONICA C	1597 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-088	1595 W JEFFERSON BLVD	DECOU, MARVIN J AND AUNDREA M	1595 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-089	3124 S LA SALLE AVE	EMBREE, JUSTI C	3124 S LA SALLE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-090	3122 S LA SALLE AVE	MENDRIES, SUNETHRA	24540 FAIRMOUNT BLVD BEACHWOOD, OH 44122	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-091	3120 S LA SALLE AVE	ALLEN, LOU C AND	3120 S LA SALLE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-001	5053-023-092	3118 S LA SALLE AVE	WRIGHT, CECELIA	3118 S LA SALLE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-056	3119 HALDALE AVE	SHMAUZ, TOMAS S AND MIAE	3119 HALDALE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-057	3121 HALDALE AVE	WYMON, SHARON GDN ET AL	3121 HALDALE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A

JEFFERSON BLVD & WESTERN AVE

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assessment	Pct Total	Existing Assmt	NOTE
15212-002	5053-023-058	3123 HALDALE AVE	MARTINEZ, MARIA L	3123 HALDALE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-059	3125 HALDALE AVE	MYERS, GLEN O AND LAURINE	3125 HALDALE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-060	1559 W JEFFERSON BLVD	MARY JUNIOR TRUST	11807 S VAN NESS AVE HAWTHORNE, CA 90250	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-061	1561 W JEFFERSON BLVD	IM, EUNICE S	1561 W JEFFERSON BLVD UNIT 24 LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-062	1563 W JEFFERSON BLVD	LUMPKIN PHILLIPS, CECILIA P	1563 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-063	1565 W JEFFERSON BLVD	CARTER, LAINI	1565 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-064	1567 W JEFFERSON BLVD	MARTIN HSIA, GABRIEL L AND DANIELLE W	1567 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-065	1569 W JEFFERSON BLVD	WILSON, TERRY CO TR LOVIE W LEE TRUST	1250 6TH ST STE 300 SANTA MONICA, CA 90401	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-066	1577 W JEFFERSON BLVD	QUARLES, TIFFANY N	1577 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-067	1575 W JEFFERSON BLVD	LIAO, HSIAO YUN	1575 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-068	1573 W JEFFERSON BLVD	JONES, LESLIE AND JENNIFER	1573 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-069	1571 W JEFFERSON BLVD	LINN, HTET AUNG	1571 W JEFFERSON BLVD UNIT 32 LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-070	3124 DALTON AVE	WINONAH W SHAW TRUST	3124 DALTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-071	3122 DALTON AVE	TYNES, BRENDESHA M	3122 DALTON AVE UNIT 34 LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-072	3120 DALTON AVE	WINFREY, LORNA R	3120 DALTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-002	5053-023-073	3118 DALTON AVE	TRUITT, GLORIA	3118 DALTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-038	3119 BRIGHTON AVE	YEMANE, MESERET	3119 BRIGHTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-039	3121 BRIGHTON AVE	CHEN, PO YIN AND KUO, HSIN I	3518 DARTMOUTH LN ROWLAND HEIGHTS, CA 91748	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-040	3123 BRIGHTON AVE	BARBARA A MARSHALL TRUST	1843 COCHRAN PL LOS ANGELES, CA 90019	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-042	1537 W JEFFERSON BLVD	COLEMAN, DONNA M	1537 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-043	1539 W JEFFERSON BLVD	ECHEVERRIA, MAYDA	1539 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-044	1541 W JEFFERSON BLVD	COLTON, PEGGY B	1541 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-045	1543 W JEFFERSON BLVD	WATANABE, RYOTA	1543 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-046	1545 W JEFFERSON BLVD	ANASTASIA INGLETON TRUST	1545 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-047	1547 W JEFFERSON BLVD	HSUEH, CHING WEN	1547 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-048	1555 W JEFFERSON BLVD	GRADY, FRANCES A AND DAVID A	1555 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-049	1553 W JEFFERSON BLVD	RODRIGUEZ, SANDRA L	1553 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-050	1551 W JEFFERSON BLVD	BROOKS, YVONNE	1551 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-051	1549 W JEFFERSON BLVD	DURDEN, GIENE	1549 W JEFFERSON BLVD LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-052	3124 HALDALE AVE	ANNETTE M HILL TRUST	3124 HALDALE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-053	3122 HALDALE AVE	SHIN, HYANG B	3122 HALDALE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-054	3120 HALDALE AVE	KIM, JOSEPH AND ESTHER	3120 HALDALE AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-055	3118 HALDALE AVE	RAY L WILSON TRUST	3837 ROXTON AVE LOS ANGELES, CA 90008	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-003	5053-023-093	3125 BRIGHTON AVE	JAIME TSAO	3125 BRIGHTON AVE LOS ANGELES, CA 90018	CDO	2.52	1	3, 5	1.00, .50	1.1	\$86.64	0.15%	\$44.95	A
15212-004	5053-032-039	1535 W JEFFERSON BLVD	MELENDEZ, URVICO AND TERESA	4341 LA GRANADA WAY LA CANADA FLINTRIDGE, CA 91011	COM	0.25	0	3, 5	1.00, 1.00	1.1	\$637.08	1.11%	\$252.27	A
15212-005	5053-032-026	1523 W JEFFERSON BLVD	JAIME M GONZALEZ TRUST	2917 BRIGHTON AVE LOS ANGELES, CA 90018	MFR	0.25	16	3, 5	1.00, 1.00	1	\$1,303.11	2.27%	\$220.43	A
15212-006	5053-032-041	1501 W JEFFERSON BLVD	KENVIN CONSTRUCTION CO INC C/O DON S JONG	3111 BEL AIR DR NO 214 LAS VEGAS, NV 89109	COM	0.3	4	3, 5	1.00, .25	1.1	\$447.51	0.78%	\$305.58	A
15212-007	5040-001-024	3130 S NORMANDIE AVE	MELENDEZ, URVICIO AND TERESA	4341 LA GRANADA WAY LA CANADA FLINTRIDGE, CA 91011	COM	0.09	0	3, 5	1.00, 1.00	1.1	\$238.90	0.42%	\$110.22	A

JEFFERSON BLVD & WESTERN AVE

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assessment	Pct Total	Existing Assmt	NOTE
15212-008	5040-001-002	1479 W JEFFERSON BLVD	MELLENDEZ, URVICIO AND TERESA	4341 LA GRANADA WAY LA CANADA FLINTRIDGE, CA 91011	COM	0.09	0	3, 5	1.00, 1.00	1	\$217.18	0.38%	\$135.12	A
15212-009	5040-001-003	1475 W JEFFERSON BLVD	MELLENDEZ, URVICIO AND TERESA	4341 LA GRANADA WAY LA CANADA FLINTRIDGE, CA 91011	INS	0.09	1	3, 5	1.00, 1.00	1	\$162.89	0.28%	\$97.97	A
15212-010	5040-001-004	1471 W JEFFERSON BLVD	NAJAFI, HASSAN CO TR	700 W SAINT ANDREWS AVE LA HABRA, CA 90631	COM	0.18	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$195.94	A
15212-011	5040-001-005	3121 S KENWOOD AVE	NAJAFI, HASSAN CO TR	700 W SAINT ANDREWS AVE LA HABRA, CA 90631	COM	0.1	0	3, 5	1.00, 1.00	1.1	\$238.90	0.42%	\$123.28	A
15212-012	5040-002-001	1449 W JEFFERSON BLVD	CRUZ, KIRSIO R	PO BOX 31727 LOS ANGELES, CA 90031	COM	0.18	3	3, 5	1.00, 1.00	1.1	\$398.17	0.69%	\$206.55	A
15212-013	5040-002-002	1443 W JEFFERSON BLVD	CAMP BEDHEAD LLC C/O RENEE BERTRAND	3641 10TH AVE LOS ANGELES, CA 90018	COM	0.18	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$97.97	A
15212-014	5040-002-003	1441 W JEFFERSON BLVD	CAMP BEDHEAD LLC C/O RENEE BERTRAND	3641 10TH AVE LOS ANGELES, CA 90018	VAC	0.09	0	3, 5	1.00, 1.00	1	\$36.20	0.06%	\$97.97	A
15212-015	5040-002-004	1439 W JEFFERSON BLVD	BRAVO, ISIDRO	1439 W JEFFERSON BLVD LOS ANGELES, CA 90007	COM	0.09	0	3, 5	1.00, 1.00	1	\$217.18	0.38%	\$97.97	A
15212-016	5040-002-005	1431 W JEFFERSON BLVD	SINGH, RAVINDER AND JACQUELIN M	419 HILL ST SANTA MONICA, CA 90405	COM	0.15	0	3, 5	1.00, 1.00	1.1	\$398.17	0.69%	\$167.36	A
15212-017	5040-003-012	1426 W JEFFERSON BLVD	KOREAN UNITED PRESBYTERIAN CHURCH OF LOS ANGELES	1374 W JEFFERSON BLVD LOS ANGELES, CA 90007	VAC	0.15	0	3, 5	1.00, 1.00	1.1	\$79.63	0.14%	\$136.26	A
15212-018	5040-003-013	1430 W JEFFERSON BLVD	MARENCO, LILLIAN E TR	1430 W JEFFERSON BLVD LOS ANGELES, CA 90007	COM	0.15	2	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15212-019	5040-003-014	1436 W JEFFERSON BLVD	1436 WEST JEFFERSON BLVD LLC	1206 W 36TH ST LOS ANGELES, CA 90007	COM	0.15	1	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15212-020	5040-003-015	1440 W JEFFERSON BLVD	1436 W JEFFERSON BLVD LLC	1206 W 36TH ST LOS ANGELES, CA 90007	COM	0.15	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15212-021	5040-003-016	1448 W JEFFERSON BLVD	FLORES, JOSE L	1448 W JEFFERSON BLVD LOS ANGELES, CA 90007	COM	0.15	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15212-022	5040-003-017	1452 W JEFFERSON BLVD	SUH, HONG SUK CO TR	18416 KINGSBURY ST PORTER RANCH, CA 91326	SFR	0.15	3	3, 5	1.00, 1.00	1	\$344.27	0.60%	\$122.46	A
15212-023	5040-003-018	1456 1/2 W JEFFERSON BLVD	SUH, HONG SUK CO TR	18416 KINGSBURY ST PORTER RANCH, CA 91326	COM	0.15	3	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15212-024	5040-003-019	1466 W JEFFERSON BLVD	CHUNG, VIRGIL AND BETTY	1466 W JEFFERSON BLVD LOS ANGELES, CA 90007	COM	0.15	2	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15212-025	5040-003-022	1480 W JEFFERSON BLVD	UNIVERSITY INN LLC	3027 S VERMONT AVE LOS ANGELES, CA 90007	VAC	0.21	0	3, 5	1.00, 1.00	1.1	\$119.45	0.21%	\$244.92	A
15212-026	5040-003-023	1478 W JEFFERSON BLVD	UNIVERSITY INN LLC	3027 S VERMONT AVE LOS ANGELES, CA 90007	COM	0.3	8	3, 5	1.00, 1.00	1	\$579.16	1.01%	\$244.92	A
15212-027	5041-001-047	1500 W JEFFERSON BLVD	SHAW FAMILY TRUST	1721 VIA ESTUDILLO PALO VERDES ESTATES, CA 90274	COM	0.35	0	3, 5	1.00, .50	1.1	\$510.70	0.89%	\$384.53	A
15212-028	5041-001-046	1530 W JEFFERSON BLVD	WALDENS PONDZ LP	1530 W JEFFERSON BLVD LOS ANGELES, CA 90018	MFR	2.93	60	3, 5	1.00, .75	1.1	\$5,451.92	9.48%	\$2,822.34	A
15212-029	5041-003-033	1650 W JEFFERSON BLVD	CHO, KENNETH AND SO J TRS CHO FAMILY TRUST	1650 W JEFFERSON BLVD LOS ANGELES, CA 90018	COM	0.12	0	3, 5	1.00, 1.00	1.1	\$398.17	0.69%	\$119.12	A
15212-030	5041-003-002	1662 W JEFFERSON BLVD	GO, DAISYLYN V AND DALIT, RENATO	1662 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.15	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$122.46	A
15212-031	5041-003-032	1668 W JEFFERSON BLVD	UC, MIGUEL N	1668 W JEFFERSON BLVD LOS ANGELES, CA 90018	SFR	0.14	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$122.46	A
15213-001	5040-022-001	1425 W JEFFERSON BLVD	CALDERON, ARMANDO	2707 S REDONDO BLVD LOS ANGELES, CA 90016	COM	0.12	4	3, 5	1.00, 1.00	1.1	\$398.17	0.69%	\$151.85	A
15213-002	5040-022-004	1409 W JEFFERSON BLVD	PATEL, HASMUKH B AND GITA H	265 S SAINT ANDREWS PL LOS ANGELES, CA 90004	COM	0.28	11	3, 5	1.00, 1.00	1	\$579.16	1.01%	\$293.91	A
15213-003	5040-022-005	1401 W JEFFERSON BLVD	IBARRA, DOLROES	1617 W 79TH LOS ANGELES, CA 90047	COM	0.15	0	3, 5	1.00, 1.00	1.1	\$398.17	0.69%	\$174.71	A
15213-004	5040-023-001	1375 W JEFFERSON BLVD	BROWN PXP PROPERTIES LLC C/O JAMES S MANUS	1200 DISCOVERY DR STE 500 BAKERSFIELD, CA 93309	IND	0.09	0	3, 5	1.00, 1.00	1.1	\$79.63	0.14%	\$108.58	A
15213-005	5040-023-027	1371 W JEFFERSON BLVD	BROWN PXP PROPERTIES LLC C/O JAMES S MANUS	1200 DISCOVERY DR STE 500 BAKERSFIELD, CA 93309	IND	0.49	0	3, 5	1.00, .75	1.1	\$322.81	0.56%	\$538.83	A
15213-006	5040-024-020	3112 S BUDLONG AVE	MYONG, HUI YANG TR	1111 ELDEN AVE UNIT 8 LOS ANGELES, CA 90006	COM	0.25	0	3, 5	1.00, 1.00	1.1	\$637.08	1.11%	\$220.43	A
15213-007	5040-024-021	1329 W JEFFERSON BLVD	TINAJERO, GABINO P AND PONCE, MARIA R	1329 W JEFFERSON BLVD LOS ANGELES, CA 90007	COM	0.12	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$110.22	A
15213-008	5040-024-022	1323 W JEFFERSON BLVD	GEORGE, MERVIN J	1323 W JEFFERSON BLVD LOS ANGELES, CA 90007	COM	0.12	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$110.22	A
15213-009	5040-024-023	1317 W JEFFERSON BLVD	ARCH BAY HOLDING LLC C/O SPECIALIZED LOAN SERVICING	8742 LUCENT BLVD STE 300 HIGHLANDS RANCH, CO 80129	COM	0.12	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$110.22	A
15213-010	5040-024-024	3119 WALTON AVE	CHIZUKO N BERLINER TRUST	14 LANDFALL CT NEWPORT BEACH, CA 92663	COM	0.12	0	3, 5	1.00, 1.00	1.1	\$398.17	0.69%	\$121.89	A
15213-011	5040-025-018	1299 W JEFFERSON BLVD	WORLD IMPACT INC	2001 S VERMONT AVE LOS ANGELES, CA 90007	INS	0.12	0	3, 5	1.00, 1.00	1.1	\$298.63	0.52%	\$121.89	A
15213-012	5040-025-023	1271 W JEFFERSON BLVD	MCHUGH, FRANK TR	25 S RAYMOND AVE STE 319 ALHAMBRA, CA 91801	COM	0.47	0	3, 5	1.00, 1.00	1.1	\$1,274.15	2.22%	\$562.75	A

JEFFERSON BLVD & WESTERN AVE

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assessment	Pct Total	Existing Assmt	NOTE
15213-013	5040-026-900	1265 W JEFFERSON BLVD	LAUSD / FACILITIES SVCS DIV ATTN: CHRISTOS CHRYSILIOU / MAINT & OPER	333 S BEAUDRY AVE, 22ND FL LOS ANGELES, CA 90017	GOV	0.07	1	3, 5	1.00, 1.00	1.1	\$238.90	0.42%	\$144.12	A
15213-014	5040-026-901	1265 W JEFFERSON BLVD	LAUSD / FACILITIES SVCS DIV ATTN: CHRISTOS CHRYSILIOU / MAINT & OPER	333 S BEAUDRY AVE, 22ND FL LOS ANGELES, CA 90017	GOV	0.07	1	3, 5	1.00, 1.00	1	\$217.18	0.38%	\$131.02	A
15213-015	5040-026-905	1265 W JEFFERSON BLVD	LAUSD / FACILITIES SVCS DIV ATTN: CHRISTOS CHRYSILIOU / MAINT & OPER	333 S BEAUDRY AVE, 22ND FL LOS ANGELES, CA 90017	GOV	0.11	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$218.37	A
15213-016	5040-026-913	1265 W JEFFERSON BLVD	LAUSD / FACILITIES SVCS DIV ATTN: CHRISTOS CHRYSILIOU / MAINT & OPER	333 S BEAUDRY AVE, 22ND FL LOS ANGELES, CA 90017	GOV	0.1	0	3, 5	1.00, 1.00	1	\$217.18	0.38%	\$218.37	A
15213-017	5040-026-914	1265 W JEFFERSON BLVD	LAUSD / FACILITIES SVCS DIV ATTN: CHRISTOS CHRYSILIOU / MAINT & OPER	333 S BEAUDRY AVE, 22ND FL LOS ANGELES, CA 90017	GOV	0.11	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$218.37	A
15213-018	5040-026-919	1265 W JEFFERSON BLVD	LAUSD / FACILITIES SVCS DIV ATTN: CHRISTOS CHRYSILIOU / MAINT & OPER	333 S BEAUDRY AVE, 22ND FL LOS ANGELES, CA 90017	GOV	0.17	1	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$218.37	A
15213-019	5040-026-045	1239 W JEFFERSON BLVD	CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST	50 E NORTH TEMPLE 22ND FL SALT LAKE CITY, UT 84150	INS	0.03	0	3, 5	1.00, 1.00	0.25	\$40.72	0.07%	\$29.39	A
15213-020	5040-026-044	3115 S VERMONT AVE	CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST	50 E NORTH TEMPLE 22ND FL SALT LAKE CITY, UT 84150	INS	1.96	1	3, 5	1.00, 1.00	1.1	\$2,747.39	4.78%	\$1,205.91	A
15213-021	5040-028-027	1250 W JEFFERSON BLVD	CBG UNIVERSITY GARDENS L P	1028 N LAKE AVE STE 207 PASADENA, CA 91104	MFR	5.72	113	3, 5	1.00, 1.00	1.1	\$7,963.45	13.85%	\$3,219.21	A
15213-022	5040-019-012	1280 W JEFFERSON BLVD	GUPTA, ROHAN	9320 WILSHIRE BLVD UNIT 208 BEVERLY HILLS, CA 90212	MFR	0.15	9	3, 5	1.00, 1.00	1.1	\$637.08	1.11%	\$136.26	A
15213-023	5040-019-046	1286 W JEFFERSON BLVD	L A SECTION 8 JEFFERSON LOMOD CORP 1 C/O RUDOLF C MONTIEL	2600 WILSHIRE BLVD STE 5200 LOS ANGELES, CA 90057	MFR	0.27	5	3, 5	1.00, 1.00	1	\$1,085.92	1.89%	\$244.92	A
15213-024	5040-019-009	1294 W JEFFERSON BLVD	DANCO INC	2476 OVERLAND AVE STE 203 LOS ANGELES, CA 90064	COM	0.15	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15213-025	5040-019-008	3410 WALTON AVE	CRESECENT CAPITAL 3410 WALTON LLC	16530 VENTURA BLVD STE 409 ENCINO, CA 91436	MFR	0.15	6	3, 5	1.00, 1.00	1.1	\$637.08	1.11%	\$135.20	A
15213-026	5040-019-006	1314 W JEFFERSON BLVD	1320 W JEFFERSON LLC	1532 COLLEGE AVE UNIT F19 MANHATTAN, KS 66502	COM	0.06	0	3, 5	1.00, 1.00	1.1	\$238.90	0.42%	\$83.27	A
15213-027	5040-019-005	1320 W JEFFERSON BLVD	1320 W JEFFERSON LLC	1532 COLLEGE AVE UNIT F19 MANHATTAN, KS 66502	COM	0.15	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15213-028	5040-019-004	1324 W JEFFERSON BLVD	1320 W JEFFERSON LLC	1532 COLLEGE AVE UNIT F19 MANHATTAN, KS 66502	COM	0.15	0	3, 5	1.00, .50	1	\$290.17	0.50%	\$122.46	A
15213-029	5040-019-003	1332 W JEFFERSON BLVD	1320 W JEFFERSON LLC C/O BRYAN ELSEY	1532 COLLEGE AVE UNIT F19 MANHATTAN, KS 66502	SFR	0.15	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$122.46	A
15213-030	5040-019-041	1338 W JEFFERSON BLVD	1320 W JEFFERSON LLC	1532 COLLEGE AVE APT F19 MANHATTAN, KS 66502	SFR	0.08	4	3, 5	1.00, 1.00	1.1	\$304.31	0.53%	\$110.22	A
15213-031	5040-021-028	1350 W JEFFERSON BLVD	INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL	1350 W JEFFERSON BLVD LOS ANGELES, CA 90007	INS	0.35	5	3, 5	1.00, 1.00	1.1	\$477.81	0.83%	\$284.28	A
15213-032	5040-021-032	1368 W JEFFERSON BLVD	KOREAN UNITED BRESBYTARIAN CHURCH OF LOS ANGELES	1374 W JEFFERSON BLVD LOS ANGELES, CA 90007	INS	0.93	0	3, 5	1.00, 1.00	1	\$1,303.11	2.27%	\$729.87	A
15213-033	5040-021-006	1408 W JEFFERSON BLVD	MONTERROSA, JACQUELINE	2131 W 29TH ST LOS ANGELES, CA 90018	COM	0.17	0	3, 5	1.00, 1.00	1	\$361.98	0.63%	\$122.46	A
15213-034	5040-021-005	1412 W JEFFERSON BLVD	TAYLOR DINWIDDIE, STEPHANIE CO TR	5458 HARCROSS DR LOS ANGELES, CA 90043	SFR	0.12	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$83.27	A
15213-035	5040-021-004	1416 W JEFFERSON BLVD	TAYLOR-DINWIDDIE, STEPHANIE B TR	5458 HARCROSS DR LOS ANGELES, CA 90043	SFR	0.11	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$80.83	A
15213-036	5040-021-003	1418 W JEFFERSON BLVD	WAHL, BRYAN W	415 ENCLAVE CIR APT 308 COSTA MESA, CA 92626	SFR	0.11	1	3, 5	1.00, 1.00	1	\$245.91	0.43%	\$80.83	A
15213-037	5040-021-001	1424 W JEFFERSON BLVD	MORALES, ALFREDO F AND HENRIETTA	1424 W JEFFERSON BLVD LOS ANGELES, CA 90007	COM	0.07	0	3, 5	1.00, 1.00	1.1	\$238.90	0.42%	\$95.52	A

TOTAL VOTING PARCELS: 138

Total: \$57,487.75 100%

A = New assessments will replace existing assessments

CITY OF LOS ANGELES
LIGHTING MAINTENANCE ASSESSMENT ROLL

(Under Secs. 6.95-6.127 of the Los Angeles Administrative Code)

For the Maintenance and the Furnishing of Electric Energy for the Lighting of

.....
JEFFERSON BLVD & WESTERN AVE
.....

.....
LIGHTING DISTRICT
.....

as shown on the assessment diagram recorded in the Bureau of Street Lighting in Assessment Map Book 25

Page 0211 to 0213 , for the Fiscal Year of 2018-2019, in accordance with:

Ordinance of Intention No. _____

ESTIMATE COST

Electric Energy
Maintenance
Incidentals
Total
Less Unexpended Balance
Balance
AMOUNT ASSESSED TO PROPERTY OWNERS

Dollars	Cents
\$24,892	00
\$23,110	00
\$9,485	00
\$57,488	00
\$0	00
\$57,488	00
\$57,488	00

PROPOSED LIGHTING MAINTENANCE ASSESSMENT ROLL DESIGN

DESCRIPTION OF PROPERTY "ASSESSMENT NUMBER"					LAND USE	ACREAGE	BENEFIT ZONE	ANNUAL ASSESSMENT	COUNTY REFERENCE		
									MAP	PAGE	PARCEL
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 001 "	COM	0.28	3, 5	\$637.08	5053-008-008		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 002 "	COM	0.10	3, 5	\$217.18	5053-008-009		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 003 "	COM	0.17	3, 5	\$398.17	5053-008-021		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 004 "	MFR	0.64	3, 5	\$1,990.86	5053-015-051		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 005 "	MFR	0.80	3, 5	\$2,229.77	5053-016-033		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 006 "	INS	0.15	3, 5	\$271.48	5041-003-004		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 007 "	SFR	0.15	3, 5	\$245.91	5041-003-031		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 008 "	SFR	0.11	3, 5	\$245.91	5041-003-007		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 009 "	SFR	0.10	3, 5	\$184.43	5041-003-035		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 010 "	SFR	0.10	3, 5	\$184.43	5041-003-034		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 011 "	SFR	0.10	3, 5	\$184.43	5041-003-037		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 012 "	SFR	0.12	3, 5	\$245.91	5041-003-011		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 013 "	COM	0.14	3, 5	\$361.98	5041-003-012		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 014 "	SFR	0.16	3, 5	\$245.91	5041-003-013		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 015 "	SFR	0.15	3, 5	\$351.65	5041-003-038		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 016 "	SFR	0.14	3, 5	\$270.50	5041-004-023		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 017 "	COM	0.15	3, 5	\$361.98	5041-004-014		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0211 as " 018 "	COM	2.90	3, 5	\$3,663.19	5041-004-022		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-074		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-075		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-076		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-077		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-078		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-079		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-080		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-081		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-082		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212 as " 001 "	CDO	2.52	3, 5	\$86.64	5053-023-083		

That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 021 "	COM	0.15	3, 5	\$361.98	5040-003-016
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 022 "	SFR	0.15	3, 5	\$344.27	5040-003-017
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 023 "	COM	0.15	3, 5	\$361.98	5040-003-018
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 024 "	COM	0.15	3, 5	\$361.98	5040-003-019
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 025 "	VAC	0.21	3, 5	\$119.45	5040-003-022
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 026 "	COM	0.30	3, 5	\$579.16	5040-003-023
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 027 "	COM	0.35	3, 5	\$510.70	5041-001-047
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 028 "	MFR	2.93	3, 5	\$5,451.92	5041-001-046
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 029 "	COM	0.12	3, 5	\$398.17	5041-003-033
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 030 "	SFR	0.15	3, 5	\$245.91	5041-003-002
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0212	as " 031 "	SFR	0.14	3, 5	\$245.91	5041-003-032
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 001 "	COM	0.12	3, 5	\$398.17	5040-022-001
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 002 "	COM	0.28	3, 5	\$579.16	5040-022-004
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 003 "	COM	0.15	3, 5	\$398.17	5040-022-005
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 004 "	IND	0.09	3, 5	\$79.63	5040-023-001
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 005 "	IND	0.49	3, 5	\$322.81	5040-023-027
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 006 "	COM	0.25	3, 5	\$637.08	5040-024-020
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 007 "	COM	0.12	3, 5	\$361.98	5040-024-021
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 008 "	COM	0.12	3, 5	\$361.98	5040-024-022
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 009 "	COM	0.12	3, 5	\$361.98	5040-024-023
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 010 "	COM	0.12	3, 5	\$398.17	5040-024-024
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 011 "	INS	0.12	3, 5	\$298.63	5040-025-018
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 012 "	COM	0.47	3, 5	\$1,274.15	5040-025-023
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 013 "	GOV	0.07	3, 5	\$238.90	5040-026-900
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 014 "	GOV	0.07	3, 5	\$217.18	5040-026-901
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 015 "	GOV	0.11	3, 5	\$361.98	5040-026-905
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 016 "	GOV	0.10	3, 5	\$217.18	5040-026-913
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 017 "	GOV	0.11	3, 5	\$361.98	5040-026-914
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 018 "	GOV	0.17	3, 5	\$361.98	5040-026-919
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 019 "	INS	0.03	3, 5	\$40.72	5040-026-045
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 020 "	INS	1.96	3, 5	\$2,747.39	5040-026-044

That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 021 "	MFR	5.72	3, 5	\$7,963.45	5040-028-027
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 022 "	MFR	0.15	3, 5	\$637.08	5040-019-012
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 023 "	MFR	0.27	3, 5	\$1,085.92	5040-019-046
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 024 "	COM	0.15	3, 5	\$361.98	5040-019-009
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 025 "	MFR	0.15	3, 5	\$637.08	5040-019-008
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 026 "	COM	0.06	3, 5	\$238.90	5040-019-006
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 027 "	COM	0.15	3, 5	\$361.98	5040-019-005
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 028 "	COM	0.15	3, 5	\$290.17	5040-019-004
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 029 "	SFR	0.15	3, 5	\$245.91	5040-019-003
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 030 "	SFR	0.08	3, 5	\$304.31	5040-019-041
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 031 "	INS	0.35	3, 5	\$477.81	5040-021-028
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 032 "	INS	0.93	3, 5	\$1,303.11	5040-021-032
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 033 "	COM	0.17	3, 5	\$361.98	5040-021-006
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 034 "	SFR	0.12	3, 5	\$245.91	5040-021-005
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 035 "	SFR	0.11	3, 5	\$245.91	5040-021-004
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 036 "	SFR	0.11	3, 5	\$245.91	5040-021-003
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0213	as " 037 "	COM	0.07	3, 5	\$238.90	5040-021-001
** DISTRICT ** ASSESSMENT =									\$57,487.75	
JEFFERSON BLVD & WESTERN AVE										

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JEFFERSON BLVD. & WESTERN AVE. L.D.

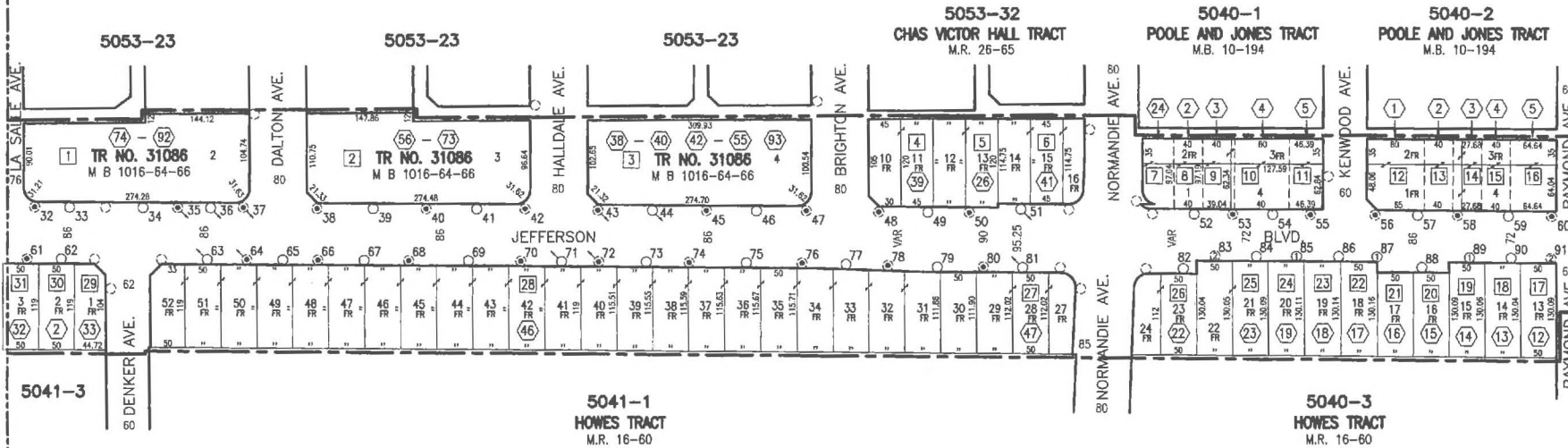


SCALE
1"=100'

A1

CONTINUED ON SHEET 1

A



B1

CONTINUED ON SHEET 3

B



B
CONTINUED ON SHEET 2
B1

