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CALIFORNIA



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MIRANDA PASTER
ACTING DIVISION HEAD

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

Council District 11

REGARDING: WESTCHESTER TOWN CENTER BUSINESS IMPROVEMENT
DISTRICT (PROPERTY BASED)

Honorable Members:

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

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

BACKGROUND

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

The proposed District programs include, but are not limited to the following: Ambassador Services, Landscaped Maintenance and Beautification, Marketing and Promotions, New Business Attraction, Reserve and Delinquency and Administration.

PRELIMINARY PETITIONS

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

The petitions received indicate affirmative financial support of the project in an amount equivalent to \$155,116.80. This represents 51.33 percent (51.33%) of the proposed District's projected first year revenue of \$302,174.50. Because the more than 50 percent threshold of preliminary support has been achieved, the formal business improvement district establishment process, including a public hearing before the City Council, may be initiated.

PROPOSED DISTRICT BOUNDARIES

The boundaries of the proposed District are as detailed in the Management District Plan. A general description of the exterior boundaries of the proposed District is as follows: The 18-block commercial/retail area located in western Los Angeles is centered along Sepulveda Boulevard between Los Angeles International Airport and just north of Manchester Boulevard. From Manchester Avenue, which forms the northern boundary, the east boundary runs along Sepulveda Eastway and La Tijera Boulevard to Sepulveda Boulevard. From Sepulveda Boulevard, the southern boundary runs generally along the south parcel lines of parcels APN 4122-024-918 (the open or green space on 92nd Street) and APN 4122-023-917 (vacant airport land) to Westchester Parkway. From Westchester Parkway, the western boundary runs generally along La Tijera Boulevard to Sepulveda Westway to Manchester Avenue. All property within the approximate boundaries described above are included in the Westchester Town Center BID.

There are 129 parcels owned by 69 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

DISTRICT ESTABLISHMENT AND PROPOSITION 218 COMPLIANCE

Article XIID of the California Constitution (Proposition 218) requires, among other things, that: 1) the City Council identify all parcels that will have a special benefit conferred upon them and upon which assessments will be imposed; 2) the City Council not impose an assessment on a parcel which exceeds the reasonable cost of the proportional benefit conferred on that parcel; 3) the City Council separate the general benefits from the special benefits conferred on a parcel; and 4) all assessments be

supported by a detailed Engineer's Report prepared by a registered professional Engineer certified by the State of California. The Engineer's Report included herewith supports the assessments contained in the Management District Plan and, in addition, includes facts, which would support City Council findings relative to items 1 through 3 above.

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

EXEMPTION UNDER PROPOSITION 26

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

PROPOSED IMPROVEMENTS AND PROGRAMS

The District is expected to generate \$302,175 annually over a ten-year period with a maximum three percent (3%) increase per year. The revenue will be utilized to fund the proposed District's improvements and activities that include, but are not limited to: Ambassador Services, Landscaped Maintenance and Beautification, Marketing and Promotions, New Business Attraction, Reserve and Delinquency and Administration.

ASSESSMENT FORMULA AND DISBURSEMENTS

The District's proposed assessment formula is based upon an allocation of program costs as described in the attached Management District Plan and are, depending the location of a parcel in the district and benefit received by that parcel, a calculation of assessable lot and building square and linear front footage. The entire BID area consists of only one benefit zone.

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

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

CONTRACTING WITH OWNERS' ASSOCIATION

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

The Westchester Business Improvement Association has administered the Westchester Town Center BID since the District was originally established, overseeing expenditures, managing and implementing the District's improvements and activities. The Westchester Business Improvement Association possesses the unique knowledge and expertise relative to the administration of the District and has a vested interest in the success of the District. Therefore, it would be impractical, not advantageous and undesirable to comply with the competitive bidding requirements or to select another entity to administer the District, if the District is renewed.

ASSESSABLE CITY PROPERTY

There are four (4) City-owned parcels within the District all of which are controlled by the Los Angeles World Airport Department (LAWA). The total assessment for these City-owned properties within the District is \$11,024.88, representing 3.65% of the total assessments levied in the District.

FISCAL IMPACT

There is no fiscal impact on the General Fund. Assessments levied on the LAWA properties within the District will not be paid from the General Fund.

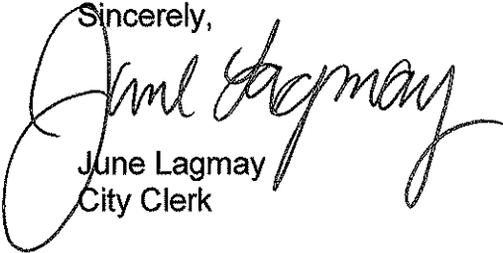
RECOMMENDATIONS

1. FIND that the petitions submitted on behalf of the proponents of the proposed Westchester Town Center Business Improvement District are signed by property owners who will pay more than fifty (50) percent of the assessments proposed to be levied.
2. FIND that all parcels that will have a special benefit conferred upon them and upon which an assessment would be imposed are those as identified in the Management District Plan.

3. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, the assessment levied on each parcel within the proposed District is proportionate to the special benefit derived from the improvements and activities that are to be provided.
4. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, there are no general benefits to be separated from the special benefits conferred on each parcel within the proposed District.
5. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, no assessment imposed on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
6. FIND that the assessments for the proposed District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 7 of Article XIIC §1(e).
7. FIND that the services to be provided by the Owners' Association are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
8. APPROVE the Westchester Business Improvement Association to serve as the Owners' Association to administer the Westchester Town Center Business Improvement District.
9. ADOPT the Preliminary Report of the City Clerk.
10. ADOPT the attached Management District Plan.
11. ADOPT the attached Engineer's Report.
12. ADOPT the attached Ordinance of Intention to establish the Westchester Town Center Business Improvement District.
13. AUTHORIZE the City Clerk, upon establishment of the District, to prepare, execute and administer a contract between the City of Los Angeles and the Westchester Business Improvement Association, a non-profit corporation, for the administration of the District's programs.

14. DIRECT the City Clerk to comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).
15. REQUEST the City Attorney, with the assistance of the City Clerk, to prepare an enabling Ordinance establishing the Westchester Town Center Business Improvement District for City Council consideration at the conclusion of the required public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "June Lagmay", written over the typed name and title.

June Lagmay
City Clerk

JL:HLW:MCP:RMH:PM:rks

Attachments:

Draft Ordinance of Intention
Management District Plan
Engineer's Report

DRAFT
TDBA
4/7/11

ORDINANCE NO. _____

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

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

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

NOW THEREFORE,

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

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

Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. 11-0786.

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

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

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

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City

Council hereby affirms that all proposed assessments are supported by a detailed engineer's report prepared by a registered professional engineer certified by the state of California.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The Westchester Town Center area is centered along Sepulveda Boulevard between the Los Angeles International Airport on the south to one block north of Manchester Boulevard. From Manchester Boulevard, the eastern boundary runs along Sepulveda Eastway and La Tijera Boulevard to Sepulveda Boulevard. From Sepulveda Boulevard, the southern boundary runs along the south parcel lines of parcels APN 4122-024-918 (the open green space on 92nd Street) and APN 4122-023-917 (vacant airport land) to Westchester Parkway. From Westchester Parkway, the western boundary runs along La Tijera Boulevard to Sepulveda Westway to Manchester Avenue. All property within the approximate boundaries described above are included in the proposed District.

There are 129 parcels owned by 69 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, Ambassador Services, Landscape and Maintenance and Beautification, Marketing and Promotions, New Business Attraction, Reserve and Delinquency and Administration.

Sec. 9. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for ten (10) years is estimated to be \$3,021,750. The District's total annual assessment for the first year is estimated to be \$302,175. Annual assessments for subsequent years may be adjusted based upon the Consumer Price Index for the Los Angeles region, or by a flat percentage rate, not to exceed three percent of the previous year's rate. It is proposed that the District be established for a ten (10) year period. The District will not issue bonds.

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

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

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

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

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

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

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

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

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

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By _____
Deputy City Attorney

Date _____

File No. CF 11-0786

Management District Plan
FOR THE
Renewal
OF THE
WESTCHESTER TOWN CENTER
PROPERTY BUSINESS IMPROVEMENT
DISTRICT

SAS
MAY 13 2011

*Prepared April 2011 pursuant to the State of California
Property and Business Improvement District Law of 1994
to Renew a
Management District in the Westchester Town Center area, a community within the
City of Los Angeles
by the
Westchester Business Improvement Association
and
Duckworth Consulting, Its Consultants*

**“Westchester Town Center”
Property Business Improvement District
Management District Plan**

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Appendix 1: District Property Information & 2012 Assessments

Appendix 2: Proposition 218 Engineer’s Report

I. OVERVIEW OF THE WESTCHESTER TOWN CENTER PROPERTY BUSINESS IMPROVEMENT DISTRICT

Introduction: A growing coalition of property and business owners, and members of the community, are proposing renewal of the Westchester Town Center Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements, activities, and services that revitalize and enhance the area and convey special benefits to properties located within the boundaries of the Westchester Town Center District.

Name: “Westchester Town Center Property Business Improvement District.”

Location: The proposed District is located in the Westchester community, a commercial district in the City of Los Angeles that is centered along Sepulveda Boulevard between Los Angeles International Airport and just north of Manchester Boulevard. From Manchester Boulevard, the east boundary runs generally along Sepulveda Eastway and La Tijera Boulevard to Sepulveda Boulevard. From Sepulveda Boulevard, the south boundary runs generally along the south parcel lines of parcels APN 4122-024-918 (the open or green space on 92nd Street) and APN 4122-023-917 (vacant airport land) to Westchester Parkway. From Westchester Parkway, the west boundary runs generally along La Tijera Boulevard to Sepulveda Westway to Manchester Avenue. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

History: The Westchester Town Center Business Improvement District was originally created in 2007 by Ordinance No. 178878 of the Los Angeles City Council. This renewal will extend the life of the District by ten years and will add ten parcels to the boundaries of the District.

Services: The proposed District will fund improvements, activities, and services authorized under the State Law. Specifically, the District will provide improvements, activities, and services in the following program areas: (i) ambassador services; (ii) landscape maintenance, sanitation and beautification; (iii) marketing and promotions; (iv) new business attraction; and, (v) policy development, district management, and administration.

The purpose of all improvements, activities, and services described in this Management District Plan is to specially and individually benefit property in the District. No improvements, activities, or services will be provided outside District boundaries.

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

Method of Financing: The improvements, activities, and services will be funded through a benefit assessment against real property in the District. The assessment

formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements, activities, and services provided by the District. Generally, each parcel fronting on Sepulveda Boulevard will be assessed \$0.0612 per square foot of lot size, \$0.0900 per square foot of improvement size, and \$7.5742 per linear foot of street frontage; and, each parcel fronting on any other street will be assessed \$0.0306 per square foot of lot size, \$0.0450 per square foot of improvement size, and \$3.7871 per linear foot of street frontage. Because open space, parcels used for long term airport parking, vacant fenced lots, and multifamily residential parcels benefit from the District's improvements, activities, and services in a demonstrably different manner than other parcels in the District, they are assessed at a different rate. Also, street frontage located on Lincoln Boulevard or west of Sepulveda Westway (aside from that actually located on Sepulveda Westway) will not be counted as frontage for the purpose of this formula. The assessments against these parcels are described in Section IV of this Plan.

Assessments will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles.

District assessments may be adjusted annually to reflect inflation at a rate not to exceed three percent (3%). In conjunction with required annual proceedings, the Owner's Association will notify the City of Los Angeles of any proposed inflationary adjustment.

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

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

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

Bonds: The District will not issue bonds.

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

Duration: As required by State Law, the District will have a set term. The District's term will be January 1, 2012 through December 31, 2021. At the end of this period, the District may be renewed as permitted by law.

II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES

The Westchester Town Center Property Business Improvement District is centered along Sepulveda Boulevard. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers of each included parcel is provided in Appendix 1 of the document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. As a supplement to the referenced District map, the boundaries of the proposed District are described below.

Northern Boundary:

- The northern boundary of the District to the east of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard with the north boundary of parcel 4107-035-017 (the parcel at the northeast corner of Sepulveda Boulevard and Manchester Avenue). From that point, the boundary follows the northern boundaries of parcels 4107-035-017 and 4107-035-018 (which together contain a medical office building) and continues south along the eastern boundary of parcels 4107-035-018 and 4107-035-017 to the centerline of Manchester Avenue. The boundary then continues east along the centerline of Manchester Avenue to the centerline of La Tijera Boulevard. This boundary was selected to include the medical office building at the Northeast corner of Sepulveda Boulevard and Manchester Avenue as well as the commercial parcels on the South side of Manchester Avenue. Parcel 4107-035-018, is residentially zoned and is presumed by State Law to not specially benefit from District improvements, activities, and services; and, is not located on a street that receives District services; but, is included within the District and not assessed because it is a part of the medical building development and not practically divisible from it. Except for service station located at the northwest corner of Manchester Avenue and La Tijera Boulevard at the eastern edge of this boundary parcels to the North of this boundary are all residential. The parcels comprising the service station were not included in the District because they are not a part of the pedestrian oriented shopping district, would not benefit from District improvements, activities, and services, and are best understood as drawing customers from the Manchester Avenue and La Tijera Boulevard arterials extending out from the District. In contrast, the auto related services uses located on parcels 4123-004-002, -010, and -011 will specially and individually benefit from District improvements, activities, and services because they they are contiguous to the other District parcels receiving those services, not separated by a major collector street from them, and share parking facilities used by patrons and employees of other District parcels. Ambassador, maintenance, and marketing & promotions services directly specially and individually benefit these parcels because of their close proximity other District parcels receiving special and individual benefits from them. An R2 zoned church is located on the northeast corner of Manchester Avenue and La Tijera Boulevard is likewise not a part of the pedestrian oriented

shopping district; being across the street from the two arterial auto uses and immediately adjacent to residential uses. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District's boundaries.

- The northern boundary of the District to the west of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard and the north boundary of parcel 4108-019-029. From that point the boundary extends west to the western boundary of parcel 4108-019-029 and then south along the western boundary of that parcel to the centerline of Manchester Avenue. The boundary then continues east along the center line of Manchester Avenue to centerline of Sepulveda Westway. These auto service related use parcels differ from others that are not included in the District because of their Sepulveda Boulevard location, which makes them a part of the pedestrian corridor that benefits from District improvements, activities, and services. This boundary was selected to include commercial uses located at the northwest corner of Sepulveda Boulevard and Manchester Avenue as well as the commercial parcels on the South side of Manchester Avenue. Parcels to the North of this boundary are all in residential use and zoned solely residential and are presumed by State Law to not specially benefit from District improvements, activities, and programs and are therefore not included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District's boundaries.

Eastern Boundary:

- The eastern boundary of the District begins at the intersection of the centerlines of Manchester Avenue and La Tijera Boulevard, extends southwest along the centerline of La Tijera Boulevard to its intersection with the northeast boundary of parcel 4123-006-025, then continues southeast along that parcel boundary, then generally south along the east boundary of that same parcel, then along the east boundary of parcel 4123-006-012, then along the east boundary of parcel 4123-006-026, then to the centerline of Westchester Parkway, then east along that centerline to its point of intersection with the east boundary of parcel 4124-002-916, then south along the eastern boundary of parcel 4124-002-916 to that parcel's southern boundary. This boundary was selected to include the commercial uses on the west side of La Tijera Boulevard, as well as the commercial, multifamily housing, and community uses on the east side of Sepulveda Eastway directly facing the core of the District. North of Westchester Parkway, the parcels to the East of this boundary (aside from an office building located on the South side of La Tijera Boulevard immediately north of Bleriot Avenue) are single family homes on parcels zoned solely for residential use. Such parcels are presumed by State Law to not specially benefit from District improvements, activities, and services and are therefore not included in the District. The office

building on La Tijera Boulevard immediately north of Bleriot Avenue (parcel was excluded because it is closely associated with (and shares vehicular access and parking lots with) the vehicular-oriented uses along Manchester Avenue outside of the District. By contrast, the parcels along the east side of Sepulveda Eastway directly face the retail and parking at the core of the District and will specially and individually benefit from the ambassador; landscape maintenance, sanitation, and beautification; marketing and promotions; new business attraction; and, the policy development, management, and administration services provided by the District South of Westchester Parkway, the parcels to the east of the District's boundaries are surface airport parking lots that do not face any area where services will be provided by the District. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services of the District. No improvements, activities, or services will be provided outside of the District's boundaries.

Southern Boundary:

- The southern boundary of the District runs from the southeast corner of parcel 4124-002-916 west along the southern boundary of that parcel and extends west along the south boundaries of parcels 4122-024-918 and 4122-023-917 to the centerline of Westchester Parkway at its point of intersection with the centerline of McConnell Avenue. This boundary was chosen to include parcels 4124-002-916 and 4122-023-917 (both of which are fenced vacant parcels, which could be used for parking, that are owned by the airport and front against areas that will be maintained and patrolled by the District) and parcel 4122-024-918 (airport open space that faces the core of the District and is used by customers, employees, visitors, property owners, and tenants of the District). Parcels to the south of these boundaries are airport parcels that do not face any area where services will be provided by the District. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District's boundaries.

Western Boundary:

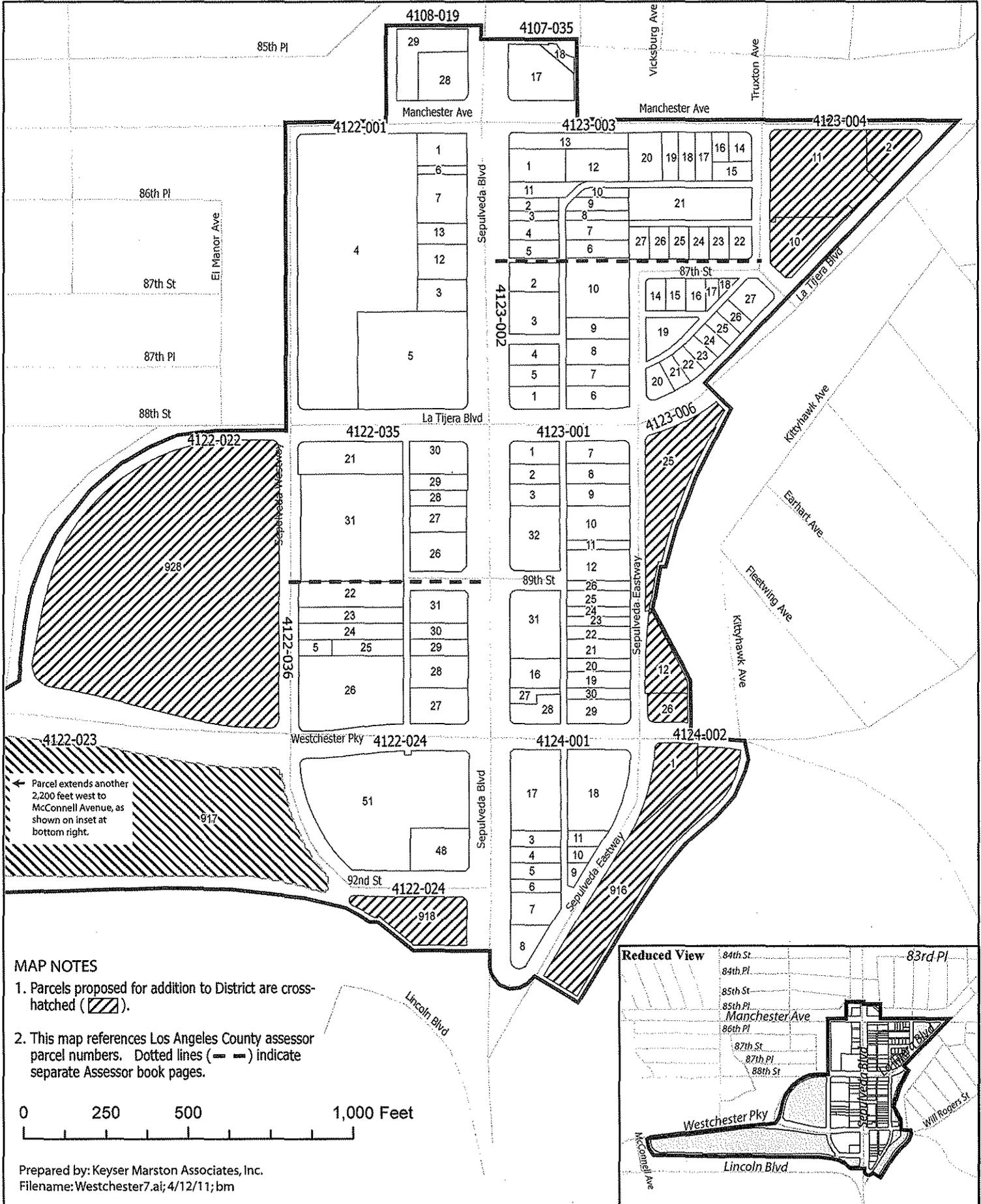
- The western boundary of the District continues at the intersection of the centerlines of McConnell Avenue and Westchester Parkway and continues along the centerline of Westchester Parkway northeast to its intersection with the centerline of La Tijera Boulevard, then continues northeast along that centerline to its point of intersection with the centerline of Sepulveda Westway, then north along the centerline of Sepulveda Westway to its point of intersection with the centerline of Manchester Avenue. This boundary was selected to include the commercial parcels to the east of Sepulveda Westway, as well as parcel 4122-022-928 (a fenced vacant parcel that is owned by the airport and fronts against an area that will be maintained and patrolled by the District). Parcel 4122-022-928, like parcel 4122-023-917 to the south, are master planned for development for mixed use commercial businesses and are contiguous with the Westchester Town Center pedestrian oriented commercial area.

South of 88th Street, parcels west of the boundary are airport parcels that do not face any area where services will be provided by the District, are not planned for pedestrian-oriented use, and are separated from the District's core by large undeveloped lots. North of 88th Street, parcels west of the boundary are residential parcels that are zoned solely for residential use and therefore presumed by State Law to not benefit from District improvements, activities, and programs and therefore excluded from the District. All assessed parcels located within the District will specially and individually benefit from the improvements, activities, and services of the District. No improvements, activities, or services will be provided outside of the District's boundaries.

Future District Annexation Area

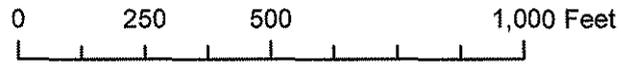
The District may, during the life of this renewal, request that the City conduct proceedings to annex to the District certain landscaped parcels located along Sepulveda Boulevard to the north of the District's boundaries. Such annexation will require a separate assessment ballot proceeding.

Westchester Town Center District Boundary and Parcels

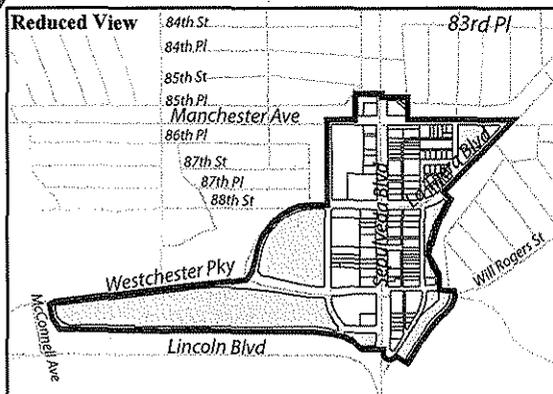


MAP NOTES

1. Parcels proposed for addition to District are cross-hatched (▨).
2. This map references Los Angeles County assessor parcel numbers. Dotted lines (---) indicate separate Assessor book pages.



Prepared by: Keyser Marston Associates, Inc.
 Filename: Westchester7.ai; 4/12/11; bm



III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2012 - 2021

The District will provide the following improvements, activities, and services as consistent with the provisions of the State Law: (i) ambassador services; (ii) landscape maintenance, sanitation, and beautification; (iii) marketing and promotions; (iv) new business attraction; and, (v) policy development, district management, and administration. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, funds from its contingency and cash flow reserves may be budgeted to close the gap. The contingency and cash flow reserve is a fund maintained to accommodate the timing lag between the time that the District incurs costs and the time that it receives funds. Also, the District may carry forward uncompleted projects or unexpended assessment revenues from prior fiscal years in order to most effectively and efficiently manage its operations. Carryover funds may also be re-budgeted for subsequent fiscal years for any District improvements, activities, and services described in this Plan. Accumulated interest or delinquent assessment payments may be expended for any of the improvements, activities, and services described in this Plan.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. The Owner's Association will have the ability to make adjustments to the budget categories as dictated by the needs of the District and in accordance with the terms and conditions of the contract with the City of Los Angeles

Funds that have accrued through December 31, 2011 to the Westchester Town Center Business Improvement District will be used only to pay for one-time special expenses, capital improvements, or infrastructure repairs solely within the boundaries on the 2007-2011 District and not within the territory added to the District by this renewal.

Special Projects Account. During the term of this renewal, special projects may be undertaken by the District in order to achieve the purposes of this Plan if deemed feasible by the District's Owner's Association and permitted by State Law. Such projects could include, but are not limited to, public alley repaving, drainage improvements, parking lot maintenance services, and parking management or enforcement services. Generally, it is anticipated that funding for such special projects will come from sources other than the general assessments for District improvements, activities, and services as described in this Plan.

District Dissolution. In the event that the Westchester Town Center District ends either because it is not renewed in 2021 or as a result of the disestablishment process, then funds will be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners

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

All of the improvements, activities, and services described below are provided only within the boundaries of the District and provide a special benefit to each individual property located within the proposed District. No improvements, activities, or services will be provided outside District boundaries. "Special benefit" is defined in the Finding 2 of the attached Engineer's Report. Consequently, any potential general benefits are intangible and not quantifiable.

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

A. AMBASSADOR SERVICES

The purpose of the Ambassador Services Program is to provide a readily identifiable, uniformed presence to assessed parcels that will observe and respond to situations in the vicinity of those parcels and their parking facilities. Ambassadors will enhance the appearance of safety and the comfort level of customers, employees, visitors, owners and tenants as they travel to and from assessed parcels.

Ambassadors may operate via vehicle, bicycle, or foot patrols as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services, warn and advise trespassers and panhandlers; and, respond to visitor inquiries. A business district that is comfortable for its customers and pedestrians will realize enhanced economic vitality, business growth, and tenant retention. Because the Sepulveda Boulevard core is more intensely trafficked by customers, employees, visitors, owners and tenants the Ambassadors will devote more of their service time to it than to the non-Sepulveda Boulevard areas. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieving their purpose. This practice will allow for cost savings when service needs are not present. For the purpose of establishing a budget estimate, one eight-hour shift per day of a single unarmed contract ambassador has been projected.

The Westchester Town Center may also contract for the provision of services or the coordination of services for the homeless in order to achieve the Ambassador Program purposes. In the past, the District has contracted with a greater Los Angeles area non-profit organization, People Assisting the Homeless (PATH), to achieve this goal. For the purpose of establishing a budget estimate, the District's historical experience in providing such services has been projected. Homeless individuals tend to congregate more in the Sepulveda Boulevard core than the non-Sepulveda Boulevard areas; as a result this area will benefit more from the homeless services coordination expenditures than non-Sepulveda areas.

Ambassador Program services will specially and individually benefit each assessed parcel in the District because services will be provided immediately adjacent to each such parcel and in the parking areas serving each such parcel. No improvements, activities, or services will be provided outside of the District's boundaries. Furthermore, in order to focus services on the populated areas of the District, although services will be provided on both sides of Sepulveda Westway south of La Tijera, no services will be provided on Lincoln Boulevard or west of Sepulveda Westway.

B. LANDSCAPE MAINTENANCE, SANITATION, and BEAUTIFICATION

The purpose of the Landscape Maintenance, Sanitation, and Beautification Services Program is to maintain the sidewalks and landscaped public areas adjacent to each assessed parcel at a level of cleanliness and attractiveness higher than would exist with only baseline City services.

A high quality standard of operation, maintenance, cleanliness, and beauty will be established throughout the entire District. Because the Sepulveda Boulevard core differs from the non-Sepulveda areas because it is more intensely trafficked by customers, employees, visitors, owners and tenants; has more landscape area adjacent to it; has more street light banners; more maintenance, sanitation, and beautification services will be devoted to it than to the non-Sepulveda Boulevard areas. Also, there is more landscaping to be maintained adjacent to the Sepulveda Boulevard core and maintenance in this area will require more resources than the maintenance of the non-Sepulveda areas. A clean, well maintained and attractive business district enhances the quality of the shopping and business experience in the District and contributes to an improved business climate. Maintenance services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation, operation, and maintenance of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, the District's historical experience in providing such services has been projected.

Monies may be set aside each year to pay for special capital improvements (e.g. palm tree lights, street furniture, etc.), streetscape repair, holiday decorations, Flight Path Plaques, or other similar improvements. These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts business and customers. These are improvements, activities, or services not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the installation of streetscape, landscape, sanitation, beautification, or other improvements, activities, or programs throughout the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscape Maintenance, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District because services will be provided immediately adjacent to each such parcel and in the parking areas serving each such parcel. No improvements, activities, or services will be provided outside of the District's boundaries. Furthermore, although services will be provided on both sides of Sepulveda Westway south of La Tijera, no services will be provided on Lincoln Boulevard or west of Sepulveda Westway.

C. MARKETING AND PROMOTIONS

The purpose of the Marketing and Promotions Program is to promote the business activities and opportunities occurring on assessed parcels in the District.

Marketing, promotions, and public relations initiatives will disseminate information and awareness about Westchester Town Center's identity, brand, and business opportunities to convey a positive image to consumers, visitors, and investors. Such initiatives may include, but are not limited to, the following: street banners; holiday decorations; a website; a newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives. Because businesses located in the Sepulveda Boulevard core are more intensely trafficked by customers, employees, and visitors, the District's marketing and promotions services will benefit them more than the non-Sepulveda Boulevard areas. Also, there are more street light pole banners and landscape lighting in the area adjacent to the Sepulveda Boulevard core than in the non-Sepulveda areas. At the same time, as noted elsewhere in this Plan and the Engineer's Report, airport open space and fenced vacant lots, which might be used for parking, will not benefit from these marketing and promotions services and will therefore not be assessed for them.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities outside of the District's boundaries.

D. NEW BUSINESS ATTRACTION

The purpose of the New Business Attraction Program is to attract businesses to assessed parcels in the District.

New business attraction efforts will provide growth in the number of businesses, increase the size of existing business, and present new opportunities for Westchester Town Center property and business owners. These efforts may focus on specific new businesses / tenants being recruited to the District or general future expansion that significantly affects the District, and may be undertaken by District employees or contractors. In the past the District sponsored an Urban Land Institute Technical Advisory Panel, the preparation of an economic analysis to identify future opportunities for the District, and outreach to LAWA to seek mutually acceptable common interests for the future. Because there are more available tenancies and more square feet of real estate improvements located in the Sepulveda Boulevard core area, these new business attraction services will serve that area more than non-Sepulveda areas. At the same time, as noted elsewhere in this Plan and the Engineer's Report, airport open space and fenced vacant lots, which might be used for parking, will not benefit from these new business attraction services and will therefore not be assessed for them.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District by attracting tenants to such parcels and helping to maintain a high occupancy rate in the District. No services will be provided outside of the District's boundaries.

E. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, and ADMINISTRATION

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel owner interests, effective board and committee coordination, and sound fiscal management.

This budget category collects District costs for implementing the other identified direct services provided to District property and business owners. In addition to managing and administering all affairs of the Owner's Association and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the parcel owner community to the media and governmental policy makers. Development of policies that seek to promote Westchester Town Center business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations;

at City Hall and its various departments; or at other levels of government.

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

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

Policy Development, Management, and Administration Program serves to implement all other District improvements, activities, and services. As described above these improvements, activities, and services provide more benefit to the Sepulveda Boulevard core area than to non-Sepulveda Boulevard areas. Consequently, the Policy Development, Management, and Administration Program will reflect the same relationship.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements, activities, or services will be provided outside of the District’s boundaries..

F. OFFICE, INSURANCE, ACCOUNTING, and OTHER

The purpose of the Office, Insurance, Accounting, and Other budget item is to fund the various administrative costs associated with providing the District’s services to assessed parcels.

Various District office supply, material, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary expenses are included in this budget category.

Office, Insurance, Accounting, and Other serves to implement all other District improvements, activities, and services. As described above these improvements, activities, and services provide more benefit to the Sepulveda Boulevard core area than to non-Sepulveda Boulevard areas. Consequently, the Policy Development, Management, and Administration Program will reflect the same relationship

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements, activities, and services that specially and individually benefit each assessed parcel in the District. No improvements, activities, or services will be provided outside of the District’s

boundaries.

G. UNCOLLECTED ASSESSMENT RESERVE

The purpose of the Uncollected Assessment Reserve is to provide an accounting cushion for the revenue shortfall that might be created in any particular year for assessments that are not paid timely through the County of Los Angeles. This is a temporary reserve that has been established to offset such temporary revenue shortfalls. Use of these funds is incurred only when associated with the provision of improvements, activities, and services that specially and individually benefit each assessed parcel in the District. No improvements, activities, or services will be provided outside of the District's boundaries.

**WESTCHESTER PBID SERVICE PLAN
MULTI YEAR BUDGET
2012 - 2021**

	Year #1	Year #2	Year #3	Year #4	Year #5	Year #6	Year #7	Year #8	Year #9	Year #10	TOTAL
Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Annual Budget Costs											
A. Ambassador	\$36,600	37,698	\$38,829	\$39,994	\$41,194	\$42,429	43,702	\$45,013	\$46,364	\$47,755	\$419,578
B. Landscape Maintenance, Sanitation, & Beautification	\$101,575	104,622	107,761	110,994	114,324	\$117,753	121,286	124,924	128,672	132,532	\$1,164,444
C. Marketing & Promotions	\$48,000	49,440	50,923	52,451	54,024	\$55,645	57,315	59,034	60,805	62,629	\$550,266
D. New Business Attraction	\$10,000	10,300	10,609	10,927	11,255	\$11,593	11,941	12,299	12,668	13,048	\$114,639
E. Policy Dev, Management & Administration	\$62,000	63,860	65,776	67,749	69,782	\$71,875	74,031	76,252	78,540	80,896	\$710,761
F. Office, Insurance, Accounting & Other	\$34,000	35,020	36,071	37,153	38,267	\$39,415	40,598	41,816	43,070	44,362	\$389,772
Sub Total	\$292,175	\$300,940	\$309,968	\$319,268	\$328,846	\$338,711	\$348,872	\$359,338	\$370,119	\$381,222	\$3,349,459
G. Uncollected Assessment Reserve	\$10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	\$114,639
GRAND TOTAL BUDGET	\$302,175	\$311,240	\$320,577	\$330,195	\$340,101	\$350,304	\$360,813	\$371,637	\$382,786	\$394,270	\$3,464,098

NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed three per cent (3%) per fiscal year. The maximum assessment level is assumed above. Some shifting of actual expenditures from the above budget may occur. The District Fiscal Year will be January 1 through December 31 of each calendar year. Contingency and cash flow reserve funds may be used in any fiscal year. Unexpended assessments or incompleated projects from one fiscal year may be carried forward and rebudgeted for subsequent fiscal years for any approved District purpose. Unexpended assessment revenues from District operations may be carried forward and rebudgeted for any renewal term.

IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each parcel in the District. The amount of the special assessment against each parcel reflects the relative special benefit that parcel will derive from District services.

The annual rate of the assessment will be \$0.0612 per square foot of lot size for parcels fronting on Sepulveda Boulevard and \$0.0306 per square foot of lot size for parcels fronting on other streets; \$0.0900 per square foot of improvement for parcels fronting on Sepulveda Boulevard and \$0.0450 per square foot of improvement for parcels fronting on other streets; \$7.5742 per linear foot of street frontage on Sepulveda Boulevard, \$3.7871 per linear foot of street frontage on other streets. Because District services (i.e. maintenance and patrols) will not be provided on Lincoln Boulevard or west of Sepulveda Westway, no street frontage located on Lincoln Boulevard or west of Sepulveda Westway (aside from that actually located on Sepulveda Westway) will be counted as frontage for the purpose of this formula. Assessment rates will be adjusted annually according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed three per cent (3%) per fiscal year.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the benefits derived by different types of land uses and parcels than would any single factor. The differential rates for lot size, improvement size, and frontage on different streets reflects the fact that Sepulveda Boulevard is the pedestrian hub of the area, so a parcel with frontage on this street derives a higher level of benefit than does a parcel with similar frontage on another street in the District. Simply put, Sepulveda Boulevard is more heavily trafficked by pedestrians and other traffic than other streets in the District, can be expected to require more attention from ambassadors, sanitation, and maintenance staff in order to maintain consistent conditions throughout the District. Furthermore, a higher density of improvements and amenities can be expected to be installed and maintained along Sepulveda. While all properties throughout the District (except as specified later in this Section) can be expected to benefit from all activities throughout the District, clearly parcels that front directly on the locus of District activities will derive greater benefit by virtue of proximity. Furthermore, as a general matter, parcels located along Sepulveda are generally tenanted by businesses that depend on visibility (and signage facing Sepulveda) to attract customers. Such businesses, as compared to smaller, less prominent businesses that attract customers largely by word of mouth, benefit more intensely from being located in a clean, safe, attractive, well-managed neighborhood that is inviting to new customers. Please see the Engineer's Report for additional detail.

Assessment rates will be adjusted annually to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed three per cent (3%) per fiscal year.

Fenced vacant lots, including lots that may be used for parking, will be assessed only on the basis of street frontage. For purposes of this paragraph, a "fenced vacant lot" is a parcel meeting all of the following criteria: (i) the parcel has no permanent improvement square footage and (ii) the parcel is fenced from public access from within the District. This recognizes that fenced vacant lots, which typically are entirely unused or used solely for storage or parking purposes are: (i) uniquely low density uses; (ii) that do not benefit from the ability of the commercial area to attract customers or from marketing & promotion and new business attraction services; but, (iii) do benefit from the direct delivery of maintenance and sanitation services along their perimeter.

Parcels accessible from within the District and used exclusively for long term airport parking will be assessed only on the basis of parcel square footage and street frontage. This recognizes: (i) that long term airport parking is a uniquely low density use (i.e. very few customers are on-site at any one-time despite the very large size of the parking structure improvement); and, (ii) that long-term airport parking (unlike other parking facilities accessible from within the District) is a not ancillary to land uses in the District (i.e. customers of a long-term airport parking business are typically shuttled directly between their cars and airport locations outside of the District).

Multifamily Residential parcels that are actually developed with multifamily dwellings will be assessed at a rate that is 81% of the rate that is otherwise assessed. This assessment reflects that (i) the planned marketing & promotion efforts are geared towards attracting new commercial tenants, businesses, and customers to the District, rather than attracting residential tenants and (ii) residential uses in the District actually serve to complement the marketing & promotion efforts by increasing the number of people, present on the District during various times, who will patronize local businesses. Therefore, they are not assessed a share of the 19% of the District's budget that is allocated to marketing & promotion or new business attraction services.

Parcels used as open or green space that is accessible during daytime hours at no charge will be assessed at a rate that is 81% of the rate that would otherwise be assessed. This assessment reflects that such parcels are themselves used by customers, employees, visitors, property owners, and tenants of the District, and do not benefit from marketing and promotions or new business attraction activities. Therefore, they are not assessed a share of the 19% of the District's budget that is allocated to marketing & promotion or new business attraction services.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2011 assessments for each parcel included within the District.

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

During the ten-year renewal effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment "increase" requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE

The base line services of the City of Los Angeles are not affected by the District's improvements, activities and services, which are only supplemental in nature to those services. The Westchester Town Center is being renewed to provide enhanced or otherwise unavailable improvements, activities, and services for each individual assessed parcel located within the boundaries of the District.

VI. PUBLICLY OWNED PARCELS

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2012 are shown below:

CITY of LOS ANGELES PARCELS (LOS ANGELES WORLD AIRPORTS)

	APN #	Address	Owner	Total PBID Assessment	%
1	4122-022-928	N/A per Assessor Data	LA City	\$3,302.33	1.09%
2	4122-023-917	N/A per Assessor Data	LA City	\$1,571.64	0.52%
3	4122-024-918	N/A per Assessor Data	LA City	\$4,280.09	1.42%
4	4124-002-916	N/A per Assessor Data	LA City	\$1,870.82	0.62%
		City of Los Angeles (3.65% of total assessments)	Sub Total	\$11,024.88	

Each of the publicly owned parcels is either a “fenced vacant lot parcel” or a “open or green space”. Like any fenced vacant lot parcel, the publicly-owned fenced vacant lot parcels are assessed solely on the basis of frontage. This assessment reflects, among other things, that “fenced vacant lot parcels” do not benefit from marketing & promotion or new business attraction services. Open or green space parcels are, as noted earlier in this Plan, assessed at a rate that reflects that such parcels do not benefit from marketing & promotion or new business attraction services.

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

VII. PROPOSED IMPLEMENTATION TIMETABLE

The following timetable is proposed for the Westchester Town Center business improvement district renewal:

<u>DATE</u>	<u>ACTIVITY</u>
November 2010	1 st draft Management District Plan / Engineer's Report.
November 2010	Approval of all assessment data by City Clerk's Office.
December 2010	1 st draft Management District Plan / Engineer's Report to CityClerk's Office.
February 2011	Management District Plan / Engineer's Report revisions with City Clerk's Office
May 2011	Petitions circulated to all property owners.
May 2011	Petitions submitted to City Clerk's Office & City Council.
June 2011	City Council adoption of Ordinance of Intention to Form BID.
June 2011	Proposition 218 ballot election.
July 2011	Final City Council hearing and ballot counting.
July 2011	First reading of Ordinance Establishing PBID.
July 2011	Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year.
December 2011	Original BID ceases operations.
January 2012	Renewed BID begins program of operations.

As provided by State Law, the new Westchester Town Center business improvement district will have a set term. The District's term will be January 1, 2012 through December 31, 2021. At the end of that period, the District may be renewed as permitted by State Law. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

VIII. DISTRICT GOVERNANCE

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

A. Owner's Association

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

B. Professional Staff

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

C. Staff Neutrality

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

Appendix 1:
District Parcel List

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BIO PARCELS

Lot Area Factor

Improvement Area Factor

O	APN	Legal Owner	Site Address	Lot Area Factor					Improvement Area Factor					
				Lot Area SF	Sepulveda Lot Area SF	Non-Sepulveda Lot Area SF	Lot Area Benefit Units	Lot Area Ass'ment \$	Improv't SF	Sepulveda Imprv't SF	Non-Sepulveda Non Res Imprv't SF	Res Imprv't SF	Imprv't Area Benefit Units	Imprv't Area Ass'ment \$
1	4107-035-017	Westchester Medical Plaza LLC	8540 S. Sepulveda	29,490	29,490	0	29,490	\$1,804.43	92,343	92,343	0	0	92,343	\$8,314.29
2	4107-035-018	Westchester Medical Plaza LLC	8540 S. Sepulveda					\$0.00						\$0.00
3	4108-019-028	PCF Acquisition LLC	8525 S. Sepulveda	22,346	22,346	0	22,346	\$1,967.30	5,826	5,826	0	0	5,826	\$524.56
4	4108-019-029	BOAND HOLDINGS WESTCHESTER	8521 S. Sepulveda	25,570	25,570	0	25,570	\$1,564.57	4,251	4,251	0	0	4,251	\$382.75
5	4122-001-001	RFA LOS ANGELES LP LESSOR	8601 S. Sepulveda	14,985	14,985	0	14,985	\$916.90	14,474	14,474	0	0	14,474	\$1,303.20
6	4122-001-003	STRS Ohio CA Real Estate Invest	8655 S. Sepulveda	28,314	28,314	0	28,314	\$1,732.47	29,842	29,842	0	0	29,842	\$2,686.88
7	4122-001-004	STRS Ohio CA Real Estate Invest	8739 S. Sepulveda	251,341	0	251,341	125,671	\$7,689.49	0	0	0	0	0	\$0.00
8	4122-001-005	STRS Ohio CA Real Estate Invest	8739 S. Sepulveda	98,925	98,925	0	98,925	\$6,052.99	91,781	91,781	0	0	91,781	\$8,263.69
9	4122-001-006	STRS Ohio CA Real Estate Invest	8611 S. Sepulveda	3,920	3,920	0	3,920	\$239.86	3,822	3,822	0	0	3,822	\$344.12
10	4122-001-007	Sepulveda 2001 LLC / TJ Maxx	8621 S. Sepulveda	22,521	22,521	0	22,521	\$1,378.01	40,618	40,618	0	0	40,618	\$3,657.12
11	4122-001-012	STRS Ohio CA Real Estate Invest	8611 S. Sepulveda	16,200	16,200	0	16,200	\$991.24	19,292	19,292	0	0	19,292	\$1,736.99
12	4122-001-013	STRS Ohio CA Real Estate Invest	8611 S. Sepulveda	9,897	9,897	0	9,897	\$605.57	9,562	9,562	0	0	9,562	\$860.93
13	4122-024-048	D & D Westchester Investment	9139 S. Sepulveda	24,340	24,340	0	24,340	\$1,489.31	3,139	3,139	0	0	3,139	\$282.63
14	4122-024-051	Drollinger, Howard B. Tr.		134,164	134,164	0	134,164	\$8,209.19	0	0	0	0	0	\$0.00
15	4122-035-021	Ella L. Drollinger CO	8801 S. Sepulveda	41,414	0	41,414	20,707	\$1,267.01	0	0	0	0	0	\$0.00
16	4122-035-026	ELD Supermarket LP	8881 S. Sepulveda	27,150	27,150	0	27,150	\$1,661.25	0	0	0	0	0	\$0.00
17	4122-035-027	ELD Supermarket LP	8825 S. Sepulveda	14,480	14,480	0	14,480	\$886.00	0	0	0	0	0	\$0.00
18	4122-035-028	ELD Supermarket LP	8819 S. Sepulveda	9,050	9,050	0	9,050	\$553.75	0	0	0	0	0	\$0.00
19	4122-035-029	ELD Supermarket LP	8817 S. Sepulveda	9,250	9,250	0	9,250	\$565.99	7,750	7,750	0	0	7,750	\$697.79
20	4122-035-030	Ella L. Drollinger CO	8801 S. Sepulveda	18,414	18,414	0	18,414	\$1,126.71	15,662	15,662	0	0	15,662	\$1,410.16
21	4122-035-031	ELD Supermarket LP	8825 S. Sepulveda	104,940	0	104,940	52,470	\$3,210.52	46,318	0	46,318	0	23,159	\$2,085.17
22	4122-036-005	ELD Supermarket LP		5,009	0	5,009	2,505	\$153.24	0	0	0	0	0	\$0.00
23	4122-036-022	ELD Supermarket LP	8900 Sepulveda Westwa	26,000	0	26,000	13,000	\$795.44	20,544	0	20,544	0	10,272	\$924.86
24	4122-036-023	ELD Supermarket LP		16,248	0	16,248	8,124	\$497.09	0	0	0	0	0	\$0.00
25	4122-036-024	ELD Supermarket LP		16,248	0	16,248	8,124	\$497.09	0	0	0	0	0	\$0.00
26	4122-036-025	ELD Supermarket LP		11,247	0	11,247	5,624	\$344.09	0	0	0	0	0	\$0.00
27	4122-036-026	Howard Drilling Decd Trust	8928 S. Sepulveda	71,874	0	71,874	35,937	\$2,188.90	59,808	0	59,808	0	29,904	\$2,692.47
28	4122-036-027	Howard Drilling Decd Trust	8939 S. Sepulveda	20,199	20,199	0	20,199	\$1,235.93	72,705	72,705	0	0	72,705	\$6,546.14
29	4122-036-028	Howard Drilling Decd Trust	8929 S. Sepulveda	18,500	18,500	0	18,500	\$1,131.97	62,020	62,020	0	0	62,020	\$5,584.10
30	4122-036-029	ELD Supermarket LP	8919 S. Sepulveda	9,252	9,252	0	9,252	\$566.11	9,880	9,880	0	0	9,880	\$889.57
31	4122-036-030	ELD Supermarket LP	8913 S. Sepulveda	9,252	9,252	0	9,252	\$566.11	8,264	8,264	0	0	8,264	\$744.07
32	4122-036-031	ELD Supermarket LP	8901 S. Sepulveda	23,858	23,858	0	23,858	\$1,459.82	15,945	15,945	0	0	15,945	\$1,435.64
33	4123-001-001	Drollinger Investments LP / W	8800 S. Sepulveda	10,414	10,414	0	10,414	\$637.21	14,628	14,628	0	0	14,628	\$1,317.06
34	4123-001-002	Lucas, Katherine	8806 S. Sepulveda	9,278	9,278	0	9,278	\$567.70	6,680	6,680	0	0	6,680	\$601.45
35	4123-001-003	HFH Westchester I LLC c/o W	8814 S. Sepulveda	10,193	10,193	0	10,193	\$623.69	19,040	19,040	0	0	19,040	\$1,714.30
36	4123-001-032	HFH Westchester I LLC	8814 S. Sepulveda	29,910	29,910	0	29,910	\$1,830.12	103,264	103,264	0	0	103,264	\$9,297.58
37	4123-001-007	Drollinger Investments LP / W	8800 S. Sepulveda	13,460	0	13,460	6,730	\$411.79	0	0	0	0	0	\$0.00
38	4123-001-008	Lucas, Katherine		12,023	0	12,023	6,012	\$367.83	0	0	0	0	0	\$0.00
39	4123-001-009	HFH Westchester I LLC		13,199	0	13,199	6,600	\$403.81	0	0	0	0	0	\$0.00
40	4123-001-010	HFH Westchester I LLC		20,386	0	20,386	10,193	\$623.69	0	0	0	0	0	\$0.00
41	4123-001-011	HFH Westchester I LLC		5,837	0	5,837	2,919	\$178.58	0	0	0	0	0	\$0.00
42	4123-001-012	HFH Westchester I LLC		18,426	0	18,426	9,213	\$563.72	0	0	0	0	0	\$0.00
43	4123-001-016	Drollinger, Howard J. / Kenneth	8930 S. Sepulveda	13,504	13,504	0	13,504	\$826.28	23,058	23,058	0	0	23,058	\$2,076.07
44	4123-001-019	Drollinger, Howard J. / Kenneth & Karen Dial		9,496	0	9,496	4,748	\$290.52	0	0	0	0	0	\$0.00
45	4123-001-020	Drollinger, Howard J. / Kenneth & Karen Dial		7,579	0	7,579	3,790	\$231.87	0	0	0	0	0	\$0.00
46	4123-001-021	Rosenson Properties LLC		11,413	0	11,413	5,707	\$349.17	0	0	0	0	0	\$0.00
47	4123-001-022	Rosenson Properties LLC		7,579	0	7,579	3,790	\$231.87	0	0	0	0	0	\$0.00
48	4123-001-023	Rosenson Properties LLC		5,706	0	5,706	2,853	\$174.57	0	0	0	0	0	\$0.00
49	4123-001-024	Rosenson Properties LLC		5,706	0	5,706	2,853	\$174.57	0	0	0	0	0	\$0.00
50	4123-001-025	Rosenson Properties LLC	8901 Sepulveda Eastway	9,496	0	9,496	4,748	\$290.52	0	0	0	0	0	\$0.00
51	4123-001-026	HFH Westchester I LLC	8901 S. Sepulveda	5,706	0	5,706	2,853	\$174.57	180	0	180	0	90	\$8.10
52	4123-001-027	Kazemi, Gus & Elnah Kheir	8936 S. Sepulveda	5,227	5,227	0	5,227	\$319.83	7,888	7,888	0	0	7,888	\$710.21
53	4123-001-028	Bank of America NT & SA	8942 S. Sepulveda	11,064	11,064	0	11,064	\$676.98	11,752	11,752	0	0	11,752	\$1,058.11
54	4123-001-029	Bank of America NT & SA		13,983	0	13,983	6,992	\$427.79	0	0	0	0	0	\$0.00
55	4123-001-030	Kazemi, Gus & Elnah Kheir	8936 S. Sepulveda	6,839	0	6,839	3,420	\$209.23	0	0	0	0	0	\$0.00
56	4123-001-031	Rosenson Properties LLC	8900 S. Sepulveda	31,414	31,414	0	31,414	\$1,922.15	25,312	25,312	0	0	25,312	\$2,279.02
57	4123-002-001	First Federal Bank of CA	8750 S. Sepulveda	10,414	10,414	0	10,414	\$637.21	4,681	4,681	0	0	4,681	\$421.46
58	4123-002-002	Pepper, Lane, Hamilton, Leigh	8704 S. Sepulveda	25,483	25,483	0	25,483	\$1,559.25	25,500	25,500	0	0	25,500	\$2,295.94
59	4123-002-003	WRM Investment Co. LP	8722 S. Sepulveda	7,492	7,492	0	7,492	\$458.42	7,632	7,632	0	0	7,632	\$687.16
60	4123-002-004	Westchester Partners LLC	8730 S. Sepulveda	9,757	9,757	0	9,757	\$597.01	14,350	14,350	0	0	14,350	\$1,292.03
61	4123-002-005	8740 Sepulveda LLC	8740 S. Sepulveda	9,757	9,757	0	9,757	\$597.01	9,270	9,270	0	0	9,270	\$834.64
62	4123-002-006	First Federal Bank of CA	8750 S. Sepulveda	12,763	0	12,763	6,382	\$390.47	0	0	0	0	0	\$0.00
63	4123-002-007	8740 Sepulveda LLC	8732 S. Sepulveda	12,371	0	12,371	6,186	\$378.48	0	0	0	0	0	\$0.00
64	4123-002-008	Westchester Partners LLC		15,202	0	15,202	7,601	\$465.09	0	0	0	0	0	\$0.00
65	4123-002-009	WRM Investment Co. LP		12,371	0	12,371	6,186	\$378.48	0	0	0	0	0	\$0.00
66	4123-002-010	Pepper, Lane, Hamilton, Leigh	8700 S. Sepulveda	35,153	0	35,153	17,577	\$1,075.47	0	0	0	0	0	\$0.00
67	4123-002-014	Mittell, Larry C & Allen E ETAL	6238 S. Sepulveda	5,968	0	5,968	2,984	\$182.58	4,068	0	4,068	0	2,034	\$183.14
68	4123-002-015	GITTINGS IAN AND FARRELL GI	6230 W. 87th St.	6,011	0	6,011	3,006	\$183.90	4,200	0	4,200	0	2,100	\$189.08
69	4123-002-016	6214 W 87TH LLC	6212 W. 87th St.	6,011	0	6,011	3,006	\$183.90	3,600	0	3,600	0	1,800	\$162.07
70	4123-002-017	Jay, Harold J & Susan C Tr Jay	6208 W. 87th St.	3,398	0	3,398	1,699	\$103.96	2,358	0	2,358	0	1,179	\$106.15
71	4123-002-018	Sperbeck Glenn L Co Tr Sper	6206 W. 87th St.	1,917	0	1,917	959	\$58.65	1,611	0	1,611	0	806	\$72.52
72	4123-002-019	Westchester Association c/o R	8720 Sepulveda Eastway	13,058	0	13,058	6,534	\$399.80	0	0	0	0	0	\$0.00
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WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS

O	APN	Legal Owner	Site Address	Lot Area Factor					Improvement Area Factor					
				Lot Area SF	Sepulveda Lot Area SF	Non-Sepulveda Lot Area SF	Lot Area Benefit Units	Lot Area Ass'tment \$	Improv't SF	Sepulveda Imprv't SF	Non-Sepulveda Non Res Imprv't SF	Res Imprv't SF	Imprv't Area Benefit Units	Imprv't Area Ass'tment \$
91	4123-003-011	8618 Sepulveda LLC	8618 S. Sepulveda	9,932	9,932	0	9,932	\$607.72	22,452	22,452	0	0	22,452	\$2,021.51
92	4123-003-012	ABDI Loyola Medical Building LLC		18,992	0	18,992	9,496	\$581.04	0	0	0	0	0	\$0.00
93	4123-003-013	Westchester Sepulveda Group	8600 S. Sepulveda	17,947	17,947	0	17,947	\$1,098.14	13,756	13,756	0	0	13,756	\$1,238.55
94	4123-003-014	Bruce, Gloria B. Tr. / Dorothy	6200 W. Manchester Av	6,142	0	6,142	3,071	\$187.91	4,254	0	4,254	0	2,127	\$191.51
95	4123-003-015	Gilboy, Philip J. & Sherry (Hea	8611 Truxton Ave.	7,144	0	7,144	3,572	\$218.56	4,800	0	4,800	0	2,400	\$216.09
96	4123-003-016	Mescher, Thomas J. Tr. / Lucie	6208 W. Manchester Av	4,487	0	4,487	2,244	\$137.27	3,550	0	3,550	0	1,775	\$159.82
97	4123-003-017	Haro, Francisco J. Co Tr.	6212 W. Manchester Av	7,492	0	7,492	3,746	\$229.21	6,136	0	6,136	0	3,068	\$276.23
98	4123-003-018	Landoch, Michael & Angela	6218 W. Manchester Av	7,492	0	7,492	3,746	\$229.21	12,680	0	12,680	0	6,340	\$570.83
99	4123-003-019	Richards, James & Denise / Pa	6222 W. Manchester Av	5,271	0	5,271	2,636	\$161.26	4,340	0	4,340	0	2,170	\$195.38
100	4123-003-020	6232 Manchester LLC c/o Wa	6232 W. Manchester Av	17,250	0	17,250	8,625	\$527.74	12,308	0	12,308	0	6,154	\$554.09
101	4123-003-021	Westchester Association	8617 Truxton Ave.	36,895	0	36,895	18,448	\$1,128.76	0	0	0	0	0	\$0.00
102	4123-003-022	Westchester 96 LLC	6201 W. 87th St.	6,839	0	6,839	3,420	\$209.23	6,167	0	6,167	0	3,084	\$277.63
103	4123-003-023	Wilson, Geoffrey M. & Eva E.	6225 W. 87th St.	6,011	0	6,011	3,006	\$183.90	5,268	0	5,268	0	2,634	\$237.16
104	4123-003-024	Westchester Triangle 8	6229 W. 87th St.	6,011	0	6,011	3,006	\$183.90	4,618	0	4,618	0	2,309	\$207.90
105	4123-003-025	Westchester Triangle 8	6235 W. 87th St.	6,011	0	6,011	3,006	\$183.90	3,792	0	3,792	0	1,896	\$170.71
106	4123-003-026	Mahagama, Cosmas Co Tr.	6245 W. 87th St.	6,011	0	6,011	3,006	\$183.90	7,080	0	7,080	0	3,540	\$318.78
107	4123-003-027	Mahagama, Cosmas Co Tr.	6259 W. 87th St.	6,011	0	6,011	3,006	\$183.90	7,112	0	7,112	0	3,556	\$320.17
108	4124-001-003	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	7,492	7,492	0	7,492	\$458.42	3,200	3,200	0	0	3,200	\$288.12
109	4124-001-004	Broder, Alan E. Tr.	9136 S. Sepulveda	7,500	7,500	0	7,500	\$458.91	4,600	4,600	0	0	4,600	\$414.17
110	4124-001-005	Broder, Alan E. Tr.	9142 S. Sepulveda	7,492	7,492	0	7,492	\$458.42	3,500	3,500	0	0	3,500	\$315.13
111	4124-001-006	Eddings, David & Cheryl / Ron	9200 S. Sepulveda	6,142	6,142	0	6,142	\$375.81	2,870	2,870	0	0	2,870	\$258.41
112	4124-001-007	Segal, Robert E. Co Tr. & Jean	9210 S. Sepulveda	14,244	14,244	0	14,244	\$871.56	6,750	6,750	0	0	6,750	\$607.75
113	4124-001-008	9220 S Sepulveda LLC c/o N A	9216 S. Sepulveda	10,454	10,454	0	10,454	\$639.66	1,266	1,266	0	0	1,266	\$113.99
114	4124-001-009	Broder, Alan E. Tr.		3,223	0	3,223	1,612	\$98.60	0	0	0	0	0	\$0.00
115	4124-001-010	Dial, Kenneth P. Tr.		4,008	0	4,008	2,004	\$122.62	0	0	0	0	0	\$0.00
116	4124-001-011	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	5,445	0	5,445	2,723	\$166.58	0	0	0	0	0	\$0.00
117	4124-001-017	Drollinger, Howard & Jewel Tr	9100 S. Sepulveda	37,000	37,000	0	37,000	\$2,263.94	46,862	46,862	0	0	46,862	\$4,219.33
118	4124-001-018	Drollinger, Howard & Jewel Tr.		41,979	0	41,979	20,990	\$1,284.30	0	0	0	0	0	\$0.00
		Original Parcels		2,060,357	934,876	1,125,481	1,497,617	\$91,635.71	1,209,250	942,299	266,951	0	1,075,775	\$96,859.52

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS

0	APN	Legal Owner	Site Address	Lot Area Factor					Improvement Area Factor							
				Lot Area SF	Sepulveda Lot Area SF	Non-Sepulveda Lot Area SF	Lot Area Benefit Units	Lot Area Ass'tment \$	Improv't SF	Sepulveda Imprv't SF	Non-Sepulveda Non Res Imprv't SF	Res Imprv't SF	Imprv't Area Benefit Units	Imprv't Area Ass'tment \$		
BID RENEWAL PARCEL ADDITIONS																
119	4122-022-928	LA City (LAWA)	Behind AOC		0	0			\$0.00	0	0	0	0	0	0	\$0.00
120	4122-023-917	LA City (LAWA)	Behind Parking Spot	0	0	0	0	0	\$0.00	0	0	0	0	0	0	\$0.00
121	4122-024-918	LA City (LAWA Open Space)	Sepulveda Blvd	39,060	39,060	0	31,639		\$1,935.89	0	0	0	0	0	0	\$0.00
122	4123-004-002	BFS Retail & Com'l Operations	6110 W Manchester Ave	17,424	0	17,424	8,712		\$533.07	6,480	0	6,480	0	3,240		\$291.72
123	4123-004-010	Schwab, Robert H et al / AHM	8651 La Tijera Blvd	27,996	0	27,996	13,998		\$856.51	2,165	0	2,165	0	1,083		\$97.47
124	4123-004-011	Schwab, Robert H et al	6136 W Manchester Ave	77,101	0	77,101	38,551		\$2,358.82	19,650	0	19,650	0	9,825		\$884.61
125	4123-006-012	Manchester Square 2 LLC	8910 Sepulveda Eastway	19,280	0	19,280	7,808		\$477.75	15,134	0	0	15,134	6,129		\$551.84
126	4123-006-025	Christian Church Pacific, South	8740 La Tijera Blvd	59,242	0	59,242	29,621		\$1,812.43	24,131	0	24,131	0	12,066		\$1,086.34
127	4123-006-026	Los Angeles Turners Inc	8946 Sepulveda Eastway	10,740	0	10,740	5,370		\$328.58	7,744	0	7,744	0	3,872		\$348.62
128	4124-002-001	St John Land Co	9100 S Sepulveda	25,696	0	25,696	12,848		\$786.14	13,434	0	13,434	0	6,717		\$604.78
129	4124-002-916	LA City (LAWA)	Sepulveda Eastway		0	0			\$0.00	0	0	0	0	0		\$0.00
Renewal Parcel Additions				276,539	39,060	237,479	148,546		\$9,089.19	88,738	0	73,604	15,134	42,931		\$3,865.38
Total Renewal BID				2,336,896	973,936	1,362,960	1,646,163		\$100,724.90	1,297,888	942,299	340,555	15,134	1,118,706		\$100,724.90

ASSESSMENT SPREAD PARAMETERS FOR 2011 BUDGET LEVEL PLUS PARCEL ADDITIONS @ SAME RATES

TOTAL PBID BUDGET '=	Assessment Rates
\$302,175	
33% Lot Area Factor	
Sepulveda Lot Area SF Rate	\$0.0612
Non-Sepulveda Boulevard Lot	\$0.0306
33% Improvement Area Factor	
Sepulveda Boulevard Improve	\$0.0900
Non-Sepulveda Commercial Ir	\$0.0450
33% Street Frontage Factor	
Sepulveda Boulevard Frontage	\$7.5742
Other Street Front Footage Ra	\$3.7871

Note: orig rates Lot Area '= \$0.0468
 Sepulveda St Frontage '= \$27.3311

Note: open sp adj = 81% x LBU' = 31,639
 @ 100% '= 39,060

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

0	APN	Legal Owner	Site Address	Street Frontage Factor				Total Assessment 2012
				Sepulveda Frt Foot	Other St Frt Foot	Frt Ft Benefit Units	Frt Ft Ass'ment \$	
1	4107-035-017	Westchester Medical Plaza LLC	8540 S. Sepulveda	175	0	175	\$1,325.48	\$11,444.19
2	4107-035-018	Westchester Medical Plaza LLC	8540 S. Sepulveda	0	0	0	\$0.00	\$0.00
3	4108-019-028	PCF Acquisitions LLC	8525 S. Sepulveda	140	140	210	\$1,590.57	\$3,482.43
4	4108-019-029	BOARD HOLDINGS WESTCHESTER	8521 S. Sepulveda	70	66	103	\$780.14	\$2,727.45
5	4122-001-001	RFA LOS ANGELES LP LESSOR	8601 S. Sepulveda	100	150	175	\$1,325.48	\$3,545.57
6	4122-001-003	STRS Ohio CA Real Estate Inve	8656 S. Sepulveda	100	0	100	\$757.42	\$5,176.77
7	4122-001-004	STRS Ohio CA Real Estate Inve	8739 S. Sepulveda	0	1372	686	\$5,195.87	\$12,885.26
8	4122-001-005	STRS Ohio CA Real Estate Inve	8739 S. Sepulveda	290	320	450	\$3,408.37	\$17,725.05
9	4122-001-006	STRS Ohio CA Real Estate Inve	8611 S. Sepulveda	26	0	26	\$196.93	\$780.91
10	4122-001-007	Sepulveda 2001 LLC / TJ Maxx	8621 S. Sepulveda	150	0	150	\$1,136.12	\$6,171.25
11	4122-001-012	STRS Ohio CA Real Estate Inve	8611 S. Sepulveda	108	0	108	\$818.01	\$3,546.24
12	4122-001-013	STRS Ohio CA Real Estate Inve	8611 S. Sepulveda	66	0	66	\$499.89	\$1,966.40
13	4122-024-048	D & D Westchester Investment	9139 S. Sepulveda	135	0	135	\$1,022.51	\$2,794.45
14	4122-024-051	Drollinger, Howard B. Tr.		241	1091	787	\$5,957.07	\$14,166.26
15	4122-035-021	Ella L. Drollinger CO	8801 S. Sepulveda	0	416	208	\$1,575.42	\$2,842.44
16	4122-035-026	ELD Supermarket LP	8831 S. Sepulveda	150	171	236	\$1,783.71	\$3,444.96
17	4122-035-027	ELD Supermarket LP	8825 S. Sepulveda	80	0	80	\$605.93	\$1,491.93
18	4122-035-028	ELD Supermarket LP	8819 S. Sepulveda	50	0	50	\$378.71	\$932.46
19	4122-035-029	ELD Supermarket LP	8817 S. Sepulveda	50	0	50	\$378.71	\$1,642.48
20	4122-035-030	Ella L. Drollinger CO	8801 S. Sepulveda	100	185	193	\$1,458.02	\$3,994.89
21	4122-035-031	ELD Supermarket LP	8825 S. Sepulveda	0	330	165	\$1,249.74	\$6,545.42
22	4122-036-005	ELD Supermarket LP		0	50	25	\$189.35	\$342.60
23	4122-036-022	ELD Supermarket LP	8900 Sepulveda Westwa	0	80	40	\$302.97	\$2,023.27
24	4122-036-023	ELD Supermarket LP		0	50	25	\$189.35	\$686.44
25	4122-036-024	ELD Supermarket LP		0	50	25	\$189.35	\$686.44
26	4122-036-025	ELD Supermarket LP		0	0	0	\$0.00	\$344.09
27	4122-036-026	Howard Drilling Decd Trust	8928 S. Sepulveda	0	544	272	\$2,060.17	\$6,951.54
28	4122-036-027	Howard Drilling Decd Trust	8939 S. Sepulveda	110	185	203	\$1,533.77	\$9,315.84
29	4122-036-028	Howard Drilling Decd Trust	8929 S. Sepulveda	100	0	100	\$757.42	\$7,473.48
30	4122-036-029	ELD Supermarket LP	8919 S. Sepulveda	50	0	50	\$378.71	\$1,894.38
31	4122-036-030	ELD Supermarket LP	8913 S. Sepulveda	50	0	50	\$378.71	\$1,688.88
32	4122-036-031	ELD Supermarket LP	8901 S. Sepulveda	130	0	130	\$984.64	\$3,880.10
33	4123-001-001	Drollinger Investments LP / W	8800 S. Sepulveda	70	150	145	\$1,098.25	\$3,052.52
34	4123-001-002	Lucas, Katherine	8806 S. Sepulveda	62	0	62	\$469.60	\$1,638.74
35	4123-001-003	HFH Westchester I LLC / W	8814 S. Sepulveda	68	0	68	\$515.04	\$2,853.03
36	4123-001-032	HFH Westchester I LLC	8814 S. Sepulveda	200	150	275	\$2,082.89	\$13,210.60
37	4123-001-007	Drollinger Investments LP / W	8800 S. Sepulveda	0	254	127	\$961.92	\$1,373.71
38	4123-001-008	Lucas, Katherine		0	62	31	\$234.80	\$602.69
39	4123-001-009	HFH Westchester I LLC		0	68	34	\$257.52	\$661.33
40	4123-001-010	HFH Westchester I LLC		0	105	53	\$397.64	\$1,021.33
41	4123-001-011	HFH Westchester I LLC		0	30	15	\$113.61	\$292.19
42	4123-001-012	HFH Westchester I LLC		0	95	48	\$359.77	\$823.49
43	4123-001-016	Drollinger, Howard J. / Kennet	8930 S. Sepulveda	90	0	90	\$681.67	\$3,584.03
44	4123-001-019	Drollinger, Howard J. / Kennet	8930 S. Sepulveda	0	50	25	\$189.35	\$479.87
45	4123-001-020	Drollinger, Howard J. / Kennet	8930 S. Sepulveda	0	40	20	\$151.48	\$383.35
46	4123-001-021	Rosenson Properties LLC		0	60	30	\$227.22	\$576.39
47	4123-001-022	Rosenson Properties LLC		0	40	20	\$151.48	\$383.35
48	4123-001-023	Rosenson Properties LLC		0	30	15	\$113.61	\$288.18
49	4123-001-024	Rosenson Properties LLC		0	30	15	\$113.61	\$288.18
50	4123-001-025	Rosenson Properties LLC	8901 Sepulveda Eastway	0	50	25	\$189.35	\$479.87
51	4123-001-026	HFH Westchester I LLC	8901 S. Sepulveda	0	30	15	\$113.61	\$296.28
52	4123-001-027	Kazemi, Gus & Elsieh Kheirkh	8936 S. Sepulveda	50	0	50	\$378.71	\$1,408.75
53	4123-001-028	Bank of America NT & SA	8942 S. Sepulveda	60	150	195	\$1,022.51	\$2,757.61
54	4123-001-029	Bank of America NT & SA		0	255	128	\$965.70	\$1,399.50
55	4123-001-030	Kazemi, Gus & Elsieh Kheirkh	8936 S. Sepulveda	0	36	18	\$136.33	\$345.57
56	4123-001-031	Rosenson Properties LLC	8900 S. Sepulveda	210	150	285	\$2,158.63	\$6,359.80
57	4123-002-001	First Federal Bank of CA	8750 S. Sepulveda	70	150	145	\$1,098.25	\$2,156.52
58	4123-002-002	Pepper, Lane, Hamilton, Leigh	8704 S. Sepulveda	170	0	170	\$1,287.61	\$5,142.80
59	4123-002-003	WRM Investment Co. LP	8722 S. Sepulveda	50	0	50	\$378.71	\$1,524.29
60	4123-002-004	Westchester Partners LLC	8730 S. Sepulveda	65	0	65	\$492.32	\$2,381.36
61	4123-002-005	8740 Sepulveda LLC	8740 S. Sepulveda	65	0	65	\$492.32	\$1,923.97
62	4123-002-006	First Federal Bank of CA	8750 S. Sepulveda	0	254	127	\$961.92	\$1,352.39
63	4123-002-007	8740 Sepulveda LLC	8732 S. Sepulveda	0	65	33	\$246.16	\$624.64
64	4123-002-008	Westchester Partners LLC		0	80	40	\$302.97	\$768.05
65	4123-002-009	WRM Investment Co. LP		0	65	33	\$246.16	\$624.64
66	4123-002-010	Pepper, Lane, Hamilton, Leigh	8700 S. Sepulveda	0	185	93	\$700.61	\$1,776.07
67	4123-002-014	Mittell, Larry C & Allen E ETAL	6238 S. Sepulveda	0	154	77	\$583.21	\$948.93
68	4123-002-015	GITTINGS IAN AND FARRELL GI	6230 W. 87th St.	0	60	30	\$227.22	\$600.20
69	4123-002-016	6214 W 87TH LLC	6214 W. 87th St.	0	60	30	\$227.22	\$573.19
70	4123-002-017	Jay, Harold J & Susani C Tr Jay	6208 W. 87th St.	0	40	20	\$151.48	\$361.59
71	4123-002-018	Sperbeck, Glenn L Co Tr Sper	6206 W. 87th St.	0	60	30	\$227.22	\$358.40
72	4123-002-019	Westchester Association c/o P	8720 Sepulveda Eastway	0	135	68	\$511.26	\$911.06
73	4123-002-020	8751 La Tijera Blvd LLC c/o Gu	8751 La Tijera Blvd.	0	183	92	\$693.04	\$1,152.53
74	4123-002-021	Thompson, Robert H Tr / The	8737 La Tijera Blvd.	0	56	28	\$212.08	\$549.00
75	4123-002-022	Nicholson, Samuel & Helen / B	8733 La Tijera Blvd.	0	56	28	\$212.08	\$553.99
76	4123-002-023	Pursuit, Craig B. & Carol P. Tr.	8729 La Tijera Blvd.	0	54	27	\$204.50	\$507.39
77	4123-002-024	Pursuit, Craig B. & Carol P. Tr.	8721 La Tijera Blvd.	0	50	25	\$189.35	\$521.82
78	4123-002-025	Pursuit, Craig B. & Carol P. Tr.	8717 La Tijera Blvd.	0	50	25	\$189.35	\$529.79
79	4123-002-026	Rosenberg, Robert & Ullian / B	8711 La Tijera Blvd.	0	50	25	\$189.35	\$518.17
80	4123-002-027	Fink Fred & Mardis / Robert &	8701 La Tijera Blvd.	0	209	105	\$791.50	\$1,716.39
81	4123-003-001	ABDI Loyola Medical Building	8608 S. Sepulveda	101	0	101	\$764.59	\$4,103.17
82	4123-003-002	HBD Inc.	8620 S. Sepulveda	40	0	40	\$302.97	\$1,030.91
83	4123-003-003	Cehrel, Halit Tr.	8626 S. Sepulveda	30	0	30	\$227.22	\$771.88
84	4123-003-004	Drollinger, Howard & Jewel Tr	8636 S. Sepulveda	50	0	50	\$378.71	\$2,443.06
85	4123-003-005	Drollinger, Howard & Jewel Tr	8636 S. Sepulveda	40	0	40	\$302.97	\$1,355.05
86	4123-003-006	Drollinger, Howard & Jewel Tr.		0	0	0	\$0.00	\$319.83
87	4123-003-007	Drollinger, Howard & Jewel Tr.		0	0	0	\$0.00	\$349.17
88	4123-003-008	Cehrel, Halit Tr.		0	0	0	\$0.00	\$174.57
89	4123-003-009	HBD Inc.		0	0	0	\$0.00	\$227.89
90	4123-003-010	8618 Sepulveda LLC		0	0	0	\$0.00	\$31.92

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS				Street Frontage Factor				Total Assessment 2012
ID	APN	Legal Owner	Site Address	Sepulveda Frt Foot	Other St Frt Foot	Frt Ft Benefit Units	Frt Ft Ass'ment \$	
91	4123-003-011	8618 Sepulveda LLC	8618 S. Sepulveda	50	0	50	\$378.71	\$3,007.93
92	4123-003-012	ABDI Loyola Medical Building LLC		0	0	0	\$0.00	\$581.04
93	4123-003-013	Westchester Sepulveda Group	8600 S. Sepulveda	54	340	224	\$1,696.61	\$4,033.30
94	4123-003-014	Bruce, Gloria B. Tr./ Dorothy	6200 W. Manchester Av	0	140	70	\$530.19	\$909.61
95	4123-003-015	Gilboy, Philip J. & Sherry (Hea	8611 Truxton Ave.	0	60	30	\$227.22	\$661.88
96	4123-003-016	Mescher, Thomas J. Tr./ Lucil	6208 W. Manchester Av	0	50	25	\$189.35	\$486.44
97	4123-003-017	Haro, Francisco J. Co Tr.	6212 W. Manchester Av	0	50	25	\$189.35	\$694.80
98	4123-003-018	Landoch, Michael & Angela	6218 W. Manchester Av	0	50	25	\$189.35	\$989.40
99	4123-003-019	Richards, James & Denise / Pa	6222 W. Manchester Av	0	35	18	\$132.55	\$489.19
100	4123-003-020	6232 Manchester LLC c/o Wad	6232 W. Manchester Av	0	115	58	\$435.51	\$1,517.35
101	4123-003-021	Westchester Association	8617 Truxton Ave.	0	101	51	\$382.49	\$1,511.25
102	4123-003-022	Westchester 96 LLC	6201 W. 87th St.	0	163	82	\$617.29	\$1,104.15
103	4123-003-023	Wilson, Geoffrey M. & Eva E.	6225 W. 87th St.	0	60	30	\$227.22	\$648.28
104	4123-003-024	Westchester Triangle B	6229 W. 87th St.	0	60	30	\$227.22	\$619.02
105	4123-003-025	Westchester Triangle B	6235 W. 87th St.	0	60	30	\$227.22	\$581.83
106	4123-003-026	Mahagama, Cosmas Co Tr.	6245 W. 87th St.	0	60	30	\$227.22	\$729.86
107	4123-003-027	Mahagama, Cosmas Co Tr.	6259 W. 87th St.	0	60	30	\$227.22	\$731.30
108	4124-001-003	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	50	0	50	\$378.71	\$1,125.24
109	4124-001-004	Broder, Alan E. Tr.	9136 S. Sepulveda	50	0	50	\$378.71	\$1,251.79
110	4124-001-005	Broder, Alan E. Tr.	9142 S. Sepulveda	50	0	50	\$378.71	\$1,152.26
111	4124-001-006	Eddings, David & Cheryl / Ron	9200 S. Sepulveda	41	0	41	\$310.54	\$944.76
112	4124-001-007	Segal, Robert E. Co Tr. & Jean	9210 S. Sepulveda	100	58	129	\$977.07	\$2,456.37
113	4124-001-008	9220 S. Sepulveda LLC c/o N/A	9216 S. Sepulveda	129	162	210	\$1,590.57	\$2,344.22
114	4124-001-009	Broder, Alan E. Tr.		0	108	54	\$409.00	\$507.61
115	4124-001-010	Dial, Kenneth P. Tr.		0	58	29	\$219.65	\$342.27
116	4124-001-011	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	0	44	22	\$166.63	\$333.21
117	4124-001-017	Drollinger, Howard & Jewel Tr	9100 S. Sepulveda	244	147	318	\$2,404.79	\$8,888.05
118	4124-001-018	Drollinger, Howard & Jewel Tr.		0	442	221	\$1,673.89	\$2,958.19
Original Parcels				4,730	11,474	10,467	\$79,278.68	\$267,773.91

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS				Street Frontage Factor				Total Assessment 2012
O	APN	Legal Owner	Site Address	Sepulveda Frt Foot	Other St Frt Foot	Frt Ft Benefit Units	Frt Ft Ass'ment \$	
BID RENEWAL PARCEL ADDITIONS								
119	4122-022-928	LA City (LAWA)	Behind AOC	0	872	436	\$3,302.33	\$3,302.33
120	4122-023-917	LA City (LAWA)	Behind Parking Spot	0	415	208	\$1,571.64	\$1,571.64
121	4122-024-918	LA City (LAWA Open Space)	Sepulveda Blvd	147	325	310	\$2,344.20	\$4,280.09
122	4123-004-002	BFS Retail & Com'l Operations	6110 W Manchester Ave	0	381	191	\$1,442.88	\$2,267.66
123	4123-004-010	Schwab, Robert H et al / ARHM	8651 La Tijera Blvd	0	490	245	\$1,855.67	\$2,809.64
124	4123-004-011	Schwab, Robert H et al	6136 W Manchester Ave	0	652	326	\$2,469.17	\$5,712.61
125	4123-006-012	Manchester Square 2 LLC	8910 Sepulveda Eastway	0	263	107	\$810.43	\$1,840.02
126	4123-006-025	Christian Church Pacific, South	8740 La Tijera Blvd	0	851	426	\$3,222.80	\$6,121.57
127	4123-006-026	Los Angeles Turners Inc	8946 Sepulveda Eastway	0	250	125	\$946.77	\$1,623.97
128	4124-002-001	St John Land Co	9100 S Sepulveda	0	425	213	\$1,609.51	\$3,000.43
129	4124-002-916	LA City (LAWA)	Sepulveda Eastway	0	494	247	\$1,870.82	\$1,870.82
Renewal Parcel Additions				147	5,418	2,832	\$21,446.22	\$34,400.79
Total Renewal BID				4,877	16,892	13,299	\$100,724.90	\$302,174.70

ASSESSMENT SPREAD PARAMETERS FOR 2011 BUDGET LEVEL PLUS PARCEL ADDITIONS @ SAME RATES

TOTAL PBID BUDGET '=	Assessment Rates
\$302,175	
33% Lot Area Factor	
Sepulveda Lot Area SF Rate	\$0.0612
Non-Sepulveda Boulevard Lot	\$0.0306
33% Improvement Area Factor	
Sepulveda Boulevard Improve	\$0.0900
Non-Sepulveda Commercial Ir	\$0.0450
33% Street Frontage Factor	
Sepulveda Boulevard Frontage	\$7.5742
Other Street Front Footage Ra	\$3.7871

Note: orig rates Lot Area '= \$0.0468
Sepulveda St Frontage '= \$27.3311

Note: open sp adj = 81% x LBU '= 31,639
@ 100% '= 39,060

Appendix 2:

Proposition 218 Engineer's Report

Engineer's Report
FOR THE
RENEWAL
OF THE
WESTCHESTER TOWN CENTER
PROPERTY BUSINESS IMPROVEMENT
DISTRICT

SAS
MAY 13 2011

*Prepared April 2011 pursuant to the State of California
Property and Business Improvement District Law of 1994
to adopt a Management District in the Westchester Town Center area, a community
within the
City of Los Angeles
By the
Merit Civil Engineers,
Robert Merrell, P.E.
2100 W. Orangewood Avenue, Suite 110
Orange, CA 92868*

ENGINEER'S REPORT

Introduction

This report shall serve as the "detailed engineer's report" required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning in January 2012 and through and including December 2021 within the Westchester Town Center Property Business Improvement District (the "District"). The assessments levied in connection with the District will be levied against parcels of real property, not businesses. Assessments will be collected on the tax roll so, for example, the assessment to fund calendar year 2012 operations will be collected on the 2011-12 tax roll.

Background

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law"). The State Law authorizes an assessment to fund various services, activities, improvements, and programs (referred to herein collectively as "Services"), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to benefit from funded Services may be assessed.

This Engineer's Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

Proposition 218 Requirements

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the District complies with each are described below.

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

There are 129 identified parcels within the District that will specially and individually benefit from its proposed Services. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in an attachment to the Management District Plan and this Engineer's Report. The lists identify these parcels by Assessor's Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon their location. The purpose of the proposed District is to provide Services to parcels in the Westchester Town Center commercial area, located along Sepulveda Boulevard between just south of 92nd Street and just north of Manchester Avenue. Like many commercial areas in Los Angeles, the Westchester Town Center is a narrow strip, which is approximately one to two blocks deep on each side of Sepulveda Boulevard and substantially surrounded by residential neighborhoods. Consequently, all commercial parcels located within two blocks of Sepulveda Boulevard along with airport parcels facing the commercial district were included in the District, while the surrounding residential neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of the Law, they are deemed not to benefit from District improvements, activities, and services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District. Specifically, ambassador patrols, landscaping staff, maintenance / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District and will not provide services outside of District boundaries. Similarly, the District will not fund new landscaping, street furniture or streetscape improvements outside of the boundaries of the District, nor will District promotional efforts promote activities outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain new business within the District.

Parcels outside of the District that are in residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and maintenance / sanitation crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures solely used as residences, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, the State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements, activities, and services funded under it.

Parcels outside of the District that are in commercial, community service, or parkway landscape use will not specially benefit from District Services because Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial, community service, or parkway landscape parcels will be physically remote from the services — patrols will not go in front of such parcels and maintenance / sanitation crews will not clean in front of such parcels. These commercial, community service, or parkway landscape parcels are best understood as parts of other commercial or residential Districts that surround the Westchester Town Center, not as part of this District.

Parcels outside of the District that are airport-related will not specially benefit from District Services because Services will not be provided on the street or sidewalk fronting such parcels except as described in the Management District Plan or Engineer's Report. Therefore, these commercial and community service parcels will be physically remote from the services — patrols will not go in front of such parcels and maintenance / sanitation crews will not clean in front of such parcels. These airport-related parcels, principally fenced parking, industrial, and landscaping parcels, are best understood as part of the Los Angeles International Airport complex that extends far to the South of the District, and not as part of the District itself. The airport is a regional facility, with services that are geared towards the inter-regional movement of persons and cargo. The airport conducts extensive outreach and marketing independently of the Westchester Town Center. Moreover, District marketing and policy making services will provide no special benefits to these parcels because they will: (i) be geared towards the commercial use parcels within the District, (ii) attempt to create an identity for that District, and (iii) not directly promote the airport.

The following narrative explains how specific boundary locations were determined.

Northern Boundary:

- The northern boundary of the District to the east of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard with the north boundary of parcel 4107-035-017 (the parcel at the northeast corner of Sepulveda Boulevard and Manchester Avenue). From that point, the boundary follows the northern boundaries of parcels 4107-035-017 and 4107-035-018 (which together contain a medical office building) and continues south along the eastern boundary of parcels 4107-035-018 and 4107-035-017 to the centerline of Manchester Avenue. The boundary then continues east along the centerline of Manchester Avenue to the centerline of La Tijera Boulevard. This boundary was selected to include the medical office building at the Northeast corner of Sepulveda Boulevard and Manchester Avenue as well as the commercial parcels on the South side of Manchester Avenue. Parcel 4107-035-018, is residentially zoned and is presumed by State Law to not specially benefit from District improvements, activities, and services; and, is not located on a street that receives District services; but, is included within the District and not assessed because it is a part of the medical building development and not practically divisible from it. Except for service station located at the northwest corner of Manchester Avenue and La Tijera Boulevard at the eastern edge of this boundary parcels to the North of this boundary are all residential. The parcels comprising the service station were not included in the District because they are not a part of the pedestrian oriented shopping district, would not benefit from District improvements, activities, and services, and are best understood as drawing customers from the Manchester Avenue and La Tijera Boulevard arterials extending out from the District. In contrast, the auto related services uses located on parcels 4123-004-002, -010, and -011 will specially and individually benefit from District

improvements, activities, and services because they they are contiguous to the other District parcels receiving those services, not separated by a major collector street from them, and share parking facilities used by patrons and employees of other District parcels. Ambassador, maintenance, and marketing & promotions services directly specially and individually benefit these parcels because of their close proximity other District parcels receiving special and individual benefits from them. An R2 zoned church is located on the northeast corner of Manchester Avenue and La Tijera Boulevard is likewise not a part of the pedestrian oriented shopping district; being across the street from the two arterial auto uses and immediately adjacent to residential uses. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District's boundaries.

- The northern boundary of the District to the west of Sepulveda Boulevard begins at the intersection of the centerline of Sepulveda Boulevard and the north boundary of parcel 4108-019-029. From that point the boundary extends west to the western boundary of parcel 4108-019-029 and then south along the western boundary of that parcel to the centerline of Manchester Avenue. The boundary then continues east along the center line of Manchester Avenue to centerline of Sepulveda Westway. These auto service related use parcels differ from others that are not included in the District because of their Sepulveda Boulevard location, which makes them a part of the pedestrian corridor that benefits from District improvements, activities, and services. This boundary was selected to include commercial uses located at the northwest corner of Sepulveda Boulevard and Manchester Avenue as wells as the commercial parcels on the South side of Manchester Avenue. Parcels to the North of this boundary are all in residential use and zoned solely residential and are presumed by State Law to not specially benefit from District improvements, activities, and programs, and are therefore not included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District's boundaries.

Eastern Boundary:

- The eastern boundary of the District begins at the intersection of the centerlines of Manchester Avenue and La Tijera Boulevard, extends southwest along the centerline of La Tijera Boulevard to its intersection with the northeast boundary of parcel 4123-006-025, then continues southeast along that parcel boundary, then generally south along the east boundary of that same parcel, then along the east boundary of parcel 4123-006-012, then along the east boundary of parcel 4123-006-026, then to the centerline of Westchester Parkway, then east along that centerline to its point of intersection with the east boundary of parcel 4124-002-916, then south along the eastern boundary of parcel 4124-002-916 to that parcel's southern boundary. This boundary was selected to include the

commercial uses on the west side of La Tijera Boulevard, as well as the commercial, multifamily housing, and community uses on the east side of Sepulveda Eastway directly facing the core of the District. North of Westchester Parkway, the parcels to the East of this boundary (aside from an office building located on the South side of La Tijera Boulevard immediately north of Bleriot Avenue) are single family homes on parcels zoned solely for residential use. Such parcels are presumed by State Law to not specially benefit from District improvements, activities, and services and are therefore not included in the District. The office building on La Tijera Boulevard immediately north of Bleriot Avenue (parcel was excluded because it is closely associated with (and shares vehicular access and parking lots with) the vehicular-oriented uses along Manchester Avenue outside of the District. By contrast, the parcels along the east side of Sepulveda Eastway directly face the retail and parking at the core of the District and will specially and individually benefit from the ambassador; landscape maintenance, sanitation, and beautification; marketing and promotions; new business attraction; and, the policy development, management, and administration services provided by the District. South of Westchester Parkway, the parcels to the east of the District's boundaries are surface airport parking lots that do not face any area where services will be provided by the District. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services of the District. No improvements, activities, or services will be provided outside of the District's boundaries.

Southern Boundary:

- The southern boundary of the District runs from the southeast corner of parcel 4124-002-916 west along the southern boundary of that parcel and extends west along the south boundaries of parcels 4122-024-918 and 4122-023-917 to the centerline of Westchester Parkway at its point of intersection with the centerline of McConnell Avenue. This boundary was chosen to include parcels 4124-002-916 and 4122-023-917 (both of which are fenced vacant parcels, which could be used for parking, that are owned by the airport and front against areas that will be maintained and patrolled by the District) and parcel 4122-024-918 (airport open space that faces the core of the District and is used by customers, employees, visitors, property owners, and tenants of the District). Parcels to the south of these boundaries are airport parcels that do not face any area where services will be provided by the District. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District's boundaries.

Western Boundary:

- The western boundary of the District continues at the intersection of the centerlines of McConnell Avenue and Westchester Parkway and continues along the centerline of Westchester Parkway northeast to its intersection with the centerline of La Tijera Boulevard, then continues northeast along that centerline to its point of intersection

with the centerline of Sepulveda Westway, then north along the centerline of Sepulveda Westway to its point of intersection with the centerline of Manchester Avenue. This boundary was selected to include the commercial parcels to the east of Sepulveda Westway, as well as parcel 4122-022-928 (a fenced vacant parcel that is owned by the airport and fronts against an area that will be maintained and patrolled by the District). Parcel 4122-022-928, like parcel 4122-023-917 to the south, are master planned for development for mixed use commercial businesses and are contiguous with the Westchester Town Center pedestrian oriented commercial area. South of 88th Street, parcels west of the boundary are airport parcels that do not face any area where services will be provided by the District, are not planned for pedestrian-oriented use, and are separated from the District's core by large undeveloped lots. North of 88th Street, parcels west of the boundary are residential parcels that are zoned solely for residential use and therefore presumed by State Law to not benefit from District improvements, activities, and programs and therefore excluded from the District. All assessed parcels located within the District will specially and individually benefit from the improvements, activities, and services of the District. No improvements, activities, or services will be provided outside of the District's boundaries.

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

Proposition 218 defines "special benefit" to "mean a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute 'special benefit.'" The Services of the District are designed to provide targeted benefits to specific parcels. These services are tailored to confer special benefits on particular parcels, not the general public. For example, the proposed ambassador program is targeted to focus on services of interest to commercial property-owners and their tenants (aiding pedestrians seeking directions to business locations, watching out for conditions endangering the security and safety of businesses and their customers). Similarly, the proposed maintenance program is focused on sidewalk cleaning, trash removal, graffiti removal, and cleaning at the properties that are assessed. Marketing and promotions efforts of the District are targeted to increase economic activity within the assessment area. No District services will be provided outside the District boundaries.

The proposed District Services provide, at most, *de minimus* general benefits (benefit to properties in the surrounding community, to the public, or to persons and property generally). The District funds services over and above those already provided by the City within the boundaries of the District. These services are provided only to the properties within the District, not to the public at large. General benefits, if any, to the surrounding community and the public in general are *de minimus*, intangible and unquantifiable.

The improvements, activities, and services (ambassador, maintenance, cleaning, beautification, marketing, promotions, etc) to be provided by the District are designed to meet specific needs of the property owners to improve business within the District area and provide special and individual benefits to each property. Improving the business

environment supports the goals and objectives established by the property owners in creating the District. The City of Los Angeles will continue to provide police protection, maintenance services, and social services within the District area to the extent that the City provides these services elsewhere throughout the community.

No parcels zoned for solely residential use have been assessed within the District.

Finding 3: “[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.” (From Section 4(a)).

Parcels in the District will benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of retail and commercial property within the District. The services are intended to transform the District into a safe, vibrant, extended-hour community.

Three factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel’s street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district improvements, activities, and services because such space is more readily used for retail space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, commercial and residential tenants.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk is in front of the parcel to be patrolled and cleaned in connection with District services.

Sepulveda Boulevard is the pedestrian hub of the area, so a parcel with frontage on this street derives a higher level of benefit than does a parcel with similar frontage on another street in the District. Simply put, Sepulveda Boulevard is more heavily trafficked by pedestrians and other traffic than other streets in the District, and can be expected to require more attention from ambassadors, sanitation, and maintenance staff in order to maintain consistent conditions throughout the District. Furthermore, a higher density of improvements and amenities can be expected to be installed and maintained along Sepulveda. While all properties throughout the District (except as specified later in this Section) can be expected to benefit from all activities throughout the District, clearly parcels that front directly on the locus of District activities will derive greater benefit by virtue of proximity. Furthermore, as

a general matter, parcels located along Sepulveda are generally tenanted by businesses that depend on visibility (and signage facing Sepulveda) to attract customers. Such businesses, as compared to smaller, less prominent businesses that attract customers largely by word of mouth, benefit more intensely from being located in a clean, safe, attractive, well-managed neighborhood that is inviting to new customers.

Because District services (i.e. maintenance and patrols) will not be provided on Lincoln Boulevard or west of Sepulveda Westway, no street frontage located on Lincoln Boulevard or west of Sepulveda Westway (aside from that actually located on Sepulveda Westway) will be counted as frontage for the purpose of determining benefit.

Combining these three factors gives a far better picture of the benefits than could be derived from just one or two of the factors. Because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the benefits any particular parcel would receive.

Four types of parcels require special analysis in order to avoid overstating the benefits they receive.

Parcels accessible from the District and used exclusively for *Long Term Airport Parking* will be assigned benefits based solely on parcel square footage and street frontage. This recognizes: (i) that long term airport parking is a uniquely low density use (i.e. very few customers are on-site at any one-time despite the very large size of the parking structure improvement); and, (ii) that long-term airport parking is a not ancillary to other land uses in the District (i.e. customers of a long-term airport parking business are typically shuttled directly between their cars and airport locations outside of the District).

Fenced Vacant Lots, including lots that may be used for parking, will be assigned benefit only on the basis of street frontage. For purposes of this paragraph, a “fenced vacant lot” is a parcel meeting all of the following criteria: (i) the parcel has no permanent improvement square footage and (ii) the parcel is fenced from public access from within the District. This recognizes that fenced vacant lots, which typically are entirely unused or used solely for storage or parking purposes: (i) are uniquely low density uses; and (ii) do not benefit from the ability of the commercial area to attract customers or from marketing & promotion and new business attraction services; but (iii) do benefit from the direct delivery of maintenance, sanitation and ambassador/patrol services along their perimeter.

Multifamily Residential parcels that are actually developed with multifamily dwellings will be assigned 81% of the benefit that would otherwise be assigned. This reflects that (i) the planned marketing & promotion efforts are geared towards attracting new commercial tenants, businesses, and customers to the District, rather than attracting residential tenants and (ii) residential uses in the District actually serve to complement the marketing & promotion efforts by increasing the number of people, present on the District during various dayparts, who will patronize local businesses. Therefore, they are not benefitting from the 19% of the District’s budget that is allocated to marketing & promotion or new business attraction services. This recognizes that while apartment

buildings are a commercial venture designed to attract tenants, apartment improvements are less intensively used than other improvements and are not used by residential tenants to serve customers.

Parcels used as *open or green space*, that is openly accessible during daytime hours at no charge will be assigned 81% of the benefit that would otherwise be assigned. This benefit calculation reflects that such parcels are themselves used by customers, employees, visitors, property owners, and tenants of the District, and do not benefit from business promotion activities. Therefore, they are not benefitting from the 19% of the District’s budget that is allocated to marketing & promotion or new business attraction services.

The Special Benefit & Assessment Analysis section of this Report discusses the exact formula used to calculate the benefits.

Finding 4: “No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s).” (From Section 4(a)).

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

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

All parcels owned by public agencies will be assessed at the same rate as private parcels of the same size, location and use. This includes the parcels in the District that are owned by the City of Los Angeles. The methodology for these assessments is set forth in Finding 4.

The publicly-owned parcels in the District are listed below:

CITY of LOS ANGELES PARCELS
(LOS ANGELES WORLD AIRPORTS)

	APN #	Address	Owner	Total PBID Assessment	%
1	4122-022-928	N/A per Assessor Data	LA City	\$3,302.33	1.09%
2	4122-023-917	N/A per Assessor Data	LA City	\$1,571.64	0.52%
3	4122-024-918	N/A per Assessor Data	LA City	\$4,280.09	1.42%
4	4124-002-916	N/A per Assessor Data	LA City	\$1,870.82	0.62%
		City of Los Angeles (3.65% of total assessments)	Sub Total	\$11,024.88	

Each of the publicly owned parcels is either a “fenced vacant lot parcel” or “open or green space”. Like any fenced vacant lot parcel, the publicly-owned fenced vacant lot parcels are assessed solely on the basis of frontage. This assessment reflects, among other things, that “fenced vacant lot parcels” do not benefit from marketing & promotion or new business attraction services. Open or green space parcels are, as noted earlier in the Management District Plan, assessed at a rate that reflects that such parcels do not benefit from marketing & promotion or new business attraction services.

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

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Westchester Business Improvement District.

Special Benefit & Assessment Analysis

A six (6)-step process for determining Westchester Town Center assessments has been used as delineated below.

Step 1: Select “benefit units.”

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's programs and activities, the first step in designing an assessment methodology was to assign "benefit units" to different attributes of parcels. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3", above. Thus, for example, because it has been determined that a linear foot of street frontage on Sepulveda Boulevard will derive twice as much street frontage benefit as a linear foot of frontage on any other street in the District.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel fronting on Sepulveda Boulevard was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area. All other parcels were allocated .5 Lot Benefit Unit for each square foot of the parcel’s surface area. No Lot Benefit Units are assigned for Fenced Vacant Lots.

B. Building Benefit Units:

Each parcel fronting on Sepulveda Boulevard was allocated one Building Benefit Unit for each square foot of improvements. All other parcels were allocated .5 Building Benefit Units for each square foot of improvements. No Building Benefit Units are assigned for Long-Term Airport Parking Parcels or Fenced Vacant Lots.

C. Frontage Benefit Units:

Each parcel was allocated one Frontage Benefit Unit for each linear foot of the parcel's frontage on Sepulveda Boulevard and .5 Frontage Benefit Units for each linear foot of the parcel's frontage on any other street located in the District. No Frontage Benefit Units were assigned for street frontage located on Lincoln Boulevard or west of Sepulveda Westway (aside street frontage actually located on Sepulveda Westway)

Multifamily Residential Parcels and Open or Green space parcels were allocated 81% of the benefit units that would otherwise be assigned pursuant to paragraphs A, B, and C, above

Step 2: Calculate the benefit units for each property.

The number of each type of benefit unit allocated to each identified benefiting parcel within the Westchester Town Center was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

Step 3: Quantify total basic benefit units.

In aggregate, there are 1,646,163 Lot Benefit Units; 1,118,706 Building Benefit Units; 13,299 Frontage Benefit Units.

Step 4: Calculate "Basic Benefit Unit Cost" for special benefits.

The annualized cost of the services and improvements to be provided by the District during 2012 is \$302,175 per year (before inflation adjustments). \$100,724.90 of these costs will be allocated based on Lot Benefit Units; \$100,724.90 based on Building Benefit Units; and \$100,724.90 based on Frontage Benefit Units.

The cost per benefit unit is therefore as follows:

A. Lot Benefit Units:

$$\$100,724.90 / 1,646,163 = \$0.0612 \text{ per Lot Benefit Unit}$$

B. Building Benefit Units:

$$\$100,724.90 / 1,118,706 = \$0.0900 \text{ per Building Benefit Unit}$$

C. Frontage Benefit Units:

$$\$100,724.90 / 13,299 = \$7.5742 \text{ per Frontage Benefit Unit}$$

Step 5: Determine Assessment Formula.

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

District assessment formula (for most parcels) = (\$0.0612 X square feet of parcel size on Sepulveda Boulevard) + (\$0.0900 X square feet of improvements on Sepulveda Boulevard) + (\$7.5742 X linear feet of frontage on Sepulveda Boulevard) + (\$0.0306 X square feet of parcel size on any other street) + (\$0.0450 X square feet of improvements on any other street) + (\$3.7871 X linear feet of frontage on any other street).

District assessment formula (for Long Term Airport Parking Parcels) = (\$0.0612 X square feet of parcel size on Sepulveda Boulevard) + (\$7.5742 X linear feet of frontage on Sepulveda Boulevard) + (\$0.0306 X square feet of parcel size on any other street) + (\$3.7871 X linear feet of frontage on any other street).

District assessment formula (for Fenced Vacant Lots) = (\$7.5742 X linear feet of frontage on Sepulveda Boulevard) + (\$3.7871 X linear feet of frontage on any other street).

District assessment formula (for Open or Green Space Parcels and Multifamily Residential Parcels) = .81 X assessment as calculated under general formula.

Step 6. Spread the Assessments

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to the Management District Plan and were determined by applying the District assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and benefit units for parcel area and linear street frontage along Sepulveda Boulevard and benefit units for parcel area, gross building area, and linear street frontage along Sepulveda Boulevard and other streets.

During the ten-year effectiveness of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-10. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an "increase" of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates will be adjusted annually to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed three per cent (3%) per fiscal year.

Engineer's Certification

Review of this Management District Plan and preparation of the Engineers Report was completed by:

Robert Merrell, P. E.
State of California
Registered Civil Engineer No. 28100

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS

Lot Area Factor

Improvement Area Factor

0	APN	Legal Owner	Site Address	Lot Area Factor					Improvement Area Factor					
				Lot Area SF	Seppulveda Lot Area SF	Non-Seppulveda Lot Area SF	Lot Area Benefit Units	Lot Area Ass'tment \$	Improv't SF	Seppulveda Improv't SF	Non-Seppulveda Non Res Improv't SF	Res Improv't SF	Imprv't Area Benefit Units	Imprv't Area Ass'tment \$
1	4107-035-017	Westchester Medical Plaza LLC	8540 S. Sepulveda	29,490	29,490	0	29,490	\$1,804.43	92,343	92,343	0	0	92,343	\$8,314.29
2	4107-035-018	Westchester Medical Plaza LLC	8540 S. Sepulveda	0	0	0	0	\$0.00	0	0	0	0	0	\$0.00
3	4108-019-028	PCF Acquisition LLC	8525 S. Sepulveda	22,346	22,346	0	22,346	\$1,367.30	5,826	5,826	0	0	5,826	\$524.56
4	4108-019-029	BOAND HOLDINGS WESTCHESTER	8521 S. Sepulveda	25,570	25,570	0	25,570	\$1,564.57	4,251	4,251	0	0	4,251	\$382.75
5	4122-001-001	RFA LOS ANGELES LP LESSOR	8601 S. Sepulveda	14,985	14,985	0	14,985	\$916.90	14,474	14,474	0	0	14,474	\$1,303.20
6	4122-001-003	STRS Ohio CA Real Estate Invest	8655 S. Sepulveda	28,314	28,314	0	28,314	\$1,732.47	29,842	29,842	0	0	29,842	\$2,696.88
7	4122-001-004	STRS Ohio CA Real Estate Invest	8739 S. Sepulveda	251,341	0	251,341	125,671	\$7,689.49	0	0	0	0	0	\$0.00
8	4122-001-005	STRS Ohio CA Real Estate Invest	8739 S. Sepulveda	98,925	98,925	0	98,925	\$6,052.99	91,781	91,781	0	0	91,781	\$8,263.69
9	4122-001-006	STRS Ohio CA Real Estate Invest	8611 S. Sepulveda	3,920	3,920	0	3,920	\$239.86	3,822	3,822	0	0	3,822	\$344.12
10	4122-001-007	Seppulveda 2001 LLC / TI Max	8621 S. Sepulveda	22,521	22,521	0	22,521	\$1,378.01	40,618	40,618	0	0	40,618	\$3,657.12
11	4122-001-012	STRS Ohio CA Real Estate Invest	8611 S. Sepulveda	16,200	16,200	0	16,200	\$991.24	19,292	19,292	0	0	19,292	\$1,736.99
12	4122-001-013	STRS Ohio CA Real Estate Invest	8611 S. Sepulveda	9,897	9,897	0	9,897	\$605.57	9,562	9,562	0	0	9,562	\$860.93
13	4122-024-048	D & D Westchester Investment	9139 S. Sepulveda	24,340	24,340	0	24,340	\$1,489.31	3,139	3,139	0	0	3,139	\$282.63
14	4122-024-051	Drollinger, Howard B. Tr.		134,164	134,164	0	134,164	\$8,209.19	0	0	0	0	0	\$0.00
15	4122-035-021	Ella L. Drollinger CO	8801 S. Sepulveda	41,414	0	41,414	20,707	\$1,267.01	0	0	0	0	0	\$0.00
16	4122-035-026	ELD Supermarket LP	8831 S. Sepulveda	27,150	27,150	0	27,150	\$1,661.25	0	0	0	0	0	\$0.00
17	4122-035-027	ELD Supermarket LP	8825 S. Sepulveda	14,480	14,480	0	14,480	\$886.00	0	0	0	0	0	\$0.00
18	4122-035-028	ELD Supermarket LP	8819 S. Sepulveda	9,050	9,050	0	9,050	\$553.75	0	0	0	0	0	\$0.00
19	4122-035-029	ELD Supermarket LP	8817 S. Sepulveda	9,250	9,250	0	9,250	\$565.99	7,750	7,750	0	0	7,750	\$697.79
20	4122-035-030	Ella L. Drollinger CO	8801 S. Sepulveda	18,414	18,414	0	18,414	\$1,126.71	15,662	15,662	0	0	15,662	\$1,410.16
21	4122-035-031	ELD Supermarket LP	8825 S. Sepulveda	104,940	0	104,940	52,470	\$3,210.52	46,318	0	46,318	0	23,159	\$2,085.17
22	4122-036-005	ELD Supermarket LP		5,009	0	5,009	2,505	\$153.24	0	0	0	0	0	\$0.00
23	4122-036-022	ELD Supermarket LP	8900 Sepulveda Westwa	26,000	0	26,000	13,000	\$795.44	20,544	0	20,544	0	10,272	\$924.86
24	4122-036-023	ELD Supermarket LP		16,248	0	16,248	8,124	\$497.09	0	0	0	0	0	\$0.00
25	4122-036-024	ELD Supermarket LP		16,248	0	16,248	8,124	\$497.09	0	0	0	0	0	\$0.00
26	4122-036-025	ELD Supermarket LP		11,247	0	11,247	5,624	\$344.09	0	0	0	0	0	\$0.00
27	4122-036-026	Howard Drilling Decd Trust	8928 S. Sepulveda	71,874	0	71,874	35,937	\$2,198.90	59,808	0	59,808	0	29,904	\$2,692.47
28	4122-036-027	Howard Drilling Decd Trust	8939 S. Sepulveda	20,199	20,199	0	20,199	\$1,235.93	72,705	72,705	0	0	72,705	\$6,546.14
29	4122-036-028	Howard Drilling Decd Trust	8929 S. Sepulveda	18,500	18,500	0	18,500	\$1,131.97	62,020	62,020	0	0	62,020	\$5,584.10
30	4122-036-029	ELD Supermarket LP	8919 S. Sepulveda	9,252	9,252	0	9,252	\$566.11	9,880	9,880	0	0	9,880	\$899.57
31	4122-036-030	ELD Supermarket LP	8913 S. Sepulveda	9,252	9,252	0	9,252	\$566.11	8,264	8,264	0	0	8,264	\$744.07
32	4122-036-031	ELD Supermarket LP	8901 S. Sepulveda	23,858	23,858	0	23,858	\$1,459.82	15,945	15,945	0	0	15,945	\$1,435.64
33	4123-001-001	Drollinger Investments LP / W	8800 S. Sepulveda	10,414	10,414	0	10,414	\$637.21	14,628	14,628	0	0	14,628	\$1,317.06
34	4123-001-002	Lucas, Katherine	8806 S. Sepulveda	9,278	9,278	0	9,278	\$567.70	6,680	6,680	0	0	6,680	\$601.45
35	4123-001-003	HFH Westchester I LLC c/o W	8814 S. Sepulveda	10,193	10,193	0	10,193	\$623.69	19,040	19,040	0	0	19,040	\$1,734.30
36	4123-001-032	HFH Westchester I LLC	8814 S. Sepulveda	29,910	29,910	0	29,910	\$1,830.12	103,264	103,264	0	0	103,264	\$9,297.58
37	4123-001-007	Drollinger Investments LP / W	8800 S. Sepulveda	13,460	0	13,460	6,730	\$411.79	0	0	0	0	0	\$0.00
38	4123-001-008	Lucas, Katherine		12,023	0	12,023	6,012	\$367.83	0	0	0	0	0	\$0.00
39	4123-001-009	HFH Westchester I LLC		13,199	0	13,199	6,600	\$403.81	0	0	0	0	0	\$0.00
40	4123-001-010	HFH Westchester I LLC		20,386	0	20,386	10,193	\$623.69	0	0	0	0	0	\$0.00
41	4123-001-011	HFH Westchester I LLC		5,837	0	5,837	2,919	\$178.58	0	0	0	0	0	\$0.00
42	4123-001-012	HFH Westchester I LLC		18,426	0	18,426	9,213	\$563.72	0	0	0	0	0	\$0.00
43	4123-001-016	Drollinger, Howard J. / Kenn	8930 S. Sepulveda	13,504	13,504	0	13,504	\$826.28	23,058	23,058	0	0	23,058	\$2,076.07
44	4123-001-019	Drollinger, Howard J. / Kenn		9,496	0	9,496	4,748	\$290.52	0	0	0	0	0	\$0.00
45	4123-001-020	Drollinger, Howard J. / Kenn		7,579	0	7,579	3,790	\$231.87	0	0	0	0	0	\$0.00
46	4123-001-021	Rosenson Properties LLC		11,413	0	11,413	5,707	\$349.17	0	0	0	0	0	\$0.00
47	4123-001-022	Rosenson Properties LLC		7,579	0	7,579	3,790	\$231.87	0	0	0	0	0	\$0.00
48	4123-001-023	Rosenson Properties LLC		5,706	0	5,706	2,853	\$174.57	0	0	0	0	0	\$0.00
49	4123-001-024	Rosenson Properties LLC		5,706	0	5,706	2,853	\$174.57	0	0	0	0	0	\$0.00
50	4123-001-025	Rosenson Properties LLC	8901 Sepulveda Eastwa	9,496	0	9,496	4,748	\$290.52	0	0	0	0	0	\$0.00
51	4123-001-026	HFH Westchester I LLC	8901 S. Sepulveda	5,706	0	5,706	2,853	\$174.57	180	0	180	0	90	\$81.10
52	4123-001-027	Kazemi, Gus & Elahieh Kheir	8936 S. Sepulveda	5,227	5,227	0	5,227	\$319.83	7,888	7,888	0	0	7,888	\$710.21
53	4123-001-028	Bank of America NT & SA	8942 S. Sepulveda	11,064	11,064	0	11,064	\$676.96	11,752	11,752	0	0	11,752	\$1,058.11
54	4123-001-029	Bank of America NT & SA		13,983	0	13,983	6,992	\$427.79	0	0	0	0	0	\$0.00
55	4123-001-030	Kazemi, Gus & Elahieh Kheir	8936 S. Sepulveda	6,839	0	6,839	3,420	\$209.23	0	0	0	0	0	\$0.00
56	4123-001-031	Rosenson Properties LLC		31,414	31,414	0	31,414	\$1,922.15	25,312	25,312	0	0	25,312	\$2,279.02
57	4123-002-001	First Federal Bank of CA	8750 S. Sepulveda	10,414	10,414	0	10,414	\$637.21	4,681	4,681	0	0	4,681	\$421.46
58	4123-002-002	Pepper, Lane, Hamilton, Leigh	8704 S. Sepulveda	25,483	25,483	0	25,483	\$1,559.25	25,500	25,500	0	0	25,500	\$2,295.94
59	4123-002-003	WRM Investment Co. LP	8722 S. Sepulveda	7,492	7,492	0	7,492	\$458.42	7,632	7,632	0	0	7,632	\$687.16
60	4123-002-004	Westchester Partners LLC	8730 S. Sepulveda	9,757	9,757	0	9,757	\$597.01	14,350	14,350	0	0	14,350	\$1,292.03
61	4123-002-005	8740 Sepulveda LLC	8740 S. Sepulveda	9,757	9,757	0	9,757	\$597.01	9,270	9,270	0	0	9,270	\$834.64
62	4123-002-006	First Federal Bank of CA	8750 S. Sepulveda	12,763	0	12,763	6,382	\$390.47	0	0	0	0	0	\$0.00
63	4123-002-007	8740 Sepulveda LLC	8732 S. Sepulveda	12,371	0	12,371	6,186	\$378.48	0	0	0	0	0	\$0.00
64	4123-002-008	Westchester Partners LLC		15,202	0	15,202	7,601	\$465.09	0	0	0	0	0	\$0.00
65	4123-002-009	WRM Investment Co. LP		12,371	0	12,371	6,186	\$378.48	0	0	0	0	0	\$0.00
66	4123-002-010	Pepper, Lane, Hamilton, Leigh	8700 S. Sepulveda	35,153	0	35,153	17,577	\$1,075.47	0	0	0	0	0	\$0.00
67	4123-002-014	Mittell, Larry C & Allen E ETAL	6238 S. Sepulveda	5,968	0	5,968	2,984	\$182.58	4,068	0	4,068	0	2,034	\$183.14
68	4123-002-015	GITTINGS IAN AND FARRELL GI	6230 W. 87th St.	6,011	0	6,011	3,006	\$183.90	4,200	0	4,200	0	2,100	\$189.08
69	4123-002-016	6214 W 87TH LLC	6214 W 87TH St.	6,011	0	6,011	3,006	\$183.90	3,600	0	3,600	0	1,800	\$162.07
70	4123-002-017	Jay, Harold J & Susan C Tr Jay	6208 W. 87th St.	3,398	0	3,398	1,699	\$103.96	2,358	0	2,358	0	1,179	\$106.15
71	4123-002-018	Sperbeck, Glenn L. Co Tr Sper	6206 W. 87th St.	1,917	0	1,917	959	\$58.65	1,611	0	1,611	0	806	\$72.52
72	4123-002-019	Westchester Association c/o	8720 Sepulveda Eastwa	13,068	0	13,068	6,534	\$399.80	0	0	0	0	0	\$0.00
73	4123													

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS

0	APN	Legal Owner	Site Address	Lot Area Factor					Improvement Area Factor					
				Lot Area SF	Sepulveda Lot Area SF	Non-Sepulveda Lot Area SF	Lot Area Benefit Units	Lot Area Ass'tment \$	Improv't SF	Sepulveda Imprv't SF	Non-Sepulveda Non Res Imprv't SF	Res Imprv't SF	Imprv't Area Benefit Units	Imprv't Area Ass'tment \$
91	4123-003-011	8618 Sepulveda LLC	8618 S. Sepulveda	9,932	9,932	0	9,932	\$607.72	22,452	22,452	0	0	22,452	\$2,021.51
92	4123-003-012	ABDI Loyola Medical Building LLC		18,992	0	18,992	9,496	\$581.04	0	0	0	0	0	\$0.00
93	4123-003-013	Westchester Sepulveda Group	8600 S. Sepulveda	17,947	17,947	0	17,947	\$1,098.14	13,756	13,756	0	0	13,756	\$1,238.55
94	4123-003-014	Bruce, Gloria B. Tr. / Dorothy	6200 W. Manchester Av	6,142	0	6,142	3,071	\$187.91	4,254	0	4,254	0	2,127	\$191.51
95	4123-003-015	Gilboy, Philip J. & Sherry (Hea	8611 Truxton Ave.	7,144	0	7,144	3,572	\$218.56	4,800	0	4,800	0	2,400	\$216.09
96	4123-003-016	Mescher, Thomas J. Tr. / Lucid	6208 W. Manchester Av	4,487	0	4,487	2,244	\$137.27	3,550	0	3,550	0	1,775	\$159.82
97	4123-003-017	Haro, Francisco J. Co Tr.	6212 W. Manchester Av	7,492	0	7,492	3,746	\$229.21	6,136	0	6,136	0	3,068	\$276.23
98	4123-003-018	Landoch, Michael & Angela	6218 W. Manchester Av	7,492	0	7,492	3,746	\$229.21	12,680	0	12,680	0	6,340	\$570.83
99	4123-003-019	Richards, James & Denise / Pa	6222 W. Manchester Av	5,271	0	5,271	2,636	\$161.26	4,340	0	4,340	0	2,170	\$195.38
100	4123-003-020	6232 Manchester LLC c/o Wad	6232 W. Manchester Av	17,250	0	17,250	8,625	\$527.74	12,308	0	12,308	0	6,154	\$554.09
101	4123-003-021	Westchester Association	8617 Truxton Ave.	36,895	0	36,895	18,448	\$1,128.76	0	0	0	0	0	\$0.00
102	4123-003-022	Westchester 96 LLC	8201 W. 87th St.	6,839	0	6,839	3,420	\$209.23	6,167	0	6,167	0	3,084	\$277.63
103	4123-003-023	Willson, Geoffrey M. & Eva E.	6225 W. 87th St.	6,011	0	6,011	3,006	\$183.90	5,268	0	5,268	0	2,634	\$237.16
104	4123-003-024	Westchester Triangle B	6229 W. 87th St.	6,011	0	6,011	3,006	\$183.90	4,618	0	4,618	0	2,309	\$207.90
105	4123-003-025	Westchester Triangle B	6235 W. 87th St.	6,011	0	6,011	3,006	\$183.90	3,792	0	3,792	0	1,896	\$170.71
106	4123-003-026	Mahagama, Cosmas Co Tr.	6245 W. 87th St.	6,011	0	6,011	3,006	\$183.90	7,080	0	7,080	0	3,540	\$318.73
107	4123-003-027	Mahagama, Cosmas Co Tr.	6259 W. 87th St.	6,011	0	6,011	3,006	\$183.90	7,112	0	7,112	0	3,556	\$320.17
108	4124-001-003	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	7,492	7,492	0	7,492	\$458.42	3,200	3,200	0	0	3,200	\$288.12
109	4124-001-004	Broder, Alan E. Tr.	9136 S. Sepulveda	7,500	7,500	0	7,500	\$458.91	4,600	4,600	0	0	4,600	\$414.17
110	4124-001-005	Broder, Alan E. Tr.	9142 S. Sepulveda	7,492	7,492	0	7,492	\$458.42	3,500	3,500	0	0	3,500	\$315.13
111	4124-001-006	Eddings, David & Cheryl / Ron	9200 S. Sepulveda	6,142	6,142	0	6,142	\$375.81	2,870	2,870	0	0	2,870	\$258.41
112	4124-001-007	Segal, Robert E. Co Tr. & Jean	9210 S. Sepulveda	14,244	14,244	0	14,244	\$871.56	6,750	6,750	0	0	6,750	\$607.75
113	4124-001-008	9220 S Sepulveda LLC c/o N/A	9216 S. Sepulveda	10,454	10,454	0	10,454	\$639.66	1,266	1,266	0	0	1,266	\$113.99
114	4124-001-009	Broder, Alan E. Tr.		3,223	0	3,223	1,612	\$98.60	0	0	0	0	0	\$0.00
115	4124-001-010	Dial, Kenneth P. Tr.		4,008	0	4,008	2,004	\$122.62	0	0	0	0	0	\$0.00
116	4124-001-011	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	5,445	0	5,445	2,723	\$166.58	0	0	0	0	0	\$0.00
117	4124-001-017	Drollinger, Howard & Jewel Tr	9100 S. Sepulveda	37,000	37,000	0	37,000	\$2,263.94	46,862	46,862	0	0	46,862	\$4,219.31
118	4124-001-018	Drollinger, Howard & Jewel Tr.		41,979	0	41,979	20,990	\$1,284.30	0	0	0	0	0	\$0.00
		Original Parcels		2,060,357	934,876	1,125,481	1,497,617	\$91,635.71	1,209,250	942,299	266,951	0	1,075,775	\$96,859.52

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS

0	APN	Legal Owner	Site Address
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Lot Area Factor

Lot Area SF	Sepulveda Lot Area SF	Non-Sepulveda Lot Area SF	Lot Area Benefit Units	Lot Area Ass'ment \$
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Improvement Area Factor

Imprv't SF	Sepulveda Imprv't SF	Non-Sepulveda Non Res Imprv't SF	Res Imprv't SF	Imprv't Area Benefit Units	Imprv't Area Ass'ment \$
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BID RENEWAL PARCEL ADDITIONS

119	4122-022-928	LA City (LAWA)	Behind AOC
120	4122-023-917	LA City (LAWA)	Behind Parking Spot
121	4122-024-918	LA City (LAWA Open Space)	Sepulveda Blvd
122	4123-004-002	BFS Retail & Com'l Operations	6110 W Manchester Ave
123	4123-004-010	Schwab, Robert H et al / AHM	8651 La Tijera Blvd
124	4123-004-011	Schwab, Robert H et al	6136 W Manchester Ave
125	4123-006-012	Manchester Square 2 LLC	8910 Sepulveda Eastway
126	4123-006-025	Christian Church Pacific, South	8740 La Tijera Blvd
127	4123-006-026	Los Angeles Turners Inc	8946 Sepulveda Eastway
128	4124-002-001	St John Land Co	9100 S Sepulveda
129	4124-002-916	LA City (LAWA)	Sepulveda Eastway
Renewal Parcel Additions			

	0	0		\$0.00
	0	0	0	\$0.00
	39,060	39,060	0	\$1,935.89
	17,424	0	17,424	\$533.07
	27,996	0	27,996	\$856.51
	77,101	0	77,101	\$2,358.82
	19,280	0	19,280	\$477.75
	59,242	0	59,242	\$1,812.43
	10,740	0	10,740	\$328.58
	25,696	0	25,696	\$786.14
		0		\$0.00
	276,539	39,060	237,479	\$9,089.19

	0	0	0	0	\$0.00
	0	0	0	0	\$0.00
	0	0	0	0	\$0.00
	6,480	0	6,480	3,240	\$291.72
	2,165	0	2,165	1,083	\$97.47
	19,650	0	19,650	9,825	\$884.61
	15,134	0	15,134	6,129	\$551.84
	24,131	0	24,131	12,066	\$1,086.34
	7,744	0	7,744	3,872	\$348.62
	13,434	0	13,434	6,717	\$604.78
	0	0	0	0	\$0.00
	88,738	0	73,604	15,134	\$3,865.38

Total Renewal BID

2,336,896	973,936	1,362,960	1,646,163	\$100,724.90
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1,297,968	942,299	340,555	15,134	1,118,706	\$100,724.90
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ASSESSMENT SPREAD PARAMETERS FOR 2011 BUDGET LEVEL PLUS PARCEL ADDITIONS @ SAME RATES

TOTAL PBID BUDGET '= \$302,175	Assessment Rates
33% Lot Area Factor	
Sepulveda Lot Area SF Rate	\$0.0612
Non-Sepulveda Boulevard Lot	\$0.0306
33% Improvement Area Factor	
Sepulveda Boulevard Improve	\$0.0900
Non-Sepulveda Commercial I	\$0.0450
33% Street Frontage Factor	
Sepulveda Boulevard Frontage	\$7.5742
Other Street Front Footage Ra	\$3.7871

Note: orig rates Lot Area '= \$0.0468
Sepulveda St Frontage '= \$27.3311

Note: open sp adj = 81% x LBU '= 31,639
@ 100% '= 39,060

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ID	APN	Legal Owner	Site Address	Street Frontage Factor				Total Assessment 2012
				Sepulveda Frt Foot	Other St Frt Foot	Frt Ft Benefit Units	Frt Ft Ass'ment \$	
1	4107-035-017	Westchester Medical Plaza LL	8540 S. Sepulveda	175	0	175	\$1,325.48	\$11,444.19
2	4107-035-018	Westchester Medical Plaza LL	8540 S. Sepulveda				\$0.00	\$0.00
3	4108-019-028	PCF Acquisition Co LLC	8525 S. Sepulveda	140	140	210	\$1,590.57	\$8,482.43
4	4108-019-029	BOAND HOLDINGS WESTCHES	8521 S. Sepulveda	70	66	103	\$780.14	\$2,727.45
5	4122-001-001	RFA LOS ANGELES LP LESSOR	8601 S. Sepulveda	100	150	175	\$1,325.48	\$5,545.57
6	4122-001-003	STRS Ohio CA Real Estate Inve	8655 S. Sepulveda	100	0	100	\$757.42	\$5,176.77
7	4122-001-004	STRS Ohio CA Real Estate Inve	8739 S. Sepulveda	0	1372	686	\$5,195.87	\$12,885.36
8	4122-001-005	STRS Ohio CA Real Estate Inve	8739 S. Sepulveda	290	320	450	\$3,408.37	\$17,725.05
9	4122-001-006	STRS Ohio CA Real Estate Inve	8611 S. Sepulveda	26	0	26	\$196.93	\$780.91
10	4122-001-007	Sepulveda 2001 LLC / TJ Max	8621 S. Sepulveda	150	0	150	\$1,136.12	\$6,171.25
11	4122-001-012	STRS Ohio CA Real Estate Inve	8611 S. Sepulveda	108	0	108	\$818.01	\$3,546.24
12	4122-001-013	STRS Ohio CA Real Estate Inve	8611 S. Sepulveda	66	0	66	\$499.89	\$1,966.40
13	4122-024-048	D & D Westchester Investmen	9139 S. Sepulveda	135	0	135	\$1,022.51	\$2,794.45
14	4122-024-051	Drollinger, Howard B. Tr.		241	1091	787	\$5,957.07	\$14,166.26
15	4122-035-021	Ella L. Drollinger CO	8801 S. Sepulveda	0	416	208	\$1,575.42	\$2,842.44
16	4122-035-026	ELD Supermarket LP	8831 S. Sepulveda	150	171	236	\$1,783.71	\$3,444.96
17	4122-035-027	ELD Supermarket LP	8825 S. Sepulveda	80	0	80	\$605.93	\$1,491.93
18	4122-035-028	ELD Supermarket LP	8819 S. Sepulveda	50	0	50	\$378.71	\$932.46
19	4122-035-029	ELD Supermarket LP	8817 S. Sepulveda	50	0	50	\$378.71	\$1,642.48
20	4122-035-030	Ella L. Drollinger CO	8801 S. Sepulveda	100	185	193	\$1,458.02	\$3,994.89
21	4122-035-031	ELD Supermarket LP	8825 S. Sepulveda	0	330	165	\$1,249.74	\$6,545.42
22	4122-036-005	ELD Supermarket LP		0	50	25	\$189.35	\$342.60
23	4122-036-022	ELD Supermarket LP	8900 Sepulveda Westwa	0	80	40	\$302.97	\$2,023.27
24	4122-036-023	ELD Supermarket LP		0	50	25	\$189.35	\$686.44
25	4122-036-024	ELD Supermarket LP		0	50	25	\$189.35	\$686.44
26	4122-036-025	ELD Supermarket LP		0	0	0	\$0.00	\$344.09
27	4122-036-026	Howard Drillinge Decd Trust	8928 S. Sepulveda	0	544	272	\$2,060.17	\$6,951.54
28	4122-036-027	Howard Drillinge Decd Trust	8939 S. Sepulveda	110	185	203	\$1,533.77	\$9,315.84
29	4122-036-028	Howard Drillinge Decd Trust	8929 S. Sepulveda	100	0	100	\$757.42	\$7,473.48
30	4122-036-029	ELD Supermarket LP	8919 S. Sepulveda	50	0	50	\$378.71	\$1,834.38
31	4122-036-030	ELD Supermarket LP	8913 S. Sepulveda	50	0	50	\$378.71	\$1,688.88
32	4122-036-031	ELD Supermarket LP	8901 S. Sepulveda	130	0	130	\$984.64	\$3,880.10
33	4123-001-001	Drollinger Investments LP / W	8800 S. Sepulveda	70	150	145	\$1,098.25	\$3,052.52
34	4123-001-002	Lucas, Katherine	8806 S. Sepulveda	62	0	62	\$469.60	\$1,638.74
35	4123-001-003	HFH Westchester I LLC o/Wi	8814 S. Sepulveda	68	0	68	\$515.04	\$2,853.03
36	4123-001-032	HFH Westchester I LLC	8814 S. Sepulveda	200	150	275	\$2,082.89	\$13,210.60
37	4123-001-007	Drollinger Investments LP / W	8800 S. Sepulveda	0	254	127	\$961.92	\$1,373.71
38	4123-001-008	Lucas, Katherine		0	62	31	\$234.80	\$602.63
39	4123-001-009	HFH Westchester I LLC		0	68	34	\$257.52	\$661.33
40	4123-001-010	HFH Westchester I LLC		0	105	53	\$397.64	\$1,021.33
41	4123-001-011	HFH Westchester I LLC		0	30	15	\$113.61	\$292.19
42	4123-001-012	HFH Westchester I LLC		0	95	48	\$359.77	\$923.49
43	4123-001-016	Drollinger, Howard J. / Kennet	8930 S. Sepulveda	90	0	90	\$681.67	\$3,584.03
44	4123-001-019	Drollinger, Howard J. / Kenneth & Karen Dial		0	50	25	\$189.35	\$479.87
45	4123-001-020	Drollinger, Howard J. / Kenneth & Karen Dial		0	40	20	\$151.48	\$383.35
46	4123-001-021	Rosenson Properties LLC		0	60	30	\$227.22	\$576.39
47	4123-001-022	Rosenson Properties LLC		0	40	20	\$151.48	\$383.35
48	4123-001-023	Rosenson Properties LLC		0	30	15	\$113.61	\$288.18
49	4123-001-024	Rosenson Properties LLC		0	30	15	\$113.61	\$288.18
50	4123-001-025	Rosenson Properties LLC	8901 Sepulveda Eastwa	0	50	25	\$189.35	\$479.87
51	4123-001-026	HFH Westchester I LLC	8901 S. Sepulveda	0	30	15	\$113.61	\$296.28
52	4123-001-027	Kazemi, Gus & Elahesh Kheir	8936 S. Sepulveda	50	0	50	\$378.71	\$1,408.75
53	4123-001-028	Bank of America NT & SA	8942 S. Sepulveda	60	150	135	\$1,022.51	\$2,757.61
54	4123-001-029	Bank of America NT & SA		0	255	128	\$965.70	\$1,393.50
55	4123-001-030	Kazemi, Gus & Elahesh Kheir	8936 S. Sepulveda	0	36	18	\$136.33	\$345.57
56	4123-001-031	Rosenson Properties LLC	8900 S. Sepulveda	210	150	285	\$2,158.63	\$6,359.80
57	4123-002-001	First Federal Bank of CA	8750 S. Sepulveda	70	150	145	\$1,098.25	\$2,156.92
58	4123-002-002	Pepper, Lane, Hamilton, Leigh	8704 S. Sepulveda	170	0	170	\$1,287.61	\$5,142.80
59	4123-002-003	WRM Investment Co. LP	8722 S. Sepulveda	50	0	50	\$378.71	\$1,524.29
60	4123-002-004	Westchester Partners LLC	8730 S. Sepulveda	65	0	65	\$492.32	\$2,381.36
61	4123-002-005	8740 Sepulveda LLC	8740 S. Sepulveda	65	0	65	\$492.32	\$1,923.97
62	4123-002-006	First Federal Bank of CA	8750 S. Sepulveda	0	254	127	\$961.92	\$1,352.39
63	4123-002-007	8740 Sepulveda LLC	8732 S. Sepulveda	0	65	33	\$246.16	\$624.64
64	4123-002-008	Westchester Partners LLC		0	80	40	\$302.97	\$768.05
65	4123-002-009	WRM Investment Co. LP		0	65	33	\$246.16	\$624.64
66	4123-002-010	Pepper, Lane, Hamilton, Leigh	8700 S. Sepulveda	0	185	93	\$700.61	\$1,776.07
67	4123-002-014	Mittell, Larry C & Allen E ETAL	6238 S. Sepulveda	0	154	77	\$583.21	\$948.93
68	4123-002-015	GITTINGS IAN AND FARRELL GI	6230 W. 87th St.	0	60	30	\$227.22	\$600.20
69	4123-002-016	6214 W 87TH LLC	6212 W. 87th St.	0	60	30	\$227.22	\$573.19
70	4123-002-017	Jay, Harold J & Susan C Tr Jay	6208 W. 87th St.	0	40	20	\$151.48	\$361.59
71	4123-002-018	Sperbeck, Glenn L Co Tr Sper	6206 W. 87th St.	0	60	30	\$227.22	\$358.40
72	4123-002-019	Westchester Association Co	8720 Sepulveda Eastway	0	135	68	\$511.26	\$911.06
73	4123-002-020	8751 La Tijera Blvd LLC o/Gu	8751 La Tijera Blvd.	0	183	92	\$699.04	\$1,152.53
74	4123-002-021	Thompson, Robert H. Tr / The	8737 La Tijera Blvd.	0	56	28	\$212.08	\$549.00
75	4123-002-022	Nicholson, Samuel &ileen / B	8733 La Tijera Blvd.	0	56	28	\$212.08	\$553.99
76	4123-002-023	Pursuit, Craig B. & Carol P. Tr.	8729 La Tijera Blvd.	0	54	27	\$204.50	\$507.39
77	4123-002-024	Pursuit, Craig B. & Carol P. Tr.	8721 La Tijera Blvd.	0	50	25	\$189.35	\$521.82
78	4123-002-025	Pursuit, Craig B. & Carol P. Tr.	8717 La Tijera Blvd.	0	50	25	\$189.35	\$529.79
79	4123-002-026	Rosenberg, Robert & Lillian / J	8711 La Tijera Blvd.	0	50	25	\$189.35	\$518.17
80	4123-002-027	Fink Fred & Marcia / Robert &	8701 La Tijera Blvd.	0	209	105	\$791.50	\$1,716.39
81	4123-003-001	ABDI Toyota Medical Building	8608 S. Sepulveda	101	0	101	\$764.99	\$4,103.17
82	4123-003-002	HBD Inc.	8620 S. Sepulveda	40	0	40	\$302.97	\$1,030.91
83	4123-003-003	Cehrefi, Halit Tr.	8626 S. Sepulveda	30	0	30	\$227.22	\$771.88
84	4123-003-004	Drollinger, Howard & Jewel Tr	8636 S. Sepulveda	50	0	50	\$378.71	\$2,443.06
85	4123-003-005	Drollinger, Howard & Jewel Tr	8636 S. Sepulveda	40	0	40	\$302.97	\$1,355.05
86	4123-003-006	Drollinger, Howard & Jewel Tr.		0	0	0	\$0.00	\$319.83
87	4123-003-007	Drollinger, Howard & Jewel Tr.		0	0	0	\$0.00	\$349.17
88	4123-003-008	Cehrefi, Halit Tr.		0	0	0	\$0.00	\$174.57
89	4123-003-009	HBD Inc.		0	0	0	\$0.00	\$227.89
90	4123-003-010	8618 Sepulveda LLC		0	0	0	\$0.00	\$131.92

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

0	APN	Legal Owner	Site Address	Street Frontage Factor				Total Assessment 2012
				Sepulveda Frt Foot	Other St Frt Foot	Frt Ft Benefit Units	Frt Ft Ass'm't \$	
91	4123-003-011	8618 Sepulveda LLC	8618 S. Sepulveda	50	0	50	\$378.71	\$3,007.93
92	4123-003-012	ABDI Loyola Medical Building LLC		0	0	0	\$0.00	\$581.04
93	4123-003-013	Westchester Sepulveda Group	8600 S. Sepulveda	54	340	224	\$1,696.61	\$4,033.30
94	4123-003-014	Bruce, Gloria S. Tr. / Derodiy	6200 W. Manchester Ave	0	140	70	\$530.19	\$909.61
95	4123-003-015	Gilboy, Philip J. & Sherry (Hea)	8611 Truxton Ave.	0	60	30	\$227.22	\$661.88
96	4123-003-016	Meschler, Thomas J. Tr. / Lucid	6208 W. Manchester Av	0	50	25	\$189.35	\$486.44
97	4123-003-017	Haro, Francisco J. Co Tr.	6212 W. Manchester Av	0	50	25	\$189.35	\$694.80
98	4123-003-018	Landoch, Michael & Angela	6218 W. Manchester Av	0	50	25	\$189.35	\$989.40
99	4123-003-019	Richards, James & Denise / Pa	6222 W. Manchester Av	0	35	18	\$132.55	\$489.19
100	4123-003-020	6232 Manchester LLC c/o Wad	6232 W. Manchester Av	0	115	58	\$435.51	\$1,517.35
101	4123-003-021	Westchester Association	8617 Truxton Ave.	0	101	51	\$382.49	\$1,511.25
102	4123-003-022	Westchester 96 LLC	6201 W. 87th St.	0	163	82	\$617.29	\$1,104.15
103	4123-003-023	Wilson, Geoffrey M. & Eva E.	6225 W. 87th St.	0	60	30	\$227.22	\$648.28
104	4123-003-024	Westchester Triangle 8	6229 W. 87th St.	0	60	30	\$227.22	\$619.02
105	4123-003-025	Westchester Triangle 8	6235 W. 87th St.	0	60	30	\$227.22	\$581.83
106	4123-003-026	Mahagama, Cosmas Co Tr.	6245 W. 87th St.	0	60	30	\$227.22	\$729.86
107	4123-003-027	Mahagama, Cosmas Co Tr.	6259 W. 87th St.	0	60	30	\$227.22	\$731.30
108	4124-001-003	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	50	0	50	\$378.71	\$1,125.24
109	4124-001-004	Broder, Alan E. Tr.	9136 S. Sepulveda	50	0	50	\$378.71	\$1,251.79
110	4124-001-005	Broder, Alan E. Tr.	9142 S. Sepulveda	50	0	50	\$378.71	\$1,152.26
111	4124-001-006	Eddings, David & Cheryl / Ron	9200 S. Sepulveda	41	0	41	\$310.54	\$944.76
112	4124-001-007	Segal, Robert E. Co Tr. & Jean	9210 S. Sepulveda	100	58	129	\$977.07	\$2,456.97
113	4124-001-008	9220 S Sepulveda LLC c/o N A	9216 S. Sepulveda	129	162	210	\$1,590.57	\$2,344.22
114	4124-001-009	Broder, Alan E. Tr.		0	108	54	\$409.00	\$507.81
115	4124-001-010	Dial, Kenneth P. Tr.		0	58	29	\$219.65	\$342.27
116	4124-001-011	Marincovich, Bernadette Tr. /	9132 S. Sepulveda	0	44	22	\$166.65	\$933.21
117	4124-001-017	Drollinger, Howard & Jewel Tr	9100 S. Sepulveda	244	147	318	\$2,404.79	\$8,888.05
118	4124-001-018	Drollinger, Howard & Jewel Tr.		0	442	221	\$1,673.89	\$2,958.19
		Original Parcels		4,730	11,474	10,467	\$79,278.68	\$267,773.91

WESTCHESTER PBID RENEWAL PROPERTY INFORMATION AND 2012 ASSESSMENT DATABASE

ORIGINAL BID PARCELS				Street Frontage Factor				Total Assessment 2012
ID	APN	Legal Owner	Site Address	Sepulveda Frt Foot	Other St Frt Foot	Frt Ft Benefit Units	Frt Ft Ass'ment \$	
BID RENEWAL PARCEL ADDITIONS								
119	4122-022-928	LA City (LAWA)	Behind AOC	0	872	436	\$9,302.33	\$9,302.33
120	4122-023-917	LA City (LAWA)	Behind Parking Spot	0	415	208	\$1,571.64	\$1,571.64
121	4122-024-918	LA City (LAWA Open Space)	Sepulveda Blvd	147	325	310	\$2,344.20	\$4,280.09
122	4123-004-002	BFS-Retail & Com'l Operations	6110 W Manchester Ave	0	381	191	\$1,442.88	\$2,267.66
123	4123-004-010	Schwab, Robert H et al / AHM	8651 La Tijera Blvd	0	490	245	\$1,855.67	\$2,809.64
124	4123-004-011	Schwab, Robert H et al	6136 W Manchester Ave	0	652	326	\$2,469.17	\$5,712.61
125	4123-006-012	Manchester Square 2 LLC	8910 Sepulveda Eastway	0	263	107	\$810.43	\$1,840.02
126	4123-006-025	Christian Church Pacific, South	8740 La Tijera Blvd	0	851	426	\$3,222.80	\$6,121.57
127	4123-006-026	Los Angeles Turners Inc	8946 Sepulveda Eastway	0	250	125	\$946.77	\$1,629.97
128	4124-002-001	St John Land Co	9100 S Sepulveda	0	425	213	\$1,609.51	\$3,000.43
129	4124-002-916	LA City (LAWA)	Sepulveda Eastway	0	494	247	\$1,870.82	\$1,870.82
Renewal Parcel Additions				147	5,418	2,832	\$21,446.22	\$34,400.79
Total Renewal BID				4,877	16,892	13,299	\$100,724.90	\$302,174.70

ASSESSMENT SPREAD PARAMETERS FOR 2011 BUDGET LEVEL PLUS PARCEL ADDITIONS @ SAME RATES

	TOTAL PBID BUDGET '=	Assessment Rates
	\$302,175	
33% Lot Area Factor		
Sepulveda Lot Area SF Rate		\$0.0612
Non-Sepulveda Boulevard Lot		\$0.0306
33% Improvement Area Factor		
Sepulveda Boulevard Improve		\$0.0900
Non-Sepulveda Commercial Ir		\$0.0450
33% Street Frontage Factor		
Sepulveda Boulevard Frontage		\$7,5742
Other Street Front Footage Ra		\$3,7871

Note: orig rates Lot Area '= \$0.0468
Sepulveda St Frontage '= \$27.3311

Note: open sp adj = 81% x LBU '= 31,639
@ 100% '= 39,060

RECEIVED
2011 MAY -2 PM 3:54
ADMINISTRATIVE
SERVICES DIVISION

April 21, 2011

Mr. Rick Scott
BID Analyst
City Clerk's Office
City of Los Angeles
200 N. Spring Street
Room #237
Los Angeles, CA 90012

Re: Transmittal of Approved MDP & ER for Westchester Town Center BID
Renewal

Dear Mr. Scott:

Transmitted herewith is the Management District Plan and Engineer's Report for
WTC BID Renewal effective January 1, 2012.

These documents were formally approved by the Westchester Business
Improvement Association at their April 21, 2011 meeting and authorized for re-
submittal to the City Clerk's Office. Attached is an amended BID area map and
Property Database reflective of changes in these documents since the WBIA's
prior approval.

As we may be of any additional assistance, please let me know.

Sincerely,

Donald R. Duckworth
Executive Director

C: WBIA Board of Directors
Miranda Paster, Office of the City Clerk
Paul Makowski, Office of the City Clerk