

CHATSWORTH
BUSINESS IMPROVEMENT DISTRICT

2023 Annual Report

The fiscal year is from
January 1, 2023, to December 31, 2023

Prepared by:
R. Grace Rodriguez
BID 2022 President

2023 Annual Report

**Chatsworth Business Improvement District
(Chatsworth BID)**

Name of Business Improvement District:
Chatsworth Business Improvement District

Fiscal year:
January 1, 2023 to December 31, 2023

Advisory Board Members:
1. R. Grace Rodriguez, President
2. Julie Lewis, Treasurer
3. Nick Montano, Secretary
4. Martina Turner

The advisory board approved this 2023 Annual Report on 11/23/2022

There are no proposed changes to the boundaries or benefit zones.

New businesses that opened within the Chatsworth BID after the notice of the required public hearing for the ordinance for levying the 2023 assessments was sent by the Los Angeles City Clerk will be exempt from the 2023 assessment; however, they will be subject to assessments in future years. Any businesses that relocate within the BID year and remain within the BID area must pay their assessments and the rolls will be updated.

The estimated cost for providing improvements and activities for 2023 is \$111,760.00 as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$108,760.00. The assessment methodology and assessment listing for Chatsworth businesses are attached to this report as **Attachment 2**. The Chatsworth BID has an estimated surplus balance of \$3,000.00 in the general fund, all these funds will be carried forward to the 2023 fiscal year.

To our knowledge, there are no other grants or contributions to be made from other sources other than the assessments levied pursuant to this report.

2023 PLANNED ACTIVITIES:

The BID worked very closely with a strategic planner to develop a long-term plan to improve the Corridor while preserving the history and heritage of our Chatsworth community. 2023 will be the Twenty First (21st) year in the execution of this plan. Our focus will continue to be on:

- Communication to Stakeholders
- Marketing our Stakeholder in the Community
- Security Services
- Landscaping

The 2023 objectives include:

A. **Administration:** Will be handled by the Law Offices of R. Grace Rodriguez to accomplish the day-to-day operations of the BID for no fee. However, the mailing/marketing/postage administration cost will be outsourced. The administrator will also oversee outsourced services and all volunteers' work including data entry and the preparation and distribution of all communication materials to stakeholders. The annual CPA review required shall be conducted in this category as well. The Administrator will also support and coordinate programs, events, advertising and promotional programs intended to increase business within the BID among Stakeholders and with the community at large.

B. **Communication:** For 2023, the BID will continue to improve all aspects of its communication strategy.

- The highlight of our communication plan will be the Ambassador program which has proven to be an effective communication outreach program. The BID will continue to utilize its hired Security Service to outreach to Stakeholders on a weekly basis.

C. **Security/Business Watch:** Both the Night Security Patrol Program and Business Watch Program during the afternoon will continue in 2023. This year the BID will continue with night-time security patrols during the week to meet the needs and concerns of its stakeholders highlighted in the results of the survey and focus groups. Patrols will also act as ambassadors to communicate the services of the BID to its stakeholders via brochures and other tools. This program will continue to enhance Chatsworth as a safer place to work and do business.

D. **Streetscape/Landscape Maintenance:** For 2023, we will continue to pursue streetscape enhancements accomplished in 2021-2022 which include the maintenance of all tree-wells and the benches and trash receptacles to enhance the overall look of the Devonshire corridor.


- **Benches and Receptacles** - At the direction of the BID, the maintenance company will continue to clean the benches and receptacles and paint them, as necessary, to remove graffiti or vandalism.
- **Art Box Project** - The BID will be continuing the maintenance of our art boxes with 11:11 Creative Collection, along the Devonshire corridor.
- **Devonshire Native American History Walk** - The board will complete a new project, "Native America History Walk." Which includes 5 plaques installed on the light poles located along the corridor (this was paused due to COVID).
- **Chatsworth Critter Magic** – This project is being prepared to add "critters" which are made from scrap metals and will be displayed throughout the corridor.

E. **New Projects**: There will be no new projects scheduled in 2023. There have arisen issues surrounding administration of the BID that has delayed funding. The Board's time will be focused on bringing the BID into full legal compliance with all government agencies, and auditing the current accounting. Further, the anticipated collections for 2023, will only be adequate to cover already existing services and projects.

Costs for the 2023 planned activities mentioned above are outlined in the 2023 Budget Proposal which is attached to this report as Attachment 1.

I certify that I represent the non-profit organization of the Chatsworth Business Improvement District, Incorporated and I am authorized to submit this report on behalf of the organization.

Respectfully submitted by:



R. Grace Rodriguez
2022 BID President



Julie Lewis
2022 BID Treasurer

ATTACHMENT 1:

**CHATSWORTH BUSINESS IMPROVEMENT DISTRICT
BUDGET 2023
JANUARY 1, 2023 - December 31, 2023**

ESTIMATED REVENUE FOR 2023:	
Amount in Bank Account	\$ 3,000.00
Projected Assessments 2023	\$ 108,760.00
Total Estimated Revenue	\$ 111,760.00

ESTIMATED EXPENSES FOR 1/1/23-12/31/22:	TOTAL BUDGET	\$ 111,760.00
Administration (A)		
Outsourced Administrative Services	\$ 13,000.00	
Photocopying & Software Costs	\$ 5,000.00	
Insurance (Directors & Offices Liability)	\$ 2,500.00	
Postage (Ballot & Quarterly Newsletter)	\$ 2,500.00	
Supplies	\$ 910.00	
Bank Service Charges/Checks	\$ 150.00	
City Assessment Collection Fee	\$ 5,000.00	
CPA Review (Accounting Auditing & Taxes)	\$ 2,500.00	
Taxes	\$ 500.00	
Total Administration Expenses		\$ 31,560.00

Communication (B)		
Marketing Tools (Zoom, Web, ect.)	\$ 1,000.00	
Promotional Materials	\$ 3,000.00	
Co-Sponsorships - Community Events/Booths	\$ 10,000.00	
Total Marketing Expenses		\$ 14,000.00

Security/Business Watch ©		
Day Time & Night Time Security Patrol (\$48,000 Base rate - Bonus if Collections are at 90%)	\$ 60,000.00	
Total Security/Business Watch Expense		\$ 60,000.00

Street Art Box Maintenance	\$ 1,000.00	
Bench & Trash Maintenance (VCC)	\$ 5,200.00	
Total Streetscape/Landscape Maintenance Expenses		\$ 6,200.00

Attachment 2:

PROPOSED BOUNDARIES & ASSESSMENT METHODOLOGY

CHATSWORTH BID - - PROPOSED BOUNDARIES

The following streets and address series comprise the BID areas:

Street	Address Series
Devonshire Street	20419 - 21930
Mason Avenue	10116 – 10370 (Even) 10241 – 10317 (Odd)
Old Depot Plaza Road	10030 - 10050

CHATSWORTH BID - - ASSESSMENT METHODOLOGY

Each business within the Chatsworth BID will be assigned to a category based on the type of business conducted and assessed according to the amount assigned to that category.

The following is a list of assessment amounts that have been assigned to each category of business:

CATEGORY EACH BUSINESS	AMOUNT FOR
A. MAJOR FINANCIAL, UTILITY, & TOURISM RELATED	\$ 1,200.00
B. MAJOR RETAIL	\$ 720.00
C. RETAIL ORIENTED	\$ 360.00
D. SERVICES	\$ 240.00
E. PROFESSIONALS	\$ 180.00
F. MANUFACTURERS, WHOSESALE, NON-PROFITS, ETC.	\$ 120.00
G. AUTOMOTIVE SERVICES	\$ 240.00

CHATSWORTH BID - - ASSESSMENT METHODOLOGY CATEGORIES

The following seven Categories of Business comprise the Chatsworth BID:

- A. Major Financial, Utility, & Tourism Related:** The following Category A businesses include but are not limited to:
Banks; Financial Institutions; Major Theaters (3 locations or more); Hotels with 100 rooms or more

- B. Major Retail Oriented:** Businesses grossing over \$1,000,000 per year according to L.A. annual business license data.
(See Category C for types of businesses included as part of Category B.)

- C. Retail Oriented:** Businesses grossing less than \$999,999 per year according to L.A. annual business license data. The following Category C businesses include but are not limited to:
Amusement Centers; Antique Stores; Art Supply; Auto Retail Supply; Bakery; Bars/Lounges;

Billiard Rooms; Bookstores; Bowling Alleys; Cafes/Esspresso Bars/ Juice Bars; Camera Stores; Cellular Phone Retail Stores; Check Cashing Businesses; Clothing and Apparel Stores; Coffee Shops; Community Newsletters; Commercial Property Owners leasing/renting in the BID; Computer Stores; Department Stores; Drug Stores; Duty Free Stores; Electronic Components and Stereo Stores; Factory Outlet Stores; Galleries; Ice Cream and Yogurt Shops; Jewelry Stores; Liquor Stores; Markets; Micro Breweries; Money Exchange Businesses; Hotels/Motels (under 100 rooms); Musical Instruments and Recorded Music Stores; Office Supply Stores; Parking Lots; Perfume Stores; Pet Supply Stores; Pool/Spa Supply Stores; Restaurants; Second Hand Stores; Shoe Stores; Sports Equipment Retail Stores; Video/Game Stores; Virtual Reality Stores

D. Services: The following Category D businesses include but are not limited to:

Auto Rentals; Auto Sales (New or Used); Automotive Retail Parts Replacement; Barbers/Nails/Beautifications; Carpet Cleaners; Computer/Electronic Repairs; Contractors; Copy Centers; Cosmetic and Skin Related; Dry Cleaners and Laundry; Equipment Rentals; Flooring and Draperies Sales; Floral Related; Furniture Stores/Home Furnishings; Gas and Services Stations; Hardware Related; Limousine Related; Locksmith/Key Maker; Piano Repairers; Mail Centers; Martial Arts Centers; Nursery and Garden Related; Pet Groomers; Pharmacies; Photographers; Photo Developers; Religious Gifts; Shoe Repair/ Shoe Shine Stands; Sport Equipment Repair; Swimming Pool Services; Tanning Salons; Ticket Sellers; TV Repairs

E. Professionals: The following Category E businesses include but are not limited to:

Advertising and Public Relations; Animal Hospitals and Vets; Architects; Artists; Attorneys; Auto Brokers; Beauty Schools; Broadcasters; Caterers; Certified Produce; Child Care Centers; Consultants; Convalescent Homes; CPAs; Dance Studios; Draftsmen and Blueprint and Surveyors; Engineers; Financial/Investment Brokers or Planners; Funeral and Mortuaries; Graphic Artists; Health Care/Medical Doctors; Hospitals; Insurance Brokers and Agents; Interior Designers; Landscapers; Loan Counselors; Messengers; Music Studios; Nursing and Convalescent Homes; Plumbers; Printers/Publications; Property Managers; Real Estate Brokers and Agents; Retirement Homes; Security Services; Software/Web Designers; Tailors; Temporary Services; Traffic Schools; Travel Agent and Related

F. Manufacturers, Wholesale, Non-Profits, Etc.: The following Category F businesses include but are not limited to:

Bottling Companies; Charter Bus Companies; Chemical and Janitorial; Common Carries/Buses; Dairies; Distributors; Drapery/Window Treatment Subcontractors; Heating and Air Conditioning; Import/Export Industrial; Interstate sales/shipping; Labor Unions; Linen Supply; Manufacturing; Metal Working; Non-Profit Businesses; Recycling; Refuse; Self-Storage; Silk Screening; Towing; Trade Unions; Trucking Companies; Upholsterers; Vocational Schools; Warehousing; Wholesale Sales

G. Automotive Services: The following Category G businesses include but are not limited to:

Auto Body and Paint Shops; Auto Repair/Mechanics Services; Auto Parts Wholesale; Auto Wrecking

2023 Assessment - Chatsworth Business Improvement District

Business Name	Site Address	2023 Asmt Amount
Penny/Peggy Nairn 24 Hr Child Care Inc	10036 Old Depot Plaza Rd	\$ 180.00
Commerce	10038 Old Depot Plaza Rd	\$ 180.00
The Coffee Shop	10040 Old Depot Plaza Rd #A	\$ 360.00
Silver Panda	10116 Mason Ave	\$ 360.00
H & R Block	10118 Mason Ave	\$ 180.00
Rite Aid #5545 c/o Carolyn Young	10120 Mason Ave	\$ 1,200.00
Green Earth Recycling	10120 Mason Ave Rear	\$ 180.00
Fitness 19	10130 Mason Ave	\$ 360.00
Nail Studio Service	10156 Mason Ave	\$ 240.00
Forever Healthy	10158 Mason Ave	\$ 360.00
Super Relax	10160 Mason Ave	\$ 240.00
Partners Personnel	10162 Mason Ave	\$ 180.00
Smoke Shop	10164 Mason Ave	\$ 360.00
Honshu Sushi	10166 Mason Ave	\$ 360.00
Lance Dunham DDS	10172 Mason Ave	\$ 180.00
Providence Expresscare	10174 Mason Ave	\$ 180.00
Valley Family Optometry	10176 Mason Ave	\$ 180.00
San Carlo Italian Import & Deli	10178 Mason Ave	\$ 360.00
Elie's Lock And Key	10180 Mason Ave	\$ 240.00
Banfield Pet Hospital #5059	10204 Mason Ave	\$ 180.00
Automobile Club of Southern California	10210 Mason Ave	\$ 240.00
AutoZone #6171	10216 Mason Ave	\$ 360.00
House of Shish Kabab	10224 Mason Ave	\$ 360.00
Sherwin Williams Paints	10230 Mason Ave	\$ 360.00
Chatsworth Carwash	10241 Mason Ave	\$ 240.00
Wells Fargo Bank	10250 Mason Ave	\$ 1,200.00
Palace Cleaners	10312 Mason Ave	\$ 240.00
Chatsworth Dentistry	10316 Mason Ave	\$ 180.00
Cicek's Chicken	10317 Mason Ave	\$ 360.00
Logix Federal Credit Union	10324 Mason Ave	\$ 1,200.00
Trader Joe's #184	10330 Mason Ave	\$ 1,200.00
Smart & Final #528	10340 Mason Ave	\$ 1,200.00
Kahoots	10360 Mason Ave	\$ 1,200.00
Flame Broiler	10364 Mason Ave	\$ 360.00
Little Caesar's #5726	10366 Mason Ave	\$ 360.00
Subway #11669	10368 Mason Ave	\$ 360.00
Debra Neel	10370 Mason Ave	\$ 1,200.00
Sharky's Mexican Grill	20419 Devonshire St	\$ 720.00
Nail Spa	20423 Devonshire St	\$ 240.00
PMS Holdings Inc	20423 Devonshire St	\$ 180.00
Earl's Donut House	20429 Devonshire St	\$ 360.00
Pilates Lounge Llc	20437 Devonshire St	\$ 360.00
Coinstar Asset Holdings LLC	20440 Devonshire St	\$ 180.00
Redbox Automated Retail LLC	20440 Devonshire St	\$ 180.00
Starbucks #1671	20440 Devonshire St	\$ 360.00
Vons 1671	20440 Devonshire St	\$ 1,200.00
Baskin Robbins 31 Ice Cream	20445 Devonshire St	\$ 360.00
Arco/ AM PM	20455 Devonshire St	\$ 360.00
House Of Bread	20507 Devonshire St	\$ 360.00
Robek's Juice #306	20509 Devonshire St	\$ 360.00
Panda Express #433	20515 Devonshire St	\$ 360.00
Bank of the West	20516 Devonshire St #A	\$ 1,200.00
Bubbles.net	20516 Devonshire St #A2	\$ 240.00
Starbucks Coffee #5341	20516 Devonshire St #B	\$ 360.00

Western Bagel Too	20516 Devonshire St #D	\$	360.00
Voltage Indoor Cycling	20517 Devonshire St	\$	240.00
Round Table Pizza	20519 Devonshire St	\$	360.00
Citi Lease Accounting	20520 Devonshire St	\$	1,200.00
X-Tend Pilates	20521 Devonshire St	\$	180.00
Little Treasures Pediatric Dentistry	20523 Devonshire St	\$	180.00
Kinder Pediatric Dental Specialists	20523 Devonshire St	\$	180.00
Tulsi Kitchen	20527 Devonshire St	\$	360.00
Paula's Nails Spa	20529 Devonshire St	\$	240.00
New Gate Learning	20531 Devonshire St.	\$	240.00
Pampered Foot Spa	20533 Devonshire St	\$	240.00
Mason Cleaners	20535 Devonshire St	\$	240.00
Horizon Personnel Services	20537 Devonshire St	\$	180.00
Mariscos La Barquita	20539 Devonshire St	\$	360.00
Hair Extensions	20541 Devonshire St	\$	240.00
Leslie's Swimming Pool Supply	20543 Devonshire St	\$	360.00
Lanza Fitness	20551 Devonshire St	\$	240.00
Sampul Dance Academy	20553 Devonshire St	\$	180.00
UPS Store #4934	20555 Devonshire St	\$	360.00
Sizzler #1238	20557 Devonshire St	\$	720.00
Chabad of Chatsworth	20735 Devonshire St	\$	120.00
Brookdale Chatsworth	20801 Devonshire St	\$	240.00
Burger King 5896	20838 Devonshire St	\$	720.00
De Soto 76	20841 Devonshire St	\$	240.00
Silver City Tire & Service, Ll.	20841 Devonshire St	\$	240.00
Desoto Auto Repair	20850 Devonshire St	\$	240.00
Western Refining Retail LLC	20850 Devonshire St	\$	240.00
Walgreens #07015	20901 Devonshire St	\$	1,200.00
Desoto Chevron	20904 Devonshire St	\$	240.00
McDonalds #2257	20932 Devonshire St	\$	720.00
TLC for Smiles	20933 Devonshire St #103	\$	180.00
Atkal Communications	20936 Devonshire St #A	\$	360.00
Custom Fashion Jewels Inc	20936 Devonshire St #A3	\$	180.00
We Can Be Heroes Comics	20936 Devonshire St #C	\$	240.00
Spear Law Firm	20943 Devonshire St #206	\$	180.00
Susan's Private Occupational Therapy	20945 Devonshire St #101B	\$	180.00
NBP Computer Products	20945 Devonshire St #101C	\$	360.00
Civ USA Inc	20945 Devonshire St #101D	\$	180.00
Virto Commerce	20945 Devonshire St #102	\$	240.00
	20945 Devonshire St #103	\$	180.00
Liftech Elevators	20945 Devonshire St #104		
HHC Health Care	20945 Devonshire St #106	\$	180.00
New Savory Sound	20945 Devonshire St #107	\$	180.00
M&R Accounting LLC	20945 Devonshire St #201	\$	180.00
Rocketboy Media Inc	20945 Devonshire St #201A	\$	180.00
Devine Hospice Care	20945 Devonshire St #201C	\$	180.00
State Farm Insurance	20945 Devonshire St #202	\$	180.00
Gems Home HealthCare Services	20945 Devonshire St #204	\$	180.00
Golden State Hospice	20945 Devonshire St #206	\$	180.00
M & R Accounting	20945 Devonshire St #207A	\$	180.00
Advanced Skincare	20945 Devonshire St #207C	\$	180.00
Law Offices of Paul D Spear	20945 Devonshire St #208	\$	180.00
Chatsworth Veterans Resource Center	20946 Devonshire St #101	\$	-
Villanueva Mexican Grill	20951 Devonshire St	\$	360.00
Megga Hospice LLC	20953 Devonshire St #1	\$	180.00
Valley Heart Hospice Care Inc	20953 Devonshire St #3B	\$	180.00

Dato	20953 Devonshire St #4	\$	240.00
Serene Hospice Care	20953 Devonshire St #5	\$	180.00
Special Care Hospice	20953 Devonshire St #7	\$	180.00
Good Life Palliative	20953 Devonshire St #8	\$	180.00
Pacific Coast Hospice Inc	20953 Devonshire St #8B	\$	180.00
Chatsworth Wellness	20955 Devonshire St	\$	180.00
Mutsumi Sushi	20957 Devonshire St	\$	360.00
To Cut Dye For and More	20961 Devonshire St	\$	240.00
Krave Smoke Shop	20963 Devonshire St	\$	360.00
Computer Resource Specialists	21000 Devonshire St #101B	\$	180.00
Zip Reports	21000 Devonshire St #102A	\$	240.00
Nursecare Home Health Inc	21000 Devonshire St #102C	\$	180.00
New Era Tax & Accounting	21000 Devonshire St #103A	\$	180.00
Old English Tattoo Studio	21000 Devonshire St #104	\$	240.00
Augustus Sutherland EA Tax & Acctg	21000 Devonshire St #105	\$	180.00
MTV Inc	21000 Devonshire St #108	\$	180.00
Arlene Dempsey CPA Inc	21000 Devonshire St #109	\$	180.00
Law Offices of R Grace Rodriguez	21000 Devonshire St #111	\$	180.00
Elite Signature Services	21000 Devonshire St #112	\$	180.00
Fernando Valley	21000 Devonshire St #200	\$	180.00
SBC Consultants, Inc.	21000 Devonshire St #201	\$	180.00
Golden Bears Realtors/Homeloans	21000 Devonshire St #202	\$	180.00
LMT Services	21000 Devonshire St #204	\$	180.00
Ocon & Associates	21000 Devonshire St #205	\$	180.00
James A Pasternak DDS	21000 Devonshire St #209	\$	180.00
Bank of America	21001 Devonshire St	\$	1,200.00
LAZ Parking California LLC	21001 Devonshire St	\$	180.00
Speeders Auto Group	21006 Devonshire St #200	\$	240.00
Heaven Tours Inc	21006 Devonshire St #201	\$	180.00
Cool Air Pros	21006 Devonshire St #202	\$	240.00
Angels Visit Home Health	21006 Devonshire St #205	\$	180.00
Tax Heat Relief	21006 Devonshire St #206	\$	180.00
Access Home Care Services	21006 Devonshire St #208	\$	180.00
Bodywise	21006 Devonshire St #209	\$	180.00
Linx Home Health Care	21006 Devonshire St #210	\$	180.00
Cycle Crazz	21008 Devonshire St	\$	240.00
Sameh Messiha Insurance Services	21010 Devonshire St	\$	180.00
Rapid Mobile SFV	21012 Devonshire St	\$	240.00
Bombay Market	21016 Devonshire St	\$	360.00
Bam Thai Spa	21018 Devonshire St	\$	240.00
Golden Oaks Hospice Inc	21021 Devonshire St #108	\$	180.00
Law & Mediation Offices of Christine McClane	21021 Devonshire St #202	\$	180.00
SNC Law Office	21021 Devonshire St #202	\$	180.00
A&C Books, Inc.	21021 Devonshire St #203	\$	180.00
Ideal Care Home Health Service	21021 Devonshire St #204	\$	180.00
Competent Hospice Inc.	21021 Devonshire St #205	\$	180.00
Metropolitan Healthcare Inc.	21021 Devonshire St #206	\$	180.00
Chatsworth Family Dental Group	21029 Devonshire St	\$	180.00
Anthem Music Lessons	21031 Devonshire St	\$	240.00
The Hungry Ninja	21032 Devonshire St #101	\$	360.00
Shear Trends Barber & Salon	21032 Devonshire St #102	\$	240.00
Buda Boba	21032 Devonshire St #103	\$	360.00
Infinity Nails & Spa	21032 Devonshire St #104	\$	240.00
Right Choice Dental Lab	21032 Devonshire St #105	\$	180.00
Dennish Insurance Services	21032 Devonshire St #106	\$	180.00
Thai Valley Restaurant	21032 Devonshire St #107	\$	360.00

All Ways Gaming	21032 Devonshire St #109	\$	360.00
Mother India Catering	21032 Devonshire St #111	\$	180.00
Devonshire Animal Hospital	21032 Devonshire St #112	\$	240.00
MG Logistics	21032 Devonshire St #202A	\$	240.00
Medicus Home Health Agency	21032 Devonshire St #202B	\$	180.00
Advanced Tech Supply	21032 Devonshire St #203	\$	180.00
State Farm Insurance	21032 Devonshire St #204	\$	180.00
Odyssey Home Health Care Inc	21032 Devonshire St #205	\$	180.00
A Cinema Spells	21032 Devonshire St #205A	\$	240.00
Instant Home Health	21032 Devonshire St #206	\$	180.00
Eagle Eye Security	21032 Devonshire St #207	\$	180.00
Pulse Home Health Services Inc	21032 Devonshire St #208	\$	180.00
Orr & Associates	21032 Devonshire St #209	\$	180.00
Hammonds & Frey	21032 Devonshire St #210	\$	180.00
Best Rate Insurance Services	21032 Devonshire St #211	\$	180.00
Tree of Life Church	21032 Devonshire St #213	\$	120.00
ADD	21032 Devonshire St #214	\$	240.00
Excel Academy	21032 Devonshire St #215	\$	180.00
Dan Goldberg Appraisals	21032 Devonshire St #216	\$	180.00
All Nations Church	21032 Devonshire St #217	\$	120.00
Community Choice Home Health	21032 Devonshire St #218	\$	180.00
Albec Company	21033 Devonshire St	\$	180.00
V.Marie Salon	21035 Devonshire St	\$	240.00
Spero's Heroes	21037 Devonshire St	\$	240.00
Spinal Aid	21039 Devonshire St	\$	180.00
Beachwood Home Health	21049 Devonshire #103B	\$	180.00
Comprehensive Podiatric Care Inc	21049 Devonshire St #101	\$	180.00
CA Chiropractic	21049 Devonshire St #102	\$	180.00
Blue Butterfly Hospice Inc	21049 Devonshire St #103A	\$	180.00
Transcounty Associates Inc	21049 Devonshire St #105B	\$	180.00
Freedom Church	21049 Devonshire St #106	\$	120.00
24/7 Live IT, Inc.	21049 Devonshire St #202	\$	180.00
AIM Care Medical Group	21049 Devonshire St #203		
Real Tandem	21049 Devonshire St #204	\$	360.00
State Farm Insurance	21049 Devonshire St #205	\$	180.00
Elim Hide & Meat Corporation	21049 Devonshire St #210A	\$	180.00
Bright Universal Hospice Inc	21049 Devonshire St #210B	\$	180.00
Access Control Security	21049 Devonshire St. #211	\$	360.00
Karin Homehealth Care	21050 Devonshire St #105A	\$	180.00
Friends of The Chatsworth Library	21052 Devonshire St	\$	180.00
Oracle Security Consultants Inc	21052 Devonshire St #201	\$	180.00
Neuropsychological Rehab Center	21053 Devonshire St #101	\$	180.00
Sepulveda Dentistry Lab	21053 Devonshire St #102	\$	180.00
KM Waldrip CPA	21053 Devonshire St #103	\$	180.00
Statewide Mortgage And Realtor	21053 Devonshire St #105	\$	180.00
Statewide Lending Corp.	21053 Devonshire St #105	\$	180.00
House Escrow	21053 Devonshire St #201	\$	180.00
Tariq Elite / King Flex Ent	21053 Devonshire St #203	\$	240.00
Law Offices of Daniel K Lee PC	21053 Devonshire St #205-206	\$	-
Wellpharma RX Pharmacy LLC	21102 Devonshire St	\$	240.00
IHOP	21103 Devonshire St	\$	720.00
Home Health Care	21104-6 Devonshire St	\$	180.00
Acupuncture and Healing Center	21108 Devonshire St	\$	240.00
Ameci Pizza/Pasta	21110 Devonshire St	\$	360.00
Christ Vision Church	21112 Devonshire St	\$	120.00
Bannerway	21112 Devonshire St	\$	240.00

Sabidee Thai Massage	21113 Devonshire St	\$	240.00
CA Conservatory of Performing Arts	21114 Devonshire St	\$	180.00
	21115 Devonshire St	\$	240.00
CQ Auto Parts	21116 Devonshire St	\$	360.00
Black Anchor Barber Shop	21117 Devonshire St	\$	240.00
Logistics	21119 Devonshire St.	\$	180.00
Taco Bell	21120 Devonshire St	\$	720.00
Social Workout Fitness Studio	21141 Devonshire St	\$	180.00
Devonshire Preschool & Infant Center	21203 Devonshire St	\$	240.00
Hindu Temple & Indian Cultural Center	21213 Devonshire St	\$	-
CJ Massage	21215 Devonshire St	\$	240.00
Green Scenes	21220 Devonshire St #102	\$	180.00
Advanced Auto Brokers	21220 Devonshire St #103	\$	180.00
Devoted Home Health Services	21220 Devonshire St #201	\$	180.00
J & V Real Estate	21220 Devonshire St #202A	\$	180.00
We Do Care Home Health	21220 Devonshire St #202B	\$	180.00
Interim Healthcare	21220 Devonshire St #203	\$	180.00
Professional Security Guard	21220 Devonshire St #204	\$	180.00
Continental Mapping Service	21220 Devonshire St #205	\$	180.00
Smart Home Health Care Services	21220 Devonshire St #206	\$	180.00
Olga Wolf - State Farm Agency	21220 Devonshire St #208	\$	180.00
Upshot USA Inc	21220 Devonshire St #209	\$	360.00
Hiraya Healthcare Inc	21220 Devonshire St #210	\$	180.00
Nobility Healthcare	21220 Devonshire St #211	\$	180.00
Premium Electric	21220 Devonshire St. #104	\$	180.00
Marv's Car Wash Coin-Op	21221 Devonshire St	\$	240.00
Hikari Sushi	21230 Devonshire St	\$	360.00
Miron's Auto Electric & Air Conditioning	21300 Devonshire St #1	\$	240.00
Rob's Shop	21300 Devonshire St #12	\$	240.00
Chatsworth Auto Upholstery	21300 Devonshire St #17	\$	240.00
R1 Motorsport	21300 Devonshire St #5	\$	240.00
O'Reilly Auto Parts #2666	21309 Devonshire St	\$	360.00
Oceanside Cleaners	21317 Devonshire St	\$	240.00
Auto Sales	21323 Devonshire St	\$	240.00
U-Haul Center #711-80	21326 Devonshire St	\$	360.00
Primera Financial Corp	21333 Devonshire St	\$	180.00
Holiday Inn Express	21340 Devonshire St.	\$	1,200.00
West End Tavern	21350 Devonshire St	\$	360.00
America's Best Karate and Krav Maga	21360 Devonshire St	\$	240.00
Lakeview Home Health Care	21405 Devonshire #206	\$	180.00
Calm Care Hospice	21405 Devonshire #223	\$	180.00
California Credit Repair	21405 Devonshire St #201	\$	180.00
GPS Autoline/Security Services	21405 Devonshire St #202	\$	180.00
The Skin Within	21405 Devonshire St #203	\$	240.00
Lakeview HHC	21405 Devonshire St #206	\$	180.00
Allstate	21405 Devonshire St #207	\$	180.00
Sood Tax Services Inc	21405 Devonshire St #209	\$	180.00
ACG Auto Brokers	21405 Devonshire St #210	\$	240.00
Hypnophysics Hypnotherapy	21405 Devonshire St #217	\$	180.00
Comcare Hospice	21405 Devonshire St #221 & 223	\$	180.00
SMH Auto	21405 Devonshire St #224	\$	240.00
Skin Glow	21405 Devonshire St #227	\$	180.00
Viva La Fiesta	21407 Devonshire St	\$	360.00
Purcell/Noppe Associates	21408 Devonshire St	\$	360.00
Paris Nails	21411 Devonshire St	\$	240.00
Hamlet Vanesyan	21413 Devonshire St	\$	240.00

Angel's Barber Shop	21415 Devonshire St	\$	240.00
Kitchen And Flooring Emporium	21417 Devonshire St	\$	240.00
VCA Chatsworth Veterinary Center	21418 Devonshire St	\$	180.00
Strands Salon & Day Spa	21419 Devonshire St	\$	240.00
Dr Ramil Macasaet Dmd	21423 Devonshire St	\$	180.00
Painting with a Twist	21425 Devonshire St	\$	240.00
Coinstar Asset Holdings LLC	21431 Devonshire St	\$	180.00
Ralphs #710 Grocery Co	21431 Devonshire St	\$	1,200.00
Redbox Automated Retail LLC	21431 Devonshire St	\$	180.00
Key Me	21431 Devonshire St	\$	180.00
Dollar Tree #07503	21505 Devonshire St	\$	1,200.00
Maru Sushi Bar	21515 Devonshire St	\$	360.00
Anytime Fitness	21525 Devonshire St	\$	360.00
Munch Box	21532 Devonshire St	\$	360.00
Firebirds	21534 Devonshire St #A	\$	360.00
Ora Grill	21534 Devonshire St #B	\$	360.00
Dr Leo Rudoy DDS	21534 Devonshire St #C	\$	180.00
Rumours Salon	21534 Devonshire St #D	\$	240.00
Lucky Relax Spa	21534 Devonshire St #E	\$	240.00
Pet Café	21534 Devonshire St #F	\$	360.00
The Dance School LA LLC	21534 Devonshire St #G	\$	180.00
Ciggy's for Less	21534 Devonshire St #H	\$	360.00
Cell Plus	21534 Devonshire St #I	\$	360.00
Awkward Coffee	21534 Devonshire St #J	\$	240.00
Extra Space Storage	21536 Devonshire St	\$	360.00
A&Y Construction Inc	21601 Devonshire #112	\$	180.00
Ground Breaking Energy	21601 Devonshire St #101	\$	180.00
Rapid Care Hospice	21601 Devonshire St #104	\$	180.00
Mass Inc	21601 Devonshire St #108	\$	240.00
Baja Plumbing	21601 Devonshire St #112	\$	240.00
Tom J Hull And Co	21601 Devonshire St #128	\$	180.00
Law Office Of Julia Cantu Chimarusti	21601 Devonshire St #200	\$	180.00
Tender Touch Home Care	21601 Devonshire St #206	\$	180.00
Chatsworth Insurance	21601 Devonshire St #207	\$	180.00
Chatsworth CPA	21601 Devonshire St #217	\$	180.00
Jerrel W Dunsworth	21601 Devonshire St #218	\$	180.00
BDM Mortgage Services	21601 Devonshire St #219	\$	180.00
Mostly Magic	21601 Devonshire St #228	\$	240.00
Alphamed Home Health	21601 Devonshire St #300	\$	180.00
R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	\$	180.00
Ita LLC	21601 Devonshire St #312	\$	180.00
SSA Security Group Inc	21601 Devonshire St #317	\$	360.00
Brenner & Associates Inc	21601 Devonshire St #320	\$	180.00
Ultimate Home Health	21601 Devonshire St #328	\$	180.00
Chatsworth Liquor	21615 Devonshire St	\$	360.00
Medical Marijuana Collective	21627 Devonshire St #B	\$	360.00
Chatsworth Auto Repair	21630 Devonshire St	\$	240.00
Insurance Specialist	21634 Devonshire St	\$	180.00
The Cowboy Palace Saloon	21635 Devonshire St	\$	360.00
Chatsworth Auto Body	21638 Devonshire St	\$	240.00
Smokers City	21700 Devonshire St	\$	360.00
Phô Saigon 1	21701 Devonshire St #A	\$	360.00
Liz Jones Hair Studio And Skin Spa	21701 Devonshire St #E	\$	240.00
Denise's Pet Grooming	21701 Devonshire St #G	\$	240.00
Coin Cloud	21704 Devonshire St	\$	180.00
Global Postal Center	21704 Devonshire St	\$	240.00

Indian Grocery Spices and Boutique	21706 Devonshire St	\$	360.00
Thai Spa & Acupuncture	21710 Devonshire St	\$	240.00
Vegan My Thai & Seafood	21714 Devonshire St	\$	360.00
Country Squire Market	21717 Devonshire St	\$	360.00
Barthel Motoren Werke	21718 Devonshire St	\$	240.00
Ayala's Custom Upholstery	21721 Devonshire St	\$	240.00
Geogianna's Grooming	21723 Devonshire St	\$	240.00
Game N Grounds	21725-27 Devonshire St	\$	360.00
Silver King	21728 Devonshire St	\$	360.00
Silvers Accountancy Corporation	21730 Devonshire St	\$	180.00
Valley Chiropractic	21740 Devonshire St	\$	180.00
Advantage Plus	21740 Devonshire St	\$	180.00
Los Toros Mexican Restaurant	21743 Devonshire St	\$	720.00
Craftiness	21746 Devonshire St	\$	240.00
Print & Copy Design Center	21752 Devonshire St	\$	240.00
Spunky Rose	21754 Devonshire St	\$	240.00
L J Tees And Accessories	21756 Devonshire St	\$	360.00
Cross Medical Center	21757 Devonshire St #1	\$	180.00
Good Guard Security Services	21757 Devonshire St #10	\$	240.00
Allied Hospice Care	21757 Devonshire St #12	\$	180.00
Indelife Services	21757 Devonshire St #14A	\$	180.00
State Farm Insurance	21757 Devonshire St #16	\$	180.00
Farmers Insurance	21757 Devonshire St #1A	\$	180.00
Keshishian Law Firm APLC	21757 Devonshire St #2	\$	180.00
Larry Clough Attorney At Law	21757 Devonshire St #2	\$	180.00
Tri Tek Engineering	21757 Devonshire St #3	\$	240.00
Boomerville-A Century of Speed	21757 Devonshire St #5	\$	-
Calderon	21757 Devonshire St #5	\$	180.00
Best Ever Home Health	21757 Devonshire St #6	\$	180.00
The Office	21757 Devonshire St #6A	\$	240.00
Concepts in Print LLC	21757 Devonshire St #7	\$	240.00
Universal Concrete	21757 Devonshire St #8	\$	240.00
My Creative Outlet	21758 Devonshire St	\$	240.00
Chatsworth Dental Group	21800 Devonshire St #A	\$	180.00
Naya Spa	21800 Devonshire St #B	\$	240.00
Big Brand Tire & Service	21803 Devonshire St	\$	360.00
Mitch's Original Chatsworth Cleaners	21814 Devonshire St	\$	240.00
Relax Beauty Massage	21816 Devonshire St	\$	240.00
Les Sisters Restaurant	21818 Devonshire St	\$	360.00
Cali Cuts Barber Shop	21820 Devonshire St	\$	240.00
Union Bank	21821 Devonshire St	\$	1,200.00
Chatsworth Cleaners	21824 Devonshire St	\$	240.00
Second Wind Sports	21901 Devonshire St	\$	320.00
Group	21902 Devonshire St	\$	180.00
Screen Savers	21903 Devonshire St	\$	320.00
Deadly Wax	21903 Devonshire St	\$	240.00
M's Hair Design	21905 Devonshire St	\$	240.00
Rodney Canter Cpa	21909 Devonshire St	\$	180.00
Topanga Veterinary Clinic	21913 Devonshire St	\$	180.00
Tacos El Cosas	21915 Devonshire St	\$	360.00
Doughboys Donuts	21921 Devonshire St	\$	360.00
United Oil #175	21924 Devonshire St	\$	360.00
7 Eleven Store #24596B	21925 Devonshire St	\$	720.00
		TOTAL	\$ 108,760.00