

**ATTACHMENT A**

**Studio City**  
**Business Improvement District**

**FINAL Engineer's Report**



**Los Angeles, California**  
**November 2023**

***Prepared by:***  
**Kristin Lowell Inc.**

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
And Article XIID of the California Constitution  
to create a property-based business improvement district*

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## ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

The Studio City Property-Based Business Improvement District ("PBID") will provide activities either currently not provided or are above and beyond what the City of Los Angeles provides. These activities will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities.

The duration of the proposed PBID is seven (7) years, commencing January 1, 2025, and ending December 31, 2031. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 7% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 7% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the PBID will receive a special benefit over and above the benefits conferred to those parcels outside of the PBID boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.



Respectfully submitted,

A handwritten signature in blue ink that reads "Terrance E. Lowell".

Terrance E. Lowell, P.E.

## SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

### ***Property and Business Improvement District Law of 1994***

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. In order to meet these goals PBIDs typically fund activities and improvements, such as enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that benefit the parcels, and improve the economic vitality of parcels.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

*"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."<sup>1</sup>*

*"Activities" means, but is not limited to, all of the following:*

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district."<sup>2</sup>*

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: "Special benefit also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general."<sup>3</sup>

<sup>1</sup> California Streets and Highways Code, Section 36610.

<sup>2</sup> California Streets and Highways Code, Section 36613.

<sup>3</sup> California Streets and Highways Code, Section 36615.5(b)

## **Article XIID of the State Constitution**

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

*(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*

*(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.<sup>4</sup>*

*"Special benefit" means 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."<sup>5</sup>*

## **Judicial Guidance**

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portion of a case that applies to PBIDs in particular is noted below.

*"The engineer's report describes the services to be provided by the PBID [i.e. the PBID]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties within the PBID, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"<sup>6</sup>*

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing State Law, the State Constitution, and the judicial opinion.

<sup>4</sup> Section 4, Article XIID of the State Constitution.

<sup>5</sup> Section 2 (i), Article XIID of the State Constitution.

<sup>6</sup> *Dahms v. Downtown Pomona Property and Business Improvement District* (2009) 174 Cal.App. 4th 708, 722.

## **SECTION B: IMPROVEMENTS AND ACTIVITIES**

The PBID renewal committee collectively determined the priority for improvements and activities that the PBID will deliver. Accordingly, the PBID will provide the services described in greater detail in Section 3 of this Management District Plan: Clean, Safe, Beautiful, and Management.

## SECTION C: BENEFITTING PARCELS

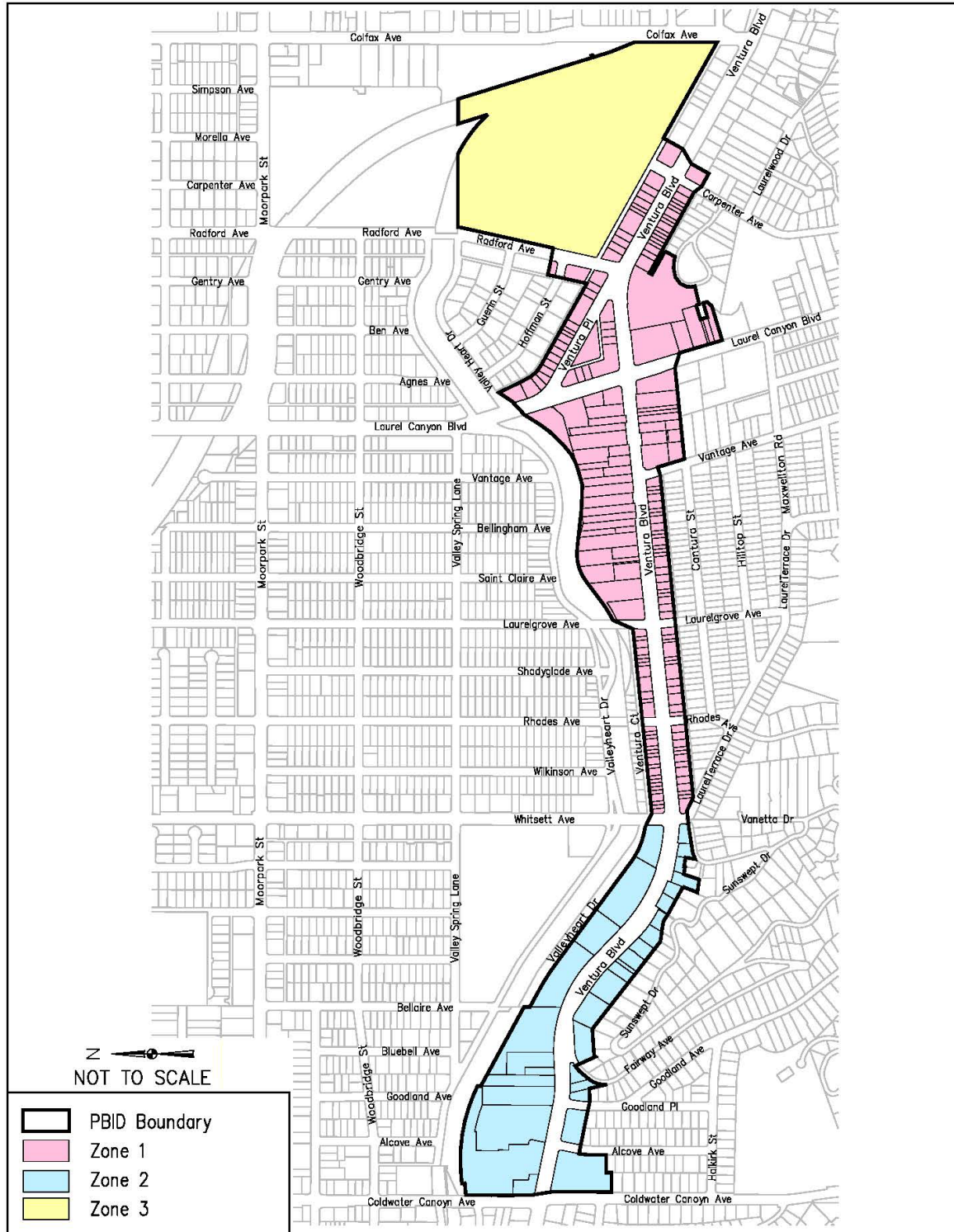
### ***PBID Boundary Description***

The PBID is approximately 15 block faces on Ventura Boulevard roughly from Carpenter Avenue on the east to Coldwater Canyon Avenue on the west. It also includes parcels that front Ventura Place, Laurel Canyon Boulevard, Vantage Avenue, and Radford Avenue as well as the Radford Studio Center on Radford Avenue. All of which is discussed in detail in Section 2 of this Management District Plan.

A map of the proposed district boundary is on the following page.



Studio City PBID Boundary Map  
November 2023





## SECTION D: PROPORTIONAL BENEFITS

### *Methodology*

Article XIID Section 4(a) of the State Constitution states that “The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided.”

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the PBID receive.

Each identified parcel within the PBID will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the PBID services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

### *Special Benefit Factor*

Each parcel's proportional special benefit from the PBID activities is determined by analyzing three parcel characteristics: Building Square Footage OR Lot Square Footage, whichever is greater, plus Linear Street Frontage. These parcel characteristics are an equitable way to identify the proportional special benefit that each of the assessed parcels receive. The building square footage and lot square footage reflects the current use of a property and the long-term value implications that the parcels will demand of the PBID activities. The greater of the two acknowledges the parcel characteristic that has the greatest impact and demand for the PBID activities. A parcel's linear street frontage is relevant to the street level usage of a parcel and the demand for PBID activities. Together, these parcel characteristics serve as the basic unit of measure to calculate how much special benefit each parcel receives in relationship to the district as a whole, which is then is the basis to proportionately allocate the cost of the special benefits.

**Building square footage** is defined as the total building square footage as determined by the outside measurements of a building. The gross building square footage is taken from the County Assessor's records.

**Lot square footage** is defined as the total amount of area within the boundaries of the parcel. The boundaries of a parcel are defined on the County Assessor parcel maps.

35% of the budget is allocated to the assessable building or lot square footage.

**Linear street frontage** is defined as the number of linear feet of each parcel that directly fronts a street that will receive the PBID activities. Corner lots will be assessed for each side of the

parcels' street frontage. Since the PBID services are primarily deployed at the street level, 65% of the budget is allocated to the linear street frontage.

Each one of these characteristics represents the benefit units allocated to each specially benefitted parcel. The total number of assessable benefit units in the PBID are as follows:

Benefit Zone	Benefit Units	
	Building OR Lot SF	Linear Frontage
Zone 1	2,108,080	14,695
Zone 2	1,311,825	5,459
Zone 3	1,288,069	942

## SECTION E: SPECIAL and GENERAL BENEFITS

### **Special Benefit Defined**

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states that “only special benefits are assessable”.

The State Law defines special benefit as “...for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.”<sup>7</sup>

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: “‘Special benefit’ also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefit does not make the benefits general.”

Furthermore, the amendment (Section 36622(k)(3)) states: “In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.”

### **Special Benefit Analysis**

All special benefits derived from the assessments outlined in this Report are for property-related activities that are specifically intended for and directly benefit each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. No parcel’s assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(b) states that “Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has

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<sup>7</sup> California Streets and Highways Code, Section 36615.5(a)

confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments.”

The Studio City PBID’s goal is to fund activities and improvements to provide a cleaner and safer environment as outlined in Section B. The goal of improving the economic vitality is to improve the safety and cleanliness of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed PBID programs and services

Specifically, each parcel benefits from each of the PBID activities as defined below.

#### **Clean, Safe and Beautiful**

The cleaning activities specially benefit each assessed parcel within the PBID by providing a clean and aesthetically appealing environment. This is achieved through sidewalk sweeping and power washing, removing litter and graffiti, trash removal, and tree trimming. These activities create the environment needed to achieve the PBID’s goals. Sidewalks that are dirty and unclean, particularly from homeless activities, deter pedestrians and commercial activity.

The enhanced safety activities make the area safer which attracts more businesses, customers, and residents, and ultimately private investment. When business location decisions are made, “lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment.” Uncertainty affects the investment environment in general, but in particular it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable.”<sup>8</sup> Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity and an increase in customers that follow from having a safer environment.

The Clean, Safe and Beautiful activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

- Maintaining and cleaning sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the PBID. Sidewalks that are dirty and

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<sup>8</sup> “Accelerating economic growth and vitality through smarter public safety management” IBM Global Business Services Executive Report, September 2012, pg. 2

unkempt deter pedestrians and commercial activity. "Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists."<sup>9</sup>

- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the PBID.
- The beautification activities specially benefit each assessed parcel by providing maintained landscaped medians and gardens, and streetscape furniture in public places. These activities create the welcoming environment needed to achieve the PBID's other goals.

### **Management**

The PBID requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City departments, and provide leadership. Each parcel will specially benefit from the PBID executive staff that will ensure that the PBID activities are provided and deployed to assessed parcels and will provide leadership to represent the community with one clear voice.

### **Special Benefit Conclusion**

The fact that each PBID improvement and activity defined above will be provided to each assessed parcel is above and beyond what the city currently provides constitutes a special benefit. In addition, the PBID activities are targeted to improve the safety, cleanliness and vitality of only those parcels that are within the district boundary. Therefore, we conclude that each of the proposed activities provides special benefits to the assessed parcels within the district and that each parcel's assessment is in direct relationship to and no greater than its proportional special benefits received.

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<sup>9</sup> "Benefits of Sidewalks", Iowa Healthiest State Initiative, November 1, 2017

### **General Benefit Defined**

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As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not particular and distinct and are not over and above the benefits that other parcels receive.

### **General Benefit Analysis**

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The PBID improvements and activities are designed to provide service only to those parcels that are within the district boundary. As discussed above, these activities are determined to provide special benefits only to the assessed parcels. If there is any general benefit to property located in the district or to the public at large, it is incidental to providing special benefits to the assessed parcels. However, it is conceivable that there may be some general benefit that is not quantifiable, and it is judicious to allocate a portion of the budget to acknowledge this.

For the purposes of the Studio City PBID, we assigned 2.5%, or \$15,473.10 of the budget to general benefit. This portion of the budget will need to be funded from sources other than the special assessments.

## SECTION F: COST ESTIMATE

### 2025 PBID Budget

The Studio City PBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the Studio City PBID boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	ZONE 1	ZONE 2	ZONE 3	TOTAL BUDGET	% of Budget
Clean, Safe and Beautiful	\$284,467.40	\$118,163.38	\$36,511.37	\$439,142.15	70.95%
Management and Reserves	\$116,858.29	\$48,541.14	\$14,382.56	\$179,781.98	29.05%
<b>Total Expenditures</b>	<b>\$401,325.68</b>	<b>\$166,704.52</b>	<b>\$50,893.93</b>	<b>\$618,924.13</b>	<b>100.00%</b>
REVENUES					
Assessment Revenues	\$391,292.54	\$162,536.90	\$49,621.58	\$603,451.03	97.50%
Other Revenues (1)	\$10,033.14	\$4,167.61	\$1,272.35	\$15,473.10	2.50%
<b>Total Revenues</b>	<b>\$401,325.68</b>	<b>\$166,704.52</b>	<b>\$50,893.93</b>	<b>\$618,924.13</b>	<b>100.00%</b>

(1) Other non-assessment funding to cover the cost associated with general benefit.

#### **Budget Notations**

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Board of Directors of the Owner's Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association Board of Directors and submitted within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The carryover funds will be applied to the same budget line item as the line item that was the source of the carryover funds. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the Annual Planning Report each year. District funds may be used for renewal. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671. The amount of actual prior year carryover funds, if any, from the 2024 budget will be applied to the 2025 District budget. The funds will be applied to the same budget line item in 2025 as the line item in 2024 that was the source of the carryover funds.

#### **Bond Issuance**

The District will not issue bonds.



## SECTION G: APPORTIONMENT METHOD

### Assessment Methodology

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received.

As previously discussed above in Section D, the methodology for allocating the cost of the special benefits is allocated to Building Square Footage OR Lot Square Footage, whichever is greater, plus Linear Street Frontage. The table below indicates the assessable footage for each.

Benefit Zone	Benefit Units	
	Building OR Lot SF	Linear Frontage
Zone 1	2,108,080	14,695
Zone 2	1,311,825	5,459
Zone 3	1,288,069	942

### Calculation of Assessments

Based on the budget allocated to each benefit zone, assessment factors, benefit units for each variable, all of which are discussed above, the following table illustrates the maximum first year annual assessment per assessable benefit unit for each benefit zone. Note, assessment rates are rounded off to the fourth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

Benefit Zone	Bldg OR Lot	Linear
Zone 1	\$0.0650	\$17.3079
Zone 2	\$0.0434	\$19.3532
Zone 3	\$0.0135	\$34.2399

### Assessment Rate Calculation

The assessment rate for each benefit zone is determined by the following calculation:

**Zone 1** Assessment Budget = \$391,292.54

Assessment Budget allocated to Building or Lot Square Footage @ 35% = \$136,952.39

Assessment Budget allocated to Linear Frontage @ 65% = \$254,340.15

Building or Lot Square Footage Assessment Rate-

Assessment Budget \$136,952.39 / 2,108,080 Building or Lot Sq Ft = \$0.0650

Linear Frontage Assessment Rate-

Assessment Budget \$254,340.15 / 14,695 Linear Frontage = \$17.3079

Sample Parcel Assessment:

To calculate the assessment for a parcel with 5,000 square feet of assessable building square feet and 50 linear street frontage, multiply each by the appropriate assessment rate:

$$\begin{aligned}\text{Building square footage (5,000) x the Zone 1 assessment rate (\$0.0650)} &= \$325.00 \\ \text{Linear street frontage (50) x the Zone 1 assessment rate (\$17.3079)} &= \$865.40 \\ \text{Initial Annual Parcel Assessment} &= \$1,190.40\end{aligned}$$

**Zone 2** Assessment Budget = \$162,536.90

Assessment Budget allocated to Building or Lot Square Footage @ 35% = \$56,887.92

Assessment Budget allocated to Linear Frontage @ 65% = \$105,648.99

Building or Lot Square Footage Assessment Rate-

$$\text{Assessment Budget \$56,887.92 / 1,311,825 Building or Lot Sq Ft} = \$0.0434$$

Linear Frontage Assessment Rate-

$$\text{Assessment Budget \$105,648.99 / 5,459 Linear Frontage} = \$19.3532$$

Sample Parcel Assessment:

To calculate the assessment for a parcel with 5,000 square feet of assessable building square feet and 50 linear street frontage, multiply each by the appropriate assessment rate:

$$\begin{aligned}\text{Building square footage (5,000) x the Zone 2 assessment rate (\$0.0434)} &= \$217.00 \\ \text{Linear street frontage (50) x the Zone 2 assessment rate (\$19.3532)} &= \$967.66 \\ \text{Initial Annual Parcel Assessment} &= \$1,184.66\end{aligned}$$

**Zone 3** Assessment Budget = \$49,621.58

Assessment Budget allocated to Building or Lot Square Footage @ 35% = \$17,367.55

Assessment Budget allocated to Linear Frontage @ 65% = \$32,254.03

Building or Lot Square Footage Assessment Rate-

$$\text{Assessment Budget \$17,367.55 / 1,288,069 Building or Lot Sq Ft} = \$0.0135$$

Linear Frontage Assessment Rate-

$$\text{Assessment Budget \$32,254.03 / 942 Linear Frontage} = \$34.2399$$

Sample Parcel Assessment:

There is only 1 parcel in Zone 3, and it has 1,288,069 assessable lot square feet and 942 linear street frontage.

$$\begin{aligned}\text{Building square footage (1,288,069) x the Zone 3 assessment rate (\$0.0135)} &= \$17,367.55 \\ \text{Linear street frontage (942) x the Zone 3 assessment rate (\$34.2399)} &= \$32,254.03 \\ \text{Initial Annual Parcel Assessment} &= \$49,621.58\end{aligned}$$

## Public Property Assessments

There are 3 City of Los Angeles publicly owned parcels in the SCBID, all of which are identified as assessable and receive special benefit from the SCBID services. All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIIIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly owned parcels and their respective assessments.

APN	OWNER NAME	SITE ADDRESS	BENEFIT ZONE	2025 Assmt	%
2367017900	L A City	Ventura Blvd	1	\$9,653.22	1.60%
2367017901	L A City	Ventura Blvd	1	\$2,126.30	0.35%
2367017902	L A City	Ventura Blvd	1	\$288.72	0.05%
				<b>\$12,068.24</b>	<b>2.00%</b>

## Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments maybe subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the District Owner's Association and will vary between 0% and 7% in any given year. The maximum increase for any given year cannot exceed 7% in that year. Any change will be approved by the Owner's Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

The projections below illustrate a maximum 7% annual increase for all assessment rates.

Maximum Assessment Table

Benefit Zone	2025	2026	2027	2028	2029	2030	2031
<b>Zone 1</b>							
Building or Lot	\$0.0650	\$0.0695	\$0.0744	\$0.0796	\$0.0852	\$0.0911	\$0.0975
Linear	\$17.3079	\$18.5195	\$19.8159	\$21.2030	\$22.6872	\$24.2753	\$25.9745
<b>Zone 2</b>							
Building or Lot	\$0.0434	\$0.0464	\$0.0496	\$0.0531	\$0.0568	\$0.0608	\$0.0651
Linear	\$19.3532	\$20.7079	\$22.1575	\$23.7085	\$25.3681	\$27.1438	\$29.0439
<b>Zone 3</b>							
Building or Lot	\$0.0135	\$0.0144	\$0.0154	\$0.0165	\$0.0177	\$0.0189	\$0.0202
Linear	\$34.2399	\$36.6367	\$39.2013	\$41.9454	\$44.8816	\$48.0233	\$51.3849

## **Budget Adjustment**

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Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671.

If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease in the parcel's assessment.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Owners' Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association Board of Directors and submitted to the City of Los Angeles within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

### ***Future Development***

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As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification for parcel improvements within the District, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1<sup>st</sup> of each year.

In future years of the PBID term, the assessments for the special benefits bestowed upon the included PBID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment rate does not change. If the assessment formula changes and increases the assessments, then a ballot as defined in Article 13 Section D of the State Constitution will be required for approval of the formula changes.

### ***Assessment Appeal Procedure***

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Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case appeals will only be considered for the current year and will not be considered for prior years.

## SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2024/2025 is \$603,451.03, apportioned to each individual assessed parcel, as follows.

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
2369016010	11938 Ventura Property Llc	11930 Ventura Blvd	1	\$614.08
2369016015	11946 Ventura Llc	11946 Ventura Blvd	1	\$1,231.02
2368002001	12001 Ventura Corporation	12001 Ventura Pl	1	\$7,499.40
2368002002	12001 Ventura Corporation	12015 Ventura Pl	1	\$1,189.96
2368002003	12001 Ventura Corporation	12021 Ventura Pl	1	\$1,190.22
2368002034	12007 Ventura Blvd Llc Et Al	12007 Ventura Blvd	1	\$5,757.89
2368002037	1202931 Ventura Blvd Llc	12029 Ventura Blvd	1	\$1,320.16
2368002043	12033 Ventura Place Llc	12029 Ventura Pl	1	\$4,760.77
2368002006	12045 Ventura Llc	12045 Ventura Pl	1	\$1,189.96
2368002011	12063 Ventura Place Llc	12063 Ventura Pl	1	\$1,189.96
2368002014	12103 Ventura Place Llc	12103 Ventura Pl	1	\$1,195.36
2367016007	12155 Ventura Partnership Lp	12155 Ventura Blvd	1	\$1,893.69
2369004040	12194 Ventura Boulevard Llc	12194 Ventura Blvd	1	\$594.85
2369004028	12240 Ventura Boulevard Llc	12240 Ventura Blvd	1	\$1,255.19
2369004027	12244 Vb Llc	12244 Ventura Blvd	1	\$594.85
2369004025	12250 Ventura Llc	12250 Ventura Blvd	1	\$1,200.75
2369002026	12318 Ventura Llc	12318 Ventura Blvd	1	\$2,380.25
2369002024	12324-12336 Ventura Blvd Llc	12326 Ventura Blvd	1	\$594.59
2369002021	12346 Ventura Llc	12344 Ventura Blvd	1	\$1,189.96
2369001022	12408 Ventura Boulevard Llc	12408 Ventura Blvd	1	\$1,189.96
2367018055	12411 Ventura 02	12411 Ventura Blvd	1	\$1,742.43
2369001021	12412 Ventura Blvd Llc	12412 Ventura Blvd	1	\$1,189.96
2369001016	12420 Ventura Llc	12426 Ventura Blvd	1	\$901.06
2369001017	12420 Ventura Llc	12420 Ventura Blvd	1	\$1,197.50
2369001024	12430 Ventura Llc	12430 Ventura Blvd	1	\$1,727.19
2369001012	12436 38 Ventura Bl Llc	12436 Ventura Blvd	1	\$1,189.96
2369001025	12456 Ventura Blvd	12456 Ventura Blvd	1	\$5,196.55
2384022049	12700 Investments Ltd	12700 Ventura Blvd	2	\$7,888.34
2369015013	333 Partners Llc	3940 Laurel Canyon Blvd	1	\$1,030.52
2369015017	333 Partners Llc	3950 Laurel Canyon Blvd	1	\$466.85
2369015006	3930 Laurel Canyon Investment Co	3934 Laurel Canyon Blvd	1	\$4,569.99
2368002018	4070 Lc Llc	4070 Laurel Canyon Blvd	1	\$4,674.43
2369014002	Abs Family Llc	12112 Ventura Blvd	1	\$3,570.23
2368002009	Ahtirski, Marco M	12055 Ventura Pl	1	\$1,189.96
2367018017	Ajc Holdings Llc	12457 Ventura Blvd	1	\$2,330.42
2367016005	Allen Ravert & Bernadette Orourke	12161 Ventura Blvd	1	\$1,779.08
2369004023	American Commercial	12262 Ventura Blvd	1	\$3,057.48
2368006001	Art Director Guild And Scenic	11965 Ventura Blvd	1	\$4,248.52
2368006003	Art Director Guild And Scenic	Ventura Blvd	1	\$1,255.06
2368006004	Art Director Guild And Scenic	Ventura Blvd	1	\$1,255.06
2384022052	Austin Family Development Llc	Ventura Blvd	2	\$2,736.45

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
2384022055	Austin Family Development Llc		2	\$2,857.28
2384023056	Austin Family Development Llc	Ventura Blvd	2	\$2,149.48
2384023058	Austin Peter D	Ventura Blvd	2	\$2,437.12
2368002035	B And S Commercial Properties Llc	12021 Ventura Blvd	1	\$1,189.96
2367018002	B9 Sequoia Ventura Blvd Owner Lp	12349 Ventura Blvd	1	\$578.74
2367018003	B9 Sequoia Ventura Blvd Owner Lp	12345 Ventura Blvd	1	\$1,157.74
2368003001	Barbata, Cecelia A Tr	4037 Radford Ave	1	\$2,759.66
2367016010	Barchester California Studio	12143 Ventura Blvd	1	\$4,221.11
2384023028	Best California Gas Ltd	12500 Ventura Blvd	2	\$3,151.84
2369004032	Bogosian, Aida	12222 Ventura Blvd	1	\$594.85
2369004033	Bogosian, Aida	12218 Ventura Blvd	1	\$594.85
2367017015	Broadway Tenth Studio City Llc	12223 Ventura Blvd	1	\$2,240.84
2369004038	Brown,Douglas L And Jean K Trs	12202 Ventura Blvd	1	\$1,216.21
2368006024	Carpenter Plaza Llc	11837 Ventura Blvd	1	\$5,681.03
2369004045	Carr, Patricia J Tr	12178 Ventura Blvd	1	\$708.80
2367018016	Cherie Teitelbaum	12301 Ventura Blvd	1	\$2,781.24
2384018005	Cohen,Anne B Tr	12750 Ventura Blvd	2	\$1,617.40
2368002036	Colabella Properties	12025 Ventura Blvd	1	\$1,189.96
2369002025	Cole, Alexandra	12322 Ventura Blvd	1	\$595.44
2367017011	College Plaza Holdings	12191 Ventura Blvd	1	\$2,302.14
2375021018	Cordova, Nancy L Tr	12735 Ventura Blvd	2	\$3,616.60
2368002012	Crooner Llc	12069 Ventura Pl	1	\$1,189.96
2368002013	Crooner Llc	12073 Ventura Pl	1	\$1,189.96
2367015001	Dane Wheaton Llc	4061 Laurel Canyon Blvd	1	\$5,660.64
2367016017	Dane Wheaton Llc	Laurel Canyon Blvd	1	\$319.73
2367017007	Dennis, Bruce Co Tr	12205 Ventura Blvd	1	\$1,160.07
2367018009	Dimashkieh Family Trust	12323 Ventura Blvd	1	\$578.74
2369002018	Dimashkieh, Riad And Audrey Trs	12356 Ventura Blvd	1	\$1,236.47
2367018011	Dimashkieh,Raid And Audrey Trs	12319 Ventura Blvd	1	\$578.74
2367018026	Edmisten Family Partners Lp	12429 Ventura Blvd	1	\$1,157.74
2367018027	Edmisten Family Partners Lp	12427 Ventura Blvd	1	\$578.74
2368006010	Elwood Hopkins Llc	11915 Ventura Blvd	1	\$1,255.06
2367018034	Emerald Holdings Llc	12407 Ventura Blvd	1	\$578.74
2367017003	Fb Ventura Blvd Llc	12251 Ventura Blvd	1	\$5,980.94
2369015018	First Republic Bank	3950 Laurel Canyon Blvd	1	\$3,524.94
2369004041	Fischer, Jeffrey A Co Tr	12192 Ventura Blvd	1	\$594.85
2367016012	Fischer,Jeffrey And Hilary Trs	12125 Ventura Blvd	1	\$1,702.74
2368002017	Flair Cleaners Inc	4060 Laurel Canyon Blvd	1	\$2,588.01
2369002023	Francine Bernstein & Judy Cramin	12330 Ventura Blvd	1	\$2,380.25
2367018054	Franco, Rafael Tr	12345 Ventura Blvd	1	\$2,489.98
2369004031	Ginsburg Family Trust	12224 Ventura Blvd	1	\$1,785.14
2369002020	Gould And Specht Investment Co Llc	12348 Ventura Blvd	1	\$1,785.14
2369015003	Grandanel Llc	3954 Laurel Canyon Blvd	1	\$3,114.30
2367018035	Grock, Mira F Tr	12405 Ventura Blvd	1	\$578.74
2368002010	Grock, Mira F Tr	12059 Ventura Pl	1	\$1,189.96
2367018023	Hampton Llc	12439 Ventura Blvd	1	\$578.74



APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
2367018018	Harem Holdings Llc	Ventura Blvd	1	\$578.74
2367018019	Harem Holdings Llc	Ventura Blvd	1	\$578.74
2367018020	Harem Holdings Llc	12449 Ventura Blvd	1	\$1,157.74
2369014008	Hdr Investment Company Corp	12160 Ventura Blvd	1	\$7,573.90
2369014010	Hdr Investment Company Corp	3990 Vantage Ave	1	\$3,209.12
2367018029	Hein, Ursula	12419 Ventura Blvd	1	\$578.74
2369016012	Hilfer, Gabriel D And Cara A	11940 Ventura Blvd	1	\$614.67
2369016013	Hilfer, Gabriel D And Cara A	Ventura Blvd	1	\$614.99
2369016014	Hilfer, Gabriel D And Cara A	Ventura Blvd	1	\$615.25
2369004024	Hoffman, Carole Co Tr	12254 Ventura Blvd	1	\$1,213.83
2384008027	Hughes, Katharine K Tr Et Al	12842 Ventura Blvd	2	\$10,249.68
2367017016	Iceberg Holdings Inc	12265 Ventura Blvd	1	\$7,564.25
2368002007	Jalanugraha, Nupan	12051 Ventura Pl	1	\$594.85
2368002038	Jpmorgan Chase Bank	12051 Ventura Blvd	1	\$8,242.96
2368002039	Jpmorgan Chase Bank	4024 Laurel Canyon Blvd	1	\$1,189.96
2368002040	Jpmorgan Chase Bank	4028 Laurel Canyon Blvd	1	\$1,190.22
2368002042	Jpmorgan Chase Bank	2052 Ventura Pl	1	\$8,008.72
2369027031	Jsbcc Llc	11846 Ventura Blvd	1	\$6,314.02
2368002016	Kambourian,Karnig Co Tr	4050 Laurel Canyon Blvd	1	\$1,242.12
2367018053	Kapoor, Sandeep	12311 Ventura Blvd	1	\$1,157.74
2367017017	Karnoprop Llc And	12229 Ventura Blvd	1	\$3,179.15
2369004044	Kem Studio Llc	12180 Ventura Blvd	1	\$594.85
2384022024	Khachatryan Mareta Tr	12600 Ventura Blvd	2	\$2,540.57
2369001023	Klein, Mark H And Barbara H Trs	12400 Ventura Blvd	1	\$2,920.76
2367018025	Kouyoumdjian, Zareh Co Tr	12435 Ventura Blvd	1	\$578.74
2368002033	Kuyumjian,Rafi	4029 Radford Ave	1	\$5,537.62
2368006008	Kwak, Richard And Shirley Trs	11925 Ventura Blvd	1	\$1,255.06
2367016006	L A Dedeyne Llc	12149 Ventura Blvd	1	\$688.63
2367016008	L A Dedeyne Llc	12147 Ventura Blvd	1	\$1,848.02
2367016009	L A Dedeyne Llc	12145 Ventura Blvd	1	\$1,499.86
2367017900	LA City	12229 Ventura Blvd	1	\$9,653.22
2367017901	LA City	Ventura Blvd	1	\$2,126.30
2367017902	LA City	Ventura Blvd	1	\$288.72
2369004037	Laby Properties Group B Llc	12206 Ventura Blvd	1	\$674.69
2368006009	Laby Property Group Llc	11917 Ventura Blvd	1	\$1,255.06
2369015019	Laurel Center Group	12050 Ventura Blvd	1	\$14,665.04
2368002041	Laurel Ventura Place Llc	12080 Ventura Pl	1	\$4,954.39
2367018001	Lc Properties Llc	12345 Ventura Blvd	1	\$3,981.53
2367018008	Lc Properties Llc	12327 Ventura Blvd	1	\$1,736.42
2369002022	Leparulo Ronald A Co Tr	12338 Ventura Blvd	1	\$1,189.96
2369014004	Levfox Llc	12126 Ventura Blvd	1	\$893.69
2368002008	Lewis,Rosemary Et Al Trs	12053 Ventura Pl	1	\$594.85
2384022029	Linda Fasmer	12516 Ventura Blvd	2	\$1,980.42
2384022032	Linda Fasmer	12632 Ventura Blvd	2	\$5,369.74
2367018010	Lipofsky, Louis A Tr	12321 Ventura Blvd	1	\$596.87
2368006011	Lwsc Llc	11905 Ventura Blvd	1	\$4,425.97
2369004030	Magpie Nest Llc	12230 Ventura Blvd	1	\$1,189.96

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
2369004036	Markarian, Albert V Co Tr	12208 Ventura Blvd	1	\$594.85
2369004034	Markarian, Harry H Co Tr	12216 Ventura Blvd	1	\$594.85
2369004035	Markarian, Harry H Co Tr	12210 Ventura Blvd	1	\$1,250.97
2369002027	Mary Demirjian Decd Trust	12308 Ventura Blvd	1	\$476.02
2384023029	Mba Enterprises Llc	12516 Ventura Blvd	2	\$2,164.90
2369016011	Mellenthin, Michael A Co Tr	11938 Ventura Blvd	1	\$614.41
2367018022	Miller, Charles M And Terri S	12441 Ventura Blvd	1	\$640.13
2367018015	Mmm Venture Group Llc	12307 Ventura Blvd	1	\$692.63
2384023044	Monhaupt, Eddy And Stephanie	12522 Ventura Blvd	2	\$2,242.35
2369014005	Monika Powell & Kjerstin Davies	12128 Ventura Blvd	1	\$1,787.65
2384016046	Nadia Llc	12800 Ventura Blvd	2	\$6,256.62
2369002028	Perrino, Terrie A	12304 Ventura Blvd	1	\$713.94
2369004042	Pescado 12323 Ventura Blvd Llc	12186 Ventura Blvd	1	\$1,189.96
2369004043	Pescado 12323 Ventura Blvd Llc	12182 Ventura Blvd	1	\$1,189.96
2369014003	Pescado 12323 Ventura Blvd Llc	12124 Ventura Blvd	1	\$893.69
2367018028	Pfh Llc	12423 Ventura Blvd	1	\$1,157.74
2369001019	Pilates Reinvented Llc	12416 Ventura Blvd	1	\$594.85
2368006005	Radford Plaza Llc	11939 Ventura Blvd	1	\$3,765.50
2368005011	Radford Studio Center Inc	4024 Radford Ave	3	\$49,621.58
2384018006	Rasho, Leonard	12744 Ventura Blvd	2	\$3,704.34
2367016011	Raznick, David And Dorothy Trs	12131 Ventura Blvd	1	\$2,148.46
2369014006	Redwood Peak Llc	12136 Ventura Blvd	1	\$1,884.85
2369014007	Redwood Peak Llc	12142 Ventura Blvd	1	\$2,409.86
2369014009	Redwood Peak Llc	12144 Ventura Blvd	1	\$518.75
2367017010	Roberts, Richard Tr	12195 Ventura Blvd	1	\$1,883.69
2367016003	Saber Studio City Llc	12169 Ventura Blvd	1	\$2,198.49
2369016001	Schnurer, Anthony T	11900 Ventura Blvd	1	\$3,126.97
2375018013	Scw 34K Llc	12515 Ventura Blvd	2	\$7,137.20
2384022036	Serijan, Susana	12658 Ventura Blvd	2	\$5,754.43
2367018021	Shaalemi, Yama	12445 Ventura Blvd	1	\$663.33
2369002029	Shanfeld, Jack Tr	12300 Ventura Blvd	1	\$2,920.76
2367017008	Sinclair Properties I Llc And	Ventura Blvd	1	\$629.91
2367017013	Sinclair Properties I Llc And	12201 Ventura Blvd	1	\$2,082.26
2367016002	Six Point Co	12175 Ventura Blvd	1	\$2,912.17
2375021027	SI Retail Owner Llc	12833 Ventura Blvd	2	\$12,418.17
2375021028	SI Retail Owner Llc	Ventura Blvd	2	\$5,604.70
2375021029	SI Retail Owner Llc	12825 Ventura Blvd	2	\$10,519.57
2375021016	Soethout, Warren E Co Tr	12745 Ventura Blvd	2	\$3,019.81
2375021017	Soethout, Warren E Co Tr	12741 Ventura Blvd	2	\$1,556.03
2369001011	Stayner, Gilbert A And Teri F Trs	12444 Ventura Blvd	1	\$1,189.96
2384018007	Stearns Klein Properties Corp	12754 Ventura Blvd	2	\$1,472.16
2369001018	Stern, Donna G Tr	12418 Ventura Blvd	1	\$594.85
2369014001	Straus Marital Trust	12100 Ventura Blvd	1	\$8,564.07
2375018008	Studio City East 93K Llc	12555 Ventura Blvd	2	\$13,025.88
2369015016	Studio City Plaza	12038 Ventura Blvd	1	\$17,485.51
2369016034	Studio City Plaza	11960 Ventura Blvd	1	\$2,145.05
2375018018	Studio City Sport Center	12655 Ventura Blvd	2	\$11,717.88

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
2375018019	Studio City Sport Center	12605 Ventura Blvd	2	\$7,223.97
2367017006	T S Ventures	12215 Ventura Blvd	1	\$4,015.05
2375021019	Terraces	12711 Ventura Blvd	2	\$12,760.71
2369002017	Thirty Sixth Church Of Christ	12360 Ventura Blvd	1	\$2,372.15
2368006006	Thomloi, Samran	11929 Ventura Blvd	1	\$627.40
2368006007	Thomloi, Samran	11933 Ventura Blvd	1	\$627.40
2369004046	Thorsch, Jennifer Tr	12174 Ventura Blvd	1	\$3,038.62
2368006002	Tilsen, Sondra R Tr	11963 Ventura Blvd Coldwater Canyon	1	\$1,255.06
2375021020	Torald Llc	4204 Ave	2	\$3,716.19
2367018024	Urban, Anthony S	12437 Ventura Blvd	1	\$578.74
2369004026	V & S Mngmnt Llc	12246 Ventura Blvd	1	\$627.59
2367018012	Vahan Investment Co	12317 Ventura Blvd	1	\$1,157.74
2369004029	Van Vliet Homes Llc	12236 Ventura Blvd	1	\$1,189.96
2369004039	Vanvent Property Llc	12196 Ventura Blvd	1	\$1,333.28
2369016032	Ventrad Llc	11966 Ventura Blvd	1	\$936.14
2367018036	Ventrhodes Llc	12401 Ventura Blvd	1	\$2,280.16
2384022027	Ventura Boulevard Associates Ltd	12616 Ventura Blvd	2	\$2,586.06
2384022028	Ventura Boulevard Associates Ltd	12628 Ventura Blvd	2	\$658.94
2369001009	Ventura Grandchildren Llc	12448 Ventura Blvd	1	\$594.85
2369001010	Ventura Grandchildren Llc	12446 Ventura Blvd	1	\$594.85
2368002015	Ventura Hobby Llc	12109 Ventura Pl	1	\$1,347.52
2367016018	Ventura Laurel Canyon Property LLC	12185 Ventura Blvd	1	\$2,904.51
2367018030	Ventura S C Associates	12417 Ventura Blvd	1	\$578.74
2367018031	Ventura S C Associates	12415 Ventura Blvd	1	\$578.74
2384023033	Ventura Studio Associates Llc	12532 Ventura Blvd	2	\$2,402.08
2369016002	Verdugo Group Llc	11908 Ventura Blvd	1	\$1,251.42
2369016003	Verdugo Group Llc	Ventura Blvd	1	\$612.13
2369016004	Verdugo Group Llc	11914 Ventura Blvd	1	\$612.39
2369016005	Vs Radford Llc	11916 Ventura Blvd	1	\$612.65
2369016006	Wave Services Inc	11920 Ventura Blvd	1	\$1,225.63
2369016007	Wave Services Inc	Ventura Blvd	1	\$613.24
2369016008	Wave Services Inc	Ventura Blvd	1	\$613.50
2369016009	Wave Services Inc	11928 Ventura Blvd	1	\$1,227.90
2367016013	Wells Fargo Bank Co Tr	12101 Ventura Blvd	1	\$5,185.28
2367016014	Wells Fargo Bank Co Tr	12113 Ventura Blvd	1	\$2,714.67
2367016015	Wells Fargo Bank Co Tr	4201 Laurel Canyon Blvd	1	\$3,291.02
2367016016	Wells Fargo Bank Co Tr	4033 Laurel Canyon Blvd	1	\$5,772.77
2367016004	Wells Fargo Bank Tr	Ventura Blvd	1	\$639.26
<b>TOTAL ASSESSMENTS:</b>				<b>\$603,451.03</b>