

Chatsworth Business Improvement District

2025 Annual Report

The fiscal year is from
January 1, 2025, to December 31, 2025

Prepared by

Martina Turner, Interim Administrator

Name of Business Improvement District:
Chatsworth Business Improvement District

Fiscal year:
January 1, 2025, to December 31, 2025

Advisory Board Members:

1. Nick Montaña President
2. Malilla Davalos, Vice-President
3. Martina Turner-Treasurer
4. Jheri Hetland-Administrator
5. Laura Lichter
6. Vacant Secretary.

The advisory board approved this 2025 Annual Report on December 18, 2024.

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 2025 assessments was sent by the Los Angeles City Clerk will be exempt from the 2025 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 2025 is \$110,300.00 as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$110,300.00. 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 \$0 in the general fund, all these funds will be carried forward to the 2025 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.

2025 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. 2025 will be the Eleventh 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 & Art Installations

The 2025 objectives include:

- A. **Administration:** We will outsource administration to **(to be determined)** to accomplish the day-to-day operations of the BID. The administrator will also oversee part-time personnel 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 2025, 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 2025. This year the BID will continue the increase of the night-time and afternoon 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 be this year's focus to enhance Chatsworth as a safer place to work and do business.
- D. **Landscape & Local Art Installation:** For 2025, we will continue to pursue streetscape enhancements accomplished in 2024 which include the maintenance of all tree-wells and our concrete benches to enhance the overall look of the Devonshire corridor.

- **Tree Maintenance** - At the direction of the BID, a maintenance company will continue to maintain the trees and the tree wells along the Devonshire Corridor that were originally planted by the BID using an approved maintenance company.
- **Benches**- At the direction of the BID, a maintenance company will continue to clean the benches and paint them, as necessary, to remove graffiti or vandalism.
- **American Flag Placement**- The BID will continue to contract the Chatsworth Kiwanis Club to install and maintain our American Flags along the corridor.
- **Art Box Project** – The BID will be continue the maintenance of our art boxes with 11:11 Creative Collection, along the Devonshire corridor.

E. **New Projects**: There will be no new projects scheduled in 2025 due to the fact that collections of assessments has been only at 60% and do not expect improved payment of assessments in the coming year.

Costs for the 2025 planned activities mentioned above are outlined in the 2025 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:

Signed with ClerkSign

Nicolás Montaña



Jan 20, 2025 5:40PM

Nick Montaña, President

Signed with ClerkSign

Martina Turner

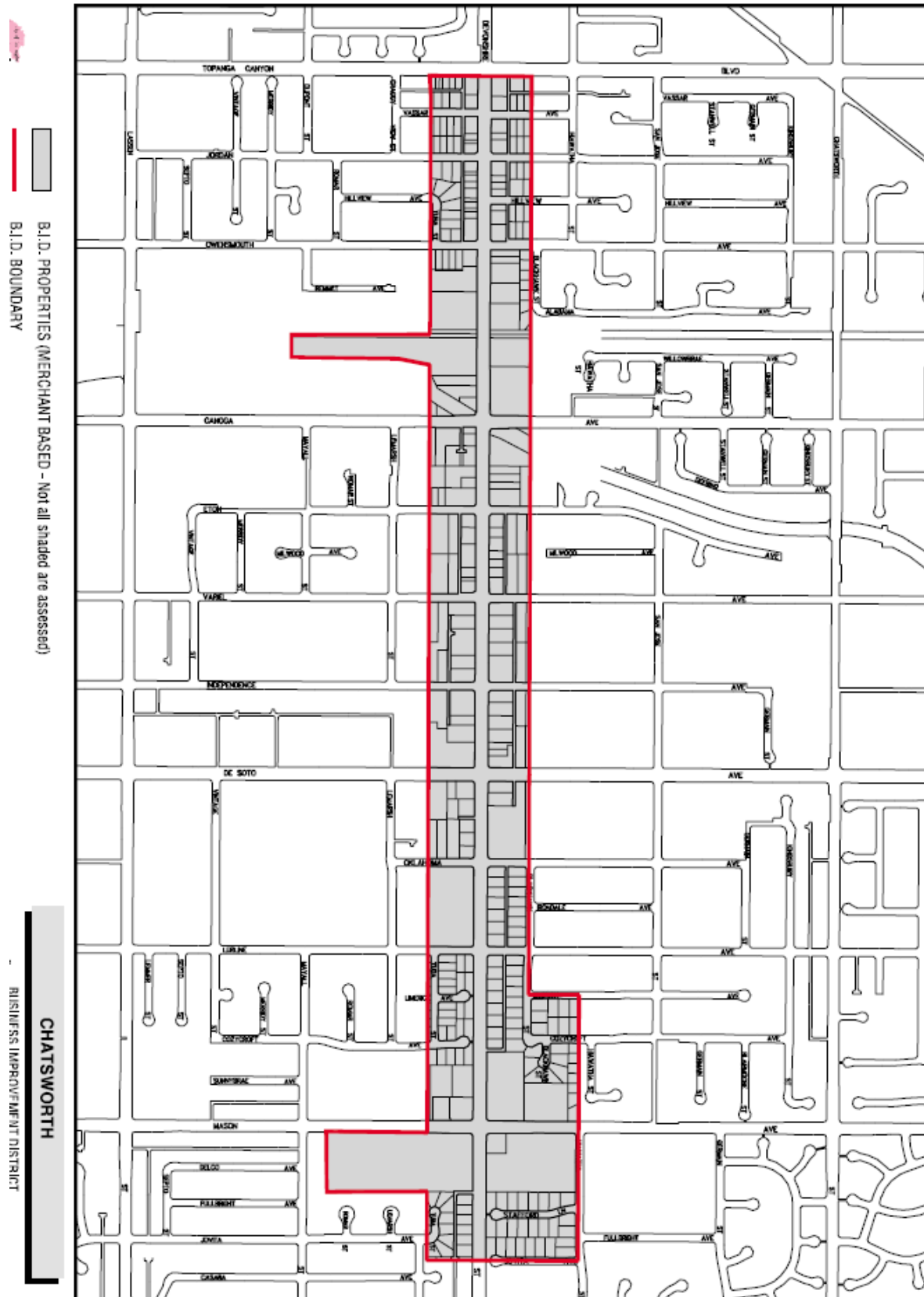


Jan 09, 2025 8:09AM

Martina Turner

BID Interim Administrator

	Item No.	Date
TTTC		
Council OOI		
Council		
Council OOE		



**CHATSWORTH BUSINESS IMPROVEMENT DISTRICT
BUDGET 2025
JANUARY1, 2025-DECEMBER 31,2025**

ESTIMATED REVENUE FOR 2025		
AMOUNT IN BANK ACCOUNT		
PROJECTED ASSESSMENTSS 2025	110,300.00	
Total Estimated Revenue		110300.00

ESTIMATED EXPENSES FOR 1/1/25-12/31/25	TOTAL BUDGET	110300.00
Administration (A)		
Outsourced Administrative Services	\$12,000.00	
Photocopying & Software Costs	\$3000.00	
Insurance (Directors & Offices Liability)	\$3000.00	
Postage (Ballot & Quarterly Newsletter)	\$5000.00	
Supplies	\$900.00	
Bank Service Charges/Checks	\$150.00	
City Assessment Collection Fee	\$5000.00	
CPA Review (Accounting Auditing & Taxes)	\$2700.00	
Taxes	\$500.00	
Total Administration Expenses		\$31,750.00

Communication (B)		
Marketing Tools (Zoom, Web, etc.)	\$5000.00	
Promotional Materials	\$5000.00	
Co-Sponsorships-Community Events/Booths	\$5000.00	
Total Marketing Expense		\$15000.00

Security/Business Watch		
Day Time & Nighttime Security Patrol	\$42800.00	
Total Security/Business Watch Expense		\$42800.00

Beautification		
Street Art Box Maintenance	\$2000.00	
Landscape & Street Bench Maintenance	\$18750.00	
Total Streetscape/Landscape Maintenance Expenses.		\$20750.00
TOTAL		110300.00

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, WHOLESALER, NON-PROFITS, ETC.	\$ 120.00
G. AUTOMOTIVE SERVICES	\$ 240.00

CHATSWORTH BID - - ASSESSMENT METHODOLOGY CATEGORIES
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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; Certifies 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

DBA	Address	2025 Assessment
Penny/Peggy Nairn 24 Hr Child Care Inc	10036 Old Depot Plaza Rd	\$180.00
Chatsworth Chamber Of Com.	10038 Old Depot Plaza Rd	\$120.00
Solid Generation Inc	10116 Mason Ave	\$360.00
Hrb Tax Group Inc	10118 Mason Ave	\$180.00
Rite Aid Corp	10120 Mason Ave	\$1,200.00
Alexander Sarkisyan	10120 Mason Ave Rear	\$180.00
Fitness 19 Ca 289 Llc	10130 Mason Ave	\$360.00
Nail Studio	10156 MASON AVE	\$240.00
Monica Griffin	10158 Mason Ave	\$360.00
Super Relax Foot Spa Inc	10160 Mason Ave	\$240.00
Partners Personnel	10162 Mason Ave	\$180.00
H&N Smoke Shop	10164 Mason	\$360.00
Caldia Inc	10166 Mason Ave	\$360.00
Lance Dunham Dds	10172 Mason Ave	\$180.00
Lynda Tang	10176 Mason Ave	\$180.00
San Carlo Deli Inc	10178 Mason Ave	\$360.00
Arthur Nazaryan	10180 Mason Ave	\$240.00
Medical Management International Inc	10204 Mason Ave	\$180.00
Automobile Club Of Southern California	10210 Mason Ave	\$1,200.00
Autozone Parts Inc.	10216 Mason Ave	\$360.00
The Sherwin Williams Co	10230 Mason Ave	\$720.00
Chatsworth Super Carwash Inc	10241 Mason Ave	\$240.00
Wells Fargo Bank	10250 Mason Ave	\$1,200.00
Palace Cleaners Inc	10312 Mason Ave	\$240.00
Joseph Hanna Dds Inc	10316 Mason Ave	\$180.00
Logix Federal Credit Union	10324 Mason Ave	\$1,200.00
Trader Joe'S Company	10330 Mason Ave	\$1,200.00
Smart & Final Stores Llc	10340 Mason Ave	\$1,200.00
Kahoots Inc	10360 Mason Ave	\$1,200.00
Flame Broiler	10364 Mason Ave	\$360.00
Little Caesar'S Enterprises Inc	10366 Mason Ave	\$720.00
Vay Inc	10368 Mason Ave	\$720.00
Business Licenses - Jpmorgan Chase Bank, N.A.	10370 Mason Ave	\$1,200.00
Schwarz And Kern Home Inc	20419 Devonshire St.	\$720.00
Nail Spa Salon Inc	20423 Devonshire St.	\$240.00
Chaocheng Heng	20429 Devonshire St.	\$360.00
Pilates Lounge Llc	20437 Devonshire St.	\$240.00
Coinstar Asset Holdings Llc	20440 Devonshire St.	\$180.00
Starbucks #1671	20440 Devonshire St.	\$720.00
The Vons Companies Inc	20440 Devonshire St.	\$1,200.00
Hanzlah Investments Llc	20445 Devonshire St.	\$720.00
Mason Station Corporation	20455 Devonshire St.	\$720.00
House Roots Bakery	20507 DEVONSHIRE ST	\$360.00
V&S Custom Inc	20509 Devonshire St.	\$360.00
Panda Express Inc	20515 Devonshire St.	\$720.00
Bmo Bank N.A.	20516 Devonshire St. #A	\$1,200.00
Bubbles Dry Cleaners	20516 Devonshire St. #A2	\$240.00
Starbucks Corporation	20516 Devonshire St. #B	\$720.00
Western Bagel Company Inc	20516 Devonshire St. #D	\$720.00
Voltage Inc	20517 Devonshire St.	\$240.00
Deloil	20519 Devonshire St.	\$720.00
Citibank Cbsac2-0115	20520 Devonshire St.	\$1,200.00
818 Meat Factory	20521 Devonshire St.	\$360.00
Little Treasurers Dentistry	20523 Devonshire St.	\$180.00

J & J Hospitality Group Llc	20527 Devonshire St.	\$360.00
Ppnj Inc	20529 Devonshire St.	\$240.00
New Gate Learning	20531 Devonshire St..	\$240.00
Pampered Foot Massage	20533 Devonshire St.	\$240.00
Patrick Kurkdjian	20535 Devonshire St.	\$240.00
Flookys	20539 Devonshire	\$360.00
Sampul Dance Academy Llc	20539 Devonshire St.	\$240.00
Nadia'S Cuts & Color	20541 Devonshire St.	\$240.00
Leslies Poolmart Inc	20543 Devonshire St	\$360.00
Lanza Fitness	20551 Devonshire St.	\$240.00
2Nd Location	20553 & 20537 Devonshire St.	
Elite Mailing Center	20555 Devonshire St.	\$360.00
Lanerserra Inc	20555 Devonshire St.	\$240.00
Emeritus Corporation	20801 Devonshire St.	\$240.00
Hilu Brothers Inc	20841 Devonshire St.	\$720.00
J And R Auto Service	20841 Devonshire St.	\$240.00
Mt Tire Center #4	20841 Devonshire St.	\$240.00
Silver City Tire & Service, Llc.	20841 Devonshire St.	\$240.00
Rami Borsheh	20850 Devonshire St.	\$240.00
Western Refining Retail Llc	20850 Devonshire St.	\$720.00
Walgreen Co	20901 Devonshire St.	\$1,200.00
Desoto Jegs Llc	20904 Devonshire St.	\$720.00
Mcdonalds Of California Inc	20932 Devonshire St.	\$720.00
Janet Schrodi Dmd Inc	20933 Devonshire St. #103	\$180.00
Ted Coudsy	20936 Devonshire St. #A	\$360.00
Cubik Minds	20936 Devonshire St. #C	\$240.00
Avalon Hospice Care Inc	20945 Devonshire St. #101B	\$180.00
Civ Usa Inc	20945 Devonshire St. #101D	\$180.00
114 Grand Holdings Inc	20945 Devonshire St. #102	\$240.00
Smart Choice Hospice Inc.	20945 Devonshire St. #103	\$180.00
Liftech Elevators	20945 Devonshire St. #104	\$240.00
Enseguida Hospice Care	20945 Devonshire St. #105	\$180.00
Happy Health Care Inc	20945 Devonshire St. #106	\$180.00
New Savory Sound	20945 Devonshire St. #107	\$180.00
M&R Accounting Llc	20945 Devonshire St. #201B	\$180.00
Devine Hospice Care	20945 Devonshire St. #201C	\$180.00
Chris Aubrey	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
Paul D Spear	20945 Devonshire St. #208	\$180.00
Armando Villanueva	20951 Devonshire St.	\$360.00
Harmonia Hospice	20953 Devonshire St. #3	\$180.00
Valley Heart Hospice Care Inc	20953 Devonshire St. #3B	\$180.00
First Choice Home Health	20953 Devonshire St. #4	\$180.00
Serene Hospice Care	20953 Devonshire St. #5	\$180.00
Provital Care Inc	20953 Devonshire St. #6	\$180.00
Good Life Palliative	20953 Devonshire St. #8	\$180.00
Pacific Coast Hospice Inc	20953 Devonshire St. #8B	\$180.00
Ohtani Inc	20957 Devonshire St.	\$360.00
To Cut Dye For And More	20961 Devonshire St.	\$240.00
Ene Enterprise Llc	20963 Devonshire St.	\$360.00
Lt Recovery Group	21000 Devonshire St. #100	\$180.00
Zip Reports	21000 Devonshire St. #102A	\$180.00
Inca Renegade Inc	21000 Devonshire St. #103A	\$180.00
Omar Jair Escorcia	21000 Devonshire St. #104	\$240.00

Augustus Sutherland Ea Tax & Acctg	21000 Devonshire St. #105	\$180.00
Arlene Dempsey Cpa Inc	21000 Devonshire St. #109	\$180.00
R Grace Rodriguez, Esq.	21000 Devonshire St. #111	\$180.00
Elite Signature Services	21000 Devonshire St. #112	\$180.00
Insurance Services?	21000 Devonshire St. #113	\$180.00
Seahawk Technologies Inc	21000 Devonshire St. #200	\$180.00
Golden Bears Realtors/Homeloans	21000 Devonshire St. #202	\$180.00
Lmt Services	21000 Devonshire St. #204	\$180.00
Ocon Tax Consulting, Inc.	21000 Devonshire St. #205	\$180.00
Bank Of America	21001 Devonshire St.	\$1,200.00
Laz Karp Associates Llc	21001 Devonshire St.	\$180.00
Ilbron Lazaryan / Odisho Enviye	21006 Devonshire St. #200	\$240.00
Heaven Tours Inc	21006 Devonshire St. #201	\$180.00
Kg Tattoo & Piercing Shop	21006 Devonshire St. #207	\$240.00
Access Home Care Services	21006 Devonshire St. #208	\$180.00
Bodywise Inc	21006 Devonshire St. #209	\$180.00
Linx Home Health Care	21006 Devonshire St. #210	\$180.00
	21008 Devonshire St.	\$240.00
Rapid Mobile Inc	21012 Devonshire St.	\$240.00
Ramala Enterprises Inc.	21016 Devonshire St.	\$360.00
Lucky Massage	21018 Devonshire St.	\$240.00
Alert Security Network Inc	21021 Devonshire St. #102	\$240.00
Law Offices Of Jeffrey Schoenherr	21021 Devonshire St. #103	\$180.00
Active Copy Support	21021 Devonshire St. #107	\$240.00
Golden Oaks Hospice Inc	21021 Devonshire St. #108	\$180.00
Taylor & Mehta	21021 Devonshire St. #201	\$180.00
Mcclane Lawcorporation	21021 Devonshire St. #202	\$180.00
A&C Books, Inc.	21021 Devonshire St. #203	\$180.00
Ideal Care Home Health Inc	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
Odyssey Home Health Care Inc	21031 Devonshire St.	\$180.00
Juan Arthur Vizcarra	21032 Devonshire St #101	\$360.00
Dennish Insurance Services Inc	21032 Devonshire St #106	\$180.00
Linda T Nguyen / George Lac	21032 Devonshire St. #102	\$240.00
Michael Bui	21032 Devonshire St. #103	\$360.00
Infinity Nails & Spa	21032 Devonshire St. #104	\$240.00
Keerati Jaruthunmakorn	21032 Devonshire St. #107	\$360.00
All Ways Gaming Inc	21032 Devonshire St. #109	\$360.00
Om Ved Ent Inc	21032 Devonshire St. #111	\$180.00
Mg Logistics	21032 Devonshire St. #202A	\$240.00
Medicus Home Health Agency	21032 Devonshire St. #202B	\$180.00
Advanced Tech Supply Inc	21032 Devonshire St. #203	\$180.00
Frejeanne R Scott	21032 Devonshire St. #204	\$180.00
Instant Home Health Care Inc	21032 Devonshire St. #206	\$180.00
Inter Eagle Protection Inc	21032 Devonshire St. #207	\$180.00
Westcoast Guard Service Inc	21032 Devonshire St. #207	\$180.00
Pulse Home Health Services Inc	21032 Devonshire St. #208	\$180.00
Carl Arrechea	21032 Devonshire St. #209	\$180.00
Hammonds/Trey Acct Corp	21032 Devonshire St. #210	\$180.00
Atlis Enterprises Inc	21032 Devonshire St. #211	\$180.00
Wisdom Home Health	21032 Devonshire St. #212	\$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
All Nations Church	21032 Devonshire St. #217	\$120.00
Best Care Nursing Hospice, Inc	21032 Devonshire St. #218	\$180.00
Grave Makers	21033 Devonshire St.	\$180.00
Veronica Zepeda	21035 Devonshire St.	\$240.00
Spero'S Heroes	21037 Devonshire St.	\$240.00
Dr Joseph Chun Dc	21039 Devonshire St.	\$180.00
Access Control Security	21049 Devonshire St #211	\$240.00
Comprehensive Podiatric Care Inc	21049 Devonshire St. #101	\$180.00
California Chiropractic, Inc.	21049 Devonshire St. #102	\$180.00
Blue Butterfly Hospice Inc	21049 Devonshire St. #103A	\$180.00
Karin Homehealth Care Inc	21049 Devonshire St. #105A	\$180.00
Transcounty Associates Inc	21049 Devonshire St. #105B	\$180.00
Freedom Church	21049 Devonshire St. #106	\$120.00
Oracle Security Consultants Inc	21049 Devonshire St. #201A	\$240.00
Beyond Life	21049 Devonshire St. #201B	\$180.00
24/7 Live It, Inc.	21049 Devonshire St. #202	\$180.00
Service Specialties	21049 Devonshire St. #203	\$180.00
Real Tandem Inc	21049 Devonshire St. #204	\$360.00
Paul M Abraham/ Doug Stoutenborough	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
Friends Of The Chatsworth Library	21052 Devonshire St.	\$180.00
Robert Tomaszewski	21053 Devonshire St. #101	\$180.00
Sepulveda Dental Lab	21053 Devonshire St. #102	\$180.00
Mike Waldrip	21053 Devonshire St. #103	\$180.00
Law Office Of Jeffrey A Asidi	21053 Devonshire St. #104	\$180.00
Estates Equity Enterprise Inc	21053 Devonshire St. #105	\$180.00
Esthetic Junkies	21053 Devonshire St. #106-A	\$240.00
House Escrow	21053 Devonshire St. #201	\$180.00
Mhp Financial Services, Cpa	21053 Devonshire St. #202	\$180.00
Wellpharma Rx Pharmacy Llc	21102 Devonshire St.	\$360.00
Home Health Care	21104-6 Devonshire St.	\$180.00
Be Well Rx	21108 Devonshire St. #21108	\$360.00
Li & S Inc	21110 Devonshire St.	\$720.00
Holy Springs Mission	21112 Devonshire St.	\$120.00
James Franklin Saenkurang	21113 Devonshire St.	\$240.00
Banner Way Custom Products	21114 Devonshire St.	\$360.00
Everest Pharmacy Inc	21115 Devonshire St.	\$240.00
Cq Auto Parts Inc	21116 Devonshire St.	\$360.00
Claudia Galindo Martinez	21117 Devonshire St.	\$240.00
Logistics	21119 Devonshire St.	\$180.00
Century Fast Foods Inc.	21120 Devonshire St.	\$720.00
Olga Wolf - State Farm	21120 Devonshire St. #208A	\$180.00
Social Workout Corporation	21141 Devonshire St.	\$180.00
M&R Preschool Inc	21203 Devonshire St.	\$240.00
Hindu Temple & Indian Cultural Center	21213 Devonshire St.	\$120.00
The Green Scene Inc	21220 Devonshire St. #102	\$240.00
Best Palliative Hospice Care	21220 Devonshire St. #201	\$180.00
J & V Real Estate	21220 Devonshire St. #202A	\$180.00
Kane & Torres Insurance	21220 Devonshire St. #202B	\$180.00
Jenkins Home Healthcare	21220 Devonshire St. #203	\$180.00
Professional Security Guard Inc	21220 Devonshire St. #204	\$180.00

Continental Mapping Service	21220 Devonshire St. #205	\$180.00
Smart Home Health Care Services Inc	21220 Devonshire St. #206	\$180.00
Guard Force Security	21220 Devonshire St. #207	\$240.00
Upshot Usa, Inc	21220 Devonshire St. #209	\$360.00
Marvin Kessler	21221 Devonshire St.	\$240.00
Ptr Management Inc	21230 Devonshire St.	\$360.00
New Supportive Housing	21300 Devonshire St.	\$720.00
O'Reilly Auto Enterprises Llc	21309 Devonshire St.	\$360.00
Go Car Motors Chatsworth/Livescan Shield Auto Sale	21323 Devonshire St.	\$240.00
Art Auto Lines Inc	21323 Devonshire St. #C	\$240.00
U-Haul Co Of Van Nuys Inc	21326 Devonshire St.	\$360.00
Vista Motors	21333 Devonshire St.	\$240.00
Holiday Inn Express	21340 Devonshire St.	\$1,200.00
Canto Vi	21356 Devonshire St.	\$360.00
M & M Cox Enterprises Inc	21360 Devonshire St.	\$240.00
California Credit Repair	21405 Devonshire St. #201	\$180.00
Gps Autoline/Security Services	21405 Devonshire St. #202	\$180.00
Kristin McBride	21405 Devonshire St. #203	\$240.00
Lakeview Home Health Care	21405 Devonshire St. #206	\$180.00
Sood Tax Services Inc	21405 Devonshire St. #209	\$180.00
Alexander Michael Choucri	21405 Devonshire St. #210	\$240.00
Daily Support Hospice	21405 Devonshire St. #211	\$180.00
Car Kraze Llc	21405 Devonshire St. #215	\$240.00
Saint Amaras Home Health Care, Inc.	21405 Devonshire St. #215B & 216	\$180.00
Paula Getty-Shearer	21405 Devonshire St. #217	\$180.00
Elite Comfort Home Health Care	21405 Devonshire St. #221	\$180.00
Calm Care Hospice	21405 Devonshire St. #223	\$180.00
Samvel Babudzhyan / Martin Hernandez	21405 Devonshire St. #224	\$240.00
Skin Glow	21405 Devonshire St. #227	\$180.00
Viva La Fiesta Inc	21407 Devonshire St.	\$360.00
Purcell / Noppe / Assoc Inc	21408 Devonshire St.	\$360.00
Hoa Thi Le-Spadoni	21411 Devonshire St.	\$240.00
Hamlet Vanesyan	21413 Devonshire St.	\$240.00
Angel Rivera	21415 Devonshire St.	\$240.00
Deuk Inc	21417 Devonshire St.	\$240.00
Vca Animal Hospitals Inc	21418 Devonshire St.	\$180.00
Keith Long	21419 Devonshire St.	\$240.00
R A Macasaet Dental Group	21423 Devonshire St.	\$180.00
Painting With A Twist	21425 Devonshire St.	\$240.00
Coinstar Asset Holdings Llc	21431 Devonshire St.	\$180.00
Keyme Llc	21431 Devonshire St.	\$240.00
Ralphs Market	21431 Devonshire St.	\$1,200.00
Redbox Automated Retail Llc	21431 Devonshire St.	\$180.00
Dollar Tree Stores Inc	21505 Devonshire St.	\$1,200.00
Nishi Inc	21515 Devonshire St.	\$360.00
Merc Fitness Llc	21525 Devonshire St.	\$360.00
Edward D / Claire M Barker	21532 Devonshire St.	\$360.00
Firebirds Chicken Llc	21534 Devonshire St. #A	\$360.00
Cesar Miramontes	21534 Devonshire St. #B	\$360.00
Dr Leo Rudoy Dds Dental Corp	21534 Devonshire St. #C	\$180.00
Danielle Ramirez	21534 Devonshire St. #D	\$240.00
Gong Yu Song /Ping Wu	21534 Devonshire St. #E	\$240.00
The Dance School La Llc	21534 Devonshire St. #G	\$180.00
Ciggy'S For Less	21534 Devonshire St. #H	\$360.00
Tobacco & More #10	21534 Devonshire St. #H	\$360.00

Cell Plus	21534 Devonshire St. #I	\$360.00
Awkward Coffee	21534 Devonshire St. #J	\$360.00
Chatsworth Storage Llc	21536 Devonshire St.	\$360.00
A&Y Construction Inc	21601 Devonshire #112	\$180.00
A&Y Construction Inc	21601 Devonshire #112	\$180.00
Set Builders	21601 Devonshire #112	\$180.00
Armstrong Guard Services	21601 Devonshire St. #105	\$180.00
Textchest	21601 Devonshire St. #106	\$180.00
Paradise Hospice Care	21601 Devonshire St. #108	\$180.00
A Tom Hull Co	21601 Devonshire St. #128	\$180.00
Julia Cantu Chimarusti	21601 Devonshire St. #200	\$180.00
California Green Tree Care	21601 Devonshire St. #201	\$180.00
Tender Touch Home Care Inc	21601 Devonshire St. #206	\$180.00
Chatsworth Insurance Services	21601 Devonshire St. #207	\$180.00
Chatsworth Cpa	21601 Devonshire St. #217	\$180.00
Jerrel W Dunsworth	21601 Devonshire St. #218	\$180.00
Bdm Loan Services Inc	21601 Devonshire St. #219	\$180.00
Alphamed Home Health	21601 Devonshire St. #300	\$180.00
R Curtis Dalton/Craig Mathias	21601 Devonshire St. #309	\$180.00
Sunbull Solar	21601 Devonshire St. #310	\$180.00
Ita Llc	21601 Devonshire St. #312	\$180.00
Dana Brenner Cpa / Jennifer Brenner Cpa	21601 Devonshire St. #320	\$180.00
Ultimate Home Health	21601 Devonshire St. #328	\$180.00
Chatsworth Liquor	21615 Devonshire St.	\$360.00
664 Tacos Estilo Tijuana	21617 Devonshire St.	\$360.00
Medical Marijuana Collective	21619 Devonshire St.	\$720.00
Strain Balboa Caregivers Inc	21627 Devonshire St. #B	\$360.00
Chatsworth Auto Repair Inc	21630 Devonshire St.	\$240.00
Insurance Specialist	21634 Devonshire St.	\$180.00
Cowboy Palace Saloon	21635 Devonshire St.	\$360.00
Kirk P Shanoian	21638 Devonshire St.	\$240.00
Smoke City Of Chatsworth Llc	21700 Devonshire St.	\$360.00
Thuthao T Lam	21701 Devonshire St. #A	\$360.00
Elizabeth Jones	21701 Devonshire St. #E	\$240.00
Gemcore Veterinary Services Inc	21701 Devonshire St. #F	\$240.00
Denise Schaum	21701 Devonshire St. #G	\$240.00
Cash Cloud Inc	21704 Devonshire St.	\$180.00
Kenneth A Villacorta	21704 Devonshire St.	\$240.00
Quilting For The Community	21706 Devonshire St.	\$120.00
Roobena'S Salon	21712 Devonshire St.	\$240.00
Robert Mcpride	21714 Devonshire St.	\$360.00
George/Amir Sukkar	21717 Devonshire St.	\$360.00
Barthel Motoren Werke Inc	21718 Devonshire St.	\$240.00
Juan Ayala	21721 Devonshire St.	\$240.00
Eun Seo	21723 Devonshire St.	\$240.00
Game N Grounds	21725-27 Devonshire St.	\$360.00
Silver King	21728 Devonshire St.	\$360.00
Advantage Plus	21740 Devonshire St.	\$180.00
Helle Leap	21740 Devonshire St.	\$180.00
Los Toros Restaurant Inc	21743 Devonshire St.	\$720.00
Everyone Can Sing	21744 Devonshire St.	\$180.00
Craftiness	21746-21750 Devonshire St.	\$360.00
Laura Lichter	21754 Devonshire St.	\$240.00
L J Tees And Accessories	21756 Devonshire St.	\$360.00
Cross Medical Center	21757 Devonshire St. #1	\$180.00

E.S.J.G Construction Inc.	21757 Devonshire St. #10	\$180.00
Iscan Medical Imaging Inc	21757 Devonshire St. #10A	\$180.00
Wendy E Fleischmann Cfp	21757 Devonshire St. #11	\$180.00
Allied Hospice Care	21757 Devonshire St. #12	\$180.00
Indelife Services Llc	21757 Devonshire St. #14A	\$180.00
Edgar Salazar	21757 Devonshire St. #16	\$180.00
Karen Cardenas	21757 Devonshire St. #1A	\$180.00
Larry H. Clough	21757 Devonshire St. #2	\$180.00
Leaders In Training Authority	21757 Devonshire St. #3	\$180.00
Frontline Home Health	21757 Devonshire St. #6	\$180.00
Arev Home Health	21757 Devonshire St. #7	\$180.00
Universal Structural Building Corp	21757 Devonshire St. #8	\$240.00
My Creative Outlet	21758 Devonshire St.	\$240.00
Vikram Mishra D.D.S., Dc	21800 Devonshire St. #A	\$180.00
Aesthetic Touch Medical	21800 Devonshire St. #B	\$240.00
Big Brand Tire & Service	21803 Devonshire St.	\$360.00
Mitch'S Original Chatsworth Cleaners Llc	21814 Devonshire St.	\$240.00
Qiao Fang Miao/ Zou Hai	21816 Devonshire St.	\$240.00
Andre Emmanuel Alonzo	21820 Devonshire St.	\$240.00
Union Bank Of California	21821 Devonshire St.	\$1,200.00
E&M Pro Services Inc	21824 Devonshire St.	\$240.00
Second Wind Sports Inc	21901 Devonshire St.	\$320.00
Alejandra Taveras Dds Pc	21902 Devonshire St.	\$180.00
Lp Guru Inc.	21903 Devonshire St.	\$240.00
Ingrid Stacy Castro	21905 Devonshire St.	\$240.00
Rodney Canter	21909 Devonshire St.	\$180.00
Gurmani Veterinary Ollc	21913 Devonshire St.	\$180.00
Martin Chavez	21915 Devonshire St.	\$360.00
Nail Blvd 13	21919 Devonshire St.	\$240.00
Kayla Miguel	21921 Devonshire St.	\$360.00
Apro Llc	21924 Devonshire St.	\$360.00
Bn Corporation	21925 Devonshire St.	\$720.00
Keyme	21925 Devonshire St.	\$240.00
		\$110,300.00