

# Studio City

Property-Based Business Improvement District  
City of Los Angeles, California

## FINAL Management District Plan



November 2023

Prepared by:  
Kristin Lowell, Inc.

*Prepared pursuant to the State of California  
Property and Business Assessment District Law of 1994  
And Article XIID of the California Constitution.*

**STUDIO CITY**  
**Property-Based Business Improvement District**  
**Management District Plan**

**Table of Contents**

<u>Section Number</u>	<u>Page Number</u>
1. Executive Summary .....	1
2. SCBID Boundary.....	4
3. SCBID Activity and Improvement Plan .....	8
4. SCBID Assessment Budget .....	11
5. Assessment Methodology .....	13
6. SCBID Governance.....	18
7. Assessment Roll.....	19

**ATTACHMENTS**

- A. Engineer's Report

## SECTION 1: EXECUTIVE SUMMARY

The Studio City Property-Based Business Improvement District (“SCBID”) was first established in 2000 and was renewed every five (5) years. It is now being renewed for an additional 7-year term pursuant to Section 36600 et seq. of the California Streets and Highways Code, the “Property and Business Improvement District Law as amended” hereinafter referred to as “State Law”, and the State Constitution Article XIID. Upon receipt of petitions signed by property owners representing greater than 50% of the assessable SCBID budget, the City of Los Angeles will initiate an assessment ballot procedure to officially renew the SCBID.

Governed by an Owners’ Association, commonly referred to as the Board of Directors, the SCBID’s work program will deliver enhanced services to improve and convey special benefits to properties located within the SCBID boundary, above and beyond those provided by the City of Los Angeles. The SCBID will continue to provide and expand upon the existing improvements and activities, specifically, clean, safe, and beautiful, as well as SCBID management services. Each of these activities is designed to meet the goals of the SCBID: to improve the appearance and safety of the area, to increase building occupancy and lease rates and to encourage new business development.

<p><b>Location</b></p>	<p>The SCBID 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. (See Section 3 for boundary description and map)</p>
<p><b>Benefit Zones</b></p>	<p>Both the State Law and the State Constitution Article XIID require that parcel assessments be levied in accordance with the special benefit each assessed parcel receives from the SCBID improvements and activities. To account for the varying needs of each assessed parcel, the SCBID is created with three benefit zones. Every assessed parcel within each benefit zone pays an assessment that represents 100% of the special benefits received. (See Section 3 for Benefit Zone discussion)</p>
<p><b>Services &amp; Activities</b></p>	<p>The SCBID will finance services that will enhance the environment for property owners, businesses, residents, employees, and visitors including:</p> <p><b><u>Clean, Safe, and Beautiful:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Safe Team</u> that supports law enforcement, property owners and businesses in overall crime prevention efforts while providing concierge service to customers, residents, and employees.</li> <li>• <u>Day Porter services</u> that will sweep and pressure wash sidewalks and gutters, empty trash cans, remove litter, trash, and graffiti throughout the District.</li> <li>• <u>Landscaping and Tree Maintenance</u> such as landscaping medians and gardens, tree trimming throughout the district, maintaining pedestrian walkways.</li> <li>• <u>Beautification</u> such as streetscape furniture, bike racks, tree lighting, information kiosks, holiday décor, art, and signage.</li> </ul>

	<p><b><u>SCBID Management and Reserves:</u></b> The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District’s services which are delivered seven days a week. In addition, a 3% reserve account is included for unexpected expenses and/or revenue shortfall.</p>																								
<p><b>Method of Financing</b></p>	<p>Levy of assessments upon real property that receive special benefits from the SCBID improvements and activities.</p>																								
<p><b>Budget</b></p>	<p>Total SCBID assessment budget for its first year of operations is <b>\$618,924.13</b>, as follows:</p> <table border="1" data-bbox="557 636 1349 982"> <thead> <tr> <th>EXPENDITURES</th> <th>TOTAL BUDGET</th> <th>% of Budget</th> </tr> </thead> <tbody> <tr> <td>Clean, Safe and Beautiful</td> <td>\$439,142.15</td> <td>70.95%</td> </tr> <tr> <td>Management and Reserves</td> <td>\$179,781.98</td> <td>29.05%</td> </tr> <tr> <td><b>Total Expenditures</b></td> <td><b>\$618,924.13</b></td> <td><b>100.00%</b></td> </tr> <tr> <th>REVENUES</th> <td></td> <td></td> </tr> <tr> <td>Assessment Revenues</td> <td>\$603,451.03</td> <td>97.50%</td> </tr> <tr> <td>Other Revenues (1)</td> <td>\$15,473.10</td> <td>2.50%</td> </tr> <tr> <td><b>Total Revenues</b></td> <td><b>\$618,924.13</b></td> <td><b>100.00%</b></td> </tr> </tbody> </table> <p>(1) An allowance is made for general benefits that the SCBID may provide. Any SCBID services that are found to provide general benefit cannot be paid for with assessment revenue. A certified engineer has estimated that the general benefit from the SCBID services accounts for \$15,473.10 of the estimated budget, resulting in a total assessable budget of \$603,451.03.</p>	EXPENDITURES	TOTAL BUDGET	% of Budget	Clean, Safe and Beautiful	\$439,142.15	70.95%	Management and Reserves	\$179,781.98	29.05%	<b>Total Expenditures</b>	<b>\$618,924.13</b>	<b>100.00%</b>	REVENUES			Assessment Revenues	\$603,451.03	97.50%	Other Revenues (1)	\$15,473.10	2.50%	<b>Total Revenues</b>	<b>\$618,924.13</b>	<b>100.00%</b>
EXPENDITURES	TOTAL BUDGET	% of Budget																							
Clean, Safe and Beautiful	\$439,142.15	70.95%																							
Management and Reserves	\$179,781.98	29.05%																							
<b>Total Expenditures</b>	<b>\$618,924.13</b>	<b>100.00%</b>																							
REVENUES																									
Assessment Revenues	\$603,451.03	97.50%																							
Other Revenues (1)	\$15,473.10	2.50%																							
<b>Total Revenues</b>	<b>\$618,924.13</b>	<b>100.00%</b>																							
<p><b>Budget Surplus</b></p>	<p>Any annual budget surplus (maximum of 10%), including those created through cost saving measures, unexpected reductions in expenses or unanticipated increases to income, will be rolled into the following year’s budget, including surpluses from the prior SCBID budget. The budget will be adjusted accordingly consistent with the Management District Plan to adjust for surpluses that are carried forward to ensure that the SCBID 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 report each year.</p>																								

<b>Assessments</b>	<p>Annual assessments are calculated based upon each parcel's special benefit received from the identified SCBID improvements and activities and their relative cost. The assessment factors are based on the building square footage or lot square footage, whichever is greater, plus the linear frontage. The first year's assessment rates per building OR lot square foot, plus per linear street frontage are:</p> <table border="1" data-bbox="566 445 1338 588"> <thead> <tr> <th>Benefit Zone</th> <th>Lot OR Bldg</th> <th>Linear</th> </tr> </thead> <tbody> <tr> <td>Zone 1</td> <td>\$0.0648</td> <td>\$17.3079</td> </tr> <tr> <td>Zone 2</td> <td>\$0.0434</td> <td>\$19.3532</td> </tr> <tr> <td>Zone 3</td> <td>\$0.0135</td> <td>\$34.2399</td> </tr> </tbody> </table>	Benefit Zone	Lot OR Bldg	Linear	Zone 1	\$0.0648	\$17.3079	Zone 2	\$0.0434	\$19.3532	Zone 3	\$0.0135	\$34.2399
Benefit Zone	Lot OR Bldg	Linear											
Zone 1	\$0.0648	\$17.3079											
Zone 2	\$0.0434	\$19.3532											
Zone 3	\$0.0135	\$34.2399											
<b>Increases</b>	<p>During the 7-year term annual assessments may increase up to 7% to take into consideration the potential increase in program costs. Assessment budgets may also increase based on development in the SCBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the SCBID Owners' Association. The SCBID Owners' Association will develop annual budgets and service programs each year.</p>												
<b>City Services</b>	<p>The City of Los Angeles has established and documented the base level of pre-existing City services. The SCBID will not replace any pre-existing general City services.</p>												
<b>Collection</b>	<p>SCBID assessments appear as a separate line item on the annual Los Angeles County property tax bills.</p>												
<b>SCBID Governance</b>	<p>The SCBID will be managed by a nonprofit organization that will act as the SCBID Owners' Association. The SCBID Owners' Association will be governed by a board of directors comprised of a majority of SCBID property owners. The Board will determine SCBID annual services and budgets.</p>												
<b>SCBID Formation</b>	<p>The State Law for district formation requires the submission of petitions signed by property owners in the proposed SCBID who will pay more than 50% of the total assessments (i.e., petitions must represent <b>more than 50% of the \$603,451.03</b> to be assessed). Petitions are submitted to the City of Los Angeles, and they will mail ballots to all assessed property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the SCBID in order for the City Council to consider approval.</p>												
<b>Duration</b>	<p>The SCBID will have a 7-year life beginning January 1, 2025. Any subsequent renewal of the SCBID will require a new Management District Plan, petition, and ballot process.</p>												

## SECTION 2: SCBID BOUNDARY

### *SCBID Boundary*

---

The SCBID 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.

The District's boundary includes all parcels that front Ventura Boulevard starting from APN 2375-021-020 on the northeast corner of Coldwater Canyon Avenue heading east until Laurelgrove Avenue at which point it includes all parcels south of the Los Angeles River following east to Laurel Canyon Boulevard to APN 2368-002-018 at the southeast corner of Laurel Canyon Boulevard and Valley Heart Drive; thence southeast all parcels fronting on the north side of Ventura Place until Radford Avenue; thence north on Radford Avenue to include APNs 2368-002-001, 2368-002-033, and 2368-003-001 on the west of Radford Avenue at which point the boundary crosses east on Radford Avenue to include the Radford Studios, APN 2368-005-011, to Colfax Avenue and thence westerly along the southern boundary of said APN to the east side of parcel APN 2368-006-024, thence south across Ventura Boulevard to the east side of APN 2369-027-031; thence the boundary continues west to include all parcels that front the south side of Ventura Boulevard to APN 2384-008-027 on the southeast corner of Coldwater Canyon, including all commercial parcels just south of Ventura Boulevard that front Laurel Canyon Boulevard (APNs 2369-015-006, 013, 017, 018, 003) and parcels APN 2369-014-009 and 010 between Vantage Avenue and Laurel Canyon Boulevard.

### *SCBID Boundary Rationale*

---

The SCBID boundary includes the core commercial parcels in Studio City that extends on Ventura Boulevard from Coldwater Canyon Avenue to the Radford Studio, as well as the commercial parcels on Ventura Place. The SCBID includes parcels with a variety of uses; commercial, mixed-use, office, retail, parking, and a motion picture studio. Services and improvements provided by the District are designed to provide special benefits to each parcel in the district in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services that provide a special benefit to commercial, retail, office, live-work, parking, residential, television and motion picture studio, and publicly-owned parcels within the District. All of the services provided, such as the security work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each individually assessed property within the District. These services provide particular and distinct benefits to each of the individually assessed parcels within the District.

**Northern Boundary:** The northern boundary of the SCBID generally includes commercial parcels one parcel deep fronting Ventura Boulevard from Coldwater Canyon Avenue to Laurel Grove Avenue. Parcels to the north are not included in the District boundaries because they are either not commercial or mixed use with residential components and are not part of the Studio City commercial core of the concentrated economic activity. Along Ventura Boulevard between Coldwater Canyon Avenue and Laurel Canyon Boulevard, the SCBID parcels are bordered primarily on the north by the Los Angeles River Greenway Park and a natural barrier, the Los

Angeles River with the exception of parcels on the north side of Valleyheart Drive that are primarily residential parcels that are not part of the commercial core. These parcels do not share the SCBID commercial focus and would not specially benefit from SCBID programs, services and improvements and are, thus not included in the District.

From Laurel Canyon to the Radford Studio the northern boundary includes commercial parcels fronting Ventura Place and Ventura Boulevard including the Radford Studio. These parcels will benefit from SCBID services that will enhance and be provided along those streets and sidewalks. Parcels north of Ventura Place between Valleyheart Drive and Radford Avenue are residential uses and residentially zoned and would not benefit from SCBID programs, services and improvements and are not included in the SCBID.

**Western Boundary:** The SCBID's western boundary is the east side of Coldwater Canyon Avenue which is a major thoroughfare with minimal pedestrian traffic crossing into or out of the District, it serves as a physical and perceivable boundary that separates the assessed parcels from those commercial parcels west of Coldwater Canyon Avenue that are not included in the SCBID.

**Southern Boundary:** The southern boundary begins with the parcel at the southeast corner of Ventura Boulevard and Carpenter Avenue, APN 2369-027-031, and extends westerly with one parcel deep all parcels with frontage on the south side of Ventura Boulevard to Coldwater Canyon Avenue. The southern boundary also includes all parcels comprising one large contiguous shopping area occupied by a single shopping center spanning several parcels along Ventura Boulevard between Vantage Avenue and Laurel Canyon Boulevard. The southern boundary is primarily one parcel deep because parcels south of the boundary are used solely as residential properties. Between Whitsett Avenue and Vantage Avenue, there is also the additional barrier of the alley that separates the SCBID from the residential neighborhood.

**Eastern Boundary:** The eastern boundary parcels include the corner parcels on the east side of the Ventura Boulevard and Carpenter Avenue intersection. Parcel east of the contain a different business mix with different marketing needs than businesses on assessed parcels within the SCBID. The eastern boundary also includes the eastern property line of the Radford Studio as it is one large parcel. This boundary was chosen to include all the parcels that share the cohesive commercial center of Studio City and market demographic of the SCBID.

## ***Benefit Zones***

There are three benefit zones within the SCBID; Zone 1 includes every parcel that has frontage on Ventura Boulevard from Carpenter Avenue to Whitsett Avenue as well as parcels along Ventura Place, Zone 2 includes every parcel along Ventura Boulevard west of Whitsett Avenue to the east side of Coldwater Canyon Avenue, Zone 3 is only 1 parcel that includes the Radford Studio. See the map on page 7 for benefit zone designations.

### **Zone 1**

Zone 1 includes 187 parcels fronting Ventura Boulevard, Laurel Canyon Boulevard, and Ventura Place, with the highest concentration of pedestrian and vehicular traffic. There is a higher need for programs, services, and improvements in Zone 1 of the District because of the high volume of commercial activity, pedestrian traffic, and vehicular traffic, which require higher levels of the SCBID services such as, the Day Porter, Safe Team and Landscaping Ventura Boulevard and Laurel Canyon Boulevard and portions of Ventura Place are wide streets with center medians,

which require landscaping services and improvements. Zone 1 parcels will pay 100% of the special benefits it receives from the SCBID services.

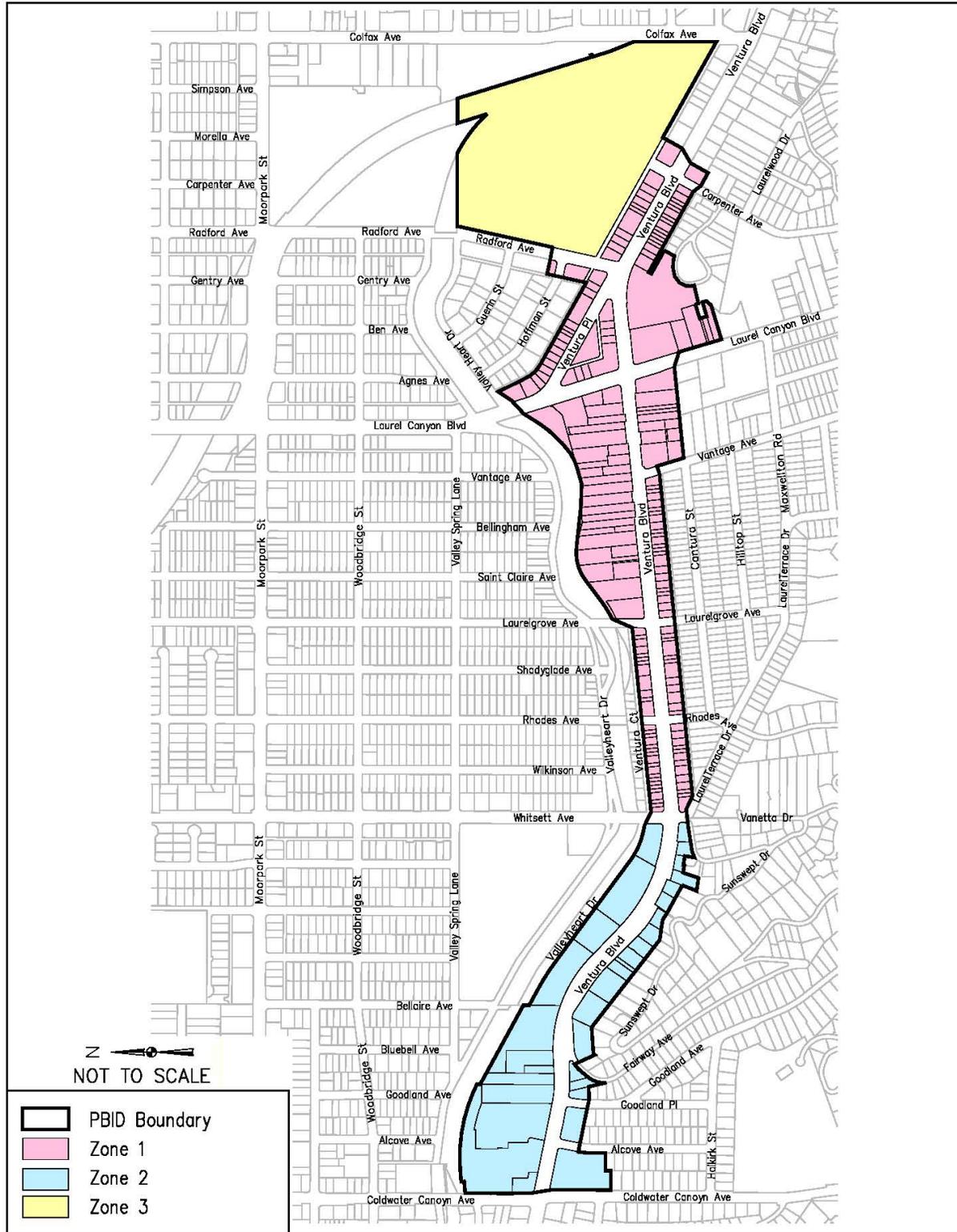
### **Zone 2**

All other parcels in the SCBID (32 parcels) except for the Radford Studio are within Zone 2. Zone 2 is every parcel west of Whitsett Avenue to Coldwater Canyon Avenue. The parcels west of Whitsett Avenue are much larger than the commercial core parcels in Zone 1 and have much lower pedestrian traffic navigating from one business to another. Therefore, Zone 2 parcels have less need for services than Zone 1 parcels because there is much less pedestrian foot traffic. Zone 2 parcels will pay 100% of the special benefits it receives from the SCBID services.

### **Zone 3**

The Radford Studio's parcel, APN 2368-005-011, is a unique parcel compared to all other parcels in the SCBID as it is completely fenced in with a security gate. The level of SCBID services this parcel will receive are like those parcels in Zone 1 however, because of its unique nature, the deployment schedule of SCBID services will vary depending on the day and activity coming from the Studio. Due to its unique nature and use and the fact that they provide their own heavily patrolled and maintenance teams to their fenced and gated parcel, the Radford Studios does not require or benefit from the SCBID services to the same degree as all other assessed parcels. The Radford Studios will have an assessment rate proportional to special benefits received. The Radford Studios parcel will pay 100% of the special benefits it receives from the SCBID services.

### Studio City PBID Boundary Map November 2023



## SECTION 3: SCBID ACTIVITY AND IMPROVEMENT PLAN

### Background

Through a participatory process that included meetings with property owners, the Studio City BID renewal committee collectively determined the SCBID priorities for improvements and activities that include safety, cleaning, beautification, and management. The specially benefitted parcels within the boundaries of the SCBID are a unique mix of retail, office, parking and residential. The SCBID improvements and activities are designed to provide special benefits to each of the individual assessed parcels: to improve the appearance and safety of the area, to increase building occupancy and lease rates, to encourage new business development. All the SCBID improvements and activities are over and above the City's baseline of services and are not provided by the City, and each of the services provide particular and distinct benefits to each of the individual assessed parcels within the SCBID. In order to ensure that parcels outside of the SCBID will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be delivered to individual assessed parcels within the boundaries of the SCBID and will not extend beyond.

Based upon these findings, the following narrative provides recommendations for the SCBID's first year of operation. SCBID activities may be amended in subsequent years within the following general categories. Final activities and budgets will be subject to the review and approval of the SCBID Owners' Association prior to City Council approval.

### Clean, Safe and Beautiful

To respond to stakeholder priorities and guiding principles to make Studio City more welcoming, clean and beautiful, the SCBID will continue to fund and expand upon the existing safety, cleaning and beautification efforts. The SCBID activities are intended to improve commerce and quality of life by making each individually assessed parcel safer, cleaner, and more attractive, which will encourage investment dollars and generate additional pedestrian traffic. The following is a multi-dimensional approach for providing a safer, cleaner, and more aesthetically appealing district.



#### Clean Team

To consistently deal with cleaning issues, the Day Porter will increase the current 5-days/week services to 7-days/week. The Day Porter will only provide services to individual assessed parcels within SCBID boundaries. These cleaning services are not to replace existing City cleaning services, but to complement and enhance what is currently provided. Therefore, no assessment funding will be used to provide baseline City services. In order to effectively deal with the cleaning issues in the SCBID, a multi-faceted approach may consist of the following elements.

- Power washing of sidewalks
- Sweeping sidewalks and gutters
- Cleaning up litter
- Removing illegal signs/posters/stickers
- Removing graffiti
- Emptying trash cans
- Removing illegal dumping and/or untidy conditions

### **Safety Team:**

The Safety Team will continue to provide daily safety services for the individual parcels located within the SCBID in the form of riding a patroller, the first BID in Los Angeles to use one. If necessary, the Board may chose to change from a patroller to a car or bike or any other means to provide the safety services. The patroller allows the Safety Team to patrol the district quickly and respond to any reported issues. The purpose of the Safety Team is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, and parking lots. The presence of the Safety Team is intended to deter such illegal activities as vandalism, graffiti, narcotic use or sales, public urination, trespassing, drinking in public, illegal panhandling, and illegal dumping. The safety activities will supplement, not replace, other ongoing City police, security, and patrol efforts within the SCBID.



In addition, the Safety Team may engage people who are participating in aggressive panhandling to suggest and coordinate support services and will document each incident and activity to track the frequency of illegal and threatening behaviors to mobilize enforcement efforts of those people resisting services.

The Safety Team continually circulate through the district to identify the population that is engaged in illegal or threatening behaviors, engage homeless people to build relationships and encourage assistance from social service providers to coordinate service delivery, triage the needs of homeless people to encourage appropriate services from provider agencies, and will document all interactions so that these individuals can be prioritized based on need.



### **Landscaping and Beautification**

In addition to the general cleaning and public safety services, landscaping and beautifying the corridors will be provided for all the medians and landscaped gardens throughout the SCBID. The landscape maintenance services may include, but not necessarily be limited to:

- Tree pruning on medians and sidewalks
- Median and garden landscaping on Ventura Boulevard and Ventura Place
- Irrigation repairs and maintenance

In addition, the SCBID may also provide highly visible improvements that will add to the attractiveness of public spaces, such as cosmetic improvements to the landscape and streetscape on the public rights-of-way throughout the SCBID. While Studio City has been well maintained, the beautification needs continued refreshing and updating. These improvements may include but not necessarily be limited to:

- Street furniture, such as benches, trash receptacles and kiosks
- Signage to help visitors navigate through the SCBID
- Gateway signage
- Public art
- Tree lighting
- Seasonal holiday decorations and banners

### **Management and Reserve**

Like any business, the SCBID will require a professional staff to properly manage programs, communicate with stakeholders and provide leadership. The SCBID supports a professional staff that delivers the SCBID activities to the assessed parcels within the SCBID boundary.

Management services may include compensation for an Executive Director, an administrative assistant or any other staff member, or subcontractor the Owner's Association deems necessary to manage the SCBID programs. The management team is responsible for providing the day-to-day operations. SCBID funds may be used to leverage additional monies from sponsorships, contracts, grants and earned income. Additional administrative costs may include accounting and annual financial reviews, insurance, legal, program support costs including supplies, equipment and rent, assessment collection fee, and other administration costs associated with the overhead and administrative support of programs. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to a cleaner and safer district and enhanced commerce.

In addition, a 3% contingency is included as part of this budget item to account for unexpected expenses and/or revenue shortfall. Contingencies not used each year will be applied to programs in that current year. Renewal of the District may be funded from this line item.

## SECTION 4: SCBID ASSESSMENT BUDGET

### 2025 SCBID Assessment Budget

The following table outlines the SCBID maximum budget for 2025.

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 Adjustments

During the 7-year term annual assessments may increase up to 7% to take into consideration the potential increase in program costs. Assessment budgets may also increase based on development in the SCBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the SCBID Owners' Association. The SCBID Owners' Association will develop annual budgets and service programs each year.

The table below illustrates the estimated maximum budget for each year of the SCBID based on the expected percentage increase (rounded to 2 decimal places) as discussed above.

Year	Clean, Safe & Beautiful	Management & Reserves	TOTAL
2025	\$439,142.15	\$179,781.98	\$618,924.13
2026	\$469,882.10	\$192,366.72	\$662,248.82
2027	\$502,773.84	\$205,832.39	\$708,606.24
2028	\$537,968.01	\$220,240.66	\$758,208.67
2029	\$575,625.77	\$235,657.51	\$811,283.28
2030	\$615,919.58	\$252,153.53	\$868,073.11
2031	\$659,033.95	\$269,804.28	\$928,838.23

Any accrued interest or delinquent payments will be expended in the above categories.

The cost of SCBID improvements and activities may vary in any given year depending on market conditions and the cost of providing those services. Expenditures for each of the line items may be adjusted up or down 10% between them to continue the same level of service. The Owners' Association Board of Directors shall make such a determination. In addition, any annual budget surplus, including those created through cost saving measures, unexpected reductions in expenses or unanticipated increases in 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 adjusted accordingly consistent with the Management District Plan to adjust for surpluses that are carried forward to ensure that the SCBID is spending these funds in a timely manner and is complying with applicable State laws and City policies. Any change in line-item expenditures and/or budget surplus will be approved by the Owners' Association Board of Directors and submitted in the annual report, pursuant to Section 36650 of the State Law.

**SCBID Renewal**

SCBID funds, which may consist of rollover funds, may be used for renewing the district.

**Bond Issuance**

No bonds will be issued to finance improvements.

## SECTION 5: ASSESSMENT METHODOLOGY

### *General*

This Management District Plan provides for the levy of assessments for the purpose of providing improvements and activities that specially benefit real property in the SCBID. These assessments are not taxes for the general benefit of the City but are assessments that convey special benefits to each individual assessed parcel for which the improvements and activities are provided.

### *Assessment Factors*

Each parcel's proportional special benefit from the SCBID 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 SCBID activities. The greater of the two acknowledges the parcel characteristic that has the greatest impact and demand for the SCBID activities. A parcel's linear street frontage is relevant to the street level usage of a parcel and the demand for SCBID 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 SCBID activities. Corner lots will be assessed for each side of the parcels' street frontage. Since the SCBID 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 SCBID 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

## Assessment Methodology

The proportionate special benefit each assessed parcel receives shall be determined in relationship to the entirety of the capital cost of the SCBID improvements and activities. Due to the proportionate special benefits received by these individual parcels from the SCBID services, these parcels will be assessed at a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable, and these benefits must be separated from any general benefits. 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 SCBID 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. The attached Engineer’s Report has calculated that 2.5% of the SCBID activities may be general in nature and will be funded from sources other than special assessments, see Section E of the Engineer’s Report for discussion of special and general benefits.

## 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

Specifically, the assessment rates for each benefit zone are calculated as follows:

**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:

Building square footage (5,000) x the Zone 1 assessment rate (\$0.0650) = \$325.00

Linear street frontage (50) x the Zone 1 assessment rate (\$17.3079) = \$865.40

Initial Annual Parcel Assessment = \$1,190.40

**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-

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

Linear Frontage Assessment Rate-

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:

Building square footage (5,000) x the Zone 2 assessment rate (\$0.0434) = \$217.00

Linear street frontage (50) x the Zone 2 assessment rate (\$19.3532) = \$967.66

Initial Annual Parcel Assessment = \$1,184.66

**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-

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

Linear Frontage Assessment Rate-

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.

Building square footage (1,288,069) x the Zone 3 assessment rate (\$0.0135) = \$17,367.55

Linear street frontage (942) x the Zone 3 assessment rate (\$34.2399) = \$32,254.03

Initial Annual Parcel Assessment = \$49,621.58

## **Public Parcel 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>

### ***Annual Assessment Adjustments***

During the 7-year term annual assessments may increase up to 7% to take into consideration the potential increase in program costs. Assessment budgets may also increase based on development in the SCBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the SCBID Owners' Association. The SCBID Owners' Association will develop annual budgets and service programs each year.

The table below illustrates the estimated maximum assessments (rounded to four decimal places) for each year of the SCBID based on the estimated percentage increase as discussed above.

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

### ***SCBID Guidelines***

#### **Time and Manner for Collecting Assessments**

As provided by State Law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office may direct bill the first year's assessment for all property owners and may direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the BID term. The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation or for changes to assessments that occur during an assessment year and are prorated for a part of the year, and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

### **Disestablishment**

State law provides for the disestablishment of a SCBID pursuant to an annual process. The 30-day period begins each year on the anniversary day that the City Council first establishes the SCBID. Within this annual 30-day period, if the owners of real property who pay more than 40% of the assessments levied submit a written petition for disestablishment, the SCBID may be dissolved by the City Council. The City Council must hold a public hearing on the proposed disestablishment before voting on whether to disestablish the SCBID.

### **Duration**

The SCBID will have a 7-year term commencing January 1, 2025, through December 31, 2031. Any major modifications or new or increased assessments during the term of the SCBID that are not consistent with the provisions of original Management District Plan will require a new mail ballot process.

### **Future Development**

As a result of continued development, the SCBID may experience the addition or subtraction of assessable footage for parcels included and assessed within the SCBID boundaries. The modification for parcel improvements within the SCBID, which changes upwards or downwards the amount of total assessable footage 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. 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. 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.

### **Assessment Appeal Procedure**

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.

### **Implementation Timeline**

The Studio City BID is expected to be renewed by June 2024 for inclusion of parcel assessments on the County of Los Angeles 2024 tax roll with an implementation date of the Management District Plan on January 1, 2025. Consistent with State law, the SCBID will have a 7-year life through December 31, 2031.

## **SECTION 6: SCBID GOVERNANCE**

### ***City Council***

---

Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, the City Council, upon holding a public hearing on the proposed SCBID, may elect to renew the SCBID. The SCBID is renewed by a City Council resolution, including the levy of an assessment on property, if the assessment is first approved by parcel owners in a balloting process.

### ***SCBID Governance***

---

Consistent with Business Assessment District legislation throughout the nation, California's "Property and Business Assessment District Law of 1994" establishes a governance framework that allows property owners who pay assessments the ability to determine how the assessments are used. This Management District Plan may be subject to changes if required by the state of California or the City of Los Angeles.

### **Studio City BID**

The SCBID shall contract with a nonprofit organization that may act as the Owners' Association and governing board for the SCBID. The role of the Owners' Association is consistent with similar PBIDs and management organizations throughout California and the nation. The Owners' Association determines budgets, assessment adjustments and monitors service delivery. As part of the Management Plan, the nonprofit organization oversees the delivery of day-to-day SCBID activities. The SCBID Owners' Association Board of Directors will represent a cross section of property owners found throughout the district.

Pursuant to the State of California PBID legislation, the Owners' Association Board of Directors is subject to disclosure and notification guidelines set by the Ralph M. Brown Act and California Public Records Act when conducting SCBID business.

## SECTION 7: ASSESSMENT ROLL

The total assessment amount for FY 2024/25 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
2384022055	Austin Family Development Llc		2	\$2,857.28
2384023056	Austin Family Development Llc	Ventura Blvd	2	\$2,149.48

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
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 Gould And Specht Investment Co	12224 Ventura Blvd	1	\$1,785.14
2369002020	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
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

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
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	Khachatrian 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
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

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
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
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

APN	1st OWNER NAME	SITE ADDRESS	BENEFIT ZONE	PARCEL ASSMTS
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 Ventura Laurel Canyon Property	12109 Ventura Pl	1	\$1,347.52
2367016018	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>