

Venice Beach

A Los Angeles Property-Based Business
Improvement District

Management District Plan

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Prepared by



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1 Management District Plan Summary

Name of District: The name of the District is the *Venice Beach Business Improvement District* (hereinafter the "District"), located in the City of Los Angeles. The District is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

Type of District: New, Property-Based BID

Duration: The District shall have a 5-year life beginning January 1, 2017 and ending December 31, 2021, unless renewed by a new vote of the property owners. If not renewed, or otherwise terminated, unused funds shall be returned to the property owners in a pro-rata share, in accordance with Streets and Highways Code section 36671.

Implementation Timeline: In accordance with State law, the District will have a five-year life from January 1, 2017 to December 31, 2021. The District is expected to begin services on or shortly after January 1, 2017. If the District is not renewed, services will sunset on December 31, 2021.

Boundaries: The proposed commercial and industrial District lies entirely within Venice, a coastal community within the City of Los Angeles. The proposed District generally includes all non-residentially-zoned properties between the Los Angeles city boundary (with Santa Monica) on the north, the Pacific Ocean on the west and Venice Boulevard on the south. The eastern boundary is irregular, and is primarily determined by where commercially- and industrially-zoned properties end and residential (R3 and lower density residential) zoning begins. For additional information, see boundaries and boundary rationale (p. 8) and map (p. 20.)

Governance: The City shall contract with a non-profit Owners' Association to manage the District and implement this plan. The Owners' Association will review and approve the District budget, policies and operational plans. They shall hire and oversee all staff and/or contractors charged with the execution of services to the District. Annual and quarterly reports, newsletters and CPA-reviewed financial statements will be submitted to the City according to a calendar established by the Office of the City Clerk, Neighborhood and Business Improvement District Division.

Service & Improvement Plan: The service and improvement plan for the District, totaling **\$1,871,119**, has three budget categories, broken out as follows:

Clean & Safe Programs

\$1,365,917

73%

Examples include: bicycle, Segway, vehicular or foot patrols, sidewalk sweeping, pressure washing, landscaping, trash removal, graffiti/poster/sticker/gum removal and other related activities

District Identity & Special Projects *\$130,978* *7%*

Examples include: Website, newsletter, promotional efforts, outreach programs

Administration & Management *\$374,224* *20%*

Examples include: Personnel costs, city fees, formation costs, legal, accounting, insurance, office space, office supplies and equipment

There are two benefit zones. Each parcel shall receive services proportional to its assessment. Clean and safe services shall be provided to all parcels in the District. Parcels in Zone 1 require and shall receive much more frequent and more intensive clean and safe programming than parcels in Zone 2. Assessment rates for parcels in Zone 1 correspond to the frequency of clean and safe services that shall be provided to Zone 1 parcels which have more frequent special benefit needs. Zone 2 parcels shall receive a frequency of clean and safe services that corresponds to the level of special benefit needs. Administration and management services shall be provided to all parcels in the District. District identity and special projects services shall be provided for the majority of parcels in the District. The district identity and special projects portion of the budget is principally to promote the District and thereby increase commercial activity and patronage. Select public parcels (as identified on p. 33) do not benefit from district identity and special projects services, as they do not have any commercial activity or function, and do not benefit from increased patronage. These select public parcels are assessed for clean and safe and administration and management services, but are not assessed for district identity and special projects services.

The total 2017 budget for the District is \$1,871,119.

Budget Totals: Year 1 (2017) - Year 5 (2021) – Special + General Benefit Allocations/Costs
(assessment and non-assessment revenues)

SPECIAL + GENERAL BENEFIT COSTS BY CATEGORY & ZONE	Clean and Safe	District Identity	Admin	TOTAL
<u>ZONE 1</u>				
Year 1 - 2017 Special Benefit Cost	\$857,662	\$82,241	\$234,976	\$1,174,879

Year 1 - 2017 General Benefit Cost	\$8,663	\$831	\$2,373	\$11,867
Year 1 - 2017 Sub Total Costs	\$866,325	\$83,072	\$237,349	\$1,186,746
<u>ZONE 2</u>				
Year 1 - 2017 Special Benefit Cost	\$494,596	\$47,427	\$135,506	\$677,529
Year 1 - 2017 General Benefit Cost	\$4,996	\$479	\$1,369	\$6,844
Year 1 - 2017 Sub Total Costs	\$499,592	\$47,906	\$136,875	\$684,373
Total Yr 1 Special Benefit Costs	\$1,352,258	\$129,668	\$370,482	\$1,852,408
Total Yr 1 General Benefit Costs	\$13,659	\$1,310	\$3,742	\$18,711
TOTAL YR 1 - 2017 COSTS	\$1,365,917	\$130,978	\$374,224	\$1,871,119
<u>ZONE 1</u>				
Year 2 - 2018 Special Benefit Cost	\$900,545	\$86,353	\$246,725	\$1,233,623
Year 2 - 2018 General Benefit Cost	\$9,096	\$872	\$2,492	\$12,460
Year 2 - 2018 Sub Total Costs	\$909,641	\$87,225	\$249,217	\$1,246,083
<u>ZONE 2</u>				
Year 2 - 2018 Special Benefit Cost	\$519,326	\$49,798	\$142,281	\$711,405
Year 2 - 2018 General Benefit Cost	\$5,246	\$503	\$1,437	\$7,186
Year 2 - 2018 Sub Total Costs	\$524,572	\$50,301	\$143,718	\$718,591
TOTAL YR 2 Special Benefit Costs	\$1,419,871	\$136,151	\$389,006	\$1,945,028
TOTAL YR 2 General Benefit Costs	\$14,342	\$1,375	\$3,929	\$19,646
TOTAL YR 2 - 2018 COSTS	\$1,434,213	\$137,526	\$392,935	\$1,964,674
<u>ZONE 1</u>				
Year 3 - 2019 Special Benefit Cost	\$945,572	\$90,671	\$259,061	\$1,295,304
Year 3 - 2019 General Benefit Cost	\$9,551	\$916	\$2,617	\$13,084

Year 3 - 2019 Sub Total Costs	\$955,123	\$91,587	\$261,678	\$1,308,388
<u>ZONE 2</u>				
Year 3 - 2019 Special Benefit Cost	\$545,292	\$52,288	\$149,395	\$746,975
Year 3 - 2019 General Benefit Cost	\$5,508	\$528	\$1,509	\$7,545
Year 3 - 2019 Sub Total Costs	\$550,800	\$52,816	\$150,904	\$754,520
TOTAL YR 3 Special Benefit Costs	\$1,490,864	\$142,959	\$408,456	\$2,042,279
TOTAL YR 3 General Benefit Costs	\$15,059	\$1,444	\$4,126	\$20,629
TOTAL YR 3 - 2019 COSTS	\$1,505,923	\$144,403	\$412,582	\$2,062,908
<u>ZONE 1</u>				
Year 4 - 2020 Special Benefit Cost	\$992,851	\$95,204	\$272,014	\$1,360,069
Year 4 - 2020 General Benefit Cost	\$10,029	\$962	\$2,748	\$13,739
Year 4 - 2020 Sub Total Costs	\$1,002,880	\$96,166	\$274,762	\$1,373,808
<u>ZONE 2</u>				
Year 4 - 2020 Special Benefit Cost	\$572,557	\$54,902	\$156,865	\$784,324
Year 4 - 2020 General Benefit Cost	\$5,783	\$555	\$1,584	\$7,922
Year 4 - 2020 Sub Total Costs	\$578,340	\$55,457	\$158,449	\$792,246
TOTAL YR 4 Special Benefit Costs	\$1,565,408	\$150,106	\$428,879	\$2,144,393
TOTAL YR 4 General Benefit Costs	\$15,812	\$1,517	\$4,332	\$21,661
TOTAL YR 4 - 2020 COSTS	\$1,581,220	\$151,623	\$433,211	\$2,166,054
<u>ZONE 1</u>				
Year 5 - 2021 Special Benefit Cost	\$1,042,493	\$99,965	\$285,615	\$1,428,073

Year 5 - 2021 General Benefit Cost	\$10,530	\$1,010	\$2,885	\$14,425
Year 5 - 2021 Sub Total Costs	\$1,053,023	\$100,975	\$288,500	\$1,442,498
<u>ZONE 2</u>				
Year 5 - 2021 Special Benefit Cost	\$601,185	\$57,648	\$164,708	\$823,541
Year 5 - 2021 General Benefit Cost	\$6,073	\$582	\$1,664	\$8,319
Year 5 - 2021 Sub Total Costs	\$607,258	\$58,230	\$166,372	\$831,860
TOTAL YR 5 Special Benefit Costs	\$1,643,678	\$157,613	\$450,323	\$2,251,614
TOTAL YR 5 General Benefit Costs	\$16,603	\$1,592	\$4,549	\$22,744
TOTAL YR 5 - 2021 COSTS	\$1,660,281	\$159,205	\$454,872	\$2,274,358

* The above table assumes the maximum possible annual assessment increase of 5%. Actual annual increase may be less. 1% of the total budget shall be generated from non-assessment source(s.)

Other Budget Provisions: Assessments may be adjusted annually but any increase shall not exceed 5% per year. In any year, assessments may be increased up to (but may not exceed) the maximum as established in the table above. Assessments may be reduced by the District Owners' Association in any given year. Increases or decreases are not automatic, and may not occur in any given year. Any annual increase or decrease shall require a vote by the District Owners' Association Board of Directors, and shall be stipulated in the District's Annual Planning Report submitted to the City. The District Owners' Association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories in order to deal with fluctuating market costs for District services and programs. Accrued interest or delinquent payments may be expended in any budget category.

Any annual budget surplus shall be rolled over into the following year's budget for the District, or may be used to cover the costs of renewal of the district. The budget for that year shall be set by the Owners' Association, in accordance with the Management District Plan. If the District expires with a surplus, funds may be rolled over into a renewed or reformed District if established, but shall only be expended on those parcels that were assessed in the original District; if none is established, the surplus shall be returned, on a pro rata basis, to each property owner in the District, in accordance with State law.

In the calculation of assessments, frontage, lot and building measurements are rounded to the nearest whole number. Assessments are rounded to the nearest cent. The overall budget and budget categories are rounded to the nearest dollar.

Method of Financing: A levy of special assessments shall be made upon real property that receives special benefits from the improvements and activities described within this plan.

Assessment Methodology: There are two benefit zones in the District. In Zone 1, assessable commercial, industrial and government-owned parcels shall be assessed \$0.08 per square foot (SF) of building, \$0.11 per SF of lot, and \$29 per linear foot (LF) of frontage. In Zone 2, assessable commercial, industrial and government-owned parcels shall be assessed at \$0.08 per square foot (SF) of building, \$0.11 per SF of lot, and \$14.50 per LF of frontage. For more detail on the assessment methodology, see p. 26.

Zone 1 shall receive twice the frequency of clean & safe services as Zone 2. More detail is provided in the Service & Improvement Plan on p. 21. Also, see the Quantitative Benefit Analysis section, p. 12 of the Engineer's Report, for a definition of special vs. general benefits, an explanation of the method used to calculate general benefits, and an explanation of the special benefits to be conveyed for each of the various land use categories.

District Formation Requirements: In order to form the District, property owners shall present favorable petitions representing more than 50% of the total assessments outlined in the Assessment Roll (see p. 34.) Once presented and verified, a ballot procedure shall occur pursuant to CA Proposition 218.

2a Boundary: Description & Rationale

Setting: The proposed District is located in the coastal community of Venice Beach located in the southwest region of the City of Los Angeles. According to the Venice Chamber of Commerce, Venice Beach is the #2 tourist destination in Southern California (second only to Disneyland.) The property uses within the boundaries of the proposed District which will receive special benefits from District funded programs and services are currently a mix of commercial, industrial, government and residential.

Ocean Front Walk (aka the Boardwalk), a mixed-use, oceanfront, pedestrian-oriented, tourist-dominated corridor and generally includes all commercially and industrially zoned properties along the Ocean Front Walk, Pacific, Main Street, Hampton Drive and 3rd Ave corridors between the Los Angeles-Santa Monica city boundary on the north and Venice Boulevard on the south. The iconic Ocean Front Walk is a pedestrian-only street flanked by commercial business. The

other streets are open to vehicular traffic, many run parallel to Ocean Front Walk, and are predominantly populated with uses that are related to Ocean Front Walk and its tourism.

The proposed District is dominated by commercial and government owned parcels, with a small but significant number of industrially-zoned parcels. The industrially-zoned parcels of the District are principally occupied by a) commercial businesses, b) office space, c) guest/vacation rental units and/or d) mixed-use condominium units over retail (many of which are also operated as vacation rental units.) In these industrial areas, many parcels contain multiple uses within a single parcel (e.g. residential over retail.) Very few parcels operate as traditional industrial uses (e.g. Metro's bus maintenance facility.) Each assessed parcel will specially benefit from District programs and services. More detail on how parcels specially benefit from District programs and services can be found in the Boundary Rationale section of this Report (p. 17) and the Service & Improvement Plan (p. 21.)

The commercial parcels in the proposed District are heavily tourist-related: hotels, vacation rentals, restaurants, bars, entertainment, paid parking, visitor services, and a variety of retail, including sales/rentals of sports and recreation equipment, etc. One of the District goals is to maintain and even increase the tourist base.

The western side of Ocean Front Walk, the adjacent grassy knoll and beach, as well as restrooms, parking lots, maintenance facilities and a public library are among the most heavily utilized public facilities in the U.S., and these government-owned parcels constitute as significant a part of Venice's attractions as the hotels, shops, restaurants and other local businesses that also populate the area. Ownership of this public beachfront property is divided between the City of Los Angeles and the State of California. The state-owned property has been operated under the auspices of the City of Los Angeles pursuant to an agreement signed in 1948. The City maintains full operational control of the state-owned property, and the State is not involved in its operation or management. The City is responsible for the District assessment for the state-owned property.

The majority of government owned parcels in the District are heavily utilized by Venice tourists and visitors (public parks, paid parking lots, terminus for local public transportation, etc.) but there are some exceptions. These include an LAUSD elementary school parcel that is surrounded by commercially-zoned, tourist-oriented properties, and a Los Angeles Public Library parcel, which, in addition to the Library, also contains a large open space area (pocket park and pedestrian/jogging/biking/skateboarding path) along Venice Boulevard, one of the primary gateways to Ocean Front Walk and Venice Beach.

Due to geographic and legal (PBID Law) limitations, the actual District boundaries within the broadly defined limits described above are irregular in places to coincide with City boundaries, the ocean, and land use zoning. These limitations are incorporated into the District boundaries. Further explanation of the District Boundary Rationale begins on p. 17.

The proposed District includes all of the Ocean Front Walk (aka the Boardwalk), a mixed-use, oceanfront, pedestrian-oriented, tourist-dominated corridor. State PBID Law (Section 36632 Streets and Highways Code) states: Properties zoned solely for residential use.....are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessments pursuant to this part. It is noted that no parcels within the proposed District are zoned solely residential.

There are two benefit zones within the proposed District. The zone boundaries are described on p. 13 and the zone rationale is described on p. 18.

District Boundary Legal Description: The boundary of the proposed District and parcels within it are shown on the map of the District on p. 20 of this Management District Plan. The District includes all parcels within the boundaries described below.

True Point of Beginning: Beginning at the northwest corner of the District, at the westerly edge of the northern property line of APN 4288029914; thence east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the centerline of Ozone Avenue; thence east along said centerline of Ozone Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Dudley Avenue; thence west along said centerline of Dudley Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; thence east along said north property line of said APN 4286029012 to the centerline of Speedway; thence south along said centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; thence west along said southern property line of said APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; thence south along said eastern property line of said APN 4286029017 to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Horizon Court; thence east along said centerline of Horizon Court to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238011004; thence east along said northern property line of said APN 4238011004 to the centerline of Park Row; thence north along said centerline of Park Row to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Clubhouse Avenue; thence east along said centerline of Clubhouse Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Thornton Place; thence west along said centerline of Thornton Place to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline

of Main Street; thence north along said centerline of Main Street to the centerline of Rose Avenue; thence west along said centerline of Rose Avenue to the southerly prolongation of the western property line of APN 4286017093; thence north along said western property line of said APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of said APN 4288006013; thence east along said northern property line of said APN 4288006013 to its intersection with the eastern property line of said APN 4288006013; thence south along said eastern property line of said APN 4288006013 to the centerline of Navy Street; thence east along said centerline of Navy Street to the centerline of Main Street; thence north along said centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; thence east along said northern property line of said APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; thence south along said centerline of Hampton Drive to the centerline Rose Avenue; thence east along said centerline Rose Avenue to the centerline of 4th Avenue; thence south along said centerline of 4th Avenue to the centerline of Vernon Avenue; thence west along said centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; thence north along said western property line of said APN 4286007015 to the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue; thence west along said centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; thence east along said centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; thence east along said centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, thence south along said centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; thence west along said southern property line of said APN 4286010044 to the centerline of Douglas Place; thence south along said centerline of Douglas Place to the centerline of Brooks Avenue; thence west along said centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of Riviera Avenue; then south along said centerline of Riviera Avenue to the centerline of San Juan Avenue; thence west along said centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; thence north along said western property line of said APN 4238010009 to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; thence south along said centerline of the unnamed alley that runs immediately east of and parallel to Main

Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; thence south along said eastern property line of said APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; thence south along said centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; thence south along said eastern property line of said APN 4238013006 to the centerline of Windward Avenue; thence west along said centerline of Windward Avenue to the centerline of Grand Boulevard; thence east along said centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; thence south along said eastern property line of said APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; thence east along said centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the to the northerly prolongation of the eastern property line of APN 4238021025; thence south along said eastern property line of said APN 4238021025 to the centerline of Venice Way; thence west along said centerline of Venice Way to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the centerline of 18th Avenue; thence west along said centerline of 18th Avenue to the southerly prolongation of the western property line of APN 4226010011; thence north along said western property line of said APN 4226010011 and continuing across 17th Place and along the western property line of APN 4226010018 to the centerline of 17th Avenue; thence west along said centerline of 17th Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of 19th Avenue; thence west along said centerline of 19th Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; thence east along said northern property line of said APN 4226013006 to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of 20th Place; thence east along said centerline of 20th Place to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; thence east along said northern property line of said APN 4238022001 to the centerline of Strongs Drive; thence south along said centerline of Strongs Drive to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; thence south along said eastern property line of said APN 4238024906 to its intersection with the northern property line of APN 4238024907; thence east along said northern property line of said APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of said APN 4238025902 with the western property line of APN 4238025903; thence north along said western property line of said APN 4238025903 to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney Boulevard to the centerline of South Venice Boulevard; thence west along said centerline of South Venice Boulevard to the

centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; thence south along said eastern boundary of said APN 4226014018 to the centerline of Center Court; thence west along said centerline of Center Court to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; thence north along said western property line of said APN 4226001900 to the centerline of Market Street; thence east along said centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; thence north along said western boundary line of said APN 4226001902 to its intersection with the northern boundary of APN 4226001902; thence east along said northern boundary of said APN 4226001902 to its intersection with the western property line of APN 4226001901, thence north along the western property lines of said APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to the intersection of said APN 4288029914 with the northern boundary of said APN 4288029914, the True Point of Beginning.

There are two zones within the District. The exterior perimeter boundaries of Zone 1 and Zone 2 are more specifically described as follows:

Benefit Zone 1 Description

Beginning at the True Point of Beginning at the westerly edge of the northern property line of APN 4288029914; thence east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the centerline of Ozone Avenue; thence east along said centerline of Ozone Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Dudley Avenue; thence west along said centerline of Dudley Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; thence east along said north property line of said APN 4286029012 to the centerline of Speedway; thence south along said centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; thence west along said southern property line of said APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; thence south along said eastern property line of said APN 4286029017 to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the

centerline of Horizon Court; thence east along said centerline of Horizon Court to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238011004; thence east along said northern property line of said APN 4238011004 to the centerline of Park Row; thence north along said centerline of Park Row to the centerline of Westminster Avenue; thence east along said centerline of Westminster Avenue to the centerline of Riviera Avenue; thence south along said centerline of Riviera Avenue to the centerline of San Juan Avenue; thence west along said centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; thence north along said western property line of said APN 4238010009 to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; thence south along said centerline of the unnamed alley that runs immediately east of and parallel to Main Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; thence south along said eastern property line of said APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; thence south along said centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; thence south along said eastern property line of said APN 4238013006 to the centerline of Windward Avenue; thence west along said centerline of Windward Avenue to the centerline of Grand Boulevard; thence east along said centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; thence south along said eastern property line of said APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; thence east along said centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021025; thence south along said eastern property line of said APN 4238021025 to the centerline of Venice Way; thence west along said centerline of Venice Way to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the centerline of 18th Avenue; thence west along said centerline of 18th Avenue to the southerly prolongation of the western property line of APN 4226010011; thence north along said western property line of said APN 4226010011 and continuing across 17th Place and along the western property line of APN 4226010018 to the centerline of 17th Avenue; thence west along said centerline of 17th Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of 19th Avenue; thence west along said centerline of 19th Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; thence east along said northern property line of said APN 4226013006 to the centerline of Speedway; thence north along said centerline of

Speedway to the centerline of 20th Place; thence east along said centerline of 20th Place to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; thence east along said northern property line of said APN 4238022001 to the centerline of Strongs Drive; thence south along said centerline of Strongs Drive to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; thence south along said eastern property line of said APN 4238024906 to its intersection with the northern property line of APN 4238024907; thence east along said northern property line of said APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of said APN 4238025902 with the western property line of APN 4238025903; thence north along said western property line of said APN 4238025903 to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney Boulevard to the centerline of South Venice Boulevard; thence west along said centerline of South Venice Boulevard to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; thence south along said eastern boundary of said APN 4226014018 to the centerline of Center Court; thence west along said centerline of Center Court to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; thence north along said western property line of said APN 4226001900 to the centerline of Market Street; thence east along said centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; thence north along said western boundary line of said APN 4226001902 to its intersection with the northern boundary of APN 4226001902; thence east along said northern boundary of said APN 4226001902 to its intersection with the western property line of APN 4226001901, thence north along the western property lines of said APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to the intersection of said APN 4288029914 with the northern boundary of said APN 4288029914, the True Point of Beginning.

Benefit Zone 2 Description

Beginning at the northwest corner of Zone 2, at the intersection of the western and northern property lines of APN 4288006013; thence east along said northern property line of said APN 4288006013 to its intersection with the eastern property line of said APN 4288006013; thence south along said eastern property line of said APN 4288006013 to the centerline of Navy Street; thence east along said centerline of Navy Street to the centerline of Main Street; thence north along said centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; thence east along said northern property line of said APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; thence south along said centerline of Hampton Drive to the centerline of Rose Avenue; thence east along said centerline of Rose Avenue to the centerline of 4th Avenue; thence south along said centerline of 4th Avenue to the centerline of Vernon Avenue; thence west along said centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; thence north along said western property line of said APN 4286007015 to the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue; thence west along said centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; thence east along said centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; thence east along said centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, thence south along said centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; thence west along said southern property line of said APN 4286010044 to the centerline of Douglas Place; thence south along said centerline of Douglas Place to the centerline of Brooks Avenue; thence west along said centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney to the centerline of Westminster Avenue; thence east along said centerline of Westminster Avenue to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Clubhouse Avenue; thence east along said centerline of Clubhouse Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Thornton Place; thence west along said centerline of Thornton Place to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Rose Avenue; thence west along said centerline of Rose

Avenue to the southerly prolongation of the western property line of APN 4286017093; thence north along said western property line of said APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of said APN 4288006013, the point of beginning for Zone 2.

District Boundary Rationale:

Western Boundary: The western boundary of the District is geographically determined by the Venice public beach and the Pacific Ocean. All parcels along the western boundary are government owned parcels (City of Los Angeles and State of California). It is noted that the westerly boundary line is irregular in that it includes only land portions developed with either public uses (such as sports/recreation venues, parks and public parking) or land areas occupied by or available for business concessions and kiosks. Sand/beach portions of the government owned parcels along the western boundary are not included in the District. In order to ensure that parcels west of the western boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided west of the western boundary, only to assessed parcels east of the western boundary within the District.

Northern Boundary: The northern boundary of the District is geographically determined by the City of Los Angeles City - City of Santa Monica boundary line. Per State PBID Law, parcels outside of one City cannot, without consent of the other City Council, be included within a business improvement district. Since there is no such consent by the City of Santa Monica, parcels located within the City of Santa Monica are not included in the District. No direct or tangible District funded services and improvements will be provided to parcels within the City of Santa Monica nor will any special benefits be conferred upon them. In order to ensure that parcels north of the northern boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided north of the northern boundary, only to assessed parcels south of the northern boundary within the District.

Eastern Boundary: The eastern boundary of the District is irregular, but generally coincides with where commercial and industrial zoned parcels end and parcels zoned solely residential begin. This boundary includes contiguous parcels that are zoned as commercial, industrial and/or open space and excludes all parcels zoned solely residential and presumed by State Law not to benefit from District improvements or activities.

In addition, there are 3 commercial zoned parcels tangent to assessed parcels within the District but outside the City limit. The District is surrounded by 25 commercial zoned parcels with commercial uses located across streets or alleys on the perimeter of the District. These lie

primarily to the east and north of the District and are not included because they are not part of the Venice Beach area.

In order to ensure that parcels east of the eastern boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided east of the eastern boundary, only to assessed parcels west of the eastern boundary within the District.

Southern Boundary: The southern boundary generally coincides with the centerline of South Venice Beach Boulevard and is determined by zoning and land uses where properties located to the south of the southern District boundary are zoned solely residential with residential land uses while those north of the southern boundary are primarily government owned parcels zoned with some commercial parcels. The government owned parcels include a Los Angeles Public Library parcel, which is included in the proposed District because, in addition to the Library, it also contains a large open space area (pocket park and pedestrian/jogging/biking/skateboarding path) along Venice Boulevard, which is one of the primary gateways to Ocean Front Walk and Venice Beach. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through District assessments, cannot be assessed and, thus, are not included in the District. In order to ensure that parcels south of the southern boundary will not specially benefit from District funded services and improvements, no District services and improvements will be provided south of the southern boundary segments, only to assessed parcels north of the southern boundary within the District.

Each boundary includes all of the contiguous parcels that are zoned as either commercial, industrial and/or open space within the Venice Beach area, and excludes all parcels zoned solely residential and presumed by State Law not to benefit from District funded services and improvements.

There are two benefit zones in the District.

Benefit Zone 1 Rationale:

- Zone 1 includes the tourist-related commercial core of Venice Beach (i.e. Ocean Front Walk, Windward Avenue and extensive parking lots along North and South Venice Boulevards which are utilized primarily by beachgoers and Boardwalk patrons) and consists of commercial, industrial and open space zoned properties. The Ocean Front Walk, the adjacent grassy knoll and beach, as well as restrooms, parking lots, and maintenance facilities are among the most heavily utilized public facilities in the U.S., and constitute as significant a part of Venice's attractions as the hotels, shops, restaurants and other local businesses that also populate the area. Ownership of this public beachfront property is divided between the City of Los Angeles and the State of

California. The state-owned property has been operated under the auspices of the City of Los Angeles pursuant to an agreement signed in 1948. The City maintains full operational control of the state-owned property, and the State is not involved in its operation or management. The City is responsible for the District assessment for the state-owned property. Zone 1 has heavily-utilized bus stops connecting transit riders to adjacent communities in Los Angeles, Santa Monica, Culver City and Marina del Rey. Tourist related activity and pedestrian traffic is highest Zone 1, and thus these parcels require the highest level of District programs and services (twice the clean and safe service frequencies as Zone 2 parcels). Zone 1 parcels will receive 100% of their proportionate special benefit from Zone 1 District funded levels of services and will be assessed at the rate of \$0.08 per square foot of building area, \$0.11 per square foot of parcel land area and \$29 per linear foot of street frontage as delineated in this Report. These rates and the resulting Zone 1 assessment revenue are reflected in the budget allocation of funds for Zone 1 and the corresponding proportionate special benefits conferred on Zone 1 parcels.

Benefit Zone 2 Rationale:

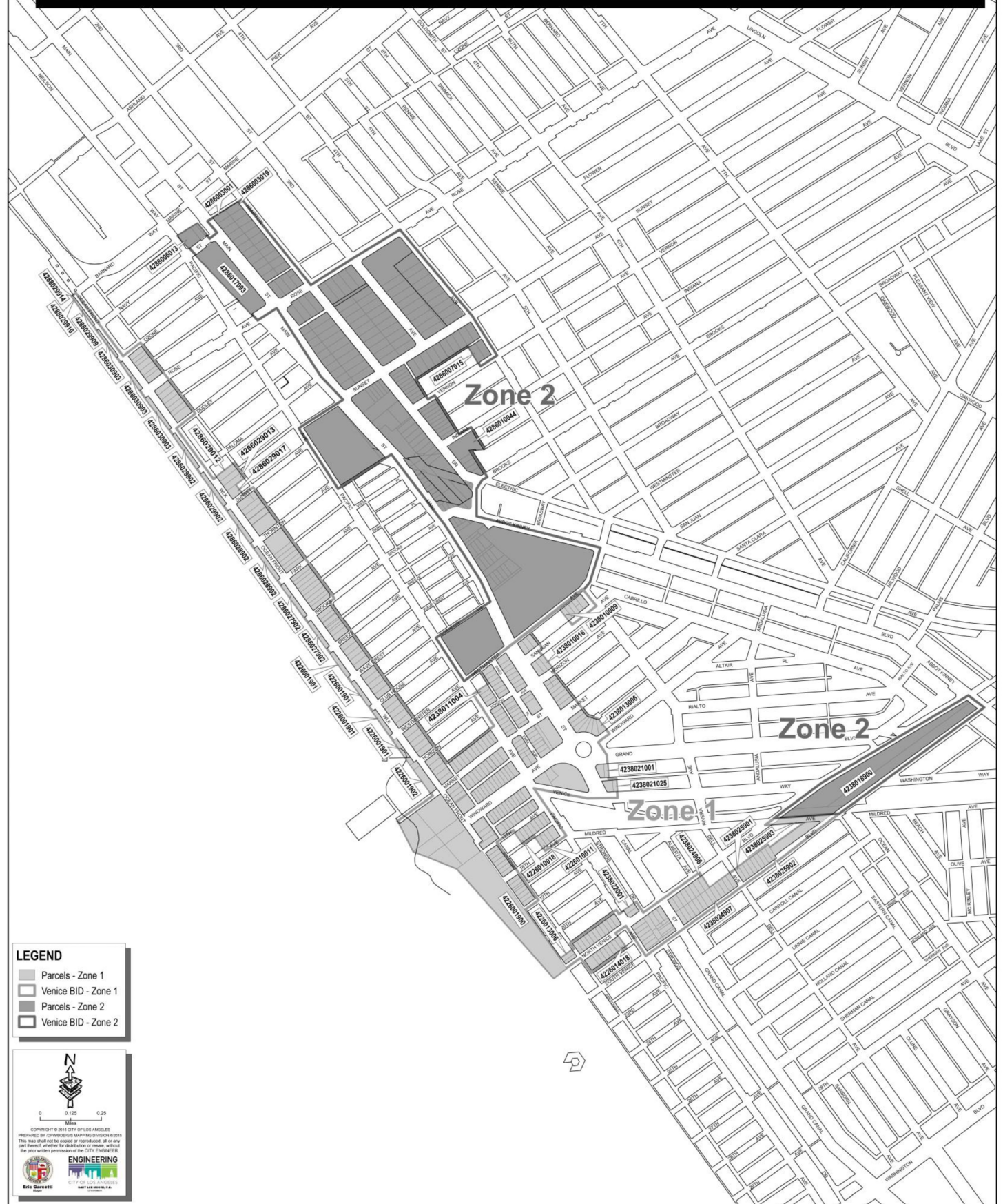
- Zone 2 includes the secondary retail and tourist-related business corridors of Venice Beach (i.e. Main Street, Hampton Avenue and 3rd Avenue) and consists of commercial, industrial, and open space zoned properties. Zone 2 also contains one large parcel at the southeast end of the proposed District, which contains the Venice Branch of the Los Angeles Public Library. This parcel is included in Zone 2 because its hours of operation and service level needs are compatible with Zone 2 uses (in contrast to the government owned parcels that lie immediately west of the library, which represent paid parking lots and uses directly tied to Ocean Front Walk, the public park and beach areas, and whose hours of operation and service level needs are compatible with Zone 1 uses.) Please see p. 22 of the Service & Improvement Plan for more discussion of the services provided in Zone 1 and Zone 2. Tourist-related activity and pedestrian traffic is significantly lower in Zone 2 as compared to Zone 1, and thus these parcels require a lower level of District programs and services (50% of the clean and safe service frequencies as Zone 1 parcels). Zone 2 parcels will receive 100% of their proportionate special benefit from Zone 2 District funded levels of services and will be assessed at the rate of \$0.08 per square foot of building area, \$0.11 per square foot of parcel land area and \$14.50 per linear foot of street frontage as delineated in this Report. These rates and the resulting Zone 2 assessment revenue are reflected in the budget allocation of funds for Zone 2 and the corresponding proportionate special benefits conferred on Zone 2 parcels.

2b Boundary: Map

(next page)

Proposed Venice Beach BID

City of Los Angeles



3 Service & Improvement Plan

As determined by the District Steering Committee through surveys, discussion and refinement, the top priority for the District at the time of formation is the “clean and safe” programming. The second priority for the property owners is administration and management. The Steering Committee viewed a highly professional full-time management team as essential to the implementation and oversight of all other priorities. A more distant third priority is district identity and special projects (website, newsletters, social media and other marketing and business attraction and promotion efforts.) The group agreed on these initial priorities for the District; this created a basis for the budget for the District, which was developed by consultation with clean and safe program providers, discussing administrative staff levels, examining salary comps for similar BIDs in Los Angeles, and analyzing the services and budgets of other districts in LA. It was agreed that the priorities should be comprehensively reassessed upon any renewal of the District.

Definition of Special and General Benefits: As stipulated by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. A “general benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied.” A “special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Special and general benefits are discussed in greater detail on p. 12 of the Engineer’s Report.

There are three categories of special benefit services that will be funded with the District. All of these services shall be provided only to those parcels in the District, and shall be provided consistent with the individual assessment for that parcel. The categories of special benefits are as follows:

1) <i>Clean & Safe Programs</i>	\$1,365,917	73%
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Clean encompasses all sidewalk, curb and other right-of-way services in the District and includes: sweeping, litter removal, bulky item removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean may also include

notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all patrol/ambassadorial services in the District and includes: personnel on foot, bike, or other vehicles (e.g. segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), emergency assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.

The goal of both clean and safe programs is the same: to establish and maintain a clean, safe, beautiful and welcoming District by providing these services to all the individually assessed parcels in the District. Ongoing homeless outreach and social service referrals are expected to be a significant component of the clean and safe program. The District may identify social service partner(s) to implement their homeless outreach program. The special benefits conferred by these programs are discussed later in this section. Various levels of clean and safe activities will be required over time to maintain the District.

To assist the Owners' Association in budgeting and the deployment of resources, an incident-tracking software/database will be developed to track calls for clean and safe services for individually assessed parcels in the District. This data will help ensure that negative public safety trends are identified quickly and can be addressed efficiently and effectively so that crime, litter and blight do not deter pedestrian activity and commerce.. The database will be developed and expanded as funds are available to implement this goal.

Zone 1 shall receive twice the frequency of clean and safe services as Zone 2. Although the future Board of Directors shall consider and approve the actual deployment schedule, in general, Zone 1's highest demand for services occurs from late morning through the night. Zone 2's highest demand for clean and safe services occurs in the early morning and the early evening, with notably lesser needs during the day and night. Also, Zone 1's service demand fluctuates more day-to-day (with highest demands occurring Thursday – Saturday afternoon/evening/night, on holidays, and seasonally, from Spring through Fall.) Zone 2's service demand is much more consistent across each day of the week, and throughout the year. Zone 1's needs are most heavily determined by intense visitor/tourist traffic which peaks in the warmer months, and on weekends throughout the year. Zone 2's needs are more driven by local employees, residents and visitors; tourism is a factor, but plays a much smaller role in Zone 2 demand.

"Clean" programs will assist in enhancing the image of each individual assessed parcel in the District. For commercial and industrial parcels "clean" programs are designed to increase

vehicular and pedestrian traffic within the District that is intended to increase commerce and customer activity, attract and retain new business and patrons for assessed commercial and industrial parcels within the District boundaries, and may increase commercial/industrial rents and occupancies. In the case of assessed Government owned parcels and facilities, District funded “clean” programs provide cleaner entrances and perimeters for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed commercially- or industrially-zoned residential uses, District funded “clean” programs improve the aesthetic appeal of each assessed residential type parcel for tenants, visitors and landlords, which, in turn, is intended to increase residential occupancies and return on investment.

“Safe” programs will assist in creating a safer and more secure environment for each individual assessed parcel in the District. For commercial and industrial parcels, District funded “safe” programs are designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, as well as increase commercial rents and commercial occupancies for the assessed parcels commercial and industrial parcels within the District boundaries. In the case of assessed Government owned parcels and facilities, District funded “safe” programs and are designed to provide safer entrances and perimeters of Government owned parcels and facilities for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed commercially- or industrially-zoned residential uses, District funded “safe” programs are designed to improve the security of each residential type parcel for tenants, visitors and landlords, which, in turn, is intended to increase residential occupancies and return on investment. Each assessed parcel will proportionally specially benefit from the security programs and services.

<i>2) Administration, Management & City Fees</i>	<i>\$374,224</i>	<i>20%</i>
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Administration & Management includes activities such as: personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District formation, as well as City and/or County fees associated with their oversight of the District and the Owners’ Association’s compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer’s Report.

This component is key to the proper expenditure of District assessment funds and the administration of District programs and activities that are intended to promote business within the District boundaries through increased commerce and the attraction and retention of new business. The District Program Management program exists only for the purposes of the

District and will only be provided for matters pertaining to each individual assessed parcel within the District boundaries. All parcels and land use types within the District will specially benefit from this key program element which supports each of the special benefits conferred by each of the program elements described above.

3) District Identity & Special Projects

\$130,978

7%

District Identity & Special Projects includes activities such as: production of a quarterly (minimum frequency) newsletter that shall be distributed to all property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the District, its residents, businesses, services and amenities.

This component, district identity & special projects, is designed to specially benefit and improve the marketability of the array of goods and services provided by businesses on each identified and assessed parcel within the District. This special benefit program is designed to attract more commercial customers and clients, employees, tenants and investors which may, in turn, increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each commercial/industrial parcel and business within the District. Some government owned/occupied parcels and facilities will not specially benefit from this program element and thus, shall not be assessed for these programs. Government owned/occupied parcels and facilities (except select parcels which have commercial operations such as paid public parking) will not specially benefit from this program element and thus, shall not be assessed for these programs. This is discussed in more detail on p. 30 of this Plan. District Identity and Special Projects will only be provided for those individually assessed parcels located within the District boundaries.

All identified parcels within the District boundaries shall be assessed to fund special benefit programs, services and improvements as outlined in this Management District Plan as well as the Engineer's Report. Each identified parcel within the District shall pay its proportional share of assessments to fund the special benefits to be conferred on that specific parcel. These benefits are particular and distinct to each and every assessed parcel within the District and are not provided to non-assessed parcels outside of the District. Because these programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries, these programs, services and improvements will constitute "special benefits." The City of Los Angeles does not provide these special benefit programs and services, which are above and beyond the existing services that the City provides and will continue to provide.

District services, programs and improvements will only be provided to these individually assessed parcels inside the District boundaries and none will be provided outside of the District boundaries. These programs and services support improved commerce, increased employment, business attraction and retention, increased property rental income, and an increase in service-oriented businesses such as restaurants and retail, which represent desired amenities within the District, and desirable tenants for the individually assessed parcels within the District. They also improve livability for patrons, visitors, employees and residents within the District by reducing crime, litter and debris, all considered detractors if not contained and properly managed. All services enhance the image and viability of the individually assessed parcels within the District.

Additional Information: Service demands may vary year-to-year. The decisions to prioritize one special benefit within a particular budget category over another will be reviewed and decided by the Owners' Association year-by-year. For example, clean services may be the greater priority in year one; safe services may be the greater priority in year two. The goal of a clean and safe District is constant; the type and frequency of specific services necessary to achieve this goal may vary based on special benefit needs. Similarly, actual service hours and deployment schedules may vary during the year in order to best meet the needs of the District. For example, as a new district, intensive cleaning may be the highest initial priority in the first few quarters of operation. Getting the District to a desirable baseline of cleanliness and maintaining that baseline is viewed by the District Steering Committee as an essential foundation for all other District activities.

The Owners' Association Board of Directors will develop and refine a detailed operation deployment schedule; upon establishment of the District and commencement of services, property owners may request copies of the annual planning report, quarterly reports and a current deployment schedule from the Owners' Association to fully understand the current type and schedule of services and improvements in the District.

Market costs for services and improvements may vary from year-to-year; budget categories may vary by up to 10% per category, by line item. Changes will be documented in the Annual Planning Report which is submitted to the City by the District Owners' Association. This allows for some limited flexibility to respond to changing market costs for various services or improvements.

Lastly, resources permitting, the District may pursue any grant funding for which it is eligible in order to augment any or all of these budget categories.

General Benefits: The total service and improvement plan budget for 2017 is \$1,871,119. Property assessments shall fund \$1,852,408. The Engineer identified a general benefit factor of 0.86% which has been conservatively rounded up to 1% and which equates to a general benefit

value of \$18,711 in the 2017 (Year 1) budget. A more detailed discussion of general benefit can be found in the Quantitative Benefit Analysis section of the Engineer's Report, beginning on p. 12.

For a table showing the annual budget totals for Year 1 (2017) through Year 5 (2021) and a breakdown of special + general benefit allocations/costs, please see the table on p. 4.

4 Assessment Methodology

There are two benefit zones in the District. In Zone 1, all assessable commercial, industrial and government-owned parcels shall be assessed \$0.08 per square foot (SF) of building, \$0.11 per SF of lot, and \$29 per linear foot (LF) of frontage. In Zone 2, all assessable commercial, industrial and government-owned parcels shall be assessed at \$0.08 per square foot (SF) of building, \$0.11 per SF of lot, and \$14.50 per LF of frontage. Zone 1 shall receive twice the frequency of clean & safe services as Zone 2. More detail is provided in the Service & Improvement Plan on pp. 21-24 and in the Work Plan in the Engineer's Report on pp. 19-23. Each individually assessed parcel in the District shall receive special benefits from all services proportional to its assessment. Identified select government owned parcels are deemed to not benefit from district identity and special projects as explained in the Service & Improvement Plan, p. 24 and in the Engineer's Report, p. 30. The Engineer's Report has calculated a general benefit value of 1% (\$18,711 in 2017) which shall be derived from non-assessment revenue sources.

See the Service & Improvement Plan, p. 21 of this Report, and the Quantitative Benefit Analysis section, p. 12 of the Engineer's Report, for a definition of special vs. general benefits, an explanation of the method used to calculate general benefits, and an explanation of the special benefits to be conveyed for each of the various land use categories.

Total Assessment Revenue for the District (2017)

District Totals	Unit	Rate	Total Assessment Revenue (2017)
1,951,171	SF	\$0.08	\$156,094
3,293,946	SF	\$0.11	\$362,334
56,965	LF	\$29/\$14.50	\$1,333,980
			\$1,852,408

Total Assessment Revenue for Zone 1 (2017)

Zone 1 Totals	Unit	Rate	Total Assessment Revenue (2017)
896,513	SF	\$0.08	\$71,721
1,616,751	SF	\$0.11	\$177,843
35,034	LF	\$29.00	\$1,015,971
			\$1,265,535

Total Assessment Revenue for Zone 2 (2017)

Zone 2 Totals	Unit	Rate	Total Assessment Revenue (2017)
1,054,658	SF	\$0.08	\$84,373
1,677,195	SF	\$0.11	\$184,491
21,932	LF	\$14.50	\$318,008
			\$586,872

Commercial, Industrial and Government Parcel Assessments: All assessable commercial, industrial and government parcels shall be assessed on a combination of building and lot and linear frontage. In Zone 1, each assessable commercial, industrial or government parcel shall be assessed at a rate of \$0.08 per square foot of building, and \$0.11 per square foot of lot, and \$29 per linear foot of frontage. In Zone 2, each assessable commercial, industrial or government parcel shall be assessed at a rate of \$0.08 per SF and \$0.11 per square foot of lot, and \$14.50 per linear foot of frontage.

Commercial, industrial or government assessable parcel example:

A property owner has a 2,700 SF commercial, industrial or government building on a 5,000 SF lot with 150 linear feet of frontage, located in Zone 1. The owner's annual assessment would be calculated as follows:

ZONE 1 EXAMPLE

2,700 x \$0.08/square foot (bldg)	=	\$ 216.00
5,000 x \$0.11/square foot (lot)	=	\$ 550.00
<u>150 x \$29/linear foot (frontage)</u>	=	<u>\$4,350.00</u>
TOTAL ASSESSMENT	=	\$5,116.00

ZONE 2 EXAMPLE

A property owner has a 2,700 SF commercial, industrial or government building on a 5,000 SF lot with 150 linear feet of frontage, located in Zone 2. The owner's annual assessment would be calculated as follows:

2,700 x \$0.08/square foot (bldg)	=	\$ 216.00
5,000 x \$0.11/square foot (lot)	=	\$ 550.00
<u>150 x \$14.50/linear foot (frontage)</u>	=	<u>\$2,175.00</u>
TOTAL ASSESSMENT	=	\$2,941.00

Rationale for Commercial, Industrial and Government Parcel Assessments: For commercial, industrial, government and mixed-use parcel types, the interactive application of building and land areas and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of District-funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities.

Future development: Other than future maximum rates and the assessment methodology delineated in this Management District Plan (MDP), per State Law (Government Code Section 53750,) future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity or nature of use of the land. Any change in assessment formula methodology or rates other than as stipulated in this MDP would require a new Proposition 218 ballot procedure in order to approve any such changes.

If a residentially-zoned parcel within the District boundaries is rezoned to R4, R5, commercial, industrial or open space, the parcel shall be neither assessed or serviced during the term of the District, but will likely be included upon any renewal of the District. Each year, any commercial, industrial, open space, R4, or R5 zoned parcel within the District boundaries that is rezoned to residential (R3 or below) shall be removed from the assessment roll and shall no longer receive the services or special benefits outlined in this Management District Plan.

Time and manner of collecting assessments: Each property owner within the District must pay his District assessment. 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 City.

The District assessments shall typically appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. For any property owner whose special assessment does not appear on the tax rolls in any given year, the Los Angeles City Clerk may prepare a manual billing in lieu of the assessment's inclusion on the Assessor's property tax bills. Any

delinquent assessments owed for a year for which the City billed will be added to the County property tax roll for the following year.

The assessments shall be collected at the same time and in the same manner as the ad valorem property tax that is paid to the County of Los Angeles. These assessments carry the same lien priority and penalties for delinquent payment as the ad valorem property tax.

Errors: If a property owner believes there is an error on a parcel's assessed footages, the District may confirm the data with the LA County Assessor's office. The property owner may opt to work with the Assessor's office to correct the data so that the District assessment may be adjusted to the correct rate.

5 District Rules

A Business Improvement District (BID) may establish unique rules and regulations that apply to the District. The District has not adopted any specific rules.

Bond Issuance: The District shall not issue bonds.

6 Implementation Timeline

In accordance with State law, the District will have a five-year life from January 1, 2017 to December 31, 2021. The District is expected to begin services on or shortly after January 1, 2017. If the District is not renewed, services will sunset on December 31, 2021.

7 Public Sector Participation

The District will provide the same level of improvements and activities to the City of Los Angeles or any other identified government-owned parcels within the PBID boundary as are provided to non government-owned parcels. All government owned identified parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. The special benefit to government assessed parcels from these services is an increase in District customers, and an increased likelihood of attracting and retaining employees that follow from having a cleaner and safer area. Government owned parcels will receive special benefit in the form of increased use of the public facilities, increased attraction and retention of employees,

and safer access to their facilities, which directly relates to fulfilling their public service mission. Article XIII(D) of the California Constitution was added in November of 1996 to provide 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."*

There are 33 identified and assessed Government owned parcels within the District for which District funded special benefit programs, services and improvements will be provided. Of the 33 assessed Government owned parcels, 24 are owned by the City of Los Angeles, 7 by the State of California, 1 by the Los Angeles Unified School District (LAUSD), and 1 by the Metropolitan Transit Authority (LACMTA).

City, State and MTA Properties

For Government owned/occupied parcels and facilities within the District (other than as delineated herein for LAUSD property), each of these parcels specially benefit from District funded programs, services and improvements, but differently than commercial/industrial parcels, the special benefits include cleaner and safer facility entrances and perimeters for their employees, students, visitors, vendors and other users of these public locations and facilities. It is the opinion of the Engineer that Government owned and occupied parcels will NOT benefit from commercial oriented district identity and special project related programs and, thus, will not be assessed for them.

Several City and State-owned parcels and one Metro-owned parcel within the District have been identified as parcels that shall not benefit from the District Identity & Special Projects category. These parcels include all of parcels fronting Ocean Front Walk, an access-way to the Venice canals, a dog park, a senior center and a bus maintenance yard that do not benefit from the marketing and promotion of the district. All of the City-owned parcels and State-owned parcels fronting Ocean Front Walk comprise the Venice Boardwalk and the beachfront property to the west of the Boardwalk. These parcels are collectively operated as a free public park, and so do not benefit from the marketing and promotion of the District or increased visitors to the area. Similarly, the pedestrian access-way to the Venice Canals, the dog park and the Senior Center do not benefit from increased visitors. Metro (the LA County regional transportation agency) owns and operates a bus maintenance yard in the District. As regional public transit operates with subsidies and does not make a profit, it also does not benefit from increased patronage due to marketing and promotion of the District. None of these public uses benefit from increased visitor and patron traffic in the way that commercial businesses and certain other public uses in the District (e.g. paid parking lots) do.

This finding is reflected in a modified assessment rate for these parcels that eliminates the budgetary allocation for district identity and special project programs (7%.) These parcels are identified in the table on p. 33. It is further the opinion of the Engineer that Government owned parcels and facilities within the District will specially benefit from “clean and safe” programs and related management, similar to the special benefits conferred on commercial/industrial parcels. These Government owned parcels will be assessed for 100% of the proportionate special benefits conferred upon them. It is noted that the property quantities for these parcels have been adjusted in the District totals in order to apply the equivalent proportionate assessment rates.

For Government owned parcels with commercial activities or uses on them (i.e. paid public parking, vendor space, pay to play recreation facilities, etc.), it is the opinion of the Assessment Engineer that these parcels will specially benefit from District funded programs, services and improvements, including district identity and special project programs and shall be assessed in a similar manner and at the same rates as commercial/industrial parcels in the District. These Government owned parcels will be assessed for 100% of the proportionate special benefits conferred upon them. These parcels are also identified in the table on p. 33.

It is noted that the City-owned parcels along Ocean Front Walk shall receive full clean and safe and management services for all boardwalk frontage, all improvements (restrooms, buildings,) all paved/concrete areas (walkways, etc) and the extensive grassy knoll that abuts Ocean Front Walk. Any sand portion of these parcels shall not be patrolled and serviced nor, in turn, assessed.

LAUSD Property

Based on a review of streetscape and security services that the Los Angeles Unified School District (LAUSD) provides for the 1 parcel (elementary school) that they own and occupy within Zone 2 of the District, coupled with the finding that government owned and occupied parcels do not benefit from district identity and special project programs, it is the opinion of the Engineer that assessment formula rates for this parcel shall be as follows: 1) The building area rate shall be set at \$0.032 per square foot, the street frontage rate shall be set at \$5.80 per linear foot and the land area rate shall be set at \$0.0275 per square foot. These assessment rates fund supplemental District streetscape and security services that coincide with the levels of perimeter streetscape and security services already provided by LAUSD for the 1 parcel that they own within the District. The special benefits include cleaner and safer facility entrances and perimeters for their employees, students, visitors, vendors and other users of this public facility. Although the LAUSD parcel requires a different frequency of services than other individually assessed parcels in the district, the LAUSD parcel will pay for 100% of the proportionate special benefits conferred upon it. It is noted that the property quantities for

this parcel have been adjusted in the District totals in order to apply the equivalent proportionate assessment rates.

Each identified and assessable Government owned parcel within the District will proportionately specially benefit as delineated herein from the District funded supplemental clean and safe and management programs, services and improvements. For identified assessable Government owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility entrances and perimeters for their employees, students, visitors, vendors and other users of these public locations and facilities. These services are designed to improve the safety and cleanliness for visitors, their employees and users of public facilities on Government owned parcels within the District by reducing crime, litter and debris, all considered detractions to employment, visitation and use of public facilities if not contained and properly managed.

There is no compelling evidence that these identified and assessed Government owned parcels would not proportionately specially benefit from District funded programs, services and improvements and, thus, will be assessed as delineated herein. All identified and assessed Government owned parcels within the District are shown in the table below.

See pp. 24-27 of the Engineer's Report for additional detail on government owned parcels.

Government Owned Parcels within District Boundaries

Zone	APN	Parcel Address	Property Owner	Use	Assessed for DI/SP?*	% of lot assessed? **	Parcel Assessment	% Ownership
Zone 1	4288029900	NONE	CITY OF LOS ANGELES	PUBLIC PARK / BEACH	NO	0%	\$1,074.75	0.06%
Zone 1	4226001900	26 W MARKET ST	L A CITY	PUBLIC PARK / BEACH	NO	67%	\$51,978.98	2.81%
Zone 1	4226001901	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$30,484.93	1.65%
Zone 1	4226002900	2300 OCEAN FRONT WALK	L A CITY	PUBLIC PARK / BEACH	NO	25%	\$71,432.90	3.86%
Zone 1	4238014900	1608-1610 S PACIFIC AVE	L A CITY	VACANT/COMMERCIAL	YES	100%	\$7,440.29	0.40%
Zone 1	4238024900	2102 S PACIFIC AVE	L A CITY	PUBLIC PARKING	YES	100%	\$16,166.65	0.87%
Zone 1	4238024902	128 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$8,215.66	0.44%
Zone 1	4238024903	206 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$2,943.42	0.16%
Zone 1	4238024905	216 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$2,629.74	0.14%
Zone 1	4238024906	302 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,314.87	0.07%
Zone 1	4238024907	319 E SOUTH VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$24,976.40	1.35%
Zone 1	4238024908	2106 S CANAL ST	L A CITY	PUBLIC PARKING	YES	100%	\$4,069.87	0.22%
Zone 1	4238024909	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$703.20	0.04%
Zone 1	4238024910	210 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,314.87	0.07%
Zone 1	4238024911	125 S VENICE BLVD	L A CITY	CANAL ACCESSWAY	NO	100%	\$4,456.56	0.24%
Zone 1	4238025901	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$4,073.60	0.22%
Zone 1	4238025902	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$22,171.43	1.20%
Zone 1	4238025903	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$6,582.00	0.36%
Zone 1	4286027902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$17,050.35	0.92%
Zone 1	4286028902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	5%	\$13,038.98	0.70%
Zone 1	4286029902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	10%	\$17,922.96	0.97%
Zone 1	4286030903	NONE	L A CITY	PUBLIC PARK / BEACH	NO	60%	\$26,849.63	1.45%
Zone 2	4238018900	NONE	L A CITY	PUBLIC PARKING, LIBRARY	NO	100%	\$62,098.43	3.35%
Zone 2	4238002900	1234 S PACIFIC AVE	L A CITY	DOG PARK / SENIOR CTR	NO	100%	\$27,614.22	1.49%
			L A CITY TOTAL				\$426,604.68	23.04%
Zone 2	4238002902	1010 ABBOT KINNEY BLVD	L A UNIFIED SCHOOL DIST	WESTMINSTER ELEMENTARY	n/a	n/a	\$24,020.88	1.30%
			L A UNIFIED SCHOOL DIST TOTAL				\$24,020.88	1.30%
Zone 2	4286015900	100 SUNSET AVE	LACMTA	BUS MAINTENANCE & STORAGE YARD	NO	100%	\$35,933.09	1.94%
			LACMTA TOTAL				\$35,933.09	1.94%
Zone 1	4226001902	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$10,409.51	0.56%
Zone 1	4226001903	1502-1522 S OCEAN FRONT WALK	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$20,722.86	1.12%
Zone 1	4288029909	120 OCEAN FRONT WALK	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$5,091.40	0.27%
Zone 1	4288029910	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$750.58	0.04%
Zone 1	4288029916	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029906	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029914	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$333.89	0.02%
			STATE OF CALIF TOTAL				\$37,308.23	2.01%
			ALL PUBLICLY OWNED PARCELS				\$523,866.88	28.29%

8 Parcel Roll

The following table shows the assessment roll for 2017.

Zone	AIN	SA House Number	SA Direction	SA Street Name	SA Unit	Assessment	%
Zone 1	4226001900	26	W	MARKET ST		\$51,978.98	2.81%
Zone 1	4226001901	NONE		NONE		\$30,484.93	1.65%
Zone 1	4226001902	NONE		NONE		\$10,409.51	0.56%
Zone 1	4226001903	1502-1522	S	OCEAN FRONT WALK		\$20,722.86	1.12%
Zone 1	4226002900	2300		OCEAN FRONT WALK		\$71,432.90	3.86%
Zone 1	4226003001	2		BREEZE AVE		\$7,226.64	0.39%
Zone 1	4226003004	1011		OCEAN FRONT WALK		\$9,578.61	0.52%
Zone 1	4226003037	1007		OCEAN FRONT WALK		\$5,612.75	0.30%
Zone 1	4226004001	1101		OCEAN FRONT WALK		\$22,495.68	1.21%
Zone 1	4226005001	1201		OCEAN FRONT WALK		\$8,927.97	0.48%
Zone 1	4226005004	1217		OCEAN FRONT WALK		\$7,538.96	0.41%
Zone 1	4226005023	1211		OCEAN FRONT WALK		\$5,617.07	0.30%
Zone 1	4226006001	1301		OCEAN FRONT WALK		\$6,338.32	0.34%
Zone 1	4226006002	1305		OCEAN FRONT WALK		\$3,614.93	0.20%
Zone 1	4226006003	1307		OCEAN FRONT WALK		\$2,980.13	0.16%
Zone 1	4226006004	1313		OCEAN FRONT WALK		\$9,154.85	0.49%
Zone 1	4226007001	1401		OCEAN FRONT WALK		\$8,860.13	0.48%
Zone 1	4226007002	1415		OCEAN FRONT WALK		\$11,412.02	0.62%
Zone 1	4226007006	41		MARKET ST		\$2,181.08	0.12%
Zone 1	4226007007	45		MARKET ST		\$2,200.28	0.12%
Zone 1	4226007008	51		MARKET ST		\$2,290.76	0.12%
Zone 1	4226007009	57		MARKET ST		\$2,212.28	0.12%
Zone 1	4226007010	69		MARKET ST		\$4,436.56	0.24%
Zone 1	4226007011	73		MARKET ST		\$8,661.59	0.47%
Zone 1	4226007023	21		MARKET ST		\$9,285.02	0.50%

Zone 1	4226008001	1501		OCEAN FRONT WALK		\$5,432.88	0.29%
Zone 1	4226008002	1505		OCEAN FRONT WALK		\$2,069.80	0.11%
Zone 1	4226008003	14		MARKET ST		\$2,144.55	0.12%
Zone 1	4226008004	34		MARKET ST		\$2,036.80	0.11%
Zone 1	4226008005	38		MARKET ST		\$4,505.60	0.24%
Zone 1	4226008006	52		MARKET ST		\$2,245.44	0.12%
Zone 1	4226008007	60		MARKET ST		\$2,280.75	0.12%
Zone 1	4226008008	64		MARKET ST		\$2,353.78	0.13%
Zone 1	4226008009	72		MARKET ST		\$2,303.73	0.12%
Zone 1	4226008010	76		MARKET ST		\$2,252.64	0.12%
Zone 1	4226008011	1501		PACIFIC AVE		\$5,681.01	0.31%
Zone 1	4226008012	1509	S	OCEAN FRONT WALK		\$2,415.00	0.13%
Zone 1	4226008013	1513	S	OCEAN FRONT WALK		\$9,110.00	0.49%
Zone 1	4226008014	23		WINDWARD AVE		\$7,111.23	0.38%
Zone 1	4226008015	29		WINDWARD AVE		\$3,405.99	0.18%
Zone 1	4226008016	43	E	WINDWARD AVE		\$1,706.37	0.09%
Zone 1	4226008017	47	E	WINDWARD AVE		\$1,709.19	0.09%
Zone 1	4226008018	51		WINDWARD AVE		\$1,711.21	0.09%
Zone 1	4226008021	75		WINDWARD AVE		\$8,378.80	0.45%
Zone 1	4226008022	NONE		NONE		\$345.00	0.02%
Zone 1	4226008023	20	E	MARKET ST		\$4,647.00	0.25%
Zone 1	4226008024	57-67		WINDWARD AVE		\$7,825.45	0.42%
Zone 1	4226009001	NONE		NONE		\$14,963.79	0.81%
Zone 1	4226009012	66		WINDWARD AVE		\$2,042.48	0.11%
Zone 1	4226009013	64		WINDWARD AVE		\$1,848.28	0.10%
Zone 1	4226009014	52		WINDWARD AVE		\$3,995.98	0.22%
Zone 1	4226009015	40		WINDWARD AVE		\$3,475.17	0.19%
Zone 1	4226009016	36	E	WINDWARD AVE		\$1,673.29	0.09%
Zone 1	4226009017	32	E	WINDWARD AVE		\$1,673.09	0.09%

Zone 1	4226009018	20		WINDWARD AVE		\$5,784.84	0.31%
Zone 1	4226009019	NONE		NONE		\$5,540.29	0.30%
Zone 1	4226009020	1697		PACIFIC AVE		\$29,892.88	1.61%
Zone 1	4226009021	70		WINDWARD AVE		\$1,939.36	0.10%
Zone 1	4226009022	80		WINDWARD AVE		\$5,527.19	0.30%
Zone 1	4226010001	1701		OCEAN FRONT WALK		\$8,451.84	0.46%
Zone 1	4226010011	31		18TH AVE		\$1,896.43	0.10%
Zone 1	4226010012	1715		PACIFIC AVE		\$2,284.75	0.12%
Zone 1	4226010013	NONE		NONE		\$2,030.40	0.11%
Zone 1	4226010014	1715		PACIFIC AVE		\$6,075.07	0.33%
Zone 1	4226010019	32		17TH AVE		\$2,139.60	0.12%
Zone 1	4226010020	32	E	17th AVE		\$2,017.20	0.11%
Zone 1	4226010021	1711	S	PACIFIC AVE		\$6,033.13	0.33%
Zone 1	4226010022	1713		OCEAN FRONT WALK		\$3,980.96	0.21%
Zone 1	4226010023	1733		OCEAN FRONT WALK		\$6,680.56	0.36%
Zone 1	4226011032	1801		OCEAN FRONT WALK		\$7,638.20	0.41%
Zone 1	4226011033	1815		OCEAN FRONT WALK		\$8,734.56	0.47%
Zone 1	4226011034	1809		OCEAN FRONT WALK		\$3,460.12	0.19%
Zone 1	4226013006	2017		OCEAN FRONT WALK		\$6,248.90	0.34%
Zone 1	4226013007	17	N	VENICE BLVD		\$4,728.58	0.26%
Zone 1	4226013008	31	N	VENICE BLVD		\$2,159.26	0.12%
Zone 1	4226013009	33	N	VENICE BLVD		\$2,152.70	0.12%
Zone 1	4226013010	35	N	VENICE BLVD		\$2,244.78	0.12%
Zone 1	4226013011	39	N	VENICE BLVD		\$2,209.90	0.12%
Zone 1	4226013012	49	E	VENICE BLVD		\$2,209.90	0.12%
Zone 1	4226013013	55	N	VENICE BLVD		\$2,903.02	0.16%
Zone 1	4226013016	2015		PACIFIC AVE		\$7,532.00	0.41%
Zone 1	4226013030	67	N	VENICE BLVD		\$4,421.40	0.24%
Zone 1	4226014018	64	N	VENICE BLVD		\$2,088.86	0.11%

Zone 1	4226014019	60	N	VENICE BLVD		\$2,157.90	0.12%
Zone 1	4226014024	32	N	VENICE BLVD		\$2,222.54	0.12%
Zone 1	4226014030	18	N	VENICE BLVD	NO A	\$1,725.27	0.09%
Zone 1	4226014031	18	N	VENICE BLVD	NO B	\$1,723.59	0.09%
Zone 1	4226014032	18	N	VENICE BLVD	NO C	\$1,725.27	0.09%
Zone 1	4226014033	18	N	VENICE BLVD	NO D	\$1,723.59	0.09%
Zone 1	4226014034	NONE		NONE		\$10,363.84	0.56%
Zone 2	4238002900	1234	S	PACIFIC AVE		\$27,614.22	1.49%
Zone 2	4238002902	1010		ABBOT KINNEY BLVD		\$24,020.88	1.30%
Zone 1	4238010001	200		WESTMINSTER AVE		\$12,837.30	0.69%
Zone 1	4238010009	233		SAN JUAN AVE		\$2,193.92	0.12%
Zone 1	4238010010	235		SAN JUAN AVE		\$2,193.92	0.12%
Zone 1	4238010011	237		SAN JUAN AVE		\$2,207.52	0.12%
Zone 1	4238010012	238		WESTMINSTER AVE		\$2,428.82	0.13%
Zone 1	4238010013	246		WESTMINSTER AVE		\$5,856.66	0.32%
Zone 1	4238010014	1340		MAIN ST		\$5,957.02	0.32%
Zone 1	4238010015	205		HORIZON AVE		\$2,268.29	0.12%
Zone 1	4238010016	207		HORIZON AVE		\$2,150.52	0.12%
Zone 1	4238011004	1312		PACIFIC AVE		\$4,346.24	0.23%
Zone 1	4238011005	1320		PACIFIC AVE		\$6,621.52	0.36%
Zone 1	4238011006	1400		PACIFIC AVE		\$4,420.00	0.24%
Zone 1	4238011007	1406		PACIFIC AVE		\$2,172.00	0.12%
Zone 1	4238011008	1410		PACIFIC AVE		\$2,194.40	0.12%
Zone 1	4238011011	1426		PACIFIC AVE		\$6,656.00	0.36%
Zone 1	4238011012	123		MARKET ST		\$4,273.52	0.23%
Zone 1	4238011013	1419	S	INNES PL		\$2,004.00	0.11%
Zone 1	4238011014	1415		INNES PL		\$2,342.24	0.13%
Zone 1	4238011015	1411		INNES PL		\$3,662.56	0.20%
Zone 1	4238011016	1403		INNES PL		\$2,984.00	0.16%

Zone 1	4238011017	1401		INNES PL	UNIT A	\$4,450.72	0.24%
Zone 1	4238011021	1313		INNES PL		\$2,297.76	0.12%
Zone 1	4238011022	1307		INNES PL		\$2,199.84	0.12%
Zone 1	4238011023	1305	S	INNES PL		\$2,004.00	0.11%
Zone 1	4238011024	120		WESTMINSTER AVE		\$5,365.76	0.29%
Zone 1	4238011026	1312		INNES PL		\$2,230.16	0.12%
Zone 1	4238011027	1314		INNES PL		\$2,159.60	0.12%
Zone 1	4238011028	1320		INNES PL		\$2,156.64	0.12%
Zone 1	4238011029	1322		INNES PL		\$2,182.24	0.12%
Zone 1	4238011030	1313		INNES PL		\$4,516.00	0.24%
Zone 1	4238011031	1406		MAIN ST		\$6,437.20	0.35%
Zone 1	4238011033	1420		PACIFIC AVE		\$4,336.00	0.23%
Zone 1	4238011034	1303		MAIN ST		\$5,543.99	0.30%
Zone 1	4238011035	1305		MAIN ST		\$4,097.60	0.22%
Zone 1	4238011036	1317	S	INNES PL		\$9,022.88	0.49%
Zone 1	4238011038	1411	S	MAIN ST	1	\$1,442.67	0.08%
Zone 1	4238011039	1411	S	MAIN ST	2	\$1,442.67	0.08%
Zone 1	4238011040	1411	S	MAIN ST	3	\$1,439.95	0.08%
Zone 1	4238011041	1411	S	MAIN ST	4	\$1,439.95	0.08%
Zone 1	4238011042	1411	S	MAIN ST	5	\$1,434.99	0.08%
Zone 1	4238011043	1411	S	MAIN ST	6	\$1,434.99	0.08%
Zone 1	4238012001	202		HORIZON AVE		\$3,739.59	0.20%
Zone 1	4238012002	208		HORIZON AVE		\$3,500.58	0.19%
Zone 1	4238012003	1410		MAIN ST		\$2,067.79	0.11%
Zone 1	4238012004	1414		MAIN ST		\$2,150.09	0.12%
Zone 1	4238012005	1422		MAIN ST		\$2,149.48	0.12%
Zone 1	4238012006	1426		MAIN ST		\$7,918.87	0.43%
Zone 1	4238013001	1500		MAIN ST		\$7,882.62	0.43%
Zone 1	4238013002	1504		MAIN ST		\$2,074.26	0.11%

Zone 1	4238013003	209		WINDWARD AVE		\$2,463.69	0.13%
Zone 1	4238013004	211		WINDWARD AVE		\$2,535.64	0.14%
Zone 1	4238013005	213		WINDWARD AVE		\$2,509.65	0.14%
Zone 1	4238013006	215		WINDWARD AVE		\$2,728.00	0.15%
Zone 1	4238014003	1510		PACIFIC AVE		\$1,395.28	0.08%
Zone 1	4238014004	1512		PACIFIC AVE		\$4,707.38	0.25%
Zone 1	4238014005	105		WINDWARD AVE		\$4,732.75	0.26%
Zone 1	4238014006	121		WINDWARD AVE		\$14,646.22	0.79%
Zone 1	4238014007	185		WINDWARD AVE		\$13,692.56	0.74%
Zone 1	4238014009	1602		PACIFIC AVE		\$2,576.88	0.14%
Zone 1	4238014016	1500		PACIFIC AVE		\$8,962.48	0.48%
Zone 1	4238014017	1601	S	MAIN ST		\$21,584.96	1.17%
Zone 1	4238014900	1610, 1608	S	PACIFIC AVE		\$7,440.29	0.40%
Zone 2	4238018900	NONE		NONE		\$62,098.43	3.35%
Zone 1	4238021001	200		GRAND BLVD		\$7,637.40	0.41%
Zone 1	4238021025	205		VENICE WAY		\$1,682.79	0.09%
Zone 1	4238021026	1716		MAIN ST		\$6,359.92	0.34%
Zone 1	4238022001	2022		PACIFIC AVE		\$6,766.46	0.37%
Zone 1	4238024900	2102	S	PACIFIC AVE		\$16,166.65	0.87%
Zone 1	4238024902	128	E	VENICE BLVD		\$8,215.66	0.44%
Zone 1	4238024903	206	N	VENICE BLVD		\$2,943.42	0.16%
Zone 1	4238024905	216	E	VENICE BLVD		\$2,629.74	0.14%
Zone 1	4238024906	302	E	VENICE BLVD		\$1,314.87	0.07%
Zone 1	4238024907	319, (319 E VENICE BLVD)	E	SOUTH VENICE BLVD		\$24,976.40	1.35%
Zone 1	4238024908	2106, (200 E VENICE BLVD)	S	CANAL ST		\$4,069.87	0.22%
Zone 1	4238024909	NONE		NONE		\$703.20	0.04%
Zone 1	4238024910	210	N	VENICE BLVD		\$1,314.87	0.07%
Zone 1	4238024911	125	S	VENICE BLVD		\$4,456.56	0.24%
Zone 1	4238025901	NONE		NONE		\$4,073.60	0.22%

Zone 1	4238025902	NONE		NONE		\$22,171.43	1.20%
Zone 1	4238025903	NONE		NONE		\$6,582.00	0.36%
Zone 2	4286003001	202		MAIN ST		\$2,977.65	0.16%
Zone 2	4286003003	241		HAMPTON DR		\$1,239.14	0.07%
Zone 2	4286003004	251		HAMPTON DR		\$1,239.14	0.07%
Zone 2	4286003007	213		ROSE AVE		\$4,288.08	0.23%
Zone 2	4286003008	217		ROSE AVE		\$2,513.82	0.14%
Zone 2	4286003009	219		ROSE AVE		\$4,755.94	0.26%
Zone 2	4286003010	259		HAMPTON DR		\$1,588.03	0.09%
Zone 2	4286003011	257		HAMPTON DR	APT 0007	\$2,819.72	0.15%
Zone 2	4286003013	251		HAMPTON DR		\$1,296.74	0.07%
Zone 2	4286003014	241		HAMPTON DR		\$1,239.14	0.07%
Zone 2	4286003015	228		MAIN ST		\$6,452.56	0.35%
Zone 2	4286003016	224		MAIN ST		\$3,226.28	0.17%
Zone 2	4286003019	206		MAIN ST		\$6,496.00	0.35%
Zone 2	4286003020	248		MAIN ST		\$5,812.08	0.31%
Zone 2	4286003021	212		MAIN ST		\$6,165.04	0.33%
Zone 2	4286004002	220		ROSE ST		\$9,550.73	0.52%
Zone 2	4286004004	212, (300 S MAIN ST)	E	ROSE ST		\$4,065.01	0.22%
Zone 2	4286004006	354		MAIN ST		\$19,525.52	1.05%
Zone 2	4286004007	321		HAMPTON DR		\$7,662.16	0.41%
Zone 2	4286004009	340	S	MAIN ST		\$15,714.40	0.85%
Zone 2	4286005010	300		ROSE AVE		\$37,043.79	2.00%
Zone 2	4286005011	350		HAMPTON DR		\$17,310.64	0.93%
Zone 2	4286006013	363		4TH AVE		\$3,583.00	0.19%
Zone 2	4286006015	364		3RD AVE		\$3,852.25	0.21%
Zone 2	4286006016	360		3RD AVE		\$1,588.80	0.09%
Zone 2	4286006017	354		3RD AVE		\$2,171.60	0.12%
Zone 2	4286006018	346		3RD AVE		\$3,596.00	0.19%

Zone 2	4286006034	370	E	ROSE ST		\$45,421.34	2.45%
Zone 2	4286006035	345		4TH AVE		\$6,672.02	0.36%
Zone 2	4286006037	351		SUNSET AVE	1	\$707.19	0.04%
Zone 2	4286006038	351		SUNSET AVE	2	\$705.59	0.04%
Zone 2	4286006039	351		SUNSET AVE	3	\$705.59	0.04%
Zone 2	4286006040	351		SUNSET AVE	4	\$705.59	0.04%
Zone 2	4286006041	351		SUNSET AVE	5	\$705.59	0.04%
Zone 2	4286006042	351		SUNSET AVE	6	\$707.19	0.04%
Zone 2	4286007001	602		HAMPTON DR		\$4,407.68	0.24%
Zone 2	4286007005	618		HAMPTON DR		\$3,646.13	0.20%
Zone 2	4286007015	351		VERNON AVE		\$6,760.00	0.36%
Zone 2	4286007018	344		SUNSET AVENUE		\$2,398.00	0.13%
Zone 2	4286007019	342		SUNSET AVENUE		\$2,385.20	0.13%
Zone 2	4286007020	340		SUNSET AVENUE		\$2,374.46	0.13%
Zone 2	4286007021	334		SUNSET AVENUE		\$2,253.86	0.12%
Zone 2	4286007022	320		SUNSET AVENUE		\$5,020.00	0.27%
Zone 2	4286007023	318		SUNSET AVENUE		\$2,110.00	0.11%
Zone 2	4286007024	314		SUNSET AVENUE		\$4,026.40	0.22%
Zone 2	4286007025	350		SUNSET AVE		\$6,760.00	0.36%
Zone 2	4286007026	608		HAMPTON DR		\$2,404.02	0.13%
Zone 2	4286007029	616		HAMPTON DR		\$4,713.07	0.25%
Zone 2	4286008001	702		HAMPTON DR		\$3,147.99	0.17%
Zone 2	4286008002	704		HAMPTON DR		\$1,156.81	0.06%
Zone 2	4286008003	706		HAMPTON DR		\$1,151.31	0.06%
Zone 2	4286008004	708		HAMPTON DR		\$1,140.42	0.06%
Zone 2	4286008005	710		HAMPTON DR		\$1,134.92	0.06%
Zone 2	4286008006	712		HAMPTON DR		\$1,126.67	0.06%
Zone 2	4286008007	714		HAMPTON DR		\$1,050.13	0.06%
Zone 2	4286008008	716		HAMPTON DR		\$1,222.28	0.07%

Zone 2	4286008009	718		HAMPTON DR		\$1,250.17	0.07%
Zone 2	4286008010	720		HAMPTON DR		\$2,640.23	0.14%
Zone 2	4286009001	603		HAMPTON DR		\$2,747.98	0.15%
Zone 2	4286009009	703		HAMPTON DR		\$1,616.58	0.09%
Zone 2	4286009012	719		HAMPTON DR		\$1,258.00	0.07%
Zone 2	4286009018	805		HAMPTON DR		\$4,011.08	0.22%
Zone 2	4286009022	220		SUNSET AVE		\$2,006.87	0.11%
Zone 2	4286009026	202, 204	E	SUNSET AVE		\$4,772.05	0.26%
Zone 2	4286009031	NONE		NONE		\$44.00	0.00%
Zone 2	4286009035	707		HAMPTON DR		\$2,957.60	0.16%
Zone 2	4286009038	615		HAMPTON DR	A101	\$291.35	0.02%
Zone 2	4286009039	615		HAMPTON DR	A102	\$291.35	0.02%
Zone 2	4286009040	615		HAMPTON DR	A103	\$258.23	0.01%
Zone 2	4286009041	615		HAMPTON DR	A104	\$258.23	0.01%
Zone 2	4286009042	615		HAMPTON DR	A105	\$258.23	0.01%
Zone 2	4286009043	615		HAMPTON DR	A106	\$258.23	0.01%
Zone 2	4286009044	615		HAMPTON DR	A107	\$258.23	0.01%
Zone 2	4286009045	615		HAMPTON DR	A108	\$258.23	0.01%
Zone 2	4286009046	615		HAMPTON DR	A109	\$291.35	0.02%
Zone 2	4286009047	615		HAMPTON DR	A110	\$291.35	0.02%
Zone 2	4286009048	615		HAMPTON DR	A111	\$291.35	0.02%
Zone 2	4286009049	615		HAMPTON DR	A201	\$304.07	0.02%
Zone 2	4286009050	615		HAMPTON DR	A202	\$291.35	0.02%
Zone 2	4286009051	615		HAMPTON DR	A203	\$291.35	0.02%
Zone 2	4286009052	615		HAMPTON DR	A204	\$304.07	0.02%
Zone 2	4286009053	615		HAMPTON DR	A301	\$283.91	0.02%
Zone 2	4286009054	615		HAMPTON DR	A302	\$283.91	0.02%
Zone 2	4286009055	615		HAMPTON DR	A303	\$251.59	0.01%
Zone 2	4286009056	615		HAMPTON DR	A304	\$250.95	0.01%

Zone 2	4286009057	615		HAMPTON DR	A305	\$251.59	0.01%
Zone 2	4286009058	615		HAMPTON DR	A306	\$251.59	0.01%
Zone 2	4286009059	615		HAMPTON DR	A307	\$250.95	0.01%
Zone 2	4286009060	615		HAMPTON DR	A308	\$251.59	0.01%
Zone 2	4286009061	615		HAMPTON DR	A309	\$283.91	0.02%
Zone 2	4286009062	615		HAMPTON DR	A310	\$283.91	0.02%
Zone 2	4286009063	615		HAMPTON DR	A311	\$283.91	0.02%
Zone 2	4286009067	721		HAMPTON DR		\$3,724.81	0.20%
Zone 2	4286009070	615		HAMPTON DR	B101	\$361.59	0.02%
Zone 2	4286009071	615		HAMPTON DR	B102	\$368.15	0.02%
Zone 2	4286009072	615		HAMPTON DR	B103	\$361.59	0.02%
Zone 2	4286009073	615		HAMPTON DR	B104	\$328.47	0.02%
Zone 2	4286009074	615		HAMPTON DR	B105	\$328.47	0.02%
Zone 2	4286009075	615		HAMPTON DR	B201	\$360.55	0.02%
Zone 2	4286009077	615		HAMPTON DR	B301	\$354.15	0.02%
Zone 2	4286009078	615		HAMPTON DR	B302	\$354.15	0.02%
Zone 2	4286009079	615		HAMPTON DR	B303	\$354.15	0.02%
Zone 2	4286009080	615		HAMPTON DR	B304	\$321.83	0.02%
Zone 2	4286009081	615		HAMPTON DR	B305	\$321.19	0.02%
Zone 2	4286009083	615		HAMPTON DR	C101	\$361.75	0.02%
Zone 2	4286009084	615		HAMPTON DR	C102	\$361.75	0.02%
Zone 2	4286009085	615		HAMPTON DR	C103	\$361.75	0.02%
Zone 2	4286009086	615		HAMPTON DR	C104	\$361.75	0.02%
Zone 2	4286009087	615		HAMPTON DR	C301	\$356.71	0.02%
Zone 2	4286009088	615		HAMPTON DR	C302	\$356.71	0.02%
Zone 2	4286009089	615		HAMPTON DR	C303	\$356.71	0.02%
Zone 2	4286009090	615		HAMPTON DR	C304	\$356.71	0.02%
Zone 2	4286009091	NONE		NONE	NONE	\$342.15	0.02%
Zone 2	4286009092	NONE		NONE	NONE	\$342.15	0.02%

Zone 2	4286009093	615		HAMPTON DR	D301	\$347.51	0.02%
Zone 2	4286009094	615		HAMPTON DR	D302	\$347.51	0.02%
Zone 2	4286009095	615		HAMPTON DR	B202	\$480.44	0.03%
Zone 2	4286009100	700		MAIN ST	NO 1	\$432.64	0.02%
Zone 2	4286009101	700		MAIN ST	NO 2	\$410.24	0.02%
Zone 2	4286009102	700		MAIN ST	NO 3	\$437.44	0.02%
Zone 2	4286009103	700		MAIN ST	NO 4	\$419.04	0.02%
Zone 2	4286009104	700		MAIN ST	NO 5	\$459.04	0.02%
Zone 2	4286009105	700		MAIN ST	NO 6	\$457.44	0.02%
Zone 2	4286009106	700		MAIN ST	NO 7	\$454.24	0.02%
Zone 2	4286009107	700		MAIN ST	NO 8	\$452.64	0.02%
Zone 2	4286009108	700		MAIN ST	NO 9	\$447.84	0.02%
Zone 2	4286009109	700		MAIN ST	NO 10	\$444.64	0.02%
Zone 2	4286009110	700		MAIN ST	NO 11	\$437.44	0.02%
Zone 2	4286009111	700		MAIN ST	NO 12	\$436.64	0.02%
Zone 2	4286009112	700		MAIN ST	NO 13	\$432.64	0.02%
Zone 2	4286009113	700		MAIN ST	NO 14	\$438.24	0.02%
Zone 2	4286009114	700		MAIN ST	NO 15	\$459.04	0.02%
Zone 2	4286009115	700		MAIN ST	NO 16	\$392.64	0.02%
Zone 2	4286009116	700		MAIN ST	NO 17	\$368.64	0.02%
Zone 2	4286009117	700		MAIN ST	NO 18	\$446.24	0.02%
Zone 2	4286009118	700		MAIN ST	NO 19	\$427.84	0.02%
Zone 2	4286009119	700		MAIN ST	NO 20	\$423.04	0.02%
Zone 2	4286009120	700		MAIN ST	NO 21	\$422.24	0.02%
Zone 2	4286009121	700		MAIN ST	NO 22	\$412.64	0.02%
Zone 2	4286009122	700		MAIN ST	NO 23	\$411.04	0.02%
Zone 2	4286009123	700		MAIN ST	NO 24	\$407.04	0.02%
Zone 2	4286009124	700		MAIN ST	NO 25	\$486.24	0.03%
Zone 2	4286009125	815	S	HAMPTON ST		\$535.34	0.03%

Zone 2	4286009126	815	S	HAMPTON ST	2	\$496.14	0.03%
Zone 2	4286009127	815	S	HAMPTON ST	3	\$500.62	0.03%
Zone 2	4286009128	815	S	HAMPTON ST	4	\$496.94	0.03%
Zone 2	4286009129	815	S	HAMPTON ST	5	\$496.94	0.03%
Zone 2	4286009130	815	S	HAMPTON ST	6	\$496.94	0.03%
Zone 2	4286009131	815	S	HAMPTON ST	7	\$497.10	0.03%
Zone 2	4286009132	815	S	HAMPTON ST	8	\$483.58	0.03%
Zone 2	4286009133	815	S	HAMPTON ST	9	\$506.78	0.03%
Zone 2	4286009134	815	S	HAMPTON ST	10	\$532.38	0.03%
Zone 2	4286009135	815	S	HAMPTON ST	10	\$379.19	0.02%
Zone 2	4286009136	815	S	HAMPTON ST	10	\$326.07	0.02%
Zone 2	4286010029	818		HAMPTON DR		\$3,173.67	0.17%
Zone 2	4286010036	826		HAMPTON DR		\$4,347.18	0.23%
Zone 2	4286010044	804		HAMPTON DR		\$11,791.22	0.64%
Zone 2	4286012012	808		MAIN ST		\$613.15	0.03%
Zone 2	4286012016	798		MAIN ST		\$1,390.44	0.08%
Zone 2	4286012029	796		MAIN ST		\$638.57	0.03%
Zone 2	4286012034	810		MAIN ST		\$619.79	0.03%
Zone 2	4286012035	812		MAIN ST		\$5,749.15	0.31%
Zone 2	4286012038	NONE		NONE		\$1,623.19	0.09%
Zone 2	4286012039	NONE		NONE		\$4,722.87	0.25%
Zone 2	4286012044	NONE		NONE		\$1,352.80	0.07%
Zone 2	4286012045	NONE		NONE		\$1,112.74	0.06%
Zone 2	4286013031	916		MAIN ST		\$4,219.39	0.23%
Zone 2	4286013034	900		WASHINGTON BLVD		\$4,873.10	0.26%
Zone 2	4286015900	100		SUNSET AVE		\$35,933.09	1.94%
Zone 2	4286017026	255		MAIN ST	NO 101	\$406.89	0.02%
Zone 2	4286017027	255		MAIN ST	NO 102	\$387.29	0.02%
Zone 2	4286017028	255		MAIN ST	NO 103	\$387.29	0.02%

Zone 2	4286017029	255		MAIN ST	NO 104	\$387.29	0.02%
Zone 2	4286017030	255		MAIN ST	NO 105	\$387.29	0.02%
Zone 2	4286017031	255		MAIN ST	NO 106	\$387.29	0.02%
Zone 2	4286017032	255		MAIN ST	NO 107	\$391.85	0.02%
Zone 2	4286017033	245		MAIN ST	NO 108	\$391.85	0.02%
Zone 2	4286017034	245		MAIN ST	NO 109	\$387.29	0.02%
Zone 2	4286017035	245		MAIN ST	NO 110	\$387.29	0.02%
Zone 2	4286017036	245		MAIN ST	NO 111	\$387.29	0.02%
Zone 2	4286017037	245		MAIN ST	NO 112	\$387.29	0.02%
Zone 2	4286017038	245		MAIN ST	NO 113	\$387.29	0.02%
Zone 2	4286017039	245		MAIN ST	NO 114	\$391.85	0.02%
Zone 2	4286017040	235		MAIN ST	NO 115	\$391.85	0.02%
Zone 2	4286017041	235		MAIN ST	NO 116	\$387.29	0.02%
Zone 2	4286017042	235		MAIN ST	NO 117	\$387.29	0.02%
Zone 2	4286017043	235		MAIN ST	NO 118	\$387.29	0.02%
Zone 2	4286017044	235		MAIN ST	NO 119	\$387.29	0.02%
Zone 2	4286017045	235		MAIN ST	NO 120	\$387.29	0.02%
Zone 2	4286017046	235		MAIN ST	NO 121	\$387.29	0.02%
Zone 2	4286017047	245		MAIN ST		\$1,175.21	0.06%
Zone 2	4286017048	255		MAIN ST	NO 201	\$407.69	0.02%
Zone 2	4286017049	255		MAIN ST	NO 202	\$387.29	0.02%
Zone 2	4286017050	255		MAIN ST	NO 203	\$387.29	0.02%
Zone 2	4286017051	255		MAIN ST	NO 204	\$387.29	0.02%
Zone 2	4286017052	255		MAIN ST	NO 205	\$387.29	0.02%
Zone 2	4286017053	255		MAIN ST	NO 206	\$387.29	0.02%
Zone 2	4286017054	255		MAIN ST	NO 207	\$391.85	0.02%
Zone 2	4286017055	245		MAIN ST	NO 208	\$391.85	0.02%
Zone 2	4286017056	245		MAIN ST	NO 209	\$387.29	0.02%
Zone 2	4286017057	245		MAIN ST	NO 210	\$387.29	0.02%

Zone 2	4286017058	245		MAIN ST	NO 211	\$387.29	0.02%
Zone 2	4286017059	245		MAIN ST	NO 212	\$387.29	0.02%
Zone 2	4286017060	245		MAIN ST	NO 213	\$387.29	0.02%
Zone 2	4286017061	245		MAIN ST	NO 214	\$391.85	0.02%
Zone 2	4286017062	235		MAIN ST	NO 215	\$391.85	0.02%
Zone 2	4286017063	235		MAIN ST	NO 216	\$387.29	0.02%
Zone 2	4286017064	235		MAIN ST	NO 217	\$387.29	0.02%
Zone 2	4286017065	235		MAIN ST	NO 218	\$387.29	0.02%
Zone 2	4286017066	235		MAIN ST	NO 219	\$387.29	0.02%
Zone 2	4286017067	235		MAIN ST	NO 220	\$387.29	0.02%
Zone 2	4286017068	235		MAIN ST	NO 221	\$387.29	0.02%
Zone 2	4286017069	235		MAIN ST	NO 222	\$412.65	0.02%
Zone 2	4286017070	235		MAIN ST	NO 223	\$422.01	0.02%
Zone 2	4286017071	235		MAIN ST	NO 224	\$412.65	0.02%
Zone 2	4286017072	255		MAIN ST	NO 301	\$421.85	0.02%
Zone 2	4286017073	255		MAIN ST	NO 302	\$401.53	0.02%
Zone 2	4286017074	255		MAIN ST	NO 303	\$401.53	0.02%
Zone 2	4286017075	255		MAIN ST	NO 304	\$403.53	0.02%
Zone 2	4286017076	255		MAIN ST	NO 305	\$401.53	0.02%
Zone 2	4286017077	255		MAIN ST	NO 306	\$401.53	0.02%
Zone 2	4286017078	255		MAIN ST	NO 307	\$404.17	0.02%
Zone 2	4286017079	235		MAIN ST	NO 308	\$404.17	0.02%
Zone 2	4286017080	235		MAIN ST	NO 309	\$401.53	0.02%
Zone 2	4286017081	245		MAIN ST	NO 310	\$401.53	0.02%
Zone 2	4286017082	245		MAIN ST	NO 311	\$403.53	0.02%
Zone 2	4286017083	245		MAIN ST	NO 312	\$401.53	0.02%
Zone 2	4286017084	245		MAIN ST	NO 313	\$401.53	0.02%
Zone 2	4286017085	245		MAIN ST	NO 314	\$404.17	0.02%
Zone 2	4286017086	235		MAIN ST	NO 315	\$404.17	0.02%

Zone 2	4286017087	235		MAIN ST	NO 316	\$401.53	0.02%
Zone 2	4286017088	235		MAIN ST	NO 317	\$401.53	0.02%
Zone 2	4286017089	235		MAIN ST	NO 318	\$403.53	0.02%
Zone 2	4286017090	235		MAIN ST	NO 319	\$401.53	0.02%
Zone 2	4286017091	235		MAIN ST	NO 320	\$401.53	0.02%
Zone 2	4286017092	235		MAIN ST	NO 321	\$401.53	0.02%
Zone 2	4286017093	245		MAIN ST		\$8,682.29	0.47%
Zone 1	4286027007	811		OCEAN FRONT WALK		\$2,364.41	0.13%
Zone 1	4286027008	815		OCEAN FRONT WALK		\$2,592.93	0.14%
Zone 1	4286027010	8		BROOKS AVE		\$8,972.40	0.48%
Zone 1	4286027013	909		OCEAN FRONT WALK		\$16,028.20	0.87%
Zone 1	4286027014	801		OCEAN FRONT WALK		\$13,857.28	0.75%
Zone 1	4286027015	11		BROOKS AVE	A	\$2,281.61	0.12%
Zone 1	4286027016	11		BROOKS AVE	B	\$2,297.93	0.12%
Zone 1	4286027017	11		BROOKS AVE	C	\$2,293.13	0.12%
Zone 1	4286027018	11		BROOKS AVE	D	\$2,296.65	0.12%
Zone 1	4286027019	819		OCEAN FRONT WALK		\$2,294.57	0.12%
Zone 1	4286027902	NONE		NONE		\$17,050.35	0.92%
Zone 1	4286028001	8, 10	E	SUNSET AVE		\$13,996.27	0.76%
Zone 1	4286028002	615		OCEAN FRONT WALK		\$3,918.96	0.21%
Zone 1	4286028010	715		OCEAN FRONT WALK		\$2,521.80	0.14%
Zone 1	4286028013	719		OCEAN FRONT WALK		\$2,409.66	0.13%
Zone 1	4286028016	717		OCEAN FRONT WALK		\$2,509.14	0.14%
Zone 1	4286028017	723		OCEAN FRONT WALK		\$8,937.43	0.48%
Zone 1	4286028020	11	E	THORTON AVE		\$2,219.33	0.12%
Zone 1	4286028021	9	E	THORTON AVE		\$2,500.13	0.13%
Zone 1	4286028022	619		OCEAN FRONT WALK		\$2,472.13	0.13%
Zone 1	4286028023	7	E	THORTON AVE		\$2,436.13	0.13%
Zone 1	4286028024	621	S	OCEAN FRONT WALK		\$2,516.93	0.14%

Zone 1	4286028025	12	E	THORTON AVE		\$1,930.06	0.10%
Zone 1	4286028026	10	E	THORTON AVE		\$2,379.89	0.13%
Zone 1	4286028027	701	S	OCEAN FRONT WALK	MISSING	\$2,421.49	0.13%
Zone 1	4286028028	701	S	OCEAN FRONT WALK	MISSING	\$2,435.09	0.13%
Zone 1	4286028029	701		OCEAN FRONT WALK		\$2,430.29	0.13%
Zone 1	4286028030	701	S	OCEAN FRONT WALK	MISSING	\$2,374.29	0.13%
Zone 1	4286028031	701	S	OCEAN FRONT WALK	MISSING	\$2,347.09	0.13%
Zone 1	4286028902	NONE		NONE		\$13,038.98	0.70%
Zone 1	4286029012	511		OCEAN FRONT WALK		\$3,499.08	0.19%
Zone 1	4286029013	517		OCEAN FRONT WALK		\$6,375.84	0.34%
Zone 1	4286029017	523		OCEAN FRONT WALK		\$4,657.68	0.25%
Zone 1	4286029902	NONE		NONE		\$17,922.96	0.97%
Zone 1	4286030001	201		OCEAN FRONT WALK		\$5,868.64	0.32%
Zone 1	4286030002	201		OCEAN FRONT WALK		\$6,346.93	0.34%
Zone 1	4286030003	213		OCEAN FRONT WALK		\$2,629.61	0.14%
Zone 1	4286030006	301		OCEAN FRONT WALK		\$6,267.59	0.34%
Zone 1	4286030009	313		OCEAN FRONT WALK		\$2,667.57	0.14%
Zone 1	4286030011	319		OCEAN FRONT WALK		\$2,405.56	0.13%
Zone 1	4286030012	321		OCEAN FRONT WALK		\$8,127.65	0.44%
Zone 1	4286030013	5		ROSE AVE		\$9,813.54	0.53%
Zone 1	4286030017	317		OCEAN FRONT WALK	UNIT C	\$833.26	0.04%
Zone 1	4286030018	317		OCEAN FRONT WALK	UNIT B	\$916.46	0.05%
Zone 1	4286030019	317		OCEAN FRONT WALK	UNIT A	\$940.46	0.05%
Zone 1	4286030022	305		OCEAN FRONT WALK		\$2,788.79	0.15%
Zone 1	4286030023	309		OCEAN FRONT WALK		\$2,671.10	0.14%
Zone 1	4286030903	NONE		NONE		\$26,849.63	1.45%
Zone 1	4288029900	NONE		NONE		\$1,074.75	0.06%
Zone 1	4288029906	NONE		NONE		\$0.00	0.00%
Zone 1	4288029909	120		OCEAN FRONT WALK		\$5,091.40	0.27%

Zone 1	4288029910	NONE		NONE		\$750.58	0.04%
Zone 1	4288029914	NONE		NONE		\$333.89	0.02%
Zone 1	4288029916	NONE		NONE		\$0.00	0.00%
Zone 2	4286009013	719		HAMPTON DR		\$1,302.80	0.07%